

Sec. 5.1000. (R-5) MULTIPLE-FAMILY RESIDENTIAL DISTRICT.

Sec. 5.1001. Purpose.

This district is intended to provide for development of multiple-family residential and allows a high density of population with a proportional increase in amenities as the density rises. The district is basically residential in character and promotes a high quality environment through aesthetically oriented property development standards.

Sec. 5.1002. Approvals required.

No structure or building shall be built or remodeled upon land in the R-5 district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1003. Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Accessory buildings; swimming pool, private; home occupations; and other accessory uses.
2. Boardinghouse or lodginghouse.
3. Day care home.
4. Dwelling, single-family detached.
5. Dwelling, multiple family.
6. Municipal uses.
 - 6.1. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
7. School: Public, elementary and high.
8. Temporary buildings for uses incidental to construction work, which buildings shall be removed

upon the completion or abandonment of construction work.

9. Temporary sales office buildings and model homes.

10. Churches and places of worship.

B. *Uses permitted by conditional use permit.*

1. Commercial and/or ham transmitting or receiving radio and television antennas in excess of seventy (70) feet.
2. Recreational uses (see section 1.403 for specific uses and development criteria for each).
3. Community buildings or recreational fields not publicly owned. Convent.
4. Convent.
5. Day care center (see section 1.403 for criteria).
6. Golf course (except miniature course or practice driving tee operated for commercial purposes), including clubhouse and service facilities which are intended to primarily serve golf course uses and are so located within the golf course that the development is self-contained and would provide whatever degree of buffer is necessary to adjacent property.
7. Hotel, motel, and timeshare project of not less than ten (10) units and commercial uses appurtenant thereto, such as restaurant, cocktail lounges, gift shops, newsstand, smoke shops, barbershops, beauty parlors and small retail shops, provided the entrance of such use shall be from the interior of the building, lobby, arcade or interior patio.
8. Orphanage.

9. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
10. Plant nursery; provided, however, that all materials (other than plant materials) shall be screened from view by a solid fence or wall at least six (6) feet in height, and further that a completely enclosed building having a minimum floor area of five hundred (500) square feet shall be provided.
11. Private club, fraternity, sorority and lodges.
12. Private lake, semi-public lake, swimming pools, tennis courts.
13. Private or charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with the following standards, as well as those otherwise required in the district.
 - a. Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).
 - b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to two-tenths (0.2) multiplied by the net lot area.
 - c. There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.
 - d. Open space: In no case shall the open space be less than twenty-four (24) percent of the total lot area for zero (0)

to twenty (20) feet of total building height, plus four-tenths (0.4) percent of the total site for each foot of height above twenty (20) feet. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.

- e. Parking: Parking shall be allowed in the front yard setbacks of the district for schools on streets classified by the Scottsdale General Plan as minor collector or greater. There shall be a three-foot high landscaped berm or wall along the street frontage where parking occurs. On all other street classifications, parking shall be located behind the established front building line(s). A minimum of fifteen (15) percent of all parking areas shall be landscaped. A twenty-foot minimum landscaped setback shall be provided where parking is adjacent to residential districts.
- f. Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height. All lighting adjacent to residential districts shall be setback a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be turned off by 10:00 p.m., unless otherwise approved through a special event permit.
- g. Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the Development Review

Board, on the side and rear property lines adjacent to residential districts.

- h. Access: All private and charter schools shall have frontage on a street classified by the Scottsdale General Plan as a minor collector or greater. Side street access to a local collector residential street is prohibited when the number of students allowed to attend the school is greater than two hundred fifty (250). A drop off area shall be provided that accommodates a minimum of five (5) cars at one (1) time.

- i. Operations: No outdoor activities shall be permitted after 8:00 p.m. unless otherwise approved through a special event permit. No playground or outdoor activity area shall be located within fifty (50) feet of any R1 district or within twenty-five (25) feet of any R2, R3, R4, R4-R, R5 or M-H district. All playgrounds and outdoor activity areas shall be screened from any residential district by a minimum six-foot high screen wall.

