



TO: PLANNING AND ZONING COMMISSION

**FROM: BRETT BURNINGHAM, INTERIM DEVELOPMENT SERVICES
DIRECTOR; KYLE BARICHELLO, PLANNER I**

RE: Discussion and Possible Action on Case P18-0135 “Town Center Rezone”, a staff initiated rezone to update the Town Center (TC) Zoning District to allow greater zoning flexibility in the new Downtown Core (DC) District of Queen Creek on approximately 70 acres located between S. Ellsworth Loop Rd. and S. Ellsworth Rd. from E. Victoria Lane to the intersection of S. Ellsworth Rd. and S. Ellsworth Loop Rd.

DATE: October 10, 2018

SUMMARY

Staff is proposing a rezone of approximately 70 acres, which will convert the existing properties zoned C-1 (Light Commercial), R1-43 (Rural Estate District), C-2 (General Commercial), R1-6 (Urban Development Type A District), and TC (Town Center District) to a newly created Downtown Core (DC) Zoning District. The Downtown Core as referred to within this application is envisioned to become a destination that focuses on pedestrian oriented, compact development that is integrated with more specialty uses related to retail, dining, entertainment, services, residences and recreation.

The rezoning effort also includes a set of text amendments to the Zoning Ordinance and Design Standards to reflect the updated DC district. The proposed amendments include adjustments to the development standards and the permitted use table, as well as adding/amending language in the Zoning Ordinance to promote zoning flexibility in the Downtown Core area. The primary objective of the Town’s rezone and text amendments as part of this application is to support the effort to bring a unique, centralized “Downtown” to Queen Creek.

To summarize, the items for consideration include:

- Rezoning of approximately 70 acres from residential and commercial zoning districts to the Downtown Core (DC) District
- Zoning Ordinance Text Amendments
- Design Standards Text Amendments
- Creation of a new Downtown Core Design Guidelines Manual

HISTORY

October 4, 2017: The Town approved an update to the Town Center Plan, which provided a development vision for the approximately 70 acre Downtown Core

PROJECT INFORMATION

Town Center Rezone	
Project Name	Town Center Rezone
Site Location	Between S Ellsworth Loop Rd and S Ellsworth Rd. from E Victoria Lane to the intersection of S Ellsworth Rd. and S Ellsworth Loop Rd.
Current Zoning	R1-43 (Rural Estate District) C-1 (Light Commercial) R1-6 (Urban Development District) TC (Town Center District) C-2 (General Commercial)
Proposed Zoning	DC (Downtown Core District)
General Plan Designation	Urban
Surrounding Zoning Designations:	
North	C-2 (General Commercial)
South	R1-43 (Vacant land)
East	R1-6 (Queen Creek Plaza) and C-2 (QC Village Center)
West	R1-43 (QC Post Office) and C-2 (General Commercial)
Gross Acreage	Approximately 70 Acres

DISCUSSION

On October 4, 2017, the Town Council approved an update to the Town Center Plan, which provided a future long-term vision for the Town Center area. The Town Center area in the plan encompasses approximately 900 acres between Rittenhouse Road and Ocotillo Road and Ocotillo Road to the intersection of Ellsworth Loop Rd. and Ellsworth Road in the center of Queen Creek. The area includes a broad spectrum of uses such as residential, retail, offices, recreation, open space and government buildings. The plan analyzed current trends and conditions and provided a set of visionary recommendations to help support the future development of the Town Center Area. However, the Town Center Plan was primarily a vision-based plan and did not provide an implementation plan as part of this effort.

One of the recommendations as part of the Town Center Plan was to develop a “Town Center Core”, which has been renamed to Downtown Core as part of this effort, to be

located within the larger 900-acre study area. The purpose of the “Town Center Core” was to be a unique, pedestrian oriented area in the heart of Queen Creek. Additionally, this recommendation suggested a uniform set of development standards and design guidelines, which would help guide the future development in the new downtown area. This recommendation prompted the Town to begin the rezoning analysis to determine what the appropriate boundary lines, use palette, and development standards should be associated with the new DC district. Concurrently, Staff began working with the consulting firm Swaback Partners to develop a Design Guidelines document to represent the newly defined “Downtown Core (DC) District”. Through ongoing discussions with internal and external stakeholders, it was determined that approximately 70 acres (see parcel list on file) consisting of a mixture of R1-43, R1-6, C-1, C-2, and TC zoning districts would be the appropriate boundary for the new DC district.

In addition to the defined rezoning boundary and DC zoning district, Staff proposes a series of Zoning Ordinance text amendments to update the TC zoning district to reflect the new DC zoning district. The associated text updates to the DC zoning district have been designed to increase development flexibility through reduced development standards such as setbacks, maximum lot coverage, and parking lot/space requirements, to name a few. All updates and text changes will complement the newly created Downtown Core Design Guidelines as part of this effort.

Below is a summary of the proposed text amendments as part of this application:

Amendment #1: Add new definitions to the Zoning Ordinance.

