

Sec.5.1804. - Property development standards.

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

- A. *Floor area ratio.* Is limited to six-tenths (0.6) of the net lot area.
- B. *Volume.* Is limited to the net lot area in square feet multiplied by nine (9) feet for any building.
- 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 (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. **Open space shall be required for the 65' building height at a minimum of 32% of the total site.**
 - 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 ~~thirty-six (36)~~ **sixty-five (65)** feet in height except as otherwise provided in article VII. **Building height shall be measured from natural grade; drainage, or any other considerations shall not permit the maximum building height to increase by more than 3'.**
- E. *Lot coverage.* Is limited to fifty (50) percent of the net lot area.
- 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.

Sec. 7.102. - Permissible height and area regulations, exceptions to height restrictions

- A. Chimneys, church steeples, cooling towers, elevator bulkheads, fire towers, monuments, stacks, stage towers or scenery lifts, tanks, water towers, and grain elevators and necessary mechanical appurtenances and the screening required for said appurtenances provided that both the appurtenances and the screening therefore do not cover more than ~~fifty (50)~~ **twenty (20)** percent of the roof area, may be erected to a height not exceeding ~~one hundred (100)~~ **twelve (12)** feet **as measured from the building roof deck**, except as authorized pursuant to Section 5.2604.0 .3, in accordance with existing or hereafter adopted ordinances of the City of Scottsdale, Arizona.
- B. In nonresidential districts only, ornamental towers and spires may be erected to a height not exceeding sixty (60) feet. No ornamental tower or spire shall contain occupied space that is higher than the maximum building height for the zone in which such ornamental tower or spire is located.

(Ord. No. 2320, § 1, 11-20-90; Ord. No. 3410, 11-26-01)

THIS REQUEST DOES NOT AMEND ANY EXISTING I-1 DEVELOPMENT STANDARD

Sec. 5.1804. Property development standards.

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

A. *Floor area ratio.*

1. Maximum: 0.80 multiplied by the net lot area.

B. *Required open space.*

1. Minimum: 0.10 multiplied by the net lot area.
2. For building heights over twelve (12) feet: the minimum required open space plus 0.003 multiplied by the net lot area, for each foot of building height over twelve (12) feet.
3. Reduction for on-lot taxilane safety area and aircraft staging area: the open space calculated in B.1. or B.2. above may be reduced by up to 0.50 multiplied by the required open space, for the amount of on-lot taxilane safety area and aircraft staging area provided.
4. Parking areas and parking lot landscaping are not included in the required open space.
5. NAOS may be included in the required open space.

C. *Building height.*

1. Maximum: Fifty-two (52) feet, except as otherwise provided below and in Article VII.
2. Maximum building height within three hundred (300) feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.: Thirty-six (36) feet.

D. *Yards.*

1. Front minimum: Twenty (20) feet.
2. Side and rear minimum: Thirty (30) feet from a residential district shown on Table 4.100.A., or the residential portion of a P-C, or any portion of a PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.
3. All outdoor activities, including storage, minimum: Fifty (50) feet from a residential district shown on Table 4.100.A., or the residential portion of a P-C, or any portion of a PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.

E. *Screening.*

1. All outdoor activities, mechanical equipment, outdoor storage and refuse areas shall be within an enclosed building, or screened by a solid wall at least six (6) feet in height or as otherwise approved by the Development Review Board.
2. No outdoor storage shall be visible from off-site.
3. Other requirements and exceptions are as specified in Article VII and Article X.

(Ord. No. 4002, § 1(Res. No. 8967, Exh. A, § 4), 3-6-12)