RESOLUTION NO. 13507

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "MIDDLE HOUSING TEXT AMENDMENT – 5-TA-2024".

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "Middle Housing Text Amendment – 5-TA-2024", attached to this Resolution as **Exhibit A**, a paper and an electronic copy of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection. New text is represented by grey shading and deleted text is represented by strikethrough.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 17th day of November, 2025.

CITY OF SCOTTSDALE, an
Arizona municipal corporation

ATTEST:

By: Ben Lane
Ben Lane, City Clerk

By: Lisa Borowsky
Lisa Borowsky, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

Luis E. Santaella, Interim City Attorney
By: Joe Padilla, Deputy City Attorney

MIDDLE HOUSING TEXT AMENDMENT
5-TA-2024

Section 1. That the Zoning Ordinance of the City of Scottsdale, ARTICLE I. – ADMINISTRATION AND PROCEDURES, Section 1.206. is amended as follows with all new language depicted in grey shading and deleted language in strike-through:

Sec. 1.206. Processing of development applications.

A. The Zoning Administrator shall process the following development applications: General Plan amendments, Zoning Ordinance text amendments, zoning district map amendments, conditional use permits, municipal use master site plan approvals, abandonments, development review, variances, conditional use permit revocations, multifamily conversion developments, accessory dwelling units, middle housing developments, and subdivision plats.

B. The Historic Preservation Officer shall process the following development applications: Historic Property (HP) District designation, Certificates of No Effect, Certificates of Appropriateness, Certificates of Demolition Approval, and Certificates of Economic Hardship relating to development of historic and/or archaeological resources.

Section 2. That the Zoning Ordinance of the City of Scottsdale, ARTICLE III. – DEFINITIONS, Section 3.100. is amended as follows with all new language depicted in grey shading and deleted language in strike-through:

Accessory building or structure is a detached, secondary building or structure, the use of which is customarily incidental to that of a dominant use of the main building on the same lot. Accessory building or structure includes, but is not limited to, guest houses, private garages, pool houses, and residential recreation area support buildings, but does not include Accessory Dwelling Units, or Middle Housing.

* * *

Duplex shall mean two (2) dwelling units on the same parcel or lot in any configuration that are designed for residential occupancy by not more than two (2) families living independently from each other.

* * *

Fourplex shall mean four (4) dwelling units on the same parcel or lot in any configuration that are designed for residential occupancy by not more than four (4) families living independently from each other.

* * *

Lot, interior shall mean a lot other than a corner lot~~, or key lot~~.

* * *

Middle Housing shall mean Duplexes, Triplexes, and Fourplexes in any configuration that is compatible in scale, form, and character with single-family residences.

* * *

Townhouse shall mean a single-family dwelling with party walls and no side yards between abutting dwellings and that has outdoor entrances that are separate from that of an abutting dwelling.

* * *

Triplex shall mean three (3) dwelling units on the same parcel or lot in any configuration that are designed for residential occupancy by not more than three (3) families living independently from each other.

* * *

Yard is the space between a building and the adjoining lot lines, which is unoccupied and unobstructed by any portion of the building from the ground upward, unless otherwise permitted herein~~. The yard is the minimum horizontal distance between the lot line and the main building.~~

Yard, front is a yard ~~on the same lot with a main building, extending the full width of the lot and situated between the street line and the front line of the building projected to the side lines of the lot~~situated between a main building and a street line/front lot line, extending the full width of the lot between lot lines. The primary front yard of a residential corner lot is the yard adjacent to the shorter street frontage. The secondary front yard of residential corner lot is the yard adjacent to the longer street frontage. The front yard of a commercial corner lot is the yard adjacent to the major street as determined by the Zoning Administrator.

~~*Yard, rear* is a yard on the same lot with a main building between the rear line of the building and the rear line, of the lot extending the full width of the lot. The rear lot line is that lot line opposite the front lot line. Where these are not parallel, the rear lot line shall be that line which is intersected by a line drawn perpendicular through a tangent to the midpoint of the front lot line. If the line drawn through the tangent to the midpoint of the front line strikes a ten-foot long line drawn parallel to the tangent then that line shall be considered the rear lot line for purposes of determining setbacks, and all other lot lines between that and the front line shall be side lot lines. If the lot has frontage on a cul-de-sac, the rear lot line shall be the line which most closely approximates the rear lot line of abutting lots.~~

Yard, rear is a yard situated between the rear line of a main building and the rear lot line, extending the full width of the lot between lot lines. In the instance of a corner lot, the rear yard is a yard situated between the rear line of the main building, a side lot line, the rear lot line, and the required front yard on the longer street frontage. The rear lot line is that lot line opposite the shortest front lot line. Where these lot lines are not parallel, the rear lot line shall be that lot line which is intersected by a reference line drawn perpendicular through a tangent to the midpoint of the front lot line. If the reference line strikes a lot line that is less than ten (10) feet in length, an alternative rear lot line shall be determined by the Zoning Administrator or designee. If the lot has frontage on a cul-de-sac, the rear lot line shall be the line which most closely approximates the rear lot line of abutting lots.

Yard, required is the minimum horizontal distance, as specified herein, between a lot line and the main building.

Yard, side is a yard ~~on the same lot with a main building~~ situated between ~~the~~ a main building and ~~the side line of the lot and~~a side lot line, extending from ~~the~~a front yard to the rear yard. Any lot line not a rear line or front line shall be deemed a side lot line. An interior side yard is defined as the side yard adjacent to a common lot line.

Section 3. That the Zoning Ordinance of the City of Scottsdale, ARTICLE V. – DISTRICT REGULATIONS, Sections 5.010. through 5.1007. are amended as follows with all new language depicted in grey shading and deleted language in strike-through:

Sec. 5.010. Single-family Residential (R1-190).

Sec. 5.011. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Sec. 5.012. 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. Any use shown as permitted in Table 5.012., subject to the use limitations as listed.

B. *Uses permitted by conditional use permit.*

1. Any use shown as permitted by conditional use permit in Table 5.012., subject to the use limitations as listed, and any additional conditional use permit criteria.

Table 5.012. Use Table

Land Uses	Permitted (P) or Conditional Use (CU)
1. Accessory buildings and structures	P (11)

2. Accessory Dwelling Unit	P (12)
3. Accessory uses including home occupation and swimming pools	P (1) (13)
4. Care home	P (2)
5. Cemetery (see Section 1.403. for criteria)	CU
6. Community buildings and recreational facilities not publicly owned, such as: athletic fields, boys' clubs, commercial stables, ranches, and tennis clubs (see Section 1.403. for criteria)	CU
7. Day care home	P
8. Day care group home	P
9. Dwelling ~~unit~~, single-family, including Vacation rental or Short-term rental	P (3)
10. Farm	CU
11. Educational service, elementary and secondary school (see Section 1.403. for criteria)	CU (4) (5)
12. Educational service, other than elementary and secondary school, colleges and universities only (see Section 1.403. for criteria)	CU (4)
13. Golf course (except miniature golf course or commercial driving range)	CU
14. Guest house, as an accessory use	P (6)
15. Ham transmitting or receiving radio antennas in excess of seventy (70) feet	CU
16. Middle Housing	P (15)
~~16.~~17. Model home, temporary sales office/buildings	P (7)
~~17.~~18. Municipal uses	P
~~18.~~19. Place of worship	P (8)
~~19.~~20. Public utility buildings, structures or appurtenances thereto for public service uses	CU
~~20.~~21. Residential Recreation Area	P (14)
~~21.~~22. Wireless communication facility, Type 1, 2 and 3	P (9)
~~22.~~23. Wireless communication facility, Type 4	CU (10)

Use Limitations:

(1) The landing and taking-off of aircraft is not a valid accessory use in residential districts and is prohibited.

(2) Care home is subject to the following criteria:

a. *Floor area ratio:* Is limited to thirty-five hundredths (0.35) of the net lot area.

b. *Capacity:* The maximum number of residents, including up to ten (10) disabled persons, the manager/supervisor, property owner, and residential staff at the home is twelve (12) per residential lot.

c. *Location:* A care home shall not be located within twelve hundred (1200) feet, measured from lot line to lot line, of another care home.

d. *Compatibility:* The home and its premises shall be maintained in a clean, well-kept condition that is consistent in materials and design style with homes in the surrounding or adjacent neighborhood.

e. *Criteria:* Care homes must be licensed by the State of Arizona and must provide proof of such licensing by the State of Arizona as a health care institution to the Director of Planning prior to the commencement of operations. All care homes must pass an initial and annual fire inspection administered by the Scottsdale Fire Department. Proof of such inspection and of correction of any noted deficiencies must be available at the care home at all times.

f. *Accommodation:* A disabled person may request a disability accommodation from the above criteria or a development standard pursuant to Section 1.806. of this Zoning Ordinance.

(3) Limited to one main dwelling unit per lot.

(4) Conditional use permit is not required for public or charter educational services.

(5) Educational service, charter school: minimum lot size is forty-three thousand (43,000) square feet.

(6) Guest house, as an accessory use and accessory building subject to the following criteria:

a. The cumulative gross floor area of the guest house(s) shall be no greater than one-half (1/2) the gross floor area of the main single-family residential dwelling on the same lot.

b. Any guest house shall be connected to the existing utilities (electrical, gas, water, and sanitary sewer) connections for the main single-family residential dwelling on the same lot. It shall not be separately metered.

c. The guest house shall not be sold, rented, or offered for rent independent of the main single-family residential dwelling on the same lot. The property owner shall record a private deed restriction acknowledging that the guest house will never be sold, rented, or offered for rent independent of the main single-family residential dwelling on the same lot, in a form satisfactory to the City.

d. The guest house shall be subject to the requirements of Section 7.200.A.

(7) For uses incidental to construction work and/or home sales, to be removed upon completion or abandonment of construction work and/or home sales.

(8) Place of worship subject to compliance with the following standards, as well as those otherwise required in the underlying 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 twenty thousand (20,000) square feet (net).

b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to 0.20 multiplied by the net lot area.

c. Building height: Development Review Board may allow building heights, including towers, spires, and mechanical equipment (such equipment must be screened) limited to thirty (30) feet in height, and may allow a maximum of ten (10) percent of the roof area to exceed the height limit by fifteen (15) feet. Height and location are subject to the

Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. (This provision supersedes Section 7.100. through 7.102., exceptions to height restrictions, which shall not apply to churches within the underlying District.)

d. Required open space:

   i. Minimum: 0.24 multiplied by the net lot area.

   ii. For building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twenty (20) feet.

   iii. NAOS may be included in the required open space.

e. Parking:

   i. Parking shall observe the minimum front yard setbacks of the underlying District for all frontages. On streets classified in the Transportation Master Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building lines.

   ii. A minimum of fifteen (15) percent of all parking areas shall be landscaped.

   iii. A ten-foot minimum landscaped setback shall be provided where parking is adjacent to a Residential District.~~residential districts 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.~~

f. Lighting:

   i. All pole-mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height.

   ii. All lighting adjacent to a Residential District~~residential districts 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.,~~ shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.

   iii. All lighting, other than security, shall be turned off by 10:00 p.m., unless otherwise approved through a special event permit.

g. Screening:

   i. 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 that are adjacent to a Residential District.~~residential districts 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.~~

ii. There shall be a three-foot high landscaped berm along all street frontages where parking occurs.

h. Access:

i. All places of worship must have primary access to a street classified in the Transportation Master Plan as a minor collector or greater.

ii. Access to a local or local collector residential street is prohibited when the primary worship center, auditorium, or other major gathering place exceeds three thousand (3,000) square feet.

i. Operations: No outdoor activities shall be permitted after 10:00 p.m.

j. Noise: Outdoor speakers or paging systems are not allowed.

(9) Subject to the requirements of Sections 1.904., 3.100., and 7.200.

(10) Subject to the requirements of Sections 1.400., 3.100., and 7.200.

(11) Accessory buildings and structures subject to the requirements of Section 7.200.A.

(12) Accessory Dwelling Unit subject to the requirements of Section 7.900.

(13) Swimming pools subject to the requirements of Section 7.200.G.4.

(14) Residential Recreation Area subject to the requirements of Section 7.200.G.1.

(15) Middle Housing subject to the requirements of Section 7.1400.

Sec. 5.013. Reserved.

Sec. 5.014. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-190 District:

A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than one hundred ninety thousand (190,000) square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimensions.*

1. Width. ~~All lots~~Each lot shall have a minimum lot width of three hundred (300) feet.

C. *Density.* There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. *Yards.* On each lot: There shall be a front yard adjoining each street. There shall be one (1) rear yard, unless superseded by a required front yard. There shall be a side yard adjoining each side lot line.

1. Front Yards.

   a. ~~There shall be a~~A front yard ~~having~~shall have a minimum depth of ~~not less than~~ sixty (60) feet.

   b. ~~Where lots have a double frontage on two (2) streets, the required front yard of sixty (60) feet shall be provided on both streets.~~A double frontage lot shall provide a front yard with a minimum depth of sixty (60) feet adjoining each street.

   c. ~~On a corner lot, the required~~A corner lot shall provide a front yard with a minimum depth of sixty (60) feet ~~shall be provided on~~adjoining each street. No accessory building or structure shall be constructed in the front yard of a corner lot's shortest street frontage. An accessory building or structure may be constructed in the front yard of a corner lot's longer street frontage subject to the requirements of Sec. 7.200.A.

2. Side Yards. ~~There shall be a side yard of not less than thirty (30) feet on each side of a building.~~

   a. A side yard shall have a minimum depth of thirty (30) feet.

3. Rear Yard. ~~There shall be a rear yard having a depth of not less than sixty (60) feet.~~

   a. The rear yard shall have a minimum depth of sixty (60) feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten (10) feet between an accessory building or structure and ~~the~~any main building.

~~2. The minimum distance between main buildings on adjacent lots shall be not less than sixty (60) feet.~~

G. ~~*Walls, fences and landscaping.*~~*Walls, fences, and hedges.* ~~Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a sixty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.~~

1. Front yards.

   a. Walls, fences, and hedges with a maximum height of three (3) feet are allowed within a required front yard.

2. Side and rear yards.

a. Walls, fences, and hedges with a maximum height of eight (8) feet are allowed within side and rear yards.

b. Walls, fences, and hedges with a maximum height of twelve (12) feet are allowed within side and rear yards, subject to a minimum sixty (60) foot setback from side and rear property lines.

3. Corner lot yards.

a. Except as required in Article VII, walls, fences, and hedges with a maximum height of three (3) feet are allowed in the required front yard on the shorter street frontage of a corner lot.

b. Except as required in Article VII, where the longer street frontage of a corner lot does not abut a key lot or an alley adjacent to a key lot, the height and location of walls, fences, and hedges in the yard on the longer street frontage of a corner lot need only conform to the side yard requirements for walls, fences, and hedges.

c. Except as required in Article VII, where the longer street frontage of a corner lot abuts a key lot or an alley adjacent to a key lot, the height and location of walls, fences, and hedges in the yard on the longer street frontage of a corner lot shall conform to the required front yard requirements for walls, fences, and hedges.

4. The height of any wall, fence, or hedge is measured from within the enclosure.

5. Corral fences not to exceed six (6) feet in height shall be permitted within front, side, and rear yards.

H. *Access.* ~~All lots~~Each lot shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

~~I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.~~

Sec. 5.015. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.016. Signs.

The provisions of article VIII shall apply.

~~**[Secs. 5.017—5.019. Reserved.]**~~

Sec. 5.020. Single-family Residential (R1-130).

Sec. 5.021. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Sec. 5.022. 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. Any use shown as permitted in Table 5.012., subject to the use limitations as listed.

B. *Uses permitted by conditional use permit.*

1. Any use shown as permitted by conditional use permit in Table 5.012., subject to the use limitations as listed, and any additional conditional use permit criteria.

Sec. 5.023. Reserved.

Sec. 5.024. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-130 District:

A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than one hundred thirty thousand (130,000) square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimensions.*

1. Width. ~~All lots~~Each lot shall have a minimum lot width of two hundred (200) feet.

C. *Density.* There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. *Yards.* On each lot: There shall be a front yard adjoining each street. There shall be one (1) rear yard, unless superseded by a required front yard. There shall be a side yard adjoining each side lot line.

1. Front Yards.

a. ~~There shall be a~~A front yard ~~having~~shall have a minimum depth of ~~not less than~~ sixty (60) feet.

b. ~~Where lots have a double frontage on two (2) streets, the required front yard of sixty (60) feet shall be provided on both streets.~~A double frontage lot shall provide a front yard with a minimum depth of sixty (60) feet adjoining each street.

c. ~~On a corner lot, the required~~A corner lot shall provide a front yard with a minimum depth of sixty (60) feet ~~shall be provided on~~adjoining each street. No accessory building or structure shall be constructed in the front yard of a corner lot's shortest street frontage. An accessory building or structure may be constructed in the front

yard of a corner lot's longer street frontage subject to the requirements of Sec. 7.200.A.

2. Side Yards. ~~There shall be a side yard of not less than thirty (30) feet on each side of a building.~~

   a. A side yard shall have a minimum depth of thirty (30) feet.

3. Rear Yard. ~~There shall be a rear yard having a depth of not less than sixty (60) feet.~~

   a. The rear yard shall have a minimum depth of sixty (60) feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten (10) feet between an accessory building or structure and ~~the~~any main building.

~~2. The minimum distance between main buildings on adjacent lots shall be not less than sixty (60) feet.~~

G. ~~*Walls, fences and landscaping.*~~*Walls, fences, and hedges.* ~~Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a sixty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.~~

1. Front yards.

   a. Walls, fences, and hedges with a maximum height of three (3) feet are allowed within a required front yard.

2. Side and rear yards.

   a. Walls, fences, and hedges with a maximum height of eight (8) feet are allowed within side and rear yards.

   b. Walls, fences, and hedges with a maximum height of twelve (12) feet are allowed within side and rear yards, subject to a minimum sixty (60) foot setback from side and rear property lines.

3. Corner lot yards.

   a. Except as required in Article VII, walls, fences, and hedges with a maximum height of three (3) feet are allowed in the required front yard on the shorter street frontage of a corner lot.

   b. Except as required in Article VII, where the longer street frontage of a corner lot does not abut a key lot or an alley adjacent to a key lot, the height and location of walls, fences, and hedges in the yard on the longer street frontage of a corner lot need only conform to the side yard requirements for walls, fences, and hedges.

c. Except as required in Article VII, where the longer street frontage of a corner lot abuts a key lot or an alley adjacent to a key lot, the height and location of walls, fences, and hedges in the yard on the longer street frontage of a corner lot shall conform to the required front yard requirements for walls, fences, and hedges.