The Zoning Ordinance does not currently have definitions for “Breweries”, “Co-working space”, and “Business Incubators”. Additionally, these three uses are not directly mentioned in the Permitted Use table. However, these uses would be allowed in the new DC district. Staff believes that adding a definition for these types of uses would clarify any future development requests relating to these uses.

Amendment #2: Update the Permitted Use table to reflect the new permitted and prohibited uses in the DC district.

This amendment would replace the TC district identified in the Permitted Use table as part of the Zoning Ordinance and update the list of prohibited and allowed uses associated with this zone to reflect the DC district.

Amendment #3: Clarify, adjust, add, strike language throughout the Zoning Ordinance.

This proposed amendment will adjust all language referencing the old TC zoning district to reflect the new DC district. Additionally, this amendment adds language into the Zoning Ordinance for clarity and flexibility, as well as deletes sections that are no longer applicable with the new DC district.

Amendment #4: Update “Article 5: Site Improvement Standards” to reflect the new DC district.

This proposed amendment will make changes and additions throughout Article 5 of the Zoning Ordinance to promote greater development flexibility in the new DC district. This amendment includes updates to the following standards:

- Fencing and walls
- Landscaping
- Open Space
- Lighting
- Parking and Loading

Additionally, the amendment includes language that provides the Planning Administrator the authority to consider alternative designs that meet the intent of the Zoning Ordinance and DC Design Guidelines.

Amendment #5: Revise and add language in “Article 7: Sign Regulations”

This proposed amendment will make changes and additions throughout Article 7 of the Zoning Ordinance to promote greater development flexibility regarding signage in the new DC district.

Amendment #6: Add “Chapter 7: Downtown Core (DC) District” to the Design Standards manual.

This proposed text amendment adds an additional Chapter to the existing Queen Creek Design Standards. This amendment will include the requisites and specific design standards found in the new Design Guidelines document and integrate them with the Town’s existing Design Standards manual for ease of use.

This rezoning effort would also change all existing TC zoned properties to the equivalent and comparable zoning district, C-2 (General Commercial). This change would carry forth all applicable PAD standards as part of the initial entitlement process. Staff analysis has shown that the existing TC zoned properties, which includes those in QC District, QC Crossroads, QC Village Center, and part of QC Marketplace (Harkins), would not be negatively affected by the zoning re-designation as the C-2 zoning district use palette and development standards are similar. This C-2 zoning district reassignment would be consistent with zoning of the surrounding properties.

In summary, the new DC zoning district and associated Design Guidelines is proposed to allow development flexibility through reduced development standards such as setbacks, maximum lot coverage, and parking lot/space requirements, to name a few. In combination, Staff believes that these items will help create a unified “Downtown” as envisioned in the 2017 Town Center Plan update.

GENERAL ANALYSIS

General Plan Review: The current General Plan designation for proposed development area is Urban.

Zoning Review: The current zoning designation of the approximately 70 acre zoning area is a combination of R1-43 (Rural Estate District), R1-6 (Urban Development Type A District), C-1 (Light Commercial), C-2 (General Commercial) and C-1 (Light Commercial). This rezoning application would consolidate the various zoning districts into the new DC (Downtown Core) zoning district.

Public Works Review: The Public Works (PW) department has reviewed this project. Staff has collaboratively worked with PW to incorporate all comments and concerns into the rezone updates. No conditions of approval have been added from the PW department.

Public Notification/Participation: The Town held one (1) formal Neighborhood meeting on August 14, 2018. Notification of the meeting was mailed to property owners within 1,200 feet of the project, as required by the Zoning Ordinance. There were nine (9) residents and business owners in attendance.

Overall, the audience seemed curious about the development but had no serious objections. Of the nine (9) residents in attendance, one was a business owner and another was a representative of a business owner. The business owner in attendance expressed how excited he was to see the Town initiate this plan in this specific area. He added that the Town has done a great job getting the word out and taking the feedback of residents seriously. Another woman who represents a local business owner in the downtown area was excited to hear about the development flexibility and the initiative to enhance street life. She was happy to hear about the pedestrian oriented environment.

In addition to the Neighborhood Meeting, Staff has discussed this effort at the following meetings:

- P&Z Workstudy Session on July 11
- Economic Development Commission on August 22
- P&Z Workstudy Session on September 12
- Town Council Briefings – Week of Sept. 17

All feedback provided from the above listed meetings have been incorporated into the proposal.