- j. Building design: All buildings shall be designed to be compatible with the surrounding residential neighborhood. All building elevations shall be approved by the Development Review Board.

- 14. Public buildings other than hospitals.

- 15. Public utility buildings, structures or appurtenances thereto for public service uses.

- 16. Residential health care facility (see section 1.403 for criteria).

(Ord. No. 2266, § 1, 11-21-89; Ord. No. 2394, §

1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1004. Property development standards.

The following property development standards shall apply to all land and buildings in the R-5 district.

A. *Minimum property size.*

- 1. Each parcel or lot within a **multi-family** development shall be a minimum net lot size of thirty-five thousand (35,000) square feet; **each lot within a single-family detached development shall be a minimum net lot size of seven thousand (7,000) square feet.**
- 2. If an R-5 zoned parcel of land or a lot of record in separate ownership has an area of less than thirty-five thousand (35,000) square feet and has been lawfully established and recorded prior to the adoption of this requirement on October 2, 1979, such lot may be used for any purpose permitted in this section, subject to all other requirements of this ordinance.

B. *Open space requirements.*

- 1. Main land uses that are density-based shall provide open space in the amounts specified in the density chart--section 5.1004.D, in the following proportions:
 - a. A minimum of one-half of the open space requirement shall be incorporated as frontage open space to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage and shall not

be less than twenty (20) square feet per one (1) foot of public street frontage.

- b. A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of ten (10) percent of the gross size of the dwelling unit, except that dwelling units above the first story shall provide such space equal to a minimum of five (5) percent of the gross size of the dwelling unit.
 - c. The remainder of the required open space shall be provided in common open space.
2. Main land uses that are not density-based shall provide a minimum of twenty-four (24) percent of the net lot area in open space, a minimum of one-half of which shall be in frontage open space.

3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

C. *Building height.*

1. No building shall exceed thirty-six (36) feet in height except as otherwise provided in article VII.
2. Building height shall not exceed one (1) story within fifty (50) feet of any R-1, R-2, R-3, R-4, R-4R or M-H district boundary line.

D. *Density requirements.*

Compliance with the standards under columns 3 and 4 determine allowable density for dwelling and guest units.

ALLOWABLE DENSITY		STANDARDS	
1	2	3	4
Dwelling Units Per Acre (and corresponding gross land area per unit requirement)	Timeshare or Guest Units Per Acre (and corresponding gross land area per unit requirement)	Minimum Percentage of Net Lot Area to be maintained in Open Space	Minimum Percentage of the Tree Requirement to be provided in Mature Trees
17 (2562) or less	24 (1816) or less	22	40
18 (2422)	25.5 (1708)	25	50
19 (2292)	27 (1613)	28	60
20 (2180)	28.5 (1528)	31	70
21 (2074)	30 (1452)	34	80
22 (1980)	31.5 (1382)	37	90
23 (1890)	33 (1320)	40	100

E. *Building setback.*

1. Wherever an R-5 development abuts an R-1, R-2, R-3, R-4, R-4R or M-H district or an alley abutting any of those districts, a yard of not less than fifteen (15) feet shall be maintained.
2. Wherever an R-5 development abuts any district other than R-1, R-2, R-3, R-4, R-4R or M-H, or

abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review Board or City Council if the existing or future development of the area around the site warrants such larger yards.

F. *Distance between buildings.*

The provisions of article VIII shall apply.

1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one of which is adjacent to the main building, may be built to within six (6) feet of the main building.

G. *Walls, fences and required screening.*

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open spaces, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.
2. All parking areas adjacent to a public street shall be screened with a wall to a height of three (3) feet above the parking surface.
3. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
4. All storage and refuse areas shall be screened as determined by Development Review [Board].

H. *Access.* All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved by the Development Review Board.

(Ord. No. 1840, § 1(5.1004), 10-15-85; Ord. No. 1922, § 1, 11-4-86; Ord. No. 2430, 1-21-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1005. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.1006. Signs.

Sec. 5.1800. (I-1) INDUSTRIAL PARK DISTRICT.

Sec. 5.1801. Purpose.