4. The height of any wall, fence, or hedge is measured from within the enclosure.

5. Corral fences not to exceed six (6) feet in height shall be permitted within front, side, and rear yards.

H. *Access.* ~~All lots~~Each lot shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

~~I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.~~

Sec. 5.025. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.026. Signs.

The provisions of article VIII shall apply.

~~**[Secs. 5.027—5.029. Reserved.]**~~

Sec. 5.030. Single-family Residential (R1-70).

Sec. 5.031. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Sec. 5.032. 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. Any use shown as permitted in Table 5.012., subject to the use limitations as listed.

B. *Uses permitted by conditional use permit.*

1. Any use shown as permitted by conditional use permit in Table 5.012., subject to the use limitations as listed, and any additional conditional use permit criteria.

2. Specialized Residential Health Care Facility. Where there is a conflict with the modified standards specified for this use, the more restrictive standards shall take precedence.)

a. A Specialized Residential Health Care Facility must have no more than sixteen (16) beds per gross acre of land and shall comply with the following:

i. *Location:* all Residential Health Care Facilities shall have frontage on a street classified by the Scottsdale General Plan (Transportation Master Plan) as a minor arterial or greater.

ii. *Location:* all Residential Health Care Facilities shall be located within one thousand three hundred twenty (1,320) feet of the property line of commercially zoned property.

iii. *Parking:* the site plan shall be designed so that on-site parking is oriented to the building(s) in a manner that will provide convenient pedestrian access for residents, guests, and visitors. All parking areas shall be screened from the street and from neighboring properties by a minimum three-foot high undulating wall and/or landscaping. A minimum of fifteen (15) percent of all parking areas shall be landscaped. A minimum twenty-foot landscape setback shall be provided where parking is adjacent to residential districts 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.

iv. *Buffer minimum:* Twenty-foot landscape area adjacent to all residential districts 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.

b. Compatibility: All site improvements, including but not limited to, the buildings, parking areas, and other areas, should be designed to be consistent with homes allowed in the surrounding or adjacent neighborhood. Building materials and form should be responsive to the Sonoran Desert climate. To promote design compatibility, the Development Review Board application shall emphasize the following:

i. Design elements such as varied building forms, variety of window sizes and placements, covered patios, sloped roofs and other such elements associated with large custom designed single-family dwellings.

ii. Building materials that reflect the character of the Sonoran Desert including materials that are unpolished and have substantial texture with no exterior painted surfaces.

iii. Limiting the use of non-native plant materials to a maximum of five (5) percent of the total lot area and that such materials will be placed in courtyards surrounded by buildings and walls at least six (6) feet in height.

iv. Building and site design using passive solar control techniques such as, but not limited to, overhangs, recessed doors and windows, architectural screens in front of areas of glass, and earth mounded against the base of the building walls.

v. Site design that minimizes exterior heat gain through the elimination of asphaltic paving materials and the shading of at least fifty (50) percent of all parking, walkway and patio surfaces by mature trees and/or shade structures.

vi. Exterior water conservation measures including but not limited to water harvesting.

Sec. 5.033. Reserved.

Sec. 5.034. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-70 District:

A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than seventy thousand (70,000) square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

3. Specialized Residential Health Care Facility: the minimum lot area shall be five (5) gross acres.

B. *Lot dimensions.*

1. Width. ~~All lots~~Each lot shall have a minimum lot width of two hundred fifty (250) feet.

C. *Density.* There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. *Yards.* On each lot: There shall be a front yard adjoining each street. There shall be one (1) rear yard, unless superseded by a required front yard. There shall be a side yard adjoining each side lot line.

1. Front Yards.

a. ~~There shall be a~~A front yard ~~having~~shall have a minimum depth of ~~not less than~~ sixty (60) feet.

b. ~~Where lots have a double frontage on two (2) streets, the required front yard of sixty (60) feet shall be provided on both streets.~~ A double frontage lot shall provide a front yard with a minimum depth of sixty (60) feet adjoining each street.

c. ~~On a corner lot, the required~~A corner lot shall provide a front yard with a minimum depth of sixty (60) feet ~~shall be provided on~~adjoining each street. No accessory building or structure shall be constructed in the front yard of a corner lot's shortest street frontage. An accessory building or structure may be constructed in the front yard of a corner lot's longer street frontage subject to the requirements of Sec. 7.200.A.

2. Side Yards. ~~There shall be a side yard of not less than thirty (30) feet on each side of a building.~~

a. A side yard shall have a minimum depth of thirty (30) feet.

3. Rear Yard. ~~There shall be a rear yard having a depth of not less than sixty (60) feet.~~

a. The rear yard shall have a minimum depth of sixty (60) feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten (10) feet between an accessory building or structure and ~~the~~any main building.

~~2. The minimum distance between main buildings on adjacent lots shall be not less than sixty (60) feet.~~

G. ~~*Walls, fences and landscaping.*~~*Walls, fences, and hedges.* ~~Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.~~

1. Front yards.

a. Walls, fences, and hedges with a maximum height of three (3) feet are allowed within a required front yard.

2. Side and rear yards.

a. Walls, fences, and hedges with a maximum height of eight (8) feet are allowed within side and rear yards.

b. Walls, fences, and hedges with a maximum height of twelve (12) feet are allowed within side and rear yards, subject to a minimum twenty (20) foot setback from side and rear property lines.

3. Corner lot yards.

a. Except as required in Article VII, walls, fences, and hedges with a maximum height of three (3) feet are allowed in the required front yard on the shorter street frontage of a corner lot.

b. Except as required in Article VII, where the longer street frontage of a corner lot does not abut a key lot or an alley adjacent to a key lot, the height and location of walls, fences, and hedges in the yard on the longer street frontage of a corner lot need only conform to the side yard requirements for walls, fences, and hedges.

c. Except as required in Article VII, where the longer street frontage of a corner lot abuts a key lot or an alley adjacent to a key lot, the height and location of walls, fences, and hedges in the yard on the longer street frontage of a corner lot shall conform to the required front yard requirements for walls, fences, and hedges.

4. The height of any wall, fence, or hedge is measured from within the enclosure.

5. Corral fences not to exceed six (6) feet in height shall be permitted within front, side, and rear yards.

H. Access. ~~All lots~~Each lot shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat. Access for Specialized Residential Health Care Facilities shall be provided in the following manner:

1. All Specialized Residential Health Care Facilities shall have access to a street classified by the Scottsdale General Plan (Transportation Master Plan) as a minor collector or greater.

~~I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.~~

Sec. 5.035. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.036. Signs.

The provisions of article VIII shall apply.

~~**[Secs. 5.037—5.099. Reserved.]**~~

Sec. 5.100. Single-family Residential (R1-43).

Sec. 5.101. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Sec. 5.102. 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. Any use shown as permitted in Table 5.102., subject to the use limitations as listed.

B. *Uses permitted by conditional use permit.*

1. Any use shown as permitted by conditional use permit in Table 5.102., subject to the use limitations as listed, and any additional conditional use permit criteria.

Table 5.102. Use Table

Land Uses	Permitted (P) or Conditional Use (CU)
1. Accessory buildings and structures	P (11)

2. Accessory Dwelling Unit	P (12)
3. Accessory uses including home occupation and swimming pools	P (1) (13)
4. Care home	P (2)
5. Cemetery (see Section 1.403. for criteria)	CU
6. Community buildings and recreational facilities not publicly owned, such as: athletic fields, boys' clubs, commercial stables, ranches, and tennis clubs (see Section 1.403. for criteria)	CU
7. Day care home	P
8. Day care group home	P
9. Dwelling ~~unit~~, single-family, including Vacation rental or Short-term rental	P (3)
10. Farm	CU
11. Educational service, elementary and secondary school (see Section 1.403. for criteria)	CU (4) (5)
12. Educational service, other than elementary and secondary school, colleges and universities only (see Section 1.403. for criteria)	CU (4)
13. Golf course (except miniature golf course or commercial driving range)	CU
14. Guest house, as an accessory use	P (6)
15. Ham transmitting or receiving radio antennas in excess of seventy (70) feet	CU
16. Middle Housing	P (15)
~~16.~~ 17. Model home, temporary sales office/buildings	P (7)
~~17.~~ 18. Municipal uses	P
~~18.~~ 19. Place of worship	P (8)
~~19.~~ 20. Public utility buildings, structures or appurtenances thereto for public service uses	CU
~~20.~~ 21. Residential Recreation Area	P (14)
~~21.~~ 22. Wireless communication facility, Type 1, 2 and 3	P (9)
~~22.~~ 23. Wireless communication facility, Type 4	CU (10)

Use Limitations:

(1) The landing and taking-off of aircraft is not a valid accessory use in residential districts and is prohibited.

(2) Care home is subject to the following criteria:

a. *Floor area ratio:* Is limited to thirty-five hundredths (0.35) of the net lot area.

b. *Capacity:* The maximum number of residents, including up to ten (10) disabled persons, the manager/supervisor, property owner, and residential staff at the home is twelve (12) per residential lot.

c. *Location:* A care home shall not be located within twelve hundred (1200) feet, measured from lot line to lot line, of another care home.

d. *Compatibility:* The home and its premises shall be maintained in a clean, well-kept condition that is consistent in materials and design style with homes in the surrounding or adjacent neighborhood.

e. *Criteria:* Care homes must be licensed by the State of Arizona and must provide proof of such licensing by the State of Arizona as a health care institution to the Director of Planning prior to the commencement of operations. All care homes must pass an initial and annual fire inspection administered by the Scottsdale Fire Department. Proof of such inspection and of correction of any noted deficiencies must be available at the care home at all times.

f. *Accommodation:* A disabled person may request a disability accommodation from the above criteria or a development standard pursuant to Section 1.806. of this Zoning Ordinance.

(3) Limited to one main dwelling unit per lot.

(4) Conditional use permit is not required for public or charter educational services.

(5) Educational service, charter school: minimum lot size is forty-three thousand (43,000) square feet.

(6) Guest house, as an accessory use and accessory building subject to the following criteria:

a. The cumulative gross floor area of the guest house(s) shall be no greater than one-half (1/2) the gross floor area of the main single-family residential dwelling on the same lot.

b. Any guest house shall be connected to the existing utilities (electrical, gas, water, and sanitary sewer) connections for the main single-family residential dwelling on the same lot. It shall not be separately metered.

c. The guest house shall not be sold, rented, or offered for rent independent of the main single-family residential dwelling on the same lot. The property owner shall record a private deed restriction acknowledging that the guest house will never be sold, rented, or offered for rent independent of the main single-family residential dwelling on the same lot, in a form satisfactory to the City.

d. The guest house shall be subject to the requirements of Section 7.200.A.

(7) For uses incidental to construction work and/or home sales, to be removed upon completion or abandonment of construction work and/or home sales.

(8) Place of worship subject to compliance with the following standards, as well as those otherwise required in the underlying 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 twenty thousand (20,000) square feet (net).

b. *Floor area ratio:* In no case shall the gross floor area of the structure(s) exceed an amount equal to 0.20 multiplied by the net lot area.

c. *Building height:* Development Review Board may allow building heights, including towers, spires, and mechanical equipment (such equipment must be screened) limited to thirty (30) feet in height, and may allow a maximum of ten (10) percent of the roof area to exceed the height limit by fifteen (15) feet. Height and location are subject to the

Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. (This provision supersedes Section 7.100. through 7.102., exceptions to height restrictions, which shall not apply to churches within the underlying District.)

d. *Required open space:*

   i. Minimum: 0.24 multiplied by the net lot area.

   ii. For building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twenty (20) feet.

   iii. NAOS may be included in the required open space.

e. *Parking:*

   i. Parking shall observe the minimum front yard setbacks of the underlying District for all frontages. On streets classified in the Transportation Master Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building lines.

   ii. A minimum of fifteen (15) percent of all parking areas shall be landscaped.

   iii. A ten-foot minimum landscaped setback shall be provided where parking is adjacent to a Residential District.~~residential districts 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.~~

f. *Lighting:*

   i. All pole-mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height.

   ii. All lighting adjacent to a Residential District~~residential districts 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.,~~ shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.

   iii. All lighting, other than security, shall be turned off by 10:00 p.m., unless otherwise approved through a special event permit.

g. *Screening:*

   i. 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 that are adjacent to a Residential District.~~residential districts 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.~~

ii. There shall be a three-foot high landscaped berm along all street frontages where parking occurs.

h. *Access:*

i. All places of worship must have primary access to a street classified in the Transportation Master Plan as a minor collector or greater.

ii. Access to a local or local collector residential street is prohibited when the primary worship center, auditorium, or other major gathering place exceeds three thousand (3,000) square feet.

i. *Operations:* No outdoor activities shall be permitted after 10:00 p.m.

j. *Noise:* Outdoor speakers or paging systems are not allowed.

(9) Subject to the requirements of Sections 1.904., 3.100., and 7.200.

(10) Subject to the requirements of Sections 1.400., 3.100., and 7.200.

(11) Accessory buildings and structures subject to the requirements of Section 7.200.A.

(12) Accessory Dwelling Unit subject to the requirements of Section 7.900.

(13) Swimming pools subject to the requirements of Section 7.200.G.4.

(14) Residential Recreation Area subject to the requirements of Section 7.200.G.1.

(15) Middle Housing subject to the requirements of Section 7.1400.

Sec. 5.103. Reserved.

Sec. 5.104. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-43 District:

A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than forty-three thousand (43,000) square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimensions.*

1. Width. ~~All lots~~Each lot shall have a minimum lot width of one hundred fifty (150) feet.

C. *Density.* There shall be not more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. *Yards.* On each lot: There shall be a front yard adjoining each street. There shall be one (1) rear yard, unless superseded by a required front yard. There shall be a side yard adjoining each side lot line.

1. Front Yards.

   a. ~~There shall be a~~A front yard ~~having~~shall have a minimum depth of ~~not less than~~ forty (40) feet.

   b. ~~Where lots have a double frontage on two (2) streets, the required front yard of forty (40) feet shall be provided on both streets.~~A double frontage lot shall provide a front yard with a minimum depth of forty (40) feet adjoining each street.

   c. ~~On a corner lot, the required~~A corner lot shall provide a front yard with a minimum depth of forty (40) feet ~~shall be provided on~~adjoining each street. No accessory building or structure shall be constructed in the front yard of a corner lot's shortest street frontage. An accessory building or structure may be constructed in the front yard of a corner lot's longer street frontage subject to the requirements of Sec. 7.200.A.

2. Side Yards. ~~There shall be a side yard of not less than twenty (20) feet on each side of a building.~~

   a. A side yard shall have a minimum depth of twenty (20) feet.

3. Rear Yard. ~~There shall be a rear yard having a depth of not less than thirty-five (35) feet.~~

   a. The rear yard shall have a minimum depth of thirty-five (35) feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten (10) feet between an accessory building or structure and ~~the~~any main building.

~~2. The minimum distance between main buildings on adjacent lots shall be not less than forty (40) feet.~~

G. ~~*Walls, fences and landscaping.*~~*Walls, fences, and hedges.* ~~Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve (12) feet in height are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard of the longer street frontage need only conform to the side yard requirements.~~

1. Front yards.

   a. Walls, fences, and hedges with a maximum height of three (3) feet are allowed within a required front yard.

2. Side and rear yards.

   a. Walls, fences, and hedges with a maximum height of eight (8) feet are allowed within side and rear yards.

   b. Walls, fences, and hedges with a maximum height of twelve (12) feet are allowed within side and rear yards, subject to a minimum twenty (20) foot setback from side and rear property lines.

3. Corner lot yards.

   a. Except as required in Article VII, walls, fences, and hedges with a maximum height of three (3) feet are allowed in the required front yard on the shorter street frontage of a corner lot.

   b. Except as required in Article VII, where the longer street frontage of a corner lot does not abut a key lot or an alley adjacent to a key lot, the height and location of walls, fences, and hedges in the yard on the longer street frontage of a corner lot need only conform to the side yard requirements for walls, fences, and hedges.

   c. Except as required in Article VII, where the longer street frontage of a corner lot abuts a key lot or an alley adjacent to a key lot, the height and location of walls, fences, and hedges in the yard on the longer street frontage of a corner lot shall conform to the required front yard requirements for walls, fences, and hedges.

4. Corral fences not to exceed six (6) feet in height shall be permitted within front, side, and rear yards.

5. The height of any wall, fence, or hedge is measured from within the enclosure.

H. *Access.* ~~All lots~~Each lot shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

~~I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.~~

Sec. 5.105. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.106. Signs.

The provisions of article VIII shall apply.

Sec. 5.200. Single-family Residential (R1-35).

Sec. 5.201. Purpose.

This district is intended to promote and preserve residential development. The minimum lot size, although less than one (1) acre, still results in a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto, together with required recreational, religious and educational facilities.

Sec. 5.202. 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. Any use shown as permitted in Table 5.102., subject to the use limitations as listed.

B. *Uses permitted by conditional use permit.*

1. Any use shown as permitted by conditional use permit in Table 5.102., subject to the use limitations as listed, and any additional conditional use permit criteria.

Sec. 5.203. Reserved.

Sec. 5.204. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-35 District:

A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than thirty-five thousand (35,000) square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimension.*

1. Width. ~~All lots~~Each lot shall have a minimum lot width of one hundred thirty-five (135) feet.

C. *Density.* There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed thirty (30) feet in height, except as provided in article VII.

E. *Yards.* On each lot: There shall be a front yard adjoining each street. There shall be one (1) rear yard, unless superseded by a required front yard. There shall be a side yard adjoining each side lot line.

1. Front Yards.

a. ~~There shall be a~~A front yard ~~having~~shall have a minimum depth of ~~not less than~~ forty (40) feet.

b. ~~Where lots have a double frontage on two (2) streets, the required front yard of forty (40) feet shall be provided on both streets.~~A double frontage lot shall provide a front yard with a minimum depth of forty (40) feet adjoining each street.

c. ~~On a corner lot, the required~~A corner lot shall provide a front yard with a minimum depth of forty (40) feet ~~shall be provided on~~adjoining each street. No accessory building or structure shall be constructed in the front yard of a corner lot's shortest street frontage. An accessory building or structure may be constructed in the front

yard of a corner lot's longer street frontage subject to the requirements of Sec. 7.200.A.

2. Side Yards. ~~There shall be side yards of not less than fifteen (15) feet on each side of a building.~~

   a. A side yard shall have a minimum depth of fifteen (15) feet.

3. Rear Yard. ~~There shall be a rear yard having a depth of not less than thirty-five (35) feet.~~

   a. The rear yard shall have a minimum depth of thirty-five (35) feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall not be less than ten (10) feet between an accessory building or structure and ~~the~~any main building.