ATTACHMENTS

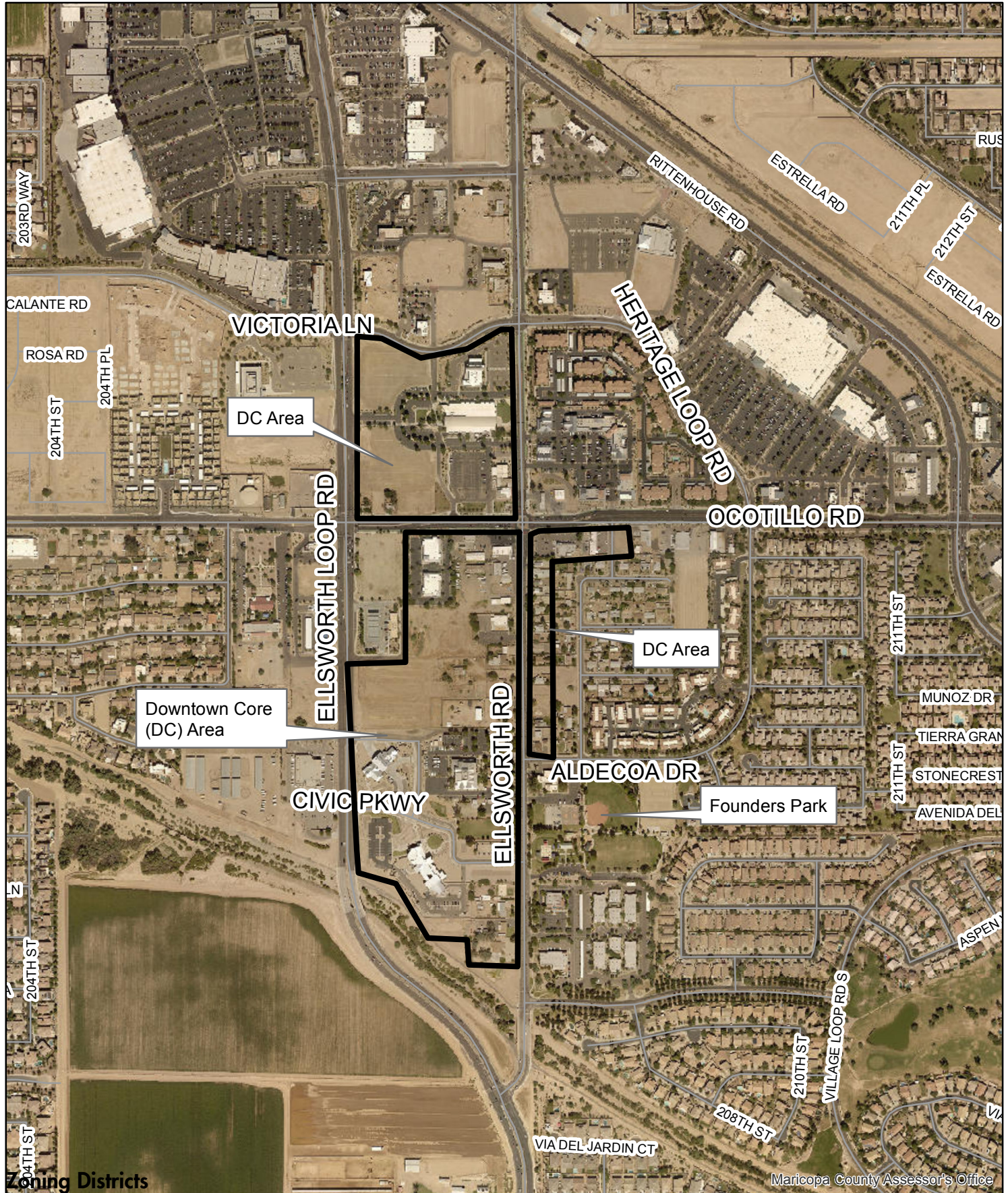
1. Aerial Exhibit
2. Existing General Plan Exhibit
3. Existing Zoning Map Exhibit
4. Summary Worksession Memo to Planning and Zoning Commission

5. Downtown Core Design Guidelines Manual
6. Proposed Zoning Ordinance Text Amendments (showing track changes/proposed revisions).
7. Proposed Design Standards Text Amendments (showing track changes/proposed revisions).