The I-1 district is intended to provide space for manufacturing, processing, research and development, municipal airport and aeronautical activities, and complementary wholesale, warehouse, and office operations. This district permits a broad range of uses to take place within buildings or behind solid masonry walls and promotes the development of employment and aeronautical activities in an attractive, landscaped industrial park.
(Ord. No. 1852, § 1, 11-5-85; Ord. No. 3274, § 1, 12-7-99)

Sec. 5.1802. Approvals required.

No structure or building shall be built or remodeled upon land in the I-1 district until Development Review Board approval has been obtained as outlined in article I, section 1.900 hereof.
(Ord. No. 1852, § 1, 11-5-85; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.1803. Use regulations.

The uses allowed in the I-1 district are generally those industrial office, laboratory, manufacturing, warehousing, wholesaling, and aeronautical uses. Manufacturing, processing, servicing, warehousing, cleaning and testing shall take place entirely within completely enclosed buildings, shall not create any offensive noise, vibration, smoke, dust, odor, heat, glare, fumes, or electrical interference, and shall not generate excessive truck traffic. Outdoor storage shall take place behind solid masonry walls.

A. Permitted uses.

1. Aeronautical activities.

- a. Municipal airports, as defined in Chapter 5 of the Scottsdale Revised Code, and associated on-airport supporting uses.
- b. Off-airport aeronautical activities, limited to those authorized by and subject to compliance with all applicable definitions,

qualifications, minimum operating standards, rules and regulations set forth in or established pursuant to Chapter 5 of the Scottsdale Revised Code.

2. Business and professional offices.
3. Research and development laboratories and offices.
4. Manufacturing and processing.
 - a. Bakery.
 - b. Blueprinting, printing, lithography.
 - c. Cosmetics compounding.
 - d. Electronic assembly.
 - e. Electronic component manufacturing.
 - f. Fabric assembling (include fur, leather, textiles, etc.).
 - g. Glass assembling.
 - h. Garment manufacturing.
 - i. Instrument manufacturing.
 - j. Jewelry manufacturing.
 - k. Machine shops.
 - l. Motion picture production.
 - m. Musical instruments, games, or toy manufacturing.
 - n. Ornamental metal working.
 - o. Pharmaceuticals compounding.
 - p. Plastics assembling.
 - q. Rubber assembling.
 - r. Sheet metal assembling or fabricating.

- s. Sign manufacturing.
 - t. Solar equipment assembling or manufacturing.
 - u. Wood assembling (limited to finished products).
5. Branch post office.
 6. Broadcasting station or studio, excluding sending or receiving tower.
 7. Contractor, general or subcontractor.
 8. Emissions testing facility.
 9. Furniture store.
 10. Gymnasium (limited to gymnastics training).
 11. Municipal uses.
 12. Wholesale or warehouse operations.
 13. Churches and places of worship (temporary five (5) years).
 14. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.
 15. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
 16. Retail sales directly related to but clearly incidental to a primary manufacturing, assembly, or contractor use provided the retail sales area does not exceed either ten (10) percent of the gross floor area of the primary use or one thousand (1,000) square feet, whichever is less. Retail sales for the purpose of the I-1 section of the zoning ordinance shall be defined as transactions involving goods purchased by the ultimate consumer for personal or household use.
 17. Unoccupied recreational vehicle storage which is not adjacent to any residential district (see Section 5.1803.B.27 for unoccupied recreational vehicle storage which is adjacent to any residential district).
- B. *Uses subject to a conditional use permit.*
1. Antique, rare or unusual auto restoration.
 2. Auction gallery.
 3. Automobile and boat assembly and reassembly, excluding general repairs and maintenance.
 4. Bank. No use permit application for banks or financial institutions shall be granted unless the following conditions exist: The use shall be compatible with the I-1 development and/or abutting residential development. The use shall be primarily to serve the needs of the industrial park and shall be located accordingly. The use shall not be detrimental to the surrounding area due to: Increased automobile traffic, noise generated from within the site, character of proposed building.
 5. Beverage bottling.
 6. Bulk cleaning and laundry.
 7. Ceramics manufacturing.
 8. Cosmetics manufacturing.
 9. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district. No use permit for this use shall be granted unless the conditions enumerated in 1.403 and the following conditions exist:

- a. The use shall be compatible in scale, mass and architecture with the I-1 development and any abutting residential development.
 - b. Substantial I-1 development shall have occurred in the immediate area so as to provide a localized demand for the use.
 - c. Building orientation and access to the site shall be directed to interior local industrial streets.
 - d. Site plan design shall minimize vehicular conflicts between industrial/commercial uses and day care center patrons.
10. Delicatessen. No use permit application for a delicatessen shall be granted unless the following conditions exist: The use shall be primarily to serve the needs of the industrial park and shall be located accordingly. The use shall not exceed two hundred (200) square feet of public floor area and shall not occur in a building wherein the delicatessen would be the sole or primary use. Delicatessen for the purpose of the I-1 section of the zoning ordinance shall exclude retail sales of grocery items or alcoholic beverages and shall provide no indoor or outdoor tables for dining.
11. Equipment storage.
12. Food processing and preparation, excluding slaughtering and fat rendering.
13. Furniture manufacturing or refinishing.
14. Health studio. No use permit application for a health studio shall be granted unless the following conditions exist:
- a. The use shall be compatible with I-1 development and/or any abutting residential development. The use shall be primarily to serve the needs of the industrial park and shall be located accordingly. The use shall not be detrimental to the surrounding area due to: Increased automobile traffic, noise generated from within the site, character of proposed building.
15. Ice plant.
16. Off-airport heliport, subject to compliance with all applicable definitions, qualifications, minimum operating standards, rules, and regulations set forth in or established pursuant to Chapter 5 of the Scottsdale Revised Code.
17. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
18. Pharmaceuticals manufacturing.
19. Plastics manufacturing.
20. Plating or replating.
21. Pottery manufacturing.
22. Public utility service yard.
23. Restaurant. No use permit application for a restaurant shall be granted unless the following conditions exist:
- a. The use shall be compatible with I-1 development and/or any abutting residential development. The use shall be primarily to serve the needs of the industrial park and shall be located accordingly. The use shall not be detrimental to the surrounding area due to:

Increased automobile traffic, noise generated from within the site, character of the proposed building.

24. Television or radio sending or receiving tower.
25. Unoccupied recreational vehicle storage adjacent to any residential district. No use permit shall be granted for unoccupied recreational vehicle storage which is adjacent to any residential district unless the following conditions have been satisfied:

- a. The site plan shall demonstrate that:

1. A wall and/or landscaping screens the unoccupied recreational vehicle storage from any residential district.

- b. The applicant has provided a written lighting plan which addresses exterior lighting on the property, if provided, in accordance with Section 7.600 of the zoning ordinance. The lighting plan shall demonstrate that proposed exterior lighting does not direct light upon any adjacent property.

- c. The applicant has provided any additional information required by city staff in order to evaluate the impacts of the proposed use upon the area.

(Ord. No. 1852, § 1, 11-5-85; Ord. No. 1905, § 1, 9-2-86; Ord. No. 1927, § 1, 1-20-87; Ord. No. 2258, § 1, 7-18-89; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2395, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2606, § 1, 11-2-93; Ord. No. 2654, § 1, 4-19-94; Ord. No. 2831, § 1, 9-19-95; Ord. No. 2858, § 1, 12-5-95; Ord. No. 2876, § 1, 2-6-96; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3274, § 1, 12-7-99)

Editors Note: The arabic numbers for uses in paragraphs A and B above were not present in Ord. Nos. 1852, 1905 and 1927. As

they were present prior to enactment of Ord. No. 1852, 1905 and 1927 and as sub-subparagraphs are numbered as if arabic numbers were assigned to subparagraphs and references are made to subparagraphs with arabic numbers (see B, 13, b above), the arabic numbers have been editorially supplied.

Sec. 5.1804. Property development standards.

The following property development standards shall apply to all land and buildings in the I-1 district:

A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to six-tenths multiplied by net lot area in square feet.