~~2. The minimum distance between main buildings on adjacent lots shall be not less than thirty (30) feet.~~

G. ~~*Walls, fences and landscaping.*~~*Walls, fences, and hedges.* ~~Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.~~

1. Front yards.

   a. Walls, fences, and hedges with a maximum height of three (3) feet are allowed within a required front yard.

2. Side and rear yards.

   a. Walls, fences, and hedges with a maximum height of eight (8) feet are allowed within side and rear yards.

3. Corner lot yards.

   a. Except as required in Article VII, walls, fences, and hedges with a maximum height of three (3) feet are allowed in the required front yard on the shorter street frontage of a corner lot.

   b. Except as required in Article VII, where the longer street frontage of a corner lot does not abut a key lot or an alley adjacent to a key lot, the height and location of walls, fences, and hedges in the yard on the longer street frontage of a corner lot need only conform to the side yard requirements for walls, fences, and hedges.

   c. Except as required in Article VII, where the longer street frontage of a corner lot abuts a key lot or an alley adjacent to a key lot, the height and location of walls, fences, and hedges in the yard on the longer street frontage of a corner lot shall conform to the required front yard requirements for walls, fences, and hedges.

4. The height of any wall, fence, or hedge is measured from within the enclosure.

5. Corral fences not to exceed six (6) feet in height shall be permitted within front, side, and rear yards.

H. *Access.* ~~All lots~~Each lot shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

~~I. *Corral.* Corral not to exceed six (6) feet in height shall be permitted on the property line or within the required front, side or rear yard.~~

Sec. 5.205. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.206. Signs.

The provisions of article VIII shall apply.

Sec. 5.300. Single-family Residential (R1-18).

Sec. 5.301. Purpose.

This district is intended to promote and preserve residential development. Lot size is such that a low density of population is still maintained. Land use is composed chiefly of individual homes, together with required recreation, religious and educational facilities as the basic elements of a balanced neighborhood.

Sec. 5.302. Use regulations.

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

1. Any use shown as permitted in Table 5.102., subject to the use limitations as listed.

B. *Uses permitted by conditional use permit.*

1. Any use shown as permitted by conditional use permit in Table 5.102., subject to the use limitations as listed, and any additional conditional use permit criteria.

Sec. 5.303. Reserved.

Sec. 5.304. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-18 district:

A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than eighteen thousand (18,000) square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the

passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimensions.*

1. Width. ~~All lots~~Each lot shall have a minimum lot width of one hundred twenty (120) feet.

C. *Density.* There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. *Yards.* On each lot: There shall be a front yard adjoining each street. There shall be one (1) rear yard, unless superseded by a required front yard. There shall be a side yard adjoining each side lot line.

1. Front Yards.

a. ~~There shall be a~~A front yard ~~having~~shall have a minimum depth of ~~not less than~~ thirty-five (35) feet.

b. ~~Where lots have a double frontage on two (2) streets, the required front yard of thirty-five (35) feet shall be provided on both streets.~~A double frontage lot shall provide a front yard with a minimum depth of thirty-five (35) feet adjoining each street.

c. ~~On a corner lot, the required~~A corner lot shall provide a front yard with a minimum depth of thirty-five (35) feet ~~shall be provided on~~adjoining each street. No accessory building or structure shall be constructed in the front yard of a corner lot's shortest street frontage. An accessory building or structure may be constructed in the front yard of a corner lot's longer street frontage subject to the requirements of Sec. 7.200.A.

2. Side Yards. ~~There shall be a side yard on each side of a building having a width of not less than ten (10) feet.~~

a. A side yard shall have a minimum depth of ten (10) feet.

3. Rear Yard. ~~There shall be a rear yard having a depth of not less than thirty (30) feet.~~

a. The rear yard shall have a minimum depth of thirty (30) feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall be not less than ten (10) feet between an accessory building or structure and ~~the~~any main building.

~~2. The minimum distance between main buildings on adjacent lots shall not be less than twenty (20) feet.~~

G. ~~*Walls, fences and landscaping.*~~*Walls, fences, and hedges.* ~~Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall~~

~~or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.~~

1. Front yards.
    a. Walls, fences, and hedges with a maximum height of three (3) feet are allowed within a required front yard.
2. Side and rear yards.
    a. Walls, fences, and hedges with a maximum height of eight (8) feet are allowed within side and rear yards.
3. Corner lot yards.
    a. Except as required in Article VII, walls, fences, and hedges with a maximum height of three (3) feet are allowed in the required front yard on the shorter street frontage of a corner lot.
    b. Except as required in Article VII, where the longer street frontage of a corner lot does not abut a key lot or an alley adjacent to a key lot, the height and location of walls, fences, and hedges in the yard on the longer street frontage of a corner lot need only conform to the side yard requirements for walls, fences, and hedges.
    c. Except as required in Article VII, where the longer street frontage of a corner lot abuts a key lot or an alley adjacent to a key lot, the height and location of walls, fences, and hedges in the yard on the longer street frontage of a corner lot shall conform to the required front yard requirements for walls, fences, and hedges.
4. The height of any wall, fence, or hedge is measured from within the enclosure.

H. *Access.* ~~All lots~~Each lot shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

Sec. 5.305. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.306. Signs.

The provisions of article VIII shall apply.

Sec. 5.400. Single-family Residential (R1-10).

Sec. 5.401. Purpose.

This district is intended to promote and preserve residential development. Lot size permits a higher density of population. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities as the basic elements of a balanced neighborhood.

Sec. 5.402. 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. Any use shown as permitted in Table 5.102., subject to the use limitations as listed.

B. *Uses permitted by conditional use permit.*

1. Any use shown as permitted by conditional use permit in Table 5.102., subject to the use limitations as listed, and any additional conditional use permit criteria.

Sec. 5.403. Reserved.

Sec. 5.404. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-10 district:

A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than ten thousand (10,000) square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimension.*

1. Width. ~~All lots~~Each lot shall have a minimum lot width of eighty (80) feet.

C. *Density.* There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building Height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. *Yards.* On each lot: There shall be a front yard adjoining each street. There shall be one (1) rear yard, unless superseded by a required front yard. There shall be a side yard adjoining each side lot line. Except as otherwise provided in this Section 5.404:

1. Front Yards.

a. ~~There shall be a~~A front yard ~~having~~shall have a minimum depth of ~~not less than~~ thirty (30) feet.

b. ~~Where lots have a double frontage on two (2) streets, the required front yard of thirty (30) feet shall be provided on both streets.~~A double frontage lot shall provide a front yard with a minimum depth of thirty (30) feet adjoining each street.

c. ~~On a corner lot, there shall be~~A corner lot shall provide a front yard ~~conforming to the front yard requirements on~~with a minimum depth of thirty (30) feet adjoining the shortest street frontage ~~with the shortest frontage~~ and a yard ~~of not less than~~with a minimum depth of fifteen (15) feet ~~on~~adjoining the longer street frontage. An attached private garage or carport that has direct access from a street along the longer street frontage of a corner lot shall not be located closer than twenty (20)

feet to the back of ultimate street improvements. No accessory building or structure shall be constructed in the front yard of a corner lot's shortest street frontage. An accessory building or structure may be constructed in the front yard of a corner lot's longer street frontage subject to the requirements of Sec. 7.200.A.

2. Side Yards. ~~There shall be a side yard on each side of a building having a width of not less than seven (7) feet.~~

   a. A side yard shall have a minimum depth of seven (7) feet.

3. Rear Yard. ~~There shall be a rear yard having a depth of not less than twenty-five (25) feet.~~

   a. The rear yard shall have a minimum depth of twenty-five (25) feet.

   ~~a~~b. The main building or additions to the main building may extend into the required rear yard subject to the following requirements:

      (1) The main building or additions to the main building shall be set back fifteen (15) feet from the rear property line.

      (2) The main building or addition to the main building shall not occupy more than thirty (30) percent of the required rear yard. ~~area between the rear setback line and the rear property line.~~

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall not be less than ten (10) feet between an accessory building or structure and ~~the~~any main building.

~~2. The minimum distance between main buildings on adjacent lots shall not be less than fourteen (14) feet.~~

G. ~~*Walls, fences and landscaping.*~~*Walls, fences, and hedges.* ~~Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard, except as provided in Article VII. The height of the wall or fence is measured from within the enclosure. Exception: Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the longer street frontage need only conform to the side yard requirements.~~

1. Front yards.

   a. Walls, fences, and hedges with a maximum height of three (3) feet are allowed within a required front yard.

2. Side and rear yards.

   a. Walls, fences, and hedges with a maximum height of eight (8) feet are allowed within side and rear yards.

3. Corner lot yards.

a. Except as required in Article VII, walls, fences, and hedges with a maximum height of three (3) feet are allowed in the required front yard on the shorter street frontage of a corner lot.

b. Except as required in Article VII, where the longer street frontage of a corner lot does not abut a key lot or an alley adjacent to a key lot, the height and location of walls, fences, and hedges in the yard on the longer street frontage of a corner lot need only conform to the side yard requirements for walls, fences, and hedges.

c. Except as required in Article VII, where the longer street frontage of a corner lot abuts a key lot or an alley adjacent to a key lot, the height and location of walls, fences, and hedges in the yard on the longer street frontage of a corner lot shall conform to the required front yard requirements for walls, fences, and hedges.

4. The height of any wall, fence, or hedge is measured from within the enclosure.

H. *Access.* ~~All lots~~Each lot shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

Sec. 5.405. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.406. Signs.

The provisions of article VIII shall apply.

Sec. 5.500. Single-family Residential (R1-7).

Sec. 5.501. Purpose.

This district is intended to promote and preserve urban single-family residential development. Lot size permits the highest density of population attainable in a single-family residential district. The principal land use is a single-family dwelling. Uses incidental or accessory to dwellings, recreations, religious and educational facilities are included.

Sec. 5.502. 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. Any use shown as permitted in Table 5.102., subject to the use limitations as listed.

B. *Uses permitted by conditional use permit.*

1. Any use shown as permitted by conditional use permit in Table 5.102., subject to the use limitations as listed, and any additional conditional use permit criteria.

Sec. 5.503. Reserved.

Sec. 5.504. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-7 district:

A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than seven thousand (7,000) square feet.

2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. *Lot dimensions.* ~~Width. All lots shall have a minimum width of seventy (70) feet.~~

1. Width. Each lot shall have a minimum lot width of seventy (70) feet.

C. *Density.* There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in Article VII.

E. *Yards.* On each lot: There shall be a front yard adjoining each street. There shall be one (1) rear yard, unless superseded by a required front yard. There shall be a side yard adjoining each side lot line. Except as otherwise provided in this Section 5.504:

1. Front y~~Y~~ards. ~~Each lot shall have a front yard with a minimum depth of twenty (20) feet.~~

a. A front yard shall have a minimum depth of twenty (20) feet.

b. A double frontage lot shall provide a front yard with a minimum depth of twenty (20) feet adjoining one street and a rear yard with a minimum depth of twenty-five (25) feet adjoining the other street. The Zoning Administrator shall determine which yard is the front yard of a double frontage lot.

c. A corner lot shall provide a front yard with a minimum depth of twenty (20) feet adjoining the shortest frontage and a yard with a minimum depth of five (5) feet adjoining the longer street frontage. However, if a corner lot abuts a key lot or an alley adjacent to a key lot, the yard on the longer street frontage shall have a minimum depth of ten (10) feet. An attached private garage or carport that has direct access from a street along the longer street frontage of a corner lot shall not be located closer than twenty (20) feet to the back of ultimate street improvements. No accessory building or structure shall be constructed in the front yard of a corner lot's shortest street frontage. An accessory building or structure may be constructed in the front yard of a corner lot's longer street frontage subject to the requirements of Sec. 7.200.A.

d. A patio cover and/or covered porch is allowed in the front yard if:

i. The patio cover and/or covered porch is structurally integrated with compatible building materials to, and no taller than, the main building's roof, and

ii. The patio cover and/or covered porch is set back a minimum of ten (10) feet from the front property line, and

iii. The combined area of the patio cover and covered porch does not encompass more than twenty-two (22) percent of the required front yard.

e. A carport attached to the main building is allowed in the front yard if:

i. The carport is structurally integrated with compatible building materials to the main building's roof, and

ii. The carport is set back a minimum of ten (10) feet from the front property line, and

iii. The area of carport does not encompass more than twenty (20) percent of the required front yard, and

iv. The face of the vehicle entrance into the carport is perpendicular to the street line, and

v. The carport is constructed so that a minimum of twenty-five (25) percent of the front façade shall remain open.

2. Side ~~y~~Yards. ~~Each lot shall have two (2) side yards with a minimum depth of five (5) feet.~~

a. A side yard shall have a minimum depth of five (5) feet.

b. A carport attached to the main building is allowed in the side yard and adjoining the side property line if:

i. The carport is structurally integrated with compatible building materials to the main building's roof, and

ii. The carport does not abut a carport, garage, or similar structure on the adjacent lot, and

iii. The property owner of the lot adjacent to the proposed carport grants to the City a five (5) foot wide nonbuildable easement, on a City form, recorded with the Maricopa County Recorder's Office and filed with the City.

3. Rear ~~y~~Yard. ~~Each lot shall have a rear yard with a minimum depth of twenty-five (25) feet or twenty-two (22) feet where the property owner has dedicated a minimum of eight (8) feet for alley purposes.~~

a. The rear yard shall have a minimum depth of twenty-five (25) feet, or twenty-two (22) feet where the property owner has dedicated a minimum of eight (8) feet for alley purposes.

b. The main building or additions to the main building may extend into the required rear yard, subject to the following requirements:

i. The main building or additions to the main building shall be set back fifteen (15) feet from the rear property line, or twelve (12) feet where the property owner has dedicated a minimum of eight (8) feet for alley purposes, and

ii. The main building or addition to the main building shall not occupy more than thirty (30) percent of the required rear yard.

4. Other requirements and exceptions as specified in Article VII.

~~4. Double frontage lot yards. A double frontage lot shall have a front yard with a minimum depth of twenty (20) feet, and a rear yard with a minimum depth of twenty-five (25) feet. The Zoning Administrator shall determine which yard is the front yard of a double frontage lot.~~

~~5. Corner lot yards. A corner lot shall have a front yard with a minimum depth of twenty (20) feet on the shorter street frontage, and a yard with a minimum depth of five (5) feet on the longer street frontage. However, if a corner lot abuts a key lot or an alley adjacent to a key lot, the yard on the longer street frontage shall have a minimum depth of ten (10) feet. An attached private garage or carport that has direct access from a street along the longer street frontage of a corner lot shall not be located closer than twenty (20) feet to the back of ultimate street improvements. No accessory building or structure shall be constructed in the front yard of a corner lot's shortest street frontage. An accessory building or structure may be constructed in the front yard of a corner lot's longer street frontage subject to the requirements of Sec. 7.200.A.~~

~~6. All yards shall conform to Article VII.~~

F. *Distance between buildings.* ~~There shall not be less than five (5) feet between an accessory building or structure and any main building.~~

1. There shall be not less than five (5) feet between any accessory building or structure and any main building.

G. *Walls, fences and hedges.*

1. Front yards. ~~Walls, fences and hedges with a maximum height of three (3) feet are allowed on the front property line or in the front yard. However, walls, fences and hedges with a maximum height of six (6) feet are allowed in the front yard if:~~

   a. Walls, fences, and hedges with a maximum height of three (3) feet are allowed within a required front yard.

   b. Except as required in Article VII, walls, fences, and hedges with a maximum height of six (6) feet are allowed in the required front yard if:

      ~~a~~i. Not more than forty (40) percent of the required front yard ~~set forth in E. above~~ is enclosed, and

      ~~b~~ii. A minimum setback of three (3) feet from the front property line is provided.

2. Side and rear yards. ~~Walls, fences and hedges with a maximum height of eight (8) feet are allowed on the side or rear property line or in the side or rear yard.~~

   a. Walls, fences, and hedges with a maximum height of eight (8) feet are allowed within side and rear yards.

3. Corner lot yards. Except as ~~provided~~required in Article VII, walls, fences and hedges are allowed:

   a. With a maximum height of three (3) feet ~~are allowed~~ in the required front yard of a corner lot on the shorter street frontage.

b. With a maximum height of six (6) feet ~~are allowed~~ in the required front yard of a corner lot on the shorter street frontage if:

i. Not more than forty (40) percent of the required front yard ~~set forth in E. above~~ is enclosed, and

ii. A minimum setback of three (3) feet from the front property line is provided.

c. With a maximum height of six (6) feet in the required front yard of a corner lot on the longer street frontage, except that area of the required front yard of the corner lot's shorter street frontage.

~~c. With a maximum height of six (6) feet are allowed:~~

~~i. In the yard on the longer street frontage between the setback of the main building and the rear property line, or~~

~~ii. On the property line on the longer street frontage between the setback of the main building and the rear property line.~~

4. The height of any wall, fence or hedge is measured from within the enclosure.

~~H. *Main buildings and additions to main buildings.*~~

~~1. The main building and an addition to the main building may extend into the rear yard if:~~

~~a. It is set back a minimum of fifteen (15) feet from the rear property line or twelve (12) feet where the property owner has dedicated a minimum of eight (8) feet for alley purposes, and~~

~~b. It does not occupy more than thirty (30) percent of the area of the rear yard as set forth in E. above.~~

~~2. A patio cover and/or covered porch is allowed in the front yard if:~~

~~a. It is structurally integrated with compatible building materials to, and not taller than, the main building's roof;~~

~~b. It is set back a minimum of ten (10) feet from the front property line; and~~

~~c. The combined area of the patio cover and covered porch does not encompass more than twenty-two (22) percent of the front yard set forth in E. above.~~

~~3. A carport attached to the main building is allowed in the front yard if:~~

~~a. It is structurally integrated with compatible building materials to the main building's roof,~~

~~b. It is set back a minimum of ten (10) feet from the front property line,~~

~~c. It does not encompass more than twenty (20) percent of the front yard set forth in E. above,~~

~~d. The entrance to the carport is perpendicular to the street, and~~

~~e. It is constructed so that a minimum of twenty-five (25) percent of the front side shall remain open.~~

4. ~~Regardless of the distance between buildings set forth in F. above, a carport attached to the main building is allowed in the side yard and on the side property line if:~~

   a. ~~It is structurally integrated with compatible building materials to the main building's roof;~~

   b. ~~It does not abut a carport, garage or similar structure on the adjacent lot; and~~

   c. ~~The property owner adjacent to the proposed carport grants to the City a five-foot wide nonbuildable easement, on a City form, recorded with the Maricopa County Recorder's Office and filed with the City.~~

~~I.~~H. *Access.* ~~All lots~~Each lot shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

Sec. 5.505. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.506. Signs.

The provisions of article VIII shall apply.

Sec. 5.550. Single-family Residential (R1-5).