Project Name: Town Center Rezone

Case Numbers: P18-0135

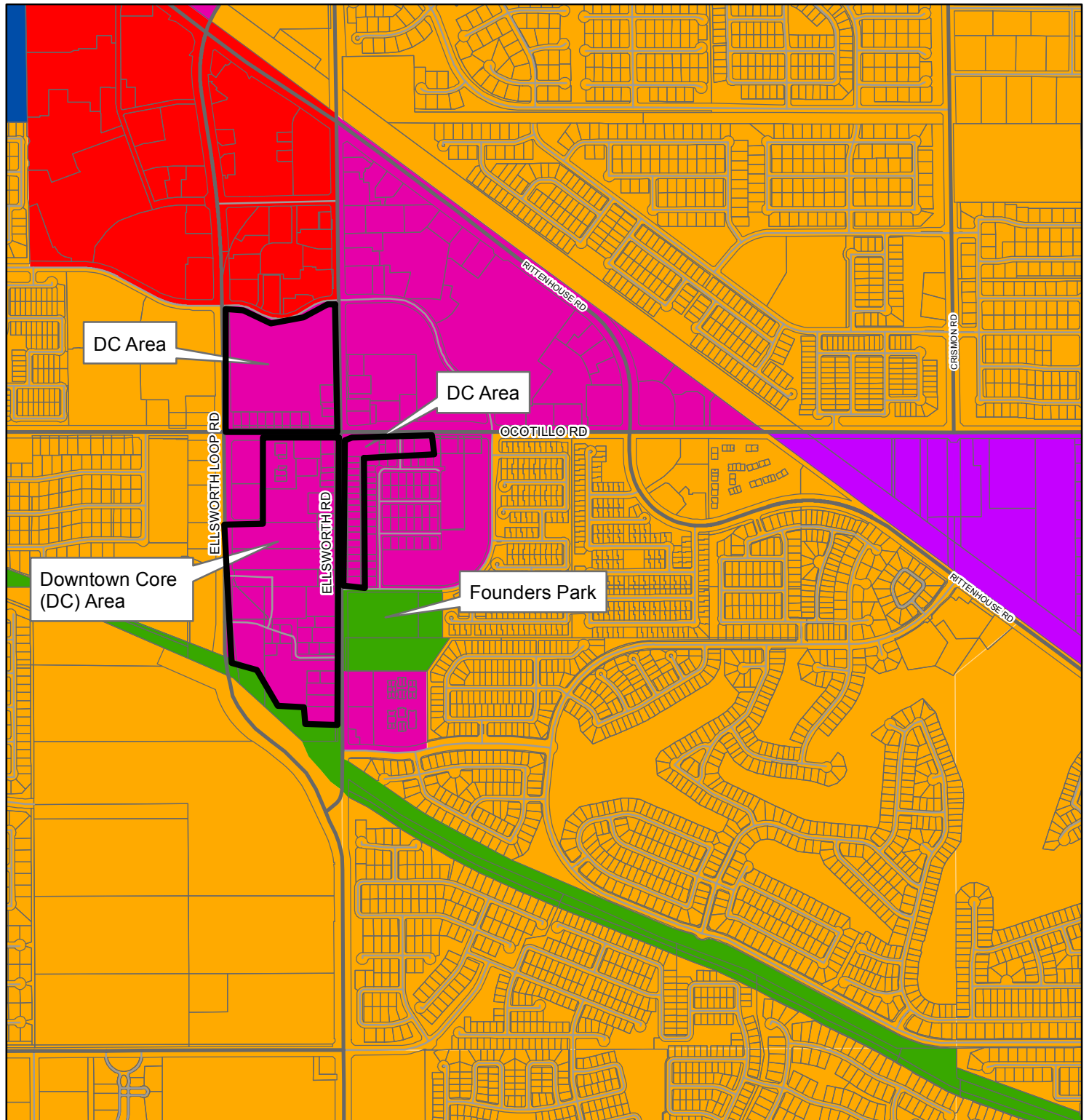
Hearing Date: October 10, 2018 (Planning and Zoning Commission)



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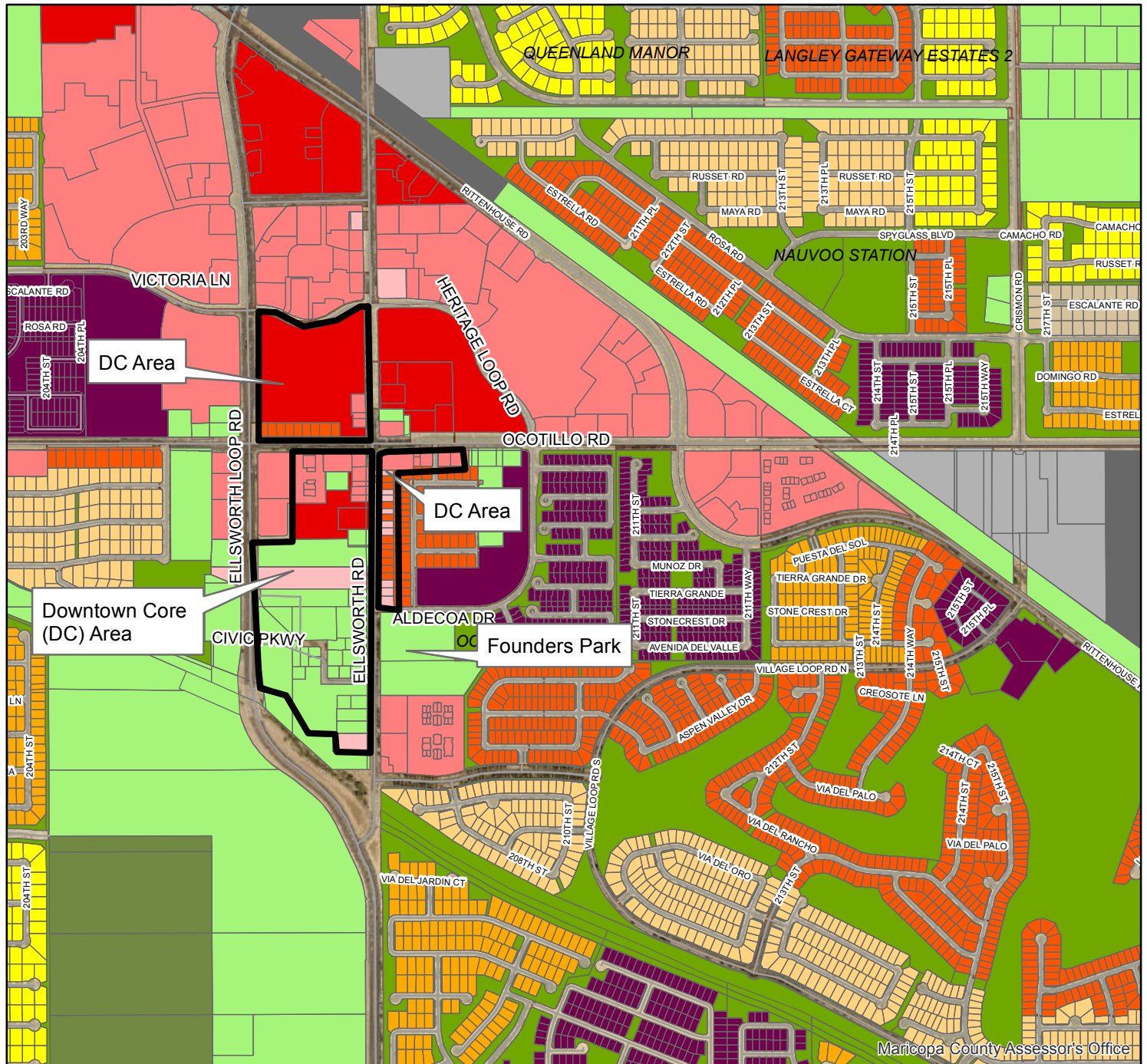
General Plan Land Use