B. *Volume ratio.* In no case shall the volume of a structure exceed the product of the net lot area in square feet multiplied by nine (9) feet.

C. *Open space requirement.*

1. In no case shall the open space requirement be less than ten (10) percent of the total lot area of zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the total site for each foot of height above twelve (12) feet.

2. The amount of open space required on a lot may be reduced in direct proportion to the amount of net lot area included in a taxilane safety area. The amount of open space required on a lot may also be reduced in direct proportion to the amount of aircraft staging area provided on the lot. In no case shall the amount of taxilane safety area and/or aircraft staging area reduce, or provide for a reduction of, more than fifty (50) percent of the required open space.

3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

D. *Building height.* No building shall exceed ~~fourty-two (42) thirty-six (36)~~ feet in height except as otherwise provided in article VII. The foregoing notwithstanding, no building shall exceed thirty-six (36) feet in height in Character Area B-2 as shown on the Character Area map.

E. *Lot coverage.* The aggregate area of the building(s) shall not occupy more than fifty (50) percent of the total area of the lot.

F. *Yards.*

1. *Front Yard.* No part of the building or accessory structure shall be located closer than fifty (50) feet to any street. Parking may occur in the required front yard as provided in Section 10.402.C.1.
2. *Side Yard and Rear Yard.* A yard of thirty (30) feet shall be maintained adjacent to all residential districts.

G. *Walls, fences and required screening.*

1. All off-airport operations and storage excluding fueling shall be conducted within a completely enclosed building or within an area enclosed by a solid wall at least six (6) feet in height, provided that no objects shall be stacked higher than the wall so erected.
2. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
3. All storage and refuse areas shall be screened as determined by Development Review Board approval.
4. Other requirements and exceptions as specified in article VII.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 1852, §

1, 11-5-85; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3274, § 1, 12-7-99)

Sec. 5.1805. Off-street parking.

The provisions of article IX shall apply.
(Ord. No. 1852, § 1, 11-5-85)

Sec. 5.1806. Signs.

The provisions of article VIII shall apply.
(Ord. No. 1840, § 1, 10-15-85; Ord. No. 1852, § 1, 11-5-85)

Sec. 5.2200. (C-O) COMMERCIAL OFFICE DISTRICT.

Sec. 5.2201. Purpose.

This district is intended to provide an environment desirable for and conducive to development of office and related uses adjacent to the central business district or other major commercial cores. In addition, certain other kinds of uses are permitted under conditions and standards which assure their compatibility with a general concentration of office use as well as with the medium and high density residential districts which will often adjoin the C-O district. This district will generally serve to provide a transition from, and occur between, the commercial core and residential districts.

Sec. 5.2202. Approvals required.

No structure or building shall be built or remodeled upon land in the C-O district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.
(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.2203. Use regulations.

A. *Permitted uses.* Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Business and professional.

- a. Business college, limited to the teaching of office and business practices and skills.
- b. Corporate headquarters, which may include transient residential units only for employees on a site of twenty (20) acres or greater.
- c. Office, business: Any office in which chattels or goods, wares or merchandise are not commercially created, displayed, sold or exchanged, except commercial uses appurtenant thereto, such as restaurants, cocktail lounges,

gift shops, newsstand, smoke shop, barbershop, beauty parlors, and small retail shops, provided the entrance of such accessory uses shall be from the interior of the building, lobby or arcade, and there shall be no exterior advertising.

- d. Office, professional, for: Accountant, architect, chiroprapist, chiropractor, dentist, engineer, lawyer, minister, naturopath, osteopath, physician, surgeon, surveyor, optometrist, veterinarian.
- e. Office, semi-professional, for: Insurance broker, public stenographer, real estate broker, stockbroker, and other persons who operate or conduct offices which do not require the stocking of goods for wholesale or retail, but shall not include barber, beauty operator, cosmetologist, embalmer or mortician except as provided in subparagraph (b) hereof.
- f. Optician (limited to prescription work only).
- g. Laboratories: Medical, dental, blood bank.
- h. Physiotherapist.
- i. Studio: For professional work, or teaching of any form of commercial or fine arts, photography, music, drama, dance, but not including commercial gymnasium, dance hall or job printing.
- j. Hospitals for animals including boarding and lodging; provided that there shall be no open kennels maintained and provided that all facilities will be in soundproof buildings.