Sec. 5.551. Purpose.

This district is intended to provide an urban single-family residential development. This district is the most intense single-family district and provides a patio home style of development. It should provide a transition between attached and multi-family residential areas and modest density single-family areas. Uses incidental or accessory to dwellings, recreational, religious and educational facilities are included.

Sec. 5.552. Use regulations.

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

   1. Any use shown as permitted in Table 5.102., subject to the use limitations as listed.

B. *Uses permitted by conditional use permit.*

   1. Any use shown as permitted by conditional use permit in Table 5.102., subject to the use limitations as listed, and any additional conditional use permit criteria.

Sec. 5.553. Reserved.

Sec. 5.554. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-5 District:

A. *Lot area.*

1. Each lot shall have a minimum lot area of not less than four thousand seven hundred (4,700) square feet.

B. *Lot dimensions.*

1. Lot width. ~~All lots~~Each lot shall have a minimum lot width of forty-five (45) feet. All corner lots at the intersection of two (2) streets shall have a minimum lot width of fifty-five (55) feet.

2. Lot depth. ~~All lots~~Each lot shall have a minimum lot depth of eight-five (85) feet.

C. *Density.* There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. *Yards.* On each lot: There shall be a front yard adjoining each street. There shall be one (1) rear yard, unless superseded by a required front yard. There shall be a side yard adjoining each side lot line.

1. Front Yards.

a. ~~There shall be a~~A front yard ~~having~~shall have a minimum depth of fifteen (15) feet.

b. ~~Where lots have double frontage on two (2) streets the required yard where access is not provided shall be:~~ A double frontage lot shall provide a front yard adjoining each street. Adjoining the street where access is provided, the front yard shall have a minimum depth of fifteen (15) feet. Adjoining the street where access is not provided, the front yard shall be:

i. Fifteen (15) feet from the property line where the street is a local residential street classification; or

ii. Twenty-five (25) feet from the property line where the street is a collector or greater classification.~~, arterial, parkway, expressway or freeway classification.~~

These requirements do not apply to fences and walls, pools and accessory buildings or structures.

c. ~~On a corner lot, there shall be a~~A corner lot shall provide a front yard with a minimum depth of fifteen (15) feet adjoining ~~yard conforming to the front yard requirements on the street with~~ the shortest frontage and a yard ~~of not less than~~with a minimum depth of ten (10) feet ~~in depth from property line to the main building on~~adjoining the longer street frontage. An attached private garage or carport that has direct access from a street along the longer street frontage of a corner lot shall not be located closer than twenty (20) feet to the back of ultimate street improvements. No accessory building or structure shall be constructed in the front yard of a corner lot's shortest street frontage. An accessory building or structure may be constructed in the front yard of a corner lot's longer street frontage subject to the requirements of Sec. 7.200.A.

d. A patio cover and/or covered porch is allowed in the front yard if:

i. The patio cover and/or covered porch is structurally integrated with compatible building materials to, and no taller than, the main building's roof, and

ii. The patio cover and/or covered porch is set back a minimum of ten (10) feet from the front property line, and

iii. The combined area of the patio cover and covered porch does not encompass more than twenty (20) percent of the required front yard.

iv. The patio cover shall be constructed so that a minimum of fifty (50) percent of the roof structure is open and unobstructed to the sky.

2. Side Yards.

   a. ~~There shall be a side yard on each side of a building of zero feet or five (5) feet or more.~~A side yard of zero (0) feet is permitted. However, if any side yard is to be maintained, it shall be not less than five (5) feet in depth.

   b. ~~There shall be an aggregate side yard width of ten (10) feet.~~For an interior lot, the aggregate width of the side yards shall be no less than ten (10) feet.

   c. If there is to be a side yard setback of zero feet, all side yards for lots within the residential block where the zero side yards occur shall be clearly identified on the recorded subdivision plat.

3. Rear Yard. ~~There shall be a rear yard of:~~

   a. ~~Fifteen (15) feet where the rear yard abuts the following districts: Single-family Residential R1-5, Medium Density Residential R-3, Townhouse Residential R-4, Resort/Townhouse Residential R-4R, Multiple-family Residential R-5, Service Residential S-R, Regional Shopping Center C-S, Neighborhood Commercial C-1, Central Business C-2, Highway Commercial C-3, General Commercial C-4, Support Services SS, Commercial Office C-O, Planned Convenience Center PCoC, Planned Neighborhood Center PNC, Planned Community Center PCC, Planned Regional Center PRC, Downtown D, Light Employment I-G, Industrial Park I-1, Conservation Open Space COS, Open Space OS, Environmentally Sensitive Lands ESL; or~~Wherever the rear yard of a R1-5 zoned property abuts a Single-family Residential District, with the exception of another R1-5 zoned property, the rear yard shall have a minimum depth of twenty-five (25) feet.

   b. ~~Twenty-five (25) feet where the rear year abuts other single-family residential districts, as shown on Table 4.100.A., or the single-family 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 single-family residential districts shown on Table 4.100.A.~~Wherever the rear yard of a R1-5 zoned property abuts a zoning district other than a Single-family Residential District, or abuts another R1-5 zoned property, the rear yard shall have a minimum depth of fifteen (15) feet.

4. Other requirements and exceptions as specified in Article VII.

5. Garage setbacks.

a. The garage or carport shall be set back from the back of street improvements according to the following table:

Angle of the face of the vehicle entrance into the garage from parallel to the street	Minimum setback
0° (parallel) to 29°	20′
30° to 44°	17′
45° to 59°	14′
60° +	10′

In no case shall the garage or carport face be closer to the property line than ten (10) feet.

b. The sides and rear walls of a garage or carport shall conform to the standard main building yard requirements.

~~F. *Garage setbacks.*~~

~~1. The garage or carport shall be set back from the back of street improvements according to the following table:~~

~~Angle of the face of the garage from parallel to the street~~	~~Minimum setback~~
~~0° (parallel) to 29°~~	~~20′~~
~~30° to 44°~~	~~17′~~
~~45° to 59°~~	~~14′~~
~~60° +~~	~~10′~~

~~In no case shall the garage or carport face be closer to the property line than ten (10) feet.~~

~~2. The sides and rear walls of a garage or carport shall conform to the standard main building yard requirements.~~

~~G~~F. *Distance between buildings.*

1. There shall not be less than eight (8) feet between any accessory building or structure and any main building.

2. ~~The minimum distance between main buildings on adjacent lots shall not be less than ten (10) feet.~~There shall be not less than eight (8) feet between any accessory building or structure and any other accessory building or structure on the same lot.

3. There shall be not less than ten (10) feet between main buildings on adjacent lots.

~~H~~G. ~~*Buildings, walls, fences and landscaping.*~~*Walls, fences, and hedges.*

~~1. Walls, fences and hedges up to eight (8) feet in height are allowed on the property line or within the required side or rear yard. Walls, fences and hedges up to three (3) feet in height are allowed on the front property line or within the required front yard except as provided in Article VII, subsection E.1.b. above and subsection 2. below. The height of the wall or fence is measured from within the enclosure.~~

~~2. In the front yard walls and fences a maximum of six (6) feet in height are allowed provided:~~

~~a. The yard enclosed by such wall or fence shall not include more than thirty-three (33) percent of the area between the front property line and the front setback line.~~

~~b. The wall or fence shall be set back three (3) feet from the front property line.~~

~~c. The provisions of Section 7.104 shall apply on corner lots.~~

~~3. In the required front yard patio covers are allowed when in conjunction with the enclosure of the front yard (as provided in Section 5.554.H.2) subject to the following requirements:~~

~~a. The area encompassed by the patio cover shall not include more than twenty (20) percent of the area between the front property line and the front setback line.~~

~~b. The patio cover shall be set back a minimum of ten (10) feet from the front property line.~~

~~c. The patio cover shall be structurally integrated with similar or compatible building materials to the roof system of the main building.~~

~~d. The patio cover shall be constructed so that a minimum of fifty (50) percent of the roof structure is open and unobstructed to the sky.~~

1. Front yards.
   a. Walls, fences, and hedges with a maximum height of three (3) feet are allowed within a required front yard.
   b. Except as required in Article VII, walls, fences, and hedges with a maximum height of six (6) feet area allowed in the required front yard if:
      i. Not more than thirty-three (33) percent of the required front yard is enclosed, and
      ii. A minimum setback of three (3) feet from the front property line is provided.
2. Side and rear yards.
   a. Walls, fences, and hedges with a maximum height of eight (8) feet are allowed within side and rear yards.
3. Corner lot yards. Except as required in Article VII, walls, fences, and hedges are allowed:
   a. With a maximum height of three (3) feet in the required front yard of a corner lot on the shorter street frontage.
   b. Wth a maximum height of six (6) feet in the required front yard of a corner lot on the shorter street frontage if:
      i. Not more than thirty-three (33) percent of the required front yard is enclosed, and
      ii. A minimum setback of three (3) feet from the front property line is provided.
   c. With a maximum height of six (6) feet in the required front yard of a corner lot on the longer street frontage between the rear setback line and the rear property line.

4. The height of any wall, fence, or hedge is measured from within the enclosure.

~~I~~H. *Access.* ~~All lots~~Each lot shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

Sec. 5.555. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.556. Signs.

The provisions of article VIII shall apply.

Sec. 5.600. Two-family Residential (R-2).

Sec. 5.601. Purpose.

This district is intended to permit two-family dwellings; use incidental or accessory to dwellings; recreational, religious, educational facilities are included.

Sec. 5.602. Reserved.

Sec. 5.603. 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. Any use shown as permitted in Table 5.102., subject to the use limitations as listed.
2. ~~Dwellings, two-family.~~Dwelling, two-family.

B. *Uses permitted by conditional use permit.*

1. Any use shown as permitted by conditional use permit in Table 5.102., subject to the use limitations as listed, and any additional conditional use permit criteria.

Sec. 5.604. Property development standards.

The following property development standards shall apply to all land and buildings in the R-2 district:

A. *Lot area.*

1. Each lot used for single-family or two-family residential purposes shall have a minimum lot area of eight thousand (8,000) square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lots may be used for any purpose permitted in this section.

B. *Lot dimensions.* ~~Each lot used for single-family or two-family residential purposes shall have a width of not less than seventy (70) feet.~~

1. Each lot shall have a minimum lot width of seventy (70) feet.

C. *Density.* There shall not be more than one (1) single-family dwelling unit or one (1) two-family dwelling unit on any one (1) lot.

D. *Building height.* No building shall exceed thirty (30) feet in height, except as otherwise provided in article VII.

E. *Yards.* On each lot: There shall be a front yard adjoining each street. There shall be one (1) rear yard, unless superseded by a required front yard. There shall be a side yard adjoining each side lot line.

1. Front Yards.

   a. ~~There shall be a~~A front yard ~~having~~shall have a minimum depth of ~~not less than~~ twenty (20) feet.

   b. ~~Where lots have a double frontage, the required front yard shall be provided on both streets.~~A double frontage lot shall provide a front yard with a minimum depth of twenty (20) feet adjoining both streets.

   c. ~~On a corner lot, there shall be one (1) yard that conforms to the front yard requirements and one (1) yard that has a depth of not less than ten (10) feet; provided, however, the buildable width of a lot of record at the time of passage of this ordinance need not be reduced to less than thirty (30) feet.~~A corner lot shall provide a front yard with a minimum depth of twenty (20) feet adjoining the shortest frontage and a yard with a minimum depth of ten (10) feet adjoining the longer street frontage, however, the buildable width of a lot of record at the time of passage of this ordinance need not be reduced to less than thirty (30) feet. An attached private garage or carport that has direct access from a street along the longer street frontage of a corner lot shall not be located closer than twenty (20) feet to the back of ultimate street improvements. No accessory building or structure shall be constructed in the front yard of a corner lot's shortest street frontage. An accessory building or structure may be constructed in the front yard of a corner lot's longer street frontage subject to the requirements of Sec. 7.200.A.

   d. No accessory building or structure shall project into yards required to conform with the front yard requirements.

2. Side Yards. ~~There shall be side yards on each side of a building having an aggregate width of not less than fourteen (14) feet; provided, however, the minimum side yard shall not be less than five (5) feet in width.~~

   a. A side yard shall have a minimum depth of five (5) feet.

   b. For an interior lot, the aggregate width of the side yards shall be no less than fourteen (14) feet.

3. Rear Yard. ~~There shall be a rear yard having a depth of not less than thirty (30) feet.~~

   a. The rear yard shall have a minimum depth of thirty (30) feet.

4. Other requirements and exceptions as specified in article VII.

F. *Distance between buildings.*

1. There shall not be less than ten (10) feet between ~~a main building and~~ an accessory building or structure any main building.

~~2. The minimum distance between main buildings on adjacent lots shall be fourteen (14) feet.~~

G. ~~*Buildings, walls, fences and landscaping.*~~*Walls, fences, and hedges.* ~~Walls, fences and hedges not to exceed six (6) feet in height shall be permitted on the property line or within the required side or rear yard. Walls, fences and hedges shall not exceed three (3) feet in height on the required front property line or within the required front yard except as provided in article VII.~~

1. Front yards.

   a. Walls, fences, and hedges with a maximum height of three (3) feet are allowed within a required front yard.

2. Side and rear yards.

   a. Walls, fences, and hedges with a maximum height of eight (8) feet are allowed within side and rear yards.

3. Corner lot yards.

   a. Except as required in Article VII, walls, fences, and hedges with a maximum height of three (3) feet are allowed in the required front yard on the shorter street frontage of a corner lot.

   b. Except as required in Article VII, where the longer street frontage of a corner lot does not abut a key lot or an alley adjacent to a key lot, the height and location of walls, fences, and hedges in the yard on the longer street frontage of a corner lot need only conform to the side yard requirements for walls, fences, and hedges.

   c. Except as required in Article VII, where the longer street frontage of a corner lot abuts a key lot or an alley adjacent to a key lot, the height and location of walls, fences, and hedges in the yard on the longer street frontage of a corner lot shall conform to the required front yard requirements for walls, fences, and hedges.

4. The height of any wall, fence, or hedge is measured from within the enclosure.

H. *Access.* ~~All lots~~Each lot shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

Sec. 5.605. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.606. Signs.

The provisions of article VIII shall apply.

Sec. 5.700. Medium Density Residential (R-3).

Sec. 5.701. Purpose.

This district is intended to fulfill the need for medium density residential development. The property development standards are designed to allow maximum flexibility while maintaining an environment compatible with single-family neighborhoods. This district will generally serve as an integral part of the neighborhood, allowing for a variety of housing types.

Sec. 5.702. Reserved.

Sec. 5.703. 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. Any use shown as permitted in Table 5.703., subject to the use limitations as listed.

B. *Uses permitted by conditional use permit.*

1. Any use shown as permitted by conditional use permit in Table 5.703., subject to the use limitations as listed, and any additional conditional use permit criteria.

Table 5.703. Use Table

Land Uses	**Permitted (P) or Conditional Use (CU)**
1. Accessory buildings and structures	P (8)
2. Accessory Dwelling Unit	P (9)
3. Accessory uses including home occupation and swimming pools	P (1) (10)
4. Community buildings and recreational facilities not publicly owned, such as: athletic fields, boys' clubs, commercial stables, ranches, and tennis clubs (see Section 1.403. for criteria)	CU
5. Day care home	P
6. Dwelling, multiple-family	P
7. Dwelling ~~unit~~, single-family, including Vacation rental or Short-term rental	P
8. Educational service, elementary and secondary school (see Section 1.403. for criteria)	CU (2) (3)
9. Educational service, other than elementary and secondary school, colleges and universities only (see Section 1.403. for criteria)	CU (2)
10. Group home	P
11. Middle Housing	P (12)
~~11.~~12. Model home, temporary sales office/buildings	P (4)
~~12.~~13. Municipal uses	P
~~13.~~14. Place of worship	P (5)
~~14.~~15. Residential health care facility (see Section 1.403. for criteria, except as modified in Section 5.704.C.)	CU
~~15.~~16. Residential Recreation Area	P (11)
~~16.~~17. Wireless communication facility, Type 1, 2 and 3	P (6)
~~17.~~18. Wireless communication facility, Type 4	CU (7)

Use Limitations:

(1) The landing and taking-off of aircraft is not a valid accessory use in residential districts and is prohibited.

(2) Conditional use permit is not required for public or charter educational services.

(3) Educational service, charter school: minimum lot size is forty-three thousand (43,000) square feet.

(4) For uses incidental to construction work and/or home sales, to be removed upon completion or abandonment of construction work and/or home sales.

(5) Place of worship subject to compliance with the following standards, as well as those otherwise required in the underlying 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 twenty thousand (20,000) square feet (net).

b. *Floor area ratio:* In no case shall the gross floor area of the structure(s) exceed an amount equal to 0.20 multiplied by the net lot area.

c. *Building height:* Development Review Board may allow building heights, including towers, spires, and mechanical equipment (such equipment must be screened) limited to thirty (30) feet in height, and may allow a maximum of ten (10) percent of the roof area to exceed the height limit by fifteen (15) feet. Height and location are subject to the Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. (This provision supersedes Section 7.100. through 7.102., exceptions to height restrictions, which shall not apply to churches within the underlying District.)

d. *Required open space:*

i. Minimum: 0.24 multiplied by the net lot area.

ii. For building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twenty (20) feet.

iii. NAOS may be included in the required open space.

e. Parking:

i. Parking shall observe the minimum front yard setbacks of the underlying District for all frontages. On streets classified in the Transportation Master Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building lines.

ii. A minimum of fifteen (15) percent of all parking areas shall be landscaped.

iii. A ten-foot minimum landscaped setback shall be provided where parking is adjacent to a Residential District.~~residential districts 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.~~

f. *Lighting:*

i. All pole-mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height.

ii. All lighting adjacent to a Residential District~~residential districts 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.,~~ shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.

iii. All lighting, other than security, shall be turned off by 10:00 p.m., unless otherwise approved through a special event permit.

g. *Screening:*

i. 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 that are adjacent to a Residential District.~~residential districts 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.~~

ii. There shall be a three-foot high landscaped berm along all street frontages where parking occurs.

h. *Access:*

i. All places of worship must have primary access to a street classified in the Transportation Master Plan as a minor collector or greater.

ii. Access to a local or local collector residential street is prohibited when the primary worship center, auditorium, or other major gathering place exceeds three thousand (3,000) square feet.

i. *Operations:* No outdoor activities shall be permitted after 10:00 p.m.

j. *Noise:* Outdoor speakers or paging systems are not allowed.

(6) Subject to the requirements of Sections 1.904., 3.100., and 7.200.

(7) Subject to the requirements of Sections 1.400., 3.100., and 7.200.