- | | | | |
|--------------|------------|--------------------|--------------------|
| Rural | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 | |
| Urban | Open Space | Special District 3 | |

Project Name: Town Center Rezone

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Zoning Districts

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment



TOWN OF QUEEN CREEK ARIZONA

To: Planning and Zoning Commission
From: Kyle Barichello, Planner I and Brett Burningham, Interim Development Services Director
Date: August 30, 2018
Subject: Town Center Rezone Update

This memo provides a brief update to the Town Center Rezone that was initiated by the Planning Staff in June of 2018. This project is tentatively scheduled for a formal Public Hearing with the Commission on **October 10, 2018**.

Since the last update Staff provided to the Commission on the July 11th Work Study Session, Staff has been working with the consulting firm, Swaback & Partners to prepare a final draft of the Downtown Core (DC) Design Guidelines. Staff has worked at length discussing the most critical content to be included within the document. Included in your packets for your review are the following:

- Final draft of the Downtown Core Design Guidelines
- Proposed Zoning Ordinance text amendment language
- Proposed Design Guidelines text amendment language

Additionally, Staff has been working on a series of text updates to the Zoning Ordinance to compliment the DC Design Guidelines. This involved reviewing the Zoning Ordinance to find any reference to the existing Town Center Zoning District. The strategy that Staff proposes is to replace/update the Town Center Zoning District with the new Downtown Core Zoning District. This includes an update to all applicable uses and development standards. Should this motion be approved, all previously zoned Town Center properties would be assigned the closest equivalent zoning designation, C-2 General Commercial.

To support this strategy, an analysis has shown that all properties zoned as Town Center are current developed and in commercial shopping centers. This further illustrates that the Town Center zoning as part of the original 2011 Town Center Plan did not provide the appropriate guidelines needed to implement and develop the "Downtown" vision as part of the document. Additionally, it is in Staff's opinion that this change would not have a negative effect on any of the properties currently zoned as Town Center as the C-2 Zoning District provides a similar use palette and development standards.

The new DC Zoning District is designed to increase development flexibility through reduced development standards such as setbacks, maximum lot coverage, and parking lot/space requirements, to name a few. The Design Guidelines which represent the DC Zoning District are meant to be the guiding document for creating a new "Downtown" in Queen Creek. To accomplish this, Staff has analyzed the Zoning Ordinance as part of this process and proposed changes to existing language as well as added new language to ensure that these guidelines work cooperatively with the Zoning Ordinance.

Summary of Text Amendment Changes

Included as part of this update are sections of the Zoning Ordinance that are affected by the rezone request and subsequent text amendments. For the sake of redundant review, Staff has included only the Zoning Ordinance sections that contain text that has been changed. Due to the smaller size, the complete Design Guidelines manual has been included. A summary of these changes is as follows:



TOWN OF QUEEN CREEK ARIZONA

Article 1 – General Provisions

- Add brewery, co-working, and business incubator definitions

Article 4 – Zoning Districts

- Text changes to update the previous Town Center (TC) zoning with the new Downtown Core (DC) zoning
- Adjustments to the permitted use table
- Adjustments to the development standards
- Addition of language to clarify DC standards