- k. Museum, library, post office.
- l. Broadcasting station and studio, radio or television, but not including sending or receiving tower.
- m. Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.
 - (1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.
 - (2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).
 - (3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.
 - (4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.
 - (5) Parking: Parking shall observe the front yard setbacks of the district for

all frontages. One-third (1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.

- (6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.
- (7) Drop-off area: A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.
- (8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.
- (9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access

driveways, pedestrian and bicycle paths on site.

2. Retail.

- a. Art gallery.
- b. Establishments primarily supplemental in character to other permitted principal uses, such as: Pharmacy, apothecary shop, sale of correction garments, prosthetic devices and optical goods.
- c. Blueprinting, printing, lithograph, publishing or photostating.

3. Service.

- a. Banks, finance offices, lending institutions, stock brokerage firms, savings and loan associations and credit unions.
- b. Churches and places of worship.
- c. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.
- d. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
- e. Racquet, paddle or handball courts (indoor only).
- f. Telephone answering service.
- g. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.

B. *Uses subject to a conditional use permit.*

1. Corporate headquarters which includes transient residential units only for employees on a site of less than twenty (20) acres.

2. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1.403 for criteria).

3. Funeral home and chapel.

4. Hospital.

5. Municipal uses.

6. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.

7. Private club, fraternity, sorority, and lodges.

8. Research and development facilities.

(Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99)

Sec. 5.2204. Property development standards.

The following property development standards shall apply to all land and buildings in the C-O district:

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to six-tenths multiplied by net lot area in square feet.

- B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by 7.2 feet.

- C. *Open space requirements.*

1. In no case shall the open space requirement be less than fifteen (15) percent of the net lot area for zero (0) feet to twelve (12) feet of

height, plus five-tenths percent of the total site for each foot of height above twelve (12) feet. Open space as defined in article VI.

2. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

D. *Building height.* No building shall exceed forty-two (42) ~~thirty-six (36)~~ feet in height except that within one hundred (100) feet of any R-1, R-2, R-3, R-4, R-4R or M-H district no building shall exceed twenty-four (24) feet in height and except as otherwise provided in article VII.

E. *Yards.*

1. Front Yard.

- a. No front yard is required except as listed in the following two (2) paragraphs and in article VII hereof, unless a block is partly in a residential district, in which event the front yard regulations of the residential district shall apply.
- b. A minimum of one-half of the open space requirement shall be incorporated as frontage open space to provide a setting for the building and a streetscape containing a variety of spaces.
- c. Where parking occurs between a building and the street a yard thirty-five (35) feet in depth shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.

2. Side Yard.

- a. A side yard of not less than fifty (50) feet shall be

maintained where the side of the lot abuts a single-family residential district or abuts an alley which is adjacent to a single-family residential district. The fifty (50) feet may include the width of the alley.

- b. A side yard of not less than twenty-five (25) feet shall be maintained where the side lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

3. Rear Yard.

- a. A rear yard of not less than fifty (50) feet shall be maintained where the rear lot abuts a single-family residential district or abuts an alley which is adjacent to the single-family residential district. The fifty (50) feet may include the width of the alley.
- b. A rear yard of not less than twenty-five (25) feet shall be maintained where the rear lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

F. *Distance between buildings.*

1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to the main building, may be built to within six (6) feet of the main building.

G. *Walls, fences and required screening.*

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open space, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.
 2. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
 3. All storage and refuse areas shall be screened as determined by Development Review [Board] approval.
 4. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review [Board] approval or use permit.
- H. *General provisions.* Other requirements and exceptions as specified in article VII.
- I. *Access.* All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved in the development review or subdivision plat.
- (Ord. No. 1840, § 1, 10-15-85; Ord. No. 2818, § 1, 10-17-95)

Sec. 5.2205. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.2206. Signs.

The provisions of article VIII shall apply.