(8) Accessory buildings and structures subject to the property development standards of the R-3 zoning district.

(9) Accessory Dwelling Unit subject to the requirements of Section 7.900.

(10) Swimming pools subject to the requirements of Section 7.200.G.4.

(11) Residential Recreation Area subject to the requirements of Section 7.200.G.1.

(12) Middle Housing subject to the requirements of Section 7.1400.

Sec. 5.704. Property development standards.

The following property development standards shall apply to all land and buildings in the R-3 District:

A. *Required open space.*

1. Minimum open space: 0.36 multiplied by the net lot area distributed as follows.
    a. Frontage open space minimum: 0.12 multiplied by the net lot area, except as follows:
        i. Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage.
        ii. Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
    b. The remainder of the minimum open space, less the frontage open space, shall be common open space.
2. Private outdoor living space.
    a. First story dwelling units, minimum: 0.10 multiplied by the gross floor area of the unit.
    b. Dwelling units above the first story, minimum: 0.05 multiplied by the gross floor area of the unit.
    c. The private outdoor living space shall be located beside the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.
3. Parking areas and parking lot landscaping are not included in the required open space.

B. *Building height.*

1. No building shall exceed thirty (30) feet in height except as otherwise provided in article VII.
2. If the R-3 development abuts a ~~s~~Single-family ~~r~~Residential ~~d~~District or an alley abutting a ~~s~~Single-family ~~r~~Residential ~~d~~District, unless otherwise permitted herein for Middle Housing development, the building height may be limited to one (1) story as determined by Development Review Board approval.

C. *Density.*

1. The minimum gross land area per dwelling unit shall be three thousand three hundred seventy (3,370) square feet.
2. Specialized residential health care facility: the number of beds shall not exceed forty-three (43) beds per gross acre of land.
3. Minimal residential health care facility: the number of dwelling units shall not exceed twenty-two (22) dwelling units per gross acre of land.

D. *Building setback.*

1. Wherever an R-3 development abuts an R-1, 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, except that accessory buildings for purpose of storage or carports may be constructed to within fifteen (15) feet of the adjacent district boundary line.

2. Whenever an R-3 development abuts any district other than R-1, R-2, 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]~~Board or City Council if the existing or future development of the area around the site warrants such larger yards.

E. *Distance between buildings.* ~~There shall be not less than ten (10) feet between an accessory building or structure and the main building or between two (2) main buildings, except that an accessory building or structure 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.~~

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

F. *Walls, fences, and hedges.* ~~*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 parking areas shall be screened from view from all public streets.~~

~~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 the Development Review Board.~~

G. *Access.* ~~All lots~~Each lot 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.

Sec. 5.705. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.706. Signs.

The provisions of article VIII shall apply.

Sec. 5.707. Landscaping.

Unless otherwise provided, the provisions of Article X. apply.

Sec. 5.800. Townhouse Residential (R-4).

Sec. 5.801. Purpose.

This district is intended to provide for relatively low density development having individual ownership and built-in privacy either in the form of party wall construction or enclosed yards and courts.

Sec. 5.802. Development plan.

A. *Development Plan at time of rezoning.*

1. The Planning Commission or City Council may require any application for rezoning to the R-4 District to be accompanied by Development Plan which shall show the following:

   a. Topography.

   b. Proposed street system.

   c. Proposed block layouts.

   d. Proposed reservation for parks, parkways, playgrounds, recreation areas and other open spaces.

   e. Off-street parking space.

   f. Types of dwelling and portions of the area proposed therefor.

   g. Locations of dwellings, garages and/or parking spaces.

   h. A tabulation of the total number of acres in the proposed project and a percentage thereof designated for the proposed dwelling types.

   i. A tabulation of overall density per gross acres.

   j. Preliminary plans and elevations of the several dwelling types.

Sec. 5.803. Use regulations.

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

1. Any use shown as permitted in Table 5.803., subject to the use limitations as listed.

B. *Uses permitted by conditional use permit.*

1. Any use shown as permitted by conditional use permit in Table 5.803., subject to the use limitations as listed, and any additional conditional use permit criteria.

Table 5.803. Use Table

Land Uses	Permitted (P) or Conditional Use (CU)
1. Accessory buildings and structures	P (7)
2. Accessory Dwelling Unit	P (8)
3. Accessory uses including home occupation and swimming pools	P (1) (9)

4. Community buildings and recreational facilities not publicly owned, such as: athletic fields, boys' clubs, commercial stables, ranches, and tennis clubs (see Section 1.403. for criteria)	CU
5. Day care home	P
6. Dwelling, multiple-family	P
7. Dwelling ~~unit~~, single-family, ~~having either party walls or walled courtyards,~~ including Vacation rental or Short-term rental	P
8. Educational service, elementary and secondary school (see Section 1.403. for criteria)	CU (2) (3)
9. Educational service, other than elementary and secondary school, colleges and universities only (see Section 1.403. for criteria)	CU (2)
10. Group home	P
11. Middle Housing	P (11)
~~11.~~12. Model home, temporary sales office/buildings	P (4)
~~12.~~13. Municipal uses	P
~~13.~~14. Place of worship	P
~~14.~~15. Residential health care facility (see Section 1.403. for criteria, except as modified in Section 5.804.D.)	CU
~~15.~~16. Residential Recreation Area	P (10)
~~16.~~17. Wireless communication facility, Type 1, 2 and 3	P (5)
~~17.~~18. Wireless communication facility, Type 4	CU (6)

Use Limitations:

(1) The landing and taking-off of aircraft is not a valid accessory use in residential districts and is prohibited.

(2) Conditional use permit is not required for public or charter educational services.

(3) Educational service, charter school: minimum lot size is forty-three thousand (43,000) square feet.

(4) For uses incidental to construction work and/or home sales, to be removed upon completion or abandonment of construction work and/or home sales.

(5) Subject to the requirements of Sections 1.904., 3.100., and 7.200.

(6) Subject to the requirements of Sections 1.400., 3.100., and 7.200.

(7) Accessory buildings and structures subject to the property development standards of the R-4 zoning district.

(8) Accessory Dwelling Unit subject to the requirements of Section 7.900.

(9) Swimming pools subject to the requirements of Section 7.200.G.4.

(10) Residential Recreation Area subject to the requirements of Section 7.200.G.1.

(11) Middle Housing subject to the requirements of Section 7.1400.

Sec. 5.804. Property development standards.

The following property standards shall apply to all land and buildings in the R-4 district:

A. *Minimum property size.*

1. Any property for which R-4 zoning is requested shall contain a minimum of eight thousand (8,000) square feet.

B. *Required common open space.*

1. Minimum: 0.10 multiplied by the total gross land area of the development, including landscape areas and recreation areas.
2. Accessory buildings for recreation may occupy up to 0.15 multiplied by the minimum required common open space.
3. This common open space is not required for developments with densities of less than five (5) units per acre.
4. The City Council may waive this common open space requirement based on the development's relationship with an existing public park or recreation area.

C. *Building height.*

1. No building shall exceed thirty (30) feet in height and except as otherwise provided in article VII.
2. If the R-4 development abuts a ~~s~~Single-family ~~r~~Residential ~~d~~District or an alley abutting a ~~s~~Single-family ~~r~~Residential ~~d~~District, unless otherwise permitted herein for Middle Housing development, the building height may be limited to one (1) story as determined by Development Review Board approval.

D. *Density.*

1. The overall density shall not exceed one (1) dwelling unit per five thousand two hundred forty (5,240) square feet of gross land area.
2. Specialized residential health care facility: the number of beds shall not exceed twenty-eight (28) beds per gross acre of land.
3. Minimal residential health care facility: the number of units shall not exceed fourteen (14) dwelling units per gross acre of land.

E. *Building setback.*

1. Wherever an R-4 development abuts an R-1, R-4R or M-H district or an alley abutting any of those districts, the following shall apply:
   a. A yard of not less than fifteen (15) feet shall be maintained for the single story structures.
   b. An additional depth of ten (10) feet shall be provided for each additional story.
2. Within an R-4 development or wherever an R-4 development abuts any district other than R-1, 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]~~Board or City Council if the existing or future development of the area around the site warrants such larger yards.

3. No building or part thereof shall be erected or altered in this district that is nearer a dedicated street than fifteen (15) feet except that the average setback from any dedicated street shall be twenty (20) feet.

   Exception:

   a. Where a lot is located at the intersection of two (2) or more streets the setback on one (1) street shall be not less than ten (10) feet.

F. *Distance between buildings.*

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

G. *Walls, fences, and hedges. ~~and required screening.~~*

1. Walls, fences and hedges up to eight (8) feet in height are allowed 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 parking areas shall be screened to a height of three (3) feet above the parking surface.~~

~~3. Storage and refuse areas shall be screened as determined by Development Review Board.~~

H. *Access.* Access shall be as determined by Development Review Board.

Sec. 5.805. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.806. Signs.

The provisions of article VIII shall apply.

Sec. 5.807. Landscaping.

Unless otherwise provided, the provisions of Article X. apply.

Sec. 5.900. Resort/Townhouse Residential (R-4R).

Sec. 5.901. Purpose.

This district is intended primarily for self-contained accommodations which include recreational amenities and services customarily furnished at hotels, including the service of meals. Additionally, the district provides for residential development having either party walls or walled courtyards.

Sec. 5.902. Development plan.

A. *Development Plan at time of rezoning.*

1. The Planning Commission or City Council may require any application for rezoning to the R-4R District to be accompanied by a Development Plan which shall show the following:

   a. Topography.

   b. Proposed street system.

   c. Proposed block layouts.

   d. Proposed reservation for parks, parkways, playgrounds, recreation areas and other open spaces.

   e. Off-street parking space.

   f. Types of buildings and portions of the area proposed therefor.

   g. Locations of buildings, garages and/or parking spaces.

   h. A tabulation of the total number of acres in the proposed project and a percentage thereof designated for the proposed building types.

   i. A tabulation of overall density per gross acres.

   j. Preliminary plans and elevations of proposed major buildings and any proposed dwelling types.

Sec. 5.903. 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. Any use shown as permitted in Table 5.903., subject to the use limitations as listed.

B. *Uses permitted by conditional use permit.*

1. Any use shown as permitted by conditional use permit in Table 5.903., subject to the use limitations as listed, and any additional conditional use permit criteria.

Table 5.903. Use Table

Land Uses	**Permitted (P) or Conditional Use (CU)**
1. Accessory buildings and structures	P (7)
2. Accessory Dwelling Unit	P (8)
3. Accessory uses including home occupation and swimming pools	P (1) (9)
4. Community buildings and recreational facilities not publicly owned, such as: athletic fields, boys' clubs, commercial stables, ranches, and tennis clubs (see Section 1.403. for criteria)	CU
5. Day care home	P
6. Dwelling, multiple-family	P

7. Dwelling ~~unit~~, single-family, ~~having party walls or walled courtyards,~~ including Vacation rental or Short-term rental	P
8. Educational service, elementary and secondary school (see Section 1.403. for criteria)	CU (2) (3)
9. Educational service, other than elementary and secondary school, colleges and universities only (see Section 1.403. for criteria)	CU (2)
10. Golf course	CU
11. Group home	P
12. Middle Housing	P (11)
~~12.~~13. Model home, temporary sales office/buildings	P (4)
~~13.~~14. Municipal uses	P
~~14.~~15. Place of worship	P
~~15.~~16. Residential Recreation Area	P (10)
~~16.~~17. Travel accommodation	P
~~17.~~18. Wireless communication facility, Type 1, 2 and 3	P (5)
~~18.~~19. Wireless communication facility, Type 4	CU (6)

Use Limitations:

(1) The landing and taking-off of aircraft is not a valid accessory use in residential districts and is prohibited.

(2) Conditional use permit is not required for public or charter educational services.

(3) Educational service, charter school: minimum lot size is forty-three thousand (43,000) square feet.

(4) For uses incidental to construction work and/or home sales, to be removed upon completion or abandonment of construction work and/or home sales.

(5) Subject to the requirements of Sections 1.904., 3.100., and 7.200.

(6) Subject to the requirements of Sections 1.400., 3.100., and 7.200.

(7) Accessory buildings and structures subject to the requirements of Section 7.200.A.

(8) Accessory Dwelling Unit subject to the requirements of Section 7.900.

(9) Swimming pools subject to the requirements of Section 7.200.G.4.

(10) Residential Recreation Area subject to the requirements of Section 7.200.G.1.

(11) Middle Housing subject to the requirements of Section 7.1400.

Sec. 5.904. Property development standards.

The following property development standards shall apply to all land and buildings in the R-4R District:

A. *Lot area.* The overall site shall contain a minimum of seven and one-half (7½) acres prior to street dedications.

B. *Lot dimensions.*

1. Width. The overall site shall have a minimum width of three hundred (300) feet.

C. *Density.*

1. The minimum gross land area per guest room shall be four thousand one hundred (4,100) square feet.

2. The minimum gross land area per dwelling unit having either party walls or walled courtyards made available for rent, lease or sale shall be five thousand seven hundred seventy (5,770) square feet.

3. Buildings may cover an aggregate area of twenty-five (25) percent excluding parking areas.

4. The City Council may regulate concentrations of density by site plan approval.

D. *Building height.*

1. No building shall exceed thirty-five (35) feet in height.

E. *Overall ~~side~~ yard requirements.*

1. There shall be a yard a minimum of thirty (30) feet in depth adjacent to all perimeter property lines, including property lines abutting perimeter streets, except that the minimum yard shall be only twenty (20) feet adjacent to those perimeter property lines that abut districts other than a Single-family Residential District.~~single-family residential district shown on Table 4.100.A., or the single-family 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 single-family residential districts shown on Table 4.100.A.~~

2. Within one hundred (100) feet of any perimeter street or any Single-family Residential District, all buildings shall be:~~single-family residential district shown on Table 4.100.A., or the single-family 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 single-family residential districts shown on Table 4.100.A., all buildings shall be:~~

   a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.

   b. A maximum of one (1) story in height, unless otherwise permitted herein for Middle Housing development.

3. There shall be a yard a minimum of one hundred (100) feet in depth adjacent to all perimeter streets, maintained as open space except for vehicular access ways, unless buildings as allowed in 2. above are constructed.

4. Within fifty (50) feet of any district boundary line ~~other than a~~ that is not a Single-family Residential District, ~~single-family residential district shown on Table 4.100.A., or the single-family 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 single-family residential districts shown on Table 4.100.A.,~~ or any property line abutting additional Resort/Townhouse Residential R-4R zoning, all buildings shall be:

a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.

b. A maximum of one (1) story in height, unless otherwise permitted herein for Middle Housing development.

F. *Walls, fences, and hedges.~~and landscaping.~~* Walls, fences and hedges up to eight (8) feet in height and walled driveway entrances up to six (6) feet in height are permitted, except that walls, fences and hedges up to three (3) feet in height in the required one hundred-foot yard along street frontages and in the ten (10) feet adjacent to the street where a thirty-foot setback is allowed along street frontages. Those yards must be maintained as landscape areas and may be penetrated by pedestrian and vehicular access ways only. Walled driveway entrances up to six (6) feet in height are permitted within the setback requirements if such entrance is compatible with the surrounding development.

G. Other requirements and exceptions as specified in article VII.

H. *Access.* Each lot 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.

Sec. 5.905. Parking.

The provisions of article IX shall apply.

Sec. 5.906. Signs.

The provisions of article VIII shall apply.

Sec. 5.907. Landscaping.

Unless otherwise provided, the provisions of Article X. apply.

Sec. 5.1000. Multiple-family Residential (R-5).

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. Reserved.

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. Any use shown as permitted in Table 5.1003., subject to the use limitations as listed.

B. *Uses permitted by conditional use permit.*

1. Any use shown as permitted by conditional use permit in Table 5.1003., subject to the use limitations as listed, and any additional conditional use permit criteria.

Table 5.1003. Use Table

Land Uses	**Permitted (P) or Conditional Use (CU)**
1. Accessory buildings and structures	P (6)
2. Accessory Dwelling Unit	P (7)
3. Accessory uses including home occupation and swimming pools	P (1) (8)
4. Commercial and/or ham transmitting or receiving radio and television antennas in excess of seventy (70) feet	CU
5. Community buildings and recreational facilities not publicly owned, such as: athletic fields, boys' clubs, commercial stables, private lake, ranches, semi-private lake, and tennis clubs (see Section 1.403. for criteria)	CU
6. Day care home	P
7. Day care center	CU
8. Dwelling ~~unit~~, single-family, ~~detached or attached,~~ including Vacation rental or Short-term rental	P
9. Dwelling, multiple-family	P
10. Educational service, elementary and secondary school (see Section 1.403. for criteria)	CU (2)
11. Educational service, other than elementary and secondary school, colleges and universities only (see Section 1.403. for criteria)	CU (2)
12. Golf course, regulation or par-three, that is incidental to and located within the development	CU
13. Group home	P
14. Middle Housing	P (10)
~~14.~~15. Model home, temporary sales office/buildings	P (3)
~~15.~~16. Municipal uses	P
~~16.~~17. Place of worship	P
~~17.~~18. Plant nursery (see Section 1.403. for criteria)	CU
~~18.~~19. Private club	CU
~~19.~~20. Public buildings other than hospitals	CU
~~20.~~21. Public utility buildings, structures or appurtenances thereto for public service uses	CU
~~21.~~22. Residential health care facility (see Section 1.403. for criteria)	CU
~~22.~~23. Residential Recreation Area	P (9)
~~23.~~24. Travel accommodation	CU
~~24.~~25. Wireless communication facility, Type 1, 2 and 3	P (4)
~~25.~~26. Wireless communication facility, Type 4	CU (5)

Use Limitations:

(1) The landing and taking-off of aircraft is not a valid accessory use in residential districts and is prohibited.

(2) Conditional use permit is not required for public or charter educational services.

(3) For uses incidental to construction work and/or home sales, to be removed upon completion or abandonment of construction work and/or home sales.

(4) Subject to the requirements of Sections 1.904., 3.100., and 7.200.

(5) Subject to the requirements of Sections 1.400., 3.100., and 7.200.

(6) Accessory buildings and structures subject to the property development standards of the R-5 zoning district.

(7) Accessory Dwelling Unit subject to the requirements of Section 7.900.

(8) Swimming pools subject to the requirements of Section 7.200.G.4.

(9) Residential Recreation Area subject to the requirements of Section 7.200.G.1.

(10) Middle Housing subject to the requirements of Section 7.1400.

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 development area.~~property size.~~*

1. ~~Each parcel or lot within a development shall be a minimum net lot size of thirty-five thousand (35,000) square feet.~~The minimum net lot area of any R-5 development project shall be thirty-five thousand (35,000) 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 re-corded 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. *Required open space.*

1. Density based uses.

a. Minimum open space per ~~Section 5.1004.D.~~Table 5.1004.B., distributed as follows:

i. Frontage open space minimum: 0.50 multiplied by the minimum open space per ~~Section 5.1004.D.~~Table 5.1004.B., except as follows:

(1) Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage.