Article 5 – Site Improvement Standards

- Changes and additions to the following sections within Article 5 which include:
 - Fencing and walls
 - Landscaping standards
 - Open Space
 - Lighting
 - Parking and Loading Standards
- Include additional language that provides Planning Administrator flexibility to the Zoning Ordinance and refers to Design Guidelines when applicable

Article 6 – Supplemental Use Regulations

- Minor changes to the language for all sections that reference TC zoning

Article 7 – Sign Regulations

- Minor changes to the language and addition of verbiage relating to Planning Administrator flexibility

Design Guidelines

- Added and struck language relating to the own TC zoning and the new DC zoning
- Added an additional chapter which includes the requisites from the newly created Downtown Core Design Guidelines

In conclusion, Staff is excited to provide an update to the Commission and seeks your valuable feedback on any of the items proposed as part of the Town Center Rezone Project and Design Guidelines.

Thank you,

Kyle Barichello, AICP
Planner I



DESIGN GUIDELINES

SEPTEMBER 2018

TOWN OF QUEEN CREEK DOWNTOWN CORE

DESIGN GUIDELINES + EXECUTIVE SUMMARY



ACKNOWLEDGMENTS

TOWN OF QUEEN CREEK COUNCIL

Mayor Gail Barney
Vice Mayor Emilena Turley
Council Member Robin Benning
Council Member Jeff Brown
Councilman Jake Hoffman
Council Member Dawn Oliphant
Council Member Julia Wheatley

ECONOMIC DEVELOPMENT

Doreen Cott - Director
Jennifer Lindley - Downtown Development Manager
Marissa Garnett - Coordinator

PLANNING AND ZONING

Brett Burningham - Planning Administrator
Kyle Barichello - Planner

DESIGN GUIDELINES PREPARED BY:



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1 INTRODUCTION EXECUTIVE SUMMARY

1A. OVERVIEW

1B. REGULATORY PLAN

1C. DESIGN PRINCIPLES & OBJECTIVES

1D. DRAINAGE STRATEGY

1E. HOW TO USE THIS DOCUMENT - GOAL OF THE GUIDELINES

1A. OVERVIEW

PURPOSE OF THE TOWN OF QUEEN CREEK DOWNTOWN CORE (DC) DESIGN GUIDELINES

The purpose of Queen Creek's Downtown Core Design Guidelines is to define the qualities of architecture, urban design, and public space that make for successful projects and communities, and to serve as a tool for guiding individual projects to meet those expectations through the Town's Design Review Program.

The Design Guidelines for the Downtown Core are part of an overarching effort by the Town to put in place key tools to ensure this area of the community continues to evolve in the desired manner and anticipated physical form.

This desired direction has been recently crystallized in the 2017 Town Center Plan Update, which was endorsed and adopted by the Town Council. This Plan specifically identified the desire to create a special identity for this area of the Town Center that reinforces the unique character and quality of Queen Creek.

The Town Center Plan provides a vision for the Downtown Core area. While not intended as a mandate, the vision provides a road-map of the desired setting for this area.

While the Town Center has been very successful and continues to serve the community, the Downtown Core is envisioned more as a unique, one-of-a-kind destination environment that celebrates the history and future of Queen Creek.

The goal is to create an area that represents the culture and heritage of the community in a truly authentic manner.

These guidelines, along with new zoning for the Downtown Core, represent two key initiatives that will assist the Town and community in realizing its vision for this area.

MASTER PLAN

Special Features

- 1 Fountain Plaza
- 2 Festival Parade
- 3 Street Performance
- 4 Playground
- 5 Sculpture
- 6 Local Theater
- 7 Concerts
- 8 Handcraft Market
- 9 Outdoor Dining Areas
- 10 Painting Walls
- 11 Urban Plaza
- 12 Art Displays
- 13 Food Trucks
- 14 Landscape
- 15 Shade
- 16 Exhibitions
- 17 Local Market Day
- 18 Bars & Restaurants
- 19 Family Gathering
- 20 Spaces To Relax
- 21 Offices and Workshop Spaces
- 22 The Farm
- 23 Bike Paths
- 24 Recreational Activities
- 25 East Ellsworth Facade Improvement Program
- 26 Horse Trails
- 27 The Orchards
- 28 Dog Park
- 29 The Barn
- 30 Surface Parking
- 31 Residential
- 32 Alleys and Arcades
- 33 Service Areas
- 34 Retention Basins



Key Components

- A Ellsworth Road . Main Street
- B Civic / Municipal
- C Commercial Office
- D Mixed-Use Core
- E Residential
- F Agrarian Cornerstone
- G Gateway Crossing
- H Founders' Park
- I Ellsworth District Plaza

Master Plan Perspective



San Tan Mountains

S Ellsworth Road

South Town Core Entrance

Villages Offices Suites Condominium

Founders Park

Multi-Generational Community Center

S 208TH ST

Queen Creek Wash

Family Entertainment Barn

Dog Park

Open Space For Public Events And Activities

Municipal Services

Town Hall

Bike Lanes

Sport, Leisure Activities

Fire Station #411

Old Ellsworth Plaza

Handcraft Flea Market

Wayfinding

Sculpture Gardens

Business Owners

Offices and Workshop Spaces

Pedestrian, Bikes Access

Public Art and Signage

Portal Entrance

S. ELLSWORTH RD.

Retail Activities

Outdoor Cafe / Restaurants / Commercial

Public Safety Building

Active Recreation

Public Parking

Exhibits, Art

Attractions / Art / Water Feature

Local Market

Specialty Retail

Outdoor Dining Terrace

Picket Post Square

Outdoor Dining Patios

U S Post Service

Bike Lanes along wash

S ELLSWORTH LOOP

S Ellsworth Loop Road

Quick Trip

Queen Creek Office Park Condominium

Public Parking

Will Rogers Equestrian Ranch

Outdoor Dining Patios

Offices and Workshop Spaces

E Ocotillo Road

OCOTILLO ROAD

OCOTILLO ROAD

Public Parking

PERSPECTIVE PREPARED FOR THE TOWN UPDATE PLAN 2017
THIS ILLUSTRATION SHOWS THE URBAN DEVELOPMENT INTENT FOR THE DOWNTOWN CORE AREA

1B. REGULATORY PLAN

These design guidelines are intended to complement the new zoning for this Core area of the Town Center.

The technical Regulatory Plan (identifying the extent of the Downtown Core) and the associated general characteristics intended for the area are included herein.

The basis for all technical requirements associated with development in this area shall be governed by the zoning documents.

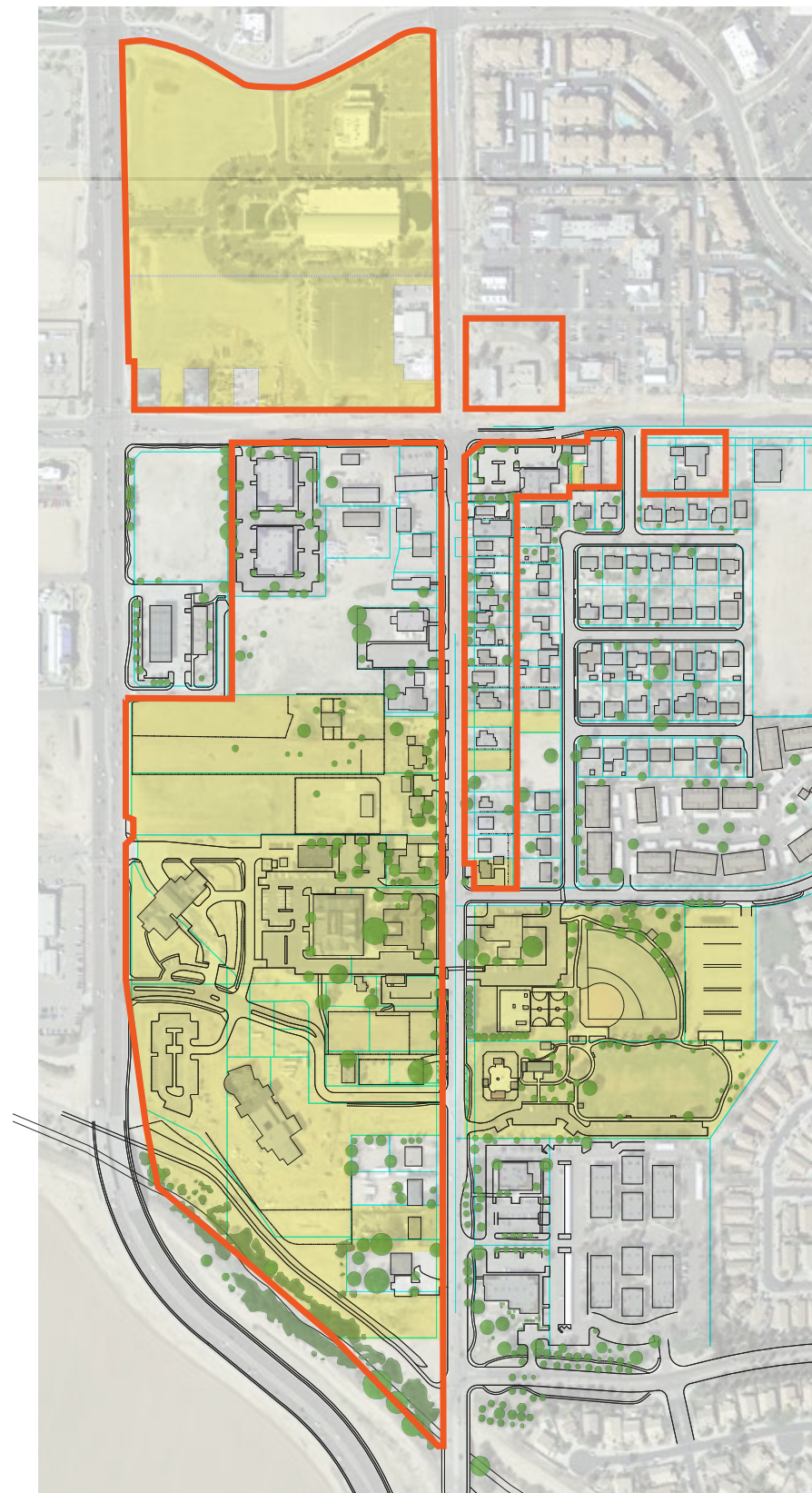
The summary information associated with the new zoning includes general Downtown Core description, allowed uses and prohibited uses.