(2) Not required to exceed more than fifty (50) square feet per one (1) linear foot of public street frontage.

ii. The remainder of the density based uses minimum open space per ~~Section 5.1004.D.~~Table 5.1004.B., less the frontage open space, shall be common open space.

Table 5.1004.B. Schedule of Open Space Requirements		
PROJECT DENSITY		STANDARD
Dwelling Units Per Acre	Timeshare or Guest Units Per Acre	Minimum Percentage of Net Lot Area to be maintained in Open Space
17 or less	24 or less	22
17.1 to 18	24.1 to 25.5	25
18.1 to 19	25.6 to 27	28
19.1 to 20	27.1 to 28.5	31
20.1 to 21	28.6 to 30	34
21.1 to 22	30.1 to 31.5	37
22.1 to 23	31.6 to 33	40

b. Private outdoor living space.

i. First story dwelling units, minimum: 0.10 multiplied by the gross floor area of the unit.

ii. Dwelling units above the first story, minimum: 0.05 multiplied by the gross floor area of the unit.

iii. The private outdoor living space shall be located ~~beside~~ adjacent to the dwelling unit which it serves and shall be for the exclusive use of the unit occupant(s), but is not part of the unit's gross floor area.

2. Non-density based uses.

a. Minimum open space: 0.24 multiplied by the net lot area distributed as follows.

i. Frontage open space minimum: 0.50 multiplied by the minimum open space.

ii. The remainder of the non-density based uses minimum open space, less the frontage open space, shall be provided as common open space.

3. Parking areas and parking lot landscaping are not included in the required open space.

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.*~~*Density.* ~~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~~	~~Timeshare or Guest Units Per Acre (and~~	~~Minimum Percentage of Net Lot Area to be~~	~~Minimum Percentage of the~~

~~corresponding gross land area per unit requirement)~~	~~corresponding gross land area per unit requirement)~~	~~maintained in Open Space~~	~~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~~

1. Dwelling units maximum density. Density of dwelling units shall not exceed twenty-three (23) dwelling units per acre of gross lot area.

2. Timeshare or guest units maximum density. Density of timeshare or guest units shall not exceed thirty-three (33) timeshare or guest units per acre of gross lot area.

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.*

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

G. *Walls, fences, and hedges. ~~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~~Each lot 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.

Sec. 5.1005. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.1006. Signs.

The provisions of article VIII shall apply.

Sec. 5.1007. Landscaping.

~~Unless otherwise provided, the provisions of Article X. apply.~~

A. *Minimum Mature Trees.* Mature trees shall be provided for the development project based upon the development project density per the schedule of requirements listed in Table 5.1007.A.

Table 5.1007.A. Schedule of Mature Tree Requirements

PROJECT DENSITY		STANDARD
Dwelling Units Per Acre	Timeshare or Guest Units Per Acre	Minimum Percentage of the Tree Requirement to be Provided as Mature Trees
17 or less	24 or less	40
17.1 to 18	24.1 to 25.5	50
18.1 to 19	25.6 to 27	60
19.1 to 20	27.1 to 28.5	70
20.1 to 21	28.6 to 30	80
21.1 to 22	30.1 to 31.5	90
22.1 to 23	31.6 to 33	100

B. Unless otherwise provided, the provisions of Article X. shall apply.

Section 4. That the Zoning Ordinance of the City of Scottsdale, ARTICLE V. – DISTRICT REGULATIONS, Section 5.2003. is amended as follows with all new language depicted in grey shading and deleted language in strike-through:

Sec. 5.2003. 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. Any use shown as permitted in Table 5.2003., subject to the use limitations as listed.

B. *Uses permitted by conditional use permit.*

1. Any use shown as permitted by conditional use permit in Table 5.2003., subject to the use limitations as listed, and any additional conditional use permit criteria.

Table 5.2003. Use Table

Land Uses	Permitted (P) or Conditional Use (CU)
1. Accessory buildings and structures	P (7)
2. Accessory Dwelling Unit	P (8)
3. Accessory uses including home occupation and swimming pools	P (1) (9)
4. Community buildings and recreational facilities not publicly owned, such as: athletic fields, boys' clubs, commercial stables, ranches, and tennis clubs (see Section 1.403. for criteria)	CU
5. Day care group home	P
6. Day care home	P
7. Dwelling, single-family	P
8. Educational service, elementary and secondary school (see Section 1.403. for criteria)	CU (2)
9. Educational service, other than elementary and secondary school, colleges and universities only (see Section 1.403. for criteria)	CU (2)
10. Installation of residential trailers and manufactured homes	P
11. Middle Housing	P (11)
~~11.~~12. Model home, temporary sales office/buildings	P (3)
~~12.~~13. Municipal uses	P
~~13.~~14. Place of worship	P (4)
~~14.~~15. Public utility buildings, structures or appurtenances thereto for public uses	CU
~~15.~~16. Residential Recreation Area	P (10)
~~16.~~17. Wireless communication facility, Type 1, 2 and 3	P (5)
~~17.~~18. Wireless communication facility, Type 4	CU (6)

Use Limitations:

(1) The landing and taking-off of aircraft is not a valid accessory use in residential districts and is prohibited.

(2) Conditional use permit is not required for public or charter educational services.

(3) For uses incidental to construction work and/or home sales, to be removed upon completion or abandonment of construction work and/or home sales.

(4) Place of worship subject to compliance with the following standards, as well as those otherwise required in the underlying 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 twenty thousand (20,000) square feet (net).

b. *Floor area ratio:* In no case shall the gross floor area of the structure(s) exceed an amount equal to 0.20 multiplied by the net lot area.

c. *Building height:* Development Review Board may allow building heights, including towers, spires, and mechanical equipment (such equipment must be screened) limited to thirty (30) feet in height, and may allow a maximum of ten (10) percent of the roof

area to exceed the height limit by fifteen (15) feet. Height and location are subject to the Development Review Board review and approval for compatibility with the established neighborhood character. Maximum permissible heights may not be achievable in all neighborhoods. (This provision supersedes Section 7.100. through 7.102., exceptions to height restrictions, which shall not apply to churches within the underlying District.)

d. *Required open space:*

   i. Minimum: 0.24 multiplied by the net lot area.

   ii. For building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twenty (20) feet.

   iii. NAOS may be included in the required open space.

e. *Parking:*

   i. Parking shall observe the minimum front yard setbacks of the underlying District for all frontages. On streets classified in the Transportation Master Plan as major arterial or greater, parking may be located between the established front building line and the front yard setback. On all other street classifications, parking shall be located behind the established front building lines.

   ii. A minimum of fifteen (15) percent of all parking areas shall be landscaped.

   iii. A ten-foot minimum landscaped setback shall be provided where parking is adjacent to a Residential District.~~residential districts 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.~~

f. *Lighting:*

   i. All pole-mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height.

   ii. All lighting adjacent to a Residential District~~residential districts 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.,~~ shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be shut off by 10:00 p.m.

   iii. All lighting, other than security, shall be turned off by 10:00 p.m., unless otherwise approved through a special event permit.

g. *Screening:*

   i. 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 that are adjacent to a Residential District.~~residential districts 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.~~

ii. There shall be a three-foot high landscaped berm along all street frontages where parking occurs.

h. *Access:*

i. All places of worship must have primary access to a street classified in the Transportation Master Plan as a minor collector or greater.

ii. Access to a local or local collector residential street is prohibited when the primary worship center, auditorium, or other major gathering place exceeds three thousand (3,000) square feet.

i. *Operations:* No outdoor activities shall be permitted after 10:00 p.m.

j. *Noise:* Outdoor speakers or paging systems are not allowed.

(5) Subject to the requirements of Sections 1.904., 3.100., and 7.200.

(6) Subject to the requirements of Sections 1.400., 3.100., and 7.200.

(7) Accessory buildings and structures subject to the requirements of Section 7.200.A.

(8) Accessory Dwelling Unit subject to the requirements of Section 7.900.

(9) Swimming pools subject to the requirements of Section 7.200.G.4.

(10) Residential Recreation Area subject to the requirements of Section 7.200.G.1.

(11) Middle Housing subject to the requirements of Section 7.1400.

Section 5. That the Zoning Ordinance of the City of Scottsdale, ARTICLE VII. – GENERAL PROVISIONS, Sections 7.200.A. and Section 7.200.I. are amended as follows with all new language depicted in grey shading and deleted language in strike-through:

Sec. 7.200. Additional Area Regulations.

A. *Accessory buildings and structures.* This section shall apply only to residential districts. This section shall not apply to an Accessory Dwelling Unit.

1. No accessory building or structure shall be constructed upon a lot unless the construction of the main single-family residential dwelling on the same lot has commenced. No accessory building or structure shall be issued a Certificate of Occupancy unless a Certificate of Occupancy has been issued for the main single-family residential dwelling on the same lot.

2. Lot Coverage. Accessory buildings or structures may be constructed in a rear yard, but the cumulative lot coverage of such accessory buildings or structures shall not occupy more than thirty percent (30%) of a required rear yard. Exception: In the Multiple-family Residential (R-5) zoning district where the lot is used for multiple-family dwelling units,

the cumulative lot coverage of accessory buildings or structures may occupy up to seventy-five percent (75%) of the required rear yard.

3. Single-family Residential (R1-7) location requirements. An accessory building or structure located in the Single-family Residential (R1-7) zoning district shall meet the following location requirements:

   a. No accessory building or structure shall be permitted in a required front yard.

   b. No accessory building or structure shall be permitted in a required side yard.

   c. When an accessory building or structure is located in a rear yard and behind the rear plane of the main single-family residential dwelling, the minimum setback shall be two (2) feet to any side or rear lot line.

   d. An accessory building or structure used as a private garage or carport and having direct access from an alley shall not be located closer than fifteen (15) feet to the centerline of said alley. Exception: An accessory building or structure used as a private garage or carport that is located in the rear yard may be constructed on the rear lot line if the face of the vehicle entrance into the private garage or carport is ~~located at an angle of ninety (90) degrees or greater from parallel~~perpendicular to the alley.

   e. An accessory building or structure, including any accessory building or structure used as a private garage or carport, that is located in a rear yard and closer to the property line than the equivalent distance of a side or rear setback of the lot, and which is more than twelve (12) feet in height, shall be set back an additional one (1) foot for each one (1) foot of building height above twelve (12) feet.

   f. An electric or gas fireplace is allowed in the front yard if:

      i. It does not exceed six (6) feet in height; and

      ii. It is within the area enclosed by a wall; and

      iii. The wall encloses forty percent (40%) or less of the front yard as set forth in Sec. 5.504. and is set back a minimum of three (3) feet from the property line.

4. All other residential zoning districts location requirements. An accessory building or structure located in a residential zoning district that is not the Single-family Residential (R1-7) zoning district shall meet the following location requirements:

   a. No accessory building or structure shall be permitted in a required front yard, including the front yard of the shortest street frontage of a corner lot. Exception: An accessory building or structure may be constructed in the front yard of the longer street frontage of a corner lot, subject to the requirements of this section.

   b. An accessory building or structure may be constructed in the front yard of the longer street frontage of a corner lot, subject to the following requirements:

      i. The accessory building or structure must be located between the rear plane of the main single-family residential dwelling and rear lot line, and

      ii. The accessory building or structure must have a minimum setback from the lot line along the longer street frontage equal to the side yard setback

requirement of the zoning district for which the lot is located within, unless the lot is adjacent to a key lot in which case the accessory building or structure must meet the minimum front yard setback requirement of the zoning district for which the lot is located within from the lot line along the longer street frontage.

c. No accessory building or structure shall be permitted in a required side yard.

d. When an accessory building or structure is located in a rear yard and behind the rear plane of the main single-family residential dwelling, the minimum setback shall be two (2) feet to any side or rear lot line.

e. An accessory building or structure used as a private garage or carport and having direct access from an alley shall not be located closer than fifteen (15) feet to the centerline of said alley. Exception: An accessory building or structure used as a private garage or carport that is located in the rear yard may be constructed to within two (2) feet of the rear lot line if the face of the vehicle entrance into the private garage or carport is ~~located at an angle of ninety (90) degrees or greater from parallel~~perpendicular to the alley.

f. An accessory building or structure, including any accessory building or structure used as a private garage or carport, that is located in a rear yard and closer to the property line than the equivalent distance of a side or rear setback of the lot, and which is more than ten (10) feet in height, shall be set back an additional one (1) foot for each one (1) foot of building height above ten (10) feet.

5. An accessory building or structure used as a private garage or carport and having direct access from a street, including direct access from a street along the longer street frontage of a corner lot, shall not be located closer than twenty (20) feet to the back of ultimate street improvements, and one (1) additional foot of setback shall be provided for each one (1) foot of building height above twelve (12) feet.

* * *

I. ~~*Designated parking in front yards.* This section shall apply only to single-family detached homes in residential districts.~~Reserved.

~~1. The total aggregate parking and/or driveway area shall be the lesser of thirty-five (35) percent of the front yard area or thirty (30) linear feet of the lot frontage.~~

~~2. No vehicle shall be occupied for permanent living purposes while stored at a residence.~~

~~3. Any vehicle parked in a front yard must be parked:~~

~~a. At least one (1) foot from any existing sidewalk that runs parallel to a public or private street;~~

~~b. At least three (3) feet from the street curb if there is no sidewalk along the street frontage; and~~

~~c. At least one (1) foot from the side lot line located within the front yard area.~~

~~4. General standards for designated parking areas:~~

~~a. All areas designated as parking or driveway shall be completely covered by (1) concrete, asphalt, cement or sealed aggregate pavement; (2) three (3) inches deep crushed rock completely contained in a permanent border; or (3) another stabilization material approved by Maricopa County.~~

~~b. All areas designated as parking or driveway shall be completely contained within a permanent border.~~

~~c. Dust free surface does not include areas of grass, lawn, compacted or hard packed dirt.~~

~~5. The provisions of this subsection I, shall apply to the parking of all vehicles and shall take precedence over the nonconforming use provisions of Article I.~~

Section 6. That the Zoning Ordinance of the City of Scottsdale, ARTICLE VII. – GENERAL PROVISIONS is amended to create Section 7.1400. through Section 7.1404. with all new language depicted in grey shading:

Sec. 7.1400. Middle Housing developments.

Sec. 7.1401. Purpose.

A. These provisions describe the qualifications, application requirements, and property development standards for a development application for a Middle Housing development to ensure that a Middle Housing development is consistent with the scale, form, and character of single-family residential neighborhoods, and to minimize impacts of the development. The qualifications, requirements, and regulations in these provisions are in addition to the other codes and requirements of the City of Scottsdale.

Sec. 7.1402. Qualifications.

A. A Middle Housing development shall only be established upon demonstration of all of the following requirements:

1. *Applicability.* A Middle Housing development shall only be established as one of the following types:

a. Middle Housing near Old Town. Middle Housing development shall be permitted on any lot located within one (1) mile of the Old Town Boundary, subject to the following requirements:

i. The Middle Housing development shall only be located within a zoning designation that permits Middle Housing; and

ii. The Middle Housing development shall not be located within a location prohibited herein; and

iii. The Middle Housing development shall be located on a legally-established lot; and

iv. The Middle Housing development shall meet all requirements of this section, and any other requirements provided herein.

b. Middle Housing within an overall new residential development. Middle Housing development shall be permitted as a part of any overall new residential development, subject to the following requirements:

i. The Middle Housing development and overall new residential development shall only be located within a zoning designation that permits Middle Housing; and

ii. The Middle Housing development shall not be located within a location prohibited herein; and

iii. The Middle Housing development shall be located on a legally-established lot; and

iv. The overall new residential development shall be at least ten (10) contiguous net acres in size; and

v. The Middle Housing portion of the overall new residential development, including any lots, tracts, common areas, open space, natural area open space (NAOS), streets or driveways, shall not exceed 20 percent (20%) of the net site area of the overall new residential development; and

vi. The Middle Housing development shall meet all requirements of this section, and any other requirements provided herein.

c. Neither an Accessory Dwelling Unit nor guest house shall be permitted on the same lot with a Middle Housing development.

2. *Configurations.*

a. Middle Housing development shall only be permitted in Duplex, Triplex, and Fourplex configurations as determined by the requirements herein.

b. Building types within a Middle Housing development shall be permitted as multiple dwelling units in a building on a lot, or as individual dwelling units in multiple individual buildings on a lot.

3. *Location prohibitions.*

a. Middle Housing development shall be prohibited in any of the following areas:

i. Areas that are not incorporated.

ii. Areas that lack sufficient urban services.

iii. Areas not served by water and sewer services.

iv. Areas that are not zoned for residential use.

v. Areas covered under A.R.S. Title 48, Chapter 6, Article 4.

vi. Land in the territory in the vicinity of a military airport or ancillary military facility as defined in A.R.S. § 28-8461.

vii. Land in the territory in the vicinity of a federal aviation administration commercially licensed airport or a general aviation or public airport as defined in A.R.S. § 28-8486.

4. *Utility services.*

a. The property owner shall provide separately metered utilities (electrical, gas, water, and sanitary sewer) connections to each dwelling unit, unless otherwise determined by the utility provider.

b. The property owner shall be responsible to have a proposed Middle Housing development reviewed by any utility provider impacted by the proposed development.

c. The property owner shall be responsible to repair any public street or other public property that is disturbed as a result of the construction of a Middle Housing development to the requirements and standards of the City.

5. *Subdivision of a Middle Housing development.*

a. A lot or parcel on which a Middle Housing development is located shall not be subdivided, including through a condominium plat, unless the resulting lot or parcel configuration complies with all development standards and other requirements of the zoning district in which the Middle Housing development is located.

Sec. 7.1403. Application requirements.

A. Prior to issuance of any permit for a Middle Housing development, the property owner shall submit a development application for review, subject to the requirements of Sec. 1.300. The Zoning Administrator or designee shall review a development application for a qualified Middle Housing development. The Zoning Administrator or designee shall have the authority to approve, approve with stipulations, or deny a development application for a qualified Middle Housing development and that decision shall not be appealable. The property owner must receive approval of the development application before any permit for a Middle Housing development will be issued.

B. In addition to the standard requirements of a development application, any development application for a Middle Housing development shall demonstrate the following application requirements, to the satisfaction of the Zoning Administrator or designee:

1. A site plan in conformance with City of Scottsdale rules, regulations, and guidelines for development. The site plan shall also demonstrate, amongst other requirements, that the proposed development is located on an existing single-family residential lot or as a part of a new residential development project that is a minimum of ten (10) contiguous net acres in area and demonstrate compliance with the requirements of Sec. 7.1404.