The design guidelines are intended to assist the Town and private development to establish overall design direction for the built environment.

It is important to note that much of the property within the Downtown Core is owned by the Town. The accompanying exhibits highlight in yellow the areas owned by the Town within the Downtown Core.

This scenario provides a wonderful opportunity for public-private partnerships relative to future development.

The combination of the Town's extent of ownership, as well as its commitment to the new zoning and design guidelines, reinforces the community's desire to raise the bar and help to create a very special destination environment that can be enjoyed by residents and visitors.

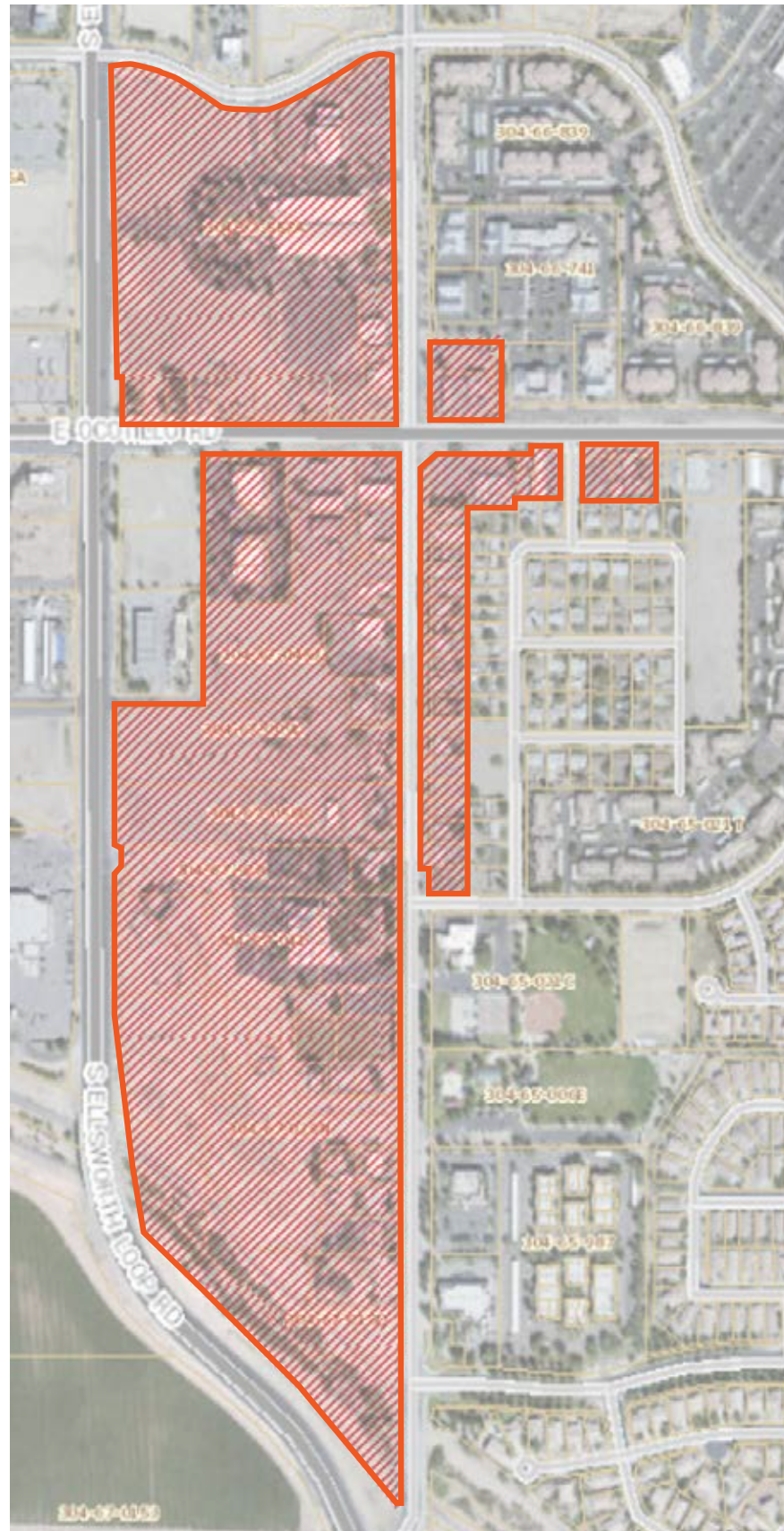


Town Owned Properties
Regulatory Plan DC Limit

Private - public partnership opportunities.