2. Plans of the proposed Middle Housing development that are in compliance with the requirements of this section, including but not limited to, landscape plans, open space

plans, and any other plans required to demonstrate compliance with the requirements provided herein.

3. Separately metered utilities (electrical, gas, water, and sanitary sewer) and connections to each dwelling unit, unless otherwise determined by the utility provider.

4. Compliance with all applicable building code and fire code requirements, as adopted by the City of Scottsdale, unless otherwise exempted by state statutes.

5. Evidence of site plan review and approval by any utility provider impacted by the proposed Middle Housing development.

6. Evidence of sufficient urban services for the entire proposed Middle Housing development.

7. Evidence of sufficient public water and sewer service for the entire proposed Middle Housing development.

C. Conversion of an existing building to Middle Housing.

1. In order to convert an existing building, or portion of an existing building, to Middle Housing, the property owner shall comply with the requirements of Sec. 7.1400., including but not limited to compliance with density requirements and all applicable building code and fire code requirements. The converted building shall be considered a unit for purposes of density allowances.

Sec. 7.1404. Property Development Standards.

A. A Middle Housing development shall be subject to the property development standards of the zoning district for which the Middle Housing development is located within, except as modified by this section. If there is a conflict between the property development standards of the zoning district and the property development standards outlined in this section, the property development standards of this section shall control.

1. *Lot Area and Lot Dimensions.*

a. A Middle Housing development shall be constructed on a legal lot that complies with the minimum lot area and lot dimensions of the zoning district in which the Middle Housing development is located.

2. *Density.*

a. Middle Housing near Old Town. A Middle Housing development located on any lot within one (1) mile of the Old Town Boundary shall be permitted only one (1) of either a Duplex, Triplex, or Fourplex on any one (1) lot. The allocation of either a Duplex, Triplex, or Fourplex to any one (1) lot shall be determined by the availability, capacity, and design standards of urban services, water service, and sewer service to the lot.

b. Middle Housing within an overall new residential development. The maximum allowable density of a Middle Housing development that is as a part of an overall new residential development shall be the maximum density permitted in the zoning district for which the Middle Housing development is located, except that at minimum only one (1) of either a Duplex, Triplex, or Fourplex shall be permitted.

The allocation of either a Duplex, Triplex, or Fourplex shall be determined by the availability, capacity, and design standards of urban services, water service, and sewer service to the lot.

3. *Floor Area Ratio.*

   a. The cumulative maximum floor area ratio (FAR) for all buildings of a Middle Housing development, excluding any accessory buildings or structures, on any one (1) lot shall be 0.5.

4. *Building height.*

   a. No Middle Housing development shall exceed the building height permitted in the zoning district for which the Middle Housing development is located; and

   b. No Middle Housing development shall exceed two (2) stories in height.

5. *Building setbacks.*

   a. The provisions of the zoning district for which the Middle Housing development is located shall apply. For purposes of determining setback requirements, each individual building within a Middle Housing development that contains dwelling units shall be considered a separate main building, and not an accessory building or structure.

6. *Distance between buildings.*

   a. There shall not be less than ten (10) feet between any buildings that contain dwelling units.

   b. The required distance between any main building and any accessory building or structure shall be that of the zoning district for which the property is located within.

7. *Walls, fences, and hedges.*

   a. The provisions of the zoning district for which the Middle Housing development is located shall apply.

8. *Access.*

   a. Each dwelling unit shall provide a separate exterior entrance.

   b. A path of ingress and egress travel from each dwelling unit to the main street frontage of the lot, or to a yard that opens to the main street frontage of the lot, shall be provided.

9. *Signs.*

   a. The provisions of Article VIII. shall apply.

10. *Off-street parking.*

    a. Off-street parking shall not be located in a front yard.

    b. The provisions of Article IX. shall apply.

11. *Landscaping.*

a. The provisions of Article X. shall apply.

12. *Addressing.*

a. Each unit within a Middle Housing development shall provide a unique address that follows the City's requirements, policies, and assignment process. The address of a unit within a Middle Housing development shall be placed near the primary entrance of the unit, clearly visible from the main street frontage of the lot, and meet the requirements of Sec. 8.401.

Section 7. That the Zoning Ordinance of the City of Scottsdale, ARTICLE IX. – PARKING AND LOADING REQUIREMENTS, Table 9.103.A. and Section 9.106. are amended as follows with all new language depicted in grey shading and deleted language in strike-through:

Table 9.103.A. Schedule of Parking Requirements	
* * *	
Manufacturing and industrial uses	One (1) parking space for each five hundred (500) square feet of gross floor area.
Middle Housing	One (1) parking space for each dwelling unit.
Mixed-use commercial centers In mixed-use commercial centers with less than 20,000 square feet of gross floor area, land uses (with parking requirements of one space per 250 square feet or fewer spaces) shall occupy at least 60 percent of gross floor area.	One (1) space per three hundred (300) square feet of gross floor area.
* * *	

* * *

Sec. 9.106. Design standards for public and private on-site ingress, egress, maneuvering and parking areas.

A. *Standard Parking space dimension.*

1. *Vehicular.*

a. Except for parallel parking spaces, as indicated below, and in Table 9.106.A. parking spaces shall have a minimum width of nine (9) feet and a minimum length

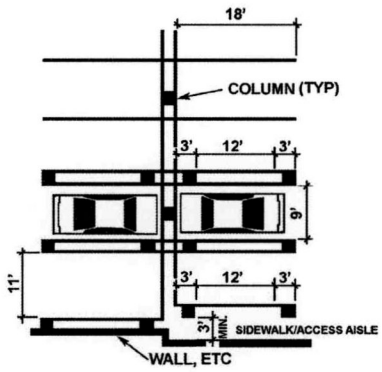
of eighteen (18) feet. Parallel parking spaces shall have a minimum width of nine (9) feet and a minimum length of twenty-one (21) feet.

i. For new development and/or redevelopment constructed after July 9, 2010, when a side of a parking space is adjacent to a wall, column, or other obstruction, except as provided in Sections 9.106.A.1.a.ii. and 9106.A.1.a.iii., that is taller than six (6) inches, and where a minimum three-foot wide unobstructed pedestrian access aisle is not provided between the wall, column, or other obstruction and the parking spaces, the width of the parking space shall be increased by two (2) feet on the obstructed side, as illustrated by Figure 9.106.A.

   (1) The entire required width and length of a parking space(s) shall not be obstructed by a column, or obstruction that is greater than six (6) inches in height, as illustrated by Figure 9.106.A.

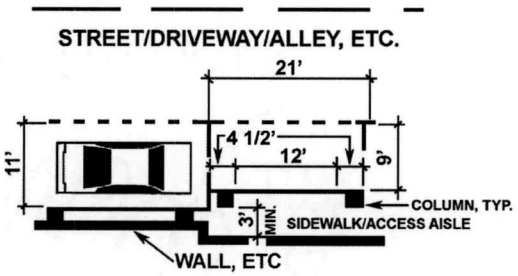
ii. For new development and/or redevelopment constructed after July 9, 2010, when a side of a parking space, excluding a parallel parking space, that is adjacent to a column that is taller than six (6) inches, the obstructed side shall be unobstructed for a minimum of twelve (12) feet, which is between the front three (3) feet and rear three (3) feet of the parking space, as further illustrated by Figure 9.106.A.

FIGURE 9.106.A. Column, etc. Obstructions



iii. For new development and/or redevelopment constructed after July 9, 2010, when a side of a parallel parking space that is adjacent to a wall, column, or other obstruction that is taller than six (6) inches, the obstructed side shall be unobstructed for a minimum of twelve (12) feet, which is between the front four and one-half (4½) feet and rear four and one-half (4½) feet of the parking space, as further delineated by Figure 9.106.B.

Figure 9.106.B. Parallel Parking Space Side Obstructions

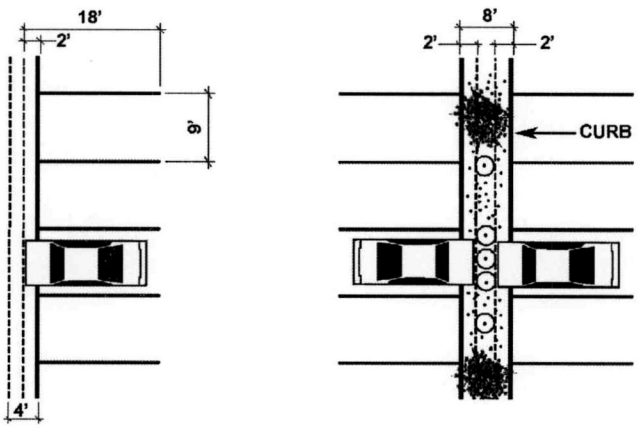


b. As illustrated in Figure 9.106.C., the front length of the space may over-hang a curb or low planter of a maximum height of six (6) inches and a maximum depth of two (2) feet which may not be calculated as required open space, or required parking lot landscaping. If a low planter is utilized the following conditions shall be met:

i. Where the front of a parking stall overhangs a curb or planter on one (1) side only, the minimum width of the planter shall be four (4) feet.

ii. Where the front of a parking stall overhangs a curb or planter on both sides, the minimum width of the planter shall be eight (8) feet.

Figure 9.106.C. Parking Stall Overhangs



c. Where special circumstances exist, such as, but not limited to, a lot size, the Development Review Board may approve parking space sizes different from the requirements of the sections of 9.106.A.1. and Table 9.106.A.; but may not approve aisle sizes different from the requirements of Table 9.106.A.

2. *Bicycle.* Bicycle parking spaces shall have a minimum width of two (2) feet and a minimum length of six (6) feet, unless the spaces are provided by a pre-manufactured bicycle rack or locker which differ from this dimension, in which case the dimension of the pre-manufactured rack or locker shall suffice.

B. *Parking layout.* Minimum layout dimensions are established in Table 9.106.A. and Figure 9.106.D. which shall apply to all off-street parking areas with the exception that parking

spaces accessed by an alley shall require a minimum of ten (10) feet from the back of the space to the alley centerline.

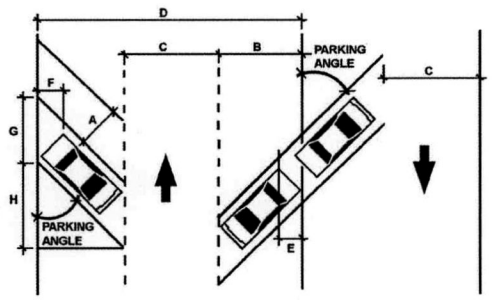
Table 9.106.A. On-Site Parking Dimensions

Angle	Stall Width (A) [1, 3]	Vehicle Projection (B) [1]	Aisle (C)* [1, 2]	Typical Module (D) [1]	Interlock Reduction (E) [1]	Overhang (F) [1]	Curb Length (G) [1]	End of Row Waste (H) [1]
0°	21	9.0	12.0	40.0	0	0	21.0	—
45°	9.0	19.1	12.0	50.2	6.4	1.4	12.7	19.1
50°	9.0	19.6	14.5	53.7	5.8	1.5	11.7	16.4
55°	9.0	19.9	16.0	55.8	5.2	1.6	11.0	13.9
60°	9.0	20.1	18.0	58.2	4.5	1.7	10.4	11.6
65°	9.0	20.1	20.0	60.2	3.8	1.8	9.9	9.4
70°	9.0	20.0	22.0	62.0	3.1	1.9	9.6	7.3
75°	9.0	19.7	24.0	63.4	2.3	1.9	9.3	5.3
90°	9.0	18.0	24.0	60.0	0	2.0	9.0	0

Note:

1. All measurements are in feet.
2. No two-way drive aisle shall be less than twenty-four (24) feet in width.
3. An accessible parking stall width and access aisle shall comply with Section 9.105.E.

Figure 9.106.D.



C. *Design and improvement standards.*

1. *Vehicular.*

a. ~~Residential uses with up to four (4) units: parking, maneuvering, ingress and egress areas, for residential uses, with a total area of three thousand (3,000) square feet or greater, shall be improved in compliance with the Design Standards & Policies Manual and thereafter maintained by surfacing, to prevent emanation of dust, with (1) concrete, asphalt, cement or sealed aggregate pavement; (2) three (3) inches deep crushed rock completely contained in a permanent border; or (3) another stabilization material approved by Maricopa County.~~Residential uses with one (1) unit. Public and private on-site ingress, egress, maneuvering, and parking areas shall be improved in compliance with the Design Standards & Policies Manual and thereafter maintained to meet the following standards:

   i. Surfacing of ingress, egress, maneuvering, and parking areas shall be provided to prevent emanation of dust with (1) concrete, asphalt, cement or sealed aggregate pavement; (2) three (3) inches deep crushed rock completely contained in a permanent border; or (3) another dust free stabilization material approved by Maricopa County, except that dust free stabilization material shall not include areas of grass, lawn, synthetic landscape material, compacted or hard packed dirt.

   ii. All areas designated as parking or driveway shall be completely contained within a permanent border.

b. ~~Nonresidential uses and residential uses with more than four (4) units: parking, maneuvering, ingress and egress areas for (1) industrial, commercial, and nonresidential uses, and (2) residential uses with more than four (4) units shall be improved in compliance with the Design Standards & Policies Manual and thereafter maintained with regard to:~~Residential uses with two (2), three (3), or four (4) units. Public and private on-site ingress, egress, maneuvering, and parking areas shall be improved in compliance with the Design Standards & Policies Manual and thereafter maintained to meet the following standards:

   i. ~~Grading~~Adequate grading and drainage of ingress, egress, maneuvering, and parking areas shall be provided.

   ii. Surfacing of ingress, egress, maneuvering, and parking areas shall be provided~~,~~ to prevent emanation of dust~~,~~ with (1) concrete, asphalt, cement or sealed aggregate pavement; (2) three (3) inches deep crushed rock completely contained in a permanent border; or (3) another dust free stabilization material approved by Maricopa County~~.~~, except that dust free stabilization material shall not include areas of grass, lawn, synthetic landscape material, compacted or hard packed dirt.

   iii. ~~Parking stall layout and markings.~~All areas designated as parking or driveway shall be completely contained within a permanent border.

   iv. ~~Protective pipes at driveway entrances.~~The layout and demarcation of parking stalls shall be provided in compliance with the requirements herein.

   v. ~~Curbs, barriers and wheel stops. This requirement shall not apply within the taxilane safety area.~~Except as permitted for a residential tandem configuration, all required on-site parking spaces shall be accessed directly

from a drive aisle, alley or driveway. All on-site parking facilities shall be provided with appropriate means of vehicular access to a public street.

~~vi. Directional signs.~~

c. ~~Nonresidential uses and residential uses with more than four (4) units: parking areas for (1) industrial, commercial, and nonresidential uses, and (2) residential uses with more than four (4) units shall meet the following standards:~~ Nonresidential uses and residential uses with five (5) or more units. Public and private on-site ingress, egress, maneuvering, and parking areas shall be improved in compliance with the Design Standards & Policies Manual and thereafter maintained to meet the following standards:

i. ~~The~~All parking ~~lot~~areas shall be designed so that vehicles exiting therefrom will not be required to back out across any sidewalk or onto any street.

ii. ~~Except as permitted in Section 9.106.C.1.c.ii.(1). All~~Except as permitted for a residential tandem configuration, all required on-site parking spaces shall be accessed directly from a drive aisle, alley or driveway. All on-site parking facilities shall be provided with appropriate means of vehicular access to a public street.

~~(1) Residential parking space may be provided in a two (2) parking space tandem configuration if the tandem spaces are allocated to the same residential dwelling. Tandem parking spaces shall be accessed directly from a drive aisle, alley or driveway.~~

iii. All parking ~~lots~~areas shall be illuminated in accordance with Section 7.600, Outdoor Lighting, or as determined by the Development Review Board.

iv. Illumination of an on-site parking area shall be arranged so as not to reflect direct rays of light into adjacent residential districts and streets. In no case shall such lighting cause more than one (1) footcandle of light to fall on adjacent properties as measured horizontally at the lot line, or as approved by the Development Review Board. Shields shall be used where necessary to prevent illumination exposure ~~of~~to adjacent properties.

v. Any wall, fence or landscaping provided shall be adequately protected from damage by vehicles using the parking ~~lot~~area and shall be properly maintained and kept in good ~~repair~~condition at all times.

vi. Adequate grading and drainage of ingress, egress, maneuvering, and parking areas shall be provided.

vii. Surfacing of ingress, egress, maneuvering, and parking areas shall be provided to prevent emanation of dust with (1) concrete, asphalt, cement or sealed aggregate pavement; (2) three (3) inches deep crushed rock completely contained in a permanent border; or (3) another dust free stabilization material approved by Maricopa County, except that dust free stabilization material shall not include areas of grass, lawn, synthetic landscape material, compacted or hard packed dirt.

viii. All areas designated as parking or driveway shall be completely contained within a permanent border.

ix. The layout and demarcation of parking stalls shall be provided in compliance with the requirements herein.

x. Curbs, barriers, and wheel stops shall be provided. This requirement shall not apply within the taxilane safety area.

xi. Traffic Directional Signs shall meet the requirements of Article VIII.

d. The effective dates for the improvement standards regarding surfacing set forth in this section shall be:

i. October 1, 2008 for parking, maneuvering, ingress and egress areas for ~~industrial, commercial, and~~ nonresidential uses, and residential uses with more than four (4) units; and

ii. October 1, 2009 for parking, maneuvering, ingress and egress areas, for residential uses, with a total area of three thousand (3,000) square feet or greater.

2. *Bicycle.*

a. The type of bicycle parking facility provided shall be determined according to the requirements of Section 9.103.C., Required bicycle parking, and Section 9.104.C, Credit for bicycle parking facilities.

b. Bicycle facilities shall be located on the same site as the generating land use and within fifty (50) feet of the building entrance in a location which does not extend into pedestrian sidewalks or vehicular traffic lanes.

c. Lighting shall be provided along the access route from the bicycle facility to the building if the route is not completely visible from lighting on the adjacent sidewalks or vehicular parking facilities. Such lighting shall be provided in accordance with Section 7.600, Outdoor Lighting, or as determined by the Development Review Board.

3. *Covered parking.*

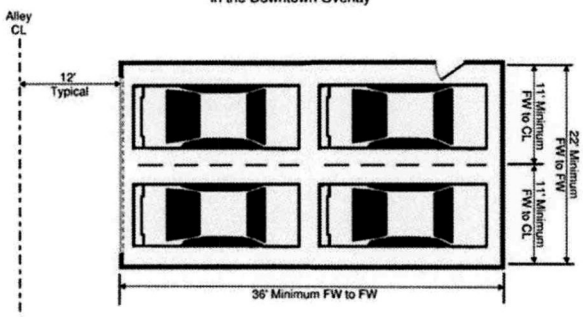
a. No covered parking shall be allowed in a required yard or building setback.

4. *Tandem parking.* ~~The zoning administrator may administratively approve tandem parking in the Old Town Area for residential units under the same ownership.~~

a. Residential parking spaces may be provided in a two (2) parking space tandem parking configuration if the tandem spaces are allocated to the same residential dwelling unit. Tandem parking spaces shall be accessed directly from a drive aisle, alley, or driveway.

b. A two (2) parking space tandem parking configuration in the Old Town Area on lots less than 20,000 gross square feet in size shall meet the minimum requirements as shown in Figure 9.106.E.

Figure 9.106.E.
Tandem Covered Parking for smaller lots (less than 20,000 square feet) in the Downtown Overlay



Dimensions Typical Per Design Standards & Policies Manual
FW = Face of Wall, CL = Centerline

D. *Driveway parking prohibited except in residential districts.* Except in ~~residential districts~~a Residential District, parking in driveways connecting the public right-of-way with a parking area or garage shall not be permitted on or adjacent to the driveway.

E. *Designated parking in required front yards.* This section shall apply only to single-family detached homes in a Residential District.

1. The total aggregate parking and/or driveway area shall not exceed thirty-five (35) percent of the required front yard area, unless otherwise required by the Transportation Department or Fire Department.

2. No vehicle shall be occupied for permanent living purposes while stored at a residence.

3. Any vehicle parked in a required front yard must be parked:

   a. At least one (1) foot from any existing sidewalk that runs parallel to a public or private street; and

   b. At least three (3) feet from the street curb if there is no sidewalk along the street frontage; and

   c. At least one (1) foot from a side lot line located within a required front yard area.

4. The provisions of this subsection shall apply to the parking of all vehicles and shall take precedence over the nonconforming use provisions of Article I.

~~E~~F. *Landscape design.*

1. Parking lot landscaping and landscape islands shall be provided in accordance with Article X.

2. Parking structures fronting on a public street shall include pedestrian-related amenities such as sitting areas, planters, and visually-interesting wall surfaces at the street level along the street frontage, subject to design approval by the Development Review Board.

~~F~~G. *Screening.*

1. Parking lot areas and on-site vehicular circulation (including drive-throughs and drive-ins, but excluding access driveways to streets and alleys) shall be screened from all

streets and alleys by a three-foot tall masonry wall or berm and/or opaque landscape materials, subject to design approval by the Development Review Board.

2. Outdoor vehicle display areas shall be screened, subject to design approval by the Development Review Board.

Section 8. That the Zoning Ordinance of the City of Scottsdale, ARTICLE X. – LANDSCAPING REQUIREMENTS, Sec. 10.101. is amended as follows with all new language depicted in grey shading and deleted language in strike-through:

Sec. 10.101. Scope of regulations.

The provisions of this Zoning Ordinance shall apply to all development or construction, all building remodeling, alterations, additions, or expansions, and to all changes of occupancy in the use or development of land which requires the approval of a development site plan or subdivision plat by the city. The provisions of this Zoning Ordinance shall also apply to any Middle Housing development project. Single-family residences and their accessories shall be exempt from the requirements of this Zoning Ordinance.

Section 9. That the Zoning Ordinance of the City of Scottsdale, ARTICLE XI. – LAND USE TABLES is amended as follows with all new language depicted in grey shading and deleted language in strike-through:

ARTICLE XI. LAND USE TABLES

Sec. 11.100. Reserved.

Sec. 11.200. Commercial, Industrial, and Parking Land Uses Table

Sec. 11.201. Use regulations.

A. *Permitted uses.* The uses allowed in certain zoning districts are shown in Table 11.201.A., subject to the limitations as listed. Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for uses noted.

B. *Uses permitted by conditional use permit.* The uses allowed by conditional use permit in certain zoning districts are shown in Table 11.201.A., subject to the limitations as listed, and any additional conditional use permit criteria.

C. Drive-through and drive-in services are not permitted in the Downtown Area.

D. Drive-through and drive-in services are not permitted in the Service Residential (S-R) zoning district.

Table 11.201.A. Land Use Table

LAND USES	ZONING DISTRICTS - Permitted (P) or Conditional Use (CU)														
	S-R	C-S	C-1	C-2	C-3	C-4	S-S	C-O	PNC	PCC	PCoC	I-1	I-G	P-1	P-2
Accessory Dwelling Unit	P[1, 17]														
Adult uses				CU	CU										
Aeronautical use, except off-airport heliport or helipad												P[13]			
Amusement and theme parks					CU	CU									
Animal and veterinary hospital								P[4]							
Appliance sales						P									
Arts and craft production						P							P		
Auction sales					P							CU			
Bar		CU		CU	CU					CU					
Big box		P/CU[5]		P/CU[5]	P/CU[5]	P/CU[5]				P/CU[5]					
Bowling alley		P		P	P										
Building material and garden sales						P[12]	P[12]								
Bus station, excluding overnight parking and storage of buses				CU	CU										
Carports															P
Carwash		CU	CU	CU	CU	CU			CU	CU	CU				
Civic and social organization				P[1]	P[1]			P[1]		P[1]					
Community buildings and recreational facilities not publicly owned			CU		CU				CU	CU					
Courier and messenger			P	P	P			P	P	P	P	P	P		
Cultural institution				P[1]	P[1]			P[1]		P[1]					
Data processing, hosting and related service												P	P		
Day care center with drop off or outdoor play area farther than 100 feet from 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.	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]		P[1]	P[1]	P[1]	P[1]	P[1]	P[1]		
Day care center with drop off or outdoor play area within 100 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.	CU[1]	CU[1]	CU[1]	CU[1]	CU[1]			CU[1]	CU[1]	CU[1]	CU[1]	CU[1]	CU[1]		

LAND USES	ZONING DISTRICTS - Permitted (P) or Conditional Use (CU)														
	S-R	C-S	C-1	C-2	C-3	C-4	S-S	C-O	PNC	PCC	PCoC	I-1	I-G	P-1	P-2
Dwelling	P[1, 18]		P[1, 10]	P[1, 10]					P[1, 10]	P[1, 10]	P[1, 10]				
Educational service, elementary and secondary school	P[1, 2]	P[1, 2]	P[1, 2]	P[1, 2]	P[1, 2]	P[1, 2]		P[1, 2]	P[1, 2]	P[1, 2]		CU[1, 2]	CU[1, 2]		
Educational service, other than elementary and secondary school	P		P	P	P	P		P	P	P	P	P	P		
Electronic shopping and mail-order service												P	P		
Equipment storage												P			
Equipment sales, rental, and storage					CU	P	P								
Farm supply sales						P									
Financial institution	P	P	P	P	P			P	P	P		P/CU[6,14]			
Funeral home and funeral services				CU	CU			CU							
Furniture and home furnishing sales		P	P	P	P	P			P	P		P			
Game center		CU		CU	CU				CU						
Gas station		CU	CU	CU	CU	CU			CU	CU	CU				
General and specialty trade contractors						P	P								
Gun shop				P	P										
Health and fitness studio			P	P	P			P	P	P		P	P		
Hospital								CU[1]							
Industrial launderer												P			
Internalized community storage			P	P	P	P			P	P		P			
Light manufacturing						P						P	P		
Live entertainment		CU	CU	CU	CU				CU	CU					
Medical and diagnostics laboratory	P	P		P	P			P		P		P	P		
Medical marijuana caregiver cultivation												CU			
Medical marijuana use												CU			
Medical marijuana use, excluding medical marijuana cultivation								CU							
Middle Housing	P[1, 19]														
Miniature golf course					CU										
Multifamily Conversion	P[1, 16]	P[1, 16]	P[1, 16]	P[1, 16]	P[1, 16]	P[1, 16]	P[1, 16]	P[1, 16]	P[1, 16]	P[1, 16]	P[1, 16]				
Multimedia production with communication tower equal to or less than 100 feet in height						P						P			
Multimedia production with communication tower over 100 feet in height						CU						CU			
Multimedia production without communication tower			P	P	P	P		P	P	P		P	P		

LAND USES	ZONING DISTRICTS - Permitted (P) or Conditional Use (CU)														
	S-R	C-S	C-1	C-2	C-3	C-4	S-S	C-O	PNC	PCC	PCoC	I-1	I-G	P-1	P-2
Municipal use	P	P	P	P	P	P	P	P	P	P	P	P	P		
Off-airport heliport or helipad												CU			
Office	P	P	P	P	P			P	P	P	P	P	P		
Outdoor sales display area					CU	CU									
Parking structures															P
Pawnshop				P	P										
Permitted uses of Downtown Overlay (DO), Central Business (C-2), or Highway Commercial (C-3) zoning districts, in a building above ground-level parking															P
Personal care service		P	P	P	P				P	P	P	P[14]			
Place of worship	P[1,3]	P[1]	P[1]	P[1]	P[1]			P[1]	P[1]	P[1]		P[1]	P[1]		
Plant nursery		P	P	P	P										
Pool hall				CU	CU										
Public utility buildings, structures or appurtenances thereto for public service uses			CU							CU					
Recyclable material collection center						P								CU	
Refuse enclosures															P
Repair and maintenance					P	P									
Residential health care facility			P[1,9]	P[1,9]	P[1,9]			P[1,9]	P[1,9]	P[1,9]					
Restaurant, excluding drive-through restaurant and excluding drive-in restaurant		P	P	P	P				P	P	P	P			
Restaurant, including drive-through restaurant but excluding drive-in restaurant		P	P	P					P	P					
Restaurant, including drive-through restaurant and including drive-in restaurant		CU			P							CU[14]			
Restoration service												P			
Retail		P	P	P	P				P	P	P				
Scenic and sightseeing transportation												P			
Scientific research and development						P		CU				P	P		
Seasonal art festival				CU	CU	CU				CU					
Sports arena					CU[1]										
Storage buildings															P[15]
Surface parking lots														P	P

LAND USES	ZONING DISTRICTS - Permitted (P) or Conditional Use (CU)														
	S-R	C-S	C-1	C-2	C-3	C-4	S-S	C-O	PNC	PCC	PCoC	I-1	I-G	P-1	P-2
Swimming pool sales, including display pools only and including construction equipment storage yard						P									
Swimming pool sales, including display pools only, but excluding construction equipment storage yard					P	P									
Taxi and limousine service												P			
Teen dance center				CU	CU										
Theater		P[1]		P[1]	P[1]				P[1]	P[1]					
Towing service						CU	CU								
Travel accommodation				P[1]	P[1]					P[1]					
Utility service yard						P	P					CU			
Vehicle emissions testing facility						P						P			
Vehicle leasing, rental or sales with indoor or outdoor vehicle display and storage				CU		P				CU					
Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building		P[7]			P[7]	P[7]				CU[7]					
Vehicle leasing, rental or sales with outdoor vehicle display and storage located more than 150 feet from 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., measured from the property boundary to the zoning district line all within the City limits		P			P										
Vehicle leasing, rental or sales with outdoor vehicle display and storage located 150 feet or less from 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., measured from the property boundary to the zoning district line all within the City limits		CU			CU										
Vehicle repair				CU		P[8]				CU					

LAND USES	ZONING DISTRICTS - Permitted (P) or Conditional Use (CU)														
	S-R	C-S	C-1	C-2	C-3	C-4	S-S	C-O	PNC	PCC	PCoC	I-1	I-G	P-1	P-2
Vehicle repair, located more than 150 feet from 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., measured from the property boundary to the zoning district line all within the City limits		P[8]			P[8]										
Vehicle repair, located 150 feet or less from 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., measured from the property boundary to the zoning district line all within the City limits		CU			CU										
Vehicle storage adjacent to residential districts					CU[11]	P[11]						CU[11]			
Vehicle storage not adjacent to residential districts					CU[11]	P[11]						P[11]			
Veterinary and pet care service	P[4]	P[4]	P[4]	P[4]	P[4]	P[4]			P[4]	P[4]	P[4]				
Wholesale, warehouse and distribution					P	P						P	P		
Wireless communications facility, Type 1, 2, and 3	P	P	P	P	P	P	P	P	P	P	P	P	P		
Wireless communications facility, Type 4	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU		

Use Limitations:

(1) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.

(2) Educational services, elementary and secondary school, are subject to the following standards:
   a. The facility shall be located not less than five hundred (500) feet from any adult use, except for a facility located within the S-R zoning district, which shall be located not less than 1,320 feet from any adult use.
   b. Net lot area. Minimum: 43,000 square feet.
   c. The facility shall not have outdoor speaker systems or bells.
   d. Outdoor playgrounds and recreation areas shall be:
      i. Located not less than 50 feet from any 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;
      ii. Located within the rear or side yard; and
      iii. Enclosed and screened by a six-foot wall or fence.
   e. All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line.
   f. A minimum twenty-four (24) foot setback shall be provided and maintained where parking is adjacent to a residential district.
   g. 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 facility. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.
   h. Public trails or pedestrian connections shall link to the front door of the main building, subject to Development Review Board approval.
   i. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
   j. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound transmission requirements of the International Building Code (IBC). In the I-1 and I-G zoning districts, facilities shall be constructed with sound attenuation measures to reduce outdoor to indoor noise by a minimum of twenty-five (25) decibels. Compliance with the noise attenuation measures set forth in Appendix F to FAA Part 150 Noise Compatibility Study Section 4.00 is deemed compliance with this requirement.

(3) Places of worship are subject to the following standards:
   a. Net lot area. Minimum: 20,000 square feet.
   b. Floor area ratio. Maximum: 0.2.
   c. Building and structure height.
      i. Building height including mechanical equipment (such equipment shall be screened). Maximum: 30 feet. However:
         (1) Non-habitable steeples, towers and spires that cover a maximum of ten (10) percent of the roof area, maximum: 45 feet.
         (2) Non-habitable freestanding steeples, towers and spires. Maximum: 45 feet.
      ii. Building height exceptions contained in Article VII shall not apply.

d. Required open space.
   i. Minimum: 0.24 multiplied by the net lot area.
   ii. Building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twenty (20) feet.
   iii. NAOS may be included in the required open space.
e. Lighting.
   i. All pole mounted lighting shall be shielded, directed downward and a maximum of sixteen (16) feet in height.
   ii. All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line.
   iii. All lighting, other than security lighting, shall not be operated between 10:00 p.m. and 6:00 a.m.
f. Screening. Screening shall be as approved by the Development Review Board.
g. Access. All places of worship must have primary access to a street classified in the Transportation Master Plan as a minor collector or greater.
h. Operations.
   i. No outdoor activities shall be permitted after 10:00 p.m.
   ii. The use shall not have outdoor speakers.

(4) Veterinary and pet care services are permitted if all facilities are within a soundproof building. However, outdoor activities are permitted if:
   a. An employee or pet owner shall accompany an animal at all times when the animal is outside the building.
   b. The property owner and operator maintain all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
   c. The outdoor areas are set back at least 100 feet from any lot line abutting 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., measured from the property boundary to the zoning district line all within the City limits.
   d. There is no outdoor kennel boarding, except within the C-4 zoning district.

(5) Big box retail sales are not allowed in the Environmentally Sensitive Lands Overlay District and are subject to a conditional use permit if:
   a. Primary access is from a local residential street, or
   b. Residential property is located within 1,300 feet of the big box property line, except where the residential property is developed with nonresidential uses or separated from the big box by the Loop 101 Pima Freeway.

(6) Drive-through and drive-in service subject to Conditional Use Permit in I-1 zoning district.

(7) Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building is subject to the following standards:
   a. Required parking shall not be used for vehicle storage or display.
   b. None of the above criteria shall prohibit the Development Review Board from considering an application to reconstruct or remodel an existing vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building facility.

(8) The vehicle repair use is subject to the following standards:
   a. All repairs shall be performed within an enclosed building, except vehicle repair facilities located in the C-4 zoning district.

b. Vehicles may only enter the rear of the building, except vehicles may enter the side of the building if the lot is:
   i. A corner lot,
   ii. A lot abutting a residential district shown on Table 4.100.A.,
   iii. A lot abutting 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., or
   iv. Separated by an alley from one (1) of the districts set forth in subsection b.ii. or b.iii. above.
c. If the lots meets any requirement of subsection b. above, and side entry bays are proposed, the side entry repair bays shall be screened from street views by solid masonry walls, and the landscape plan shall demonstrate to the Development Review Board's satisfaction, that the proposed screening does not impact the streetscape by exposing repair bays, unassembled vehicles, vehicle repair activities, or vehicle parts.
d. All vehicles awaiting repair shall be screened from view by a masonry wall or landscape screen.
e. Required parking shall not be used for vehicle storage.
f. None of the above criteria shall prohibit the Development Review Board from considering an application to reconstruct or remodel an existing vehicle repair facility.

(9) Residential health care facilities are permitted subject to the following:
   a. Within the PNC zoning district: site size shall not exceed forty (40) percent of the Development Plan.
   b. Within the PCC zoning district: site size shall not exceed thirty-five (35) percent of the Development Plan.
   c. Specialized residential health care facilities.
      i. The number of beds shall not exceed eighty (80) per acre of gross lot area.
   d. Minimal residential health care facilities.
      i. The gross lot area shall not be less than one (1) acre.
      ii. The number of units shall not exceed forty (40) dwelling units per acre of gross lot area.
   e. Required open space.
      i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows.
         (1) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
            (a) Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage.
            (b) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
         (2) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.
   f. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests, and visitors.

(10) Dwelling units permitted subject to the following:
   a. Dwelling units shall be physically integrated with commercial establishments.

b. Limited to one (1) dwelling unit per each business establishment. The dwelling unit limitation of one (1) dwelling unit per each business establishment does not apply to property in the PNC zoning district, the PCC zoning district, or the Downtown Area.

(11) Vehicle storage facilities may include an apartment/office for on-site supervision but no vehicle shall be used as a dwelling, even temporarily.

(12) Excludes concrete mixing/manufacturing.

(13) Aeronautical uses are subject to Chapter 5 of the Scottsdale Revised Code.

(14) Uses that are not accessory uses shall front on a major collector or higher street classification.

(15) Subject to Zoning Administrator's approval and if the storage building meets the following requirements:

a. Is smaller than five hundred (500) square feet, and

b. Occupies an area unusable as a parking space.

(16) Multifamily Conversion permitted subject to the requirements of Section 7.1300.

(17) Accessory Dwelling Unit subject to the requirements of Section 7.900.

(18) Accessory buildings and structures permitted on single-family residential lots subject to the requirements of Section 7.200.A.

(19) Middle Housing permitted subject to the requirements of Section 7.1400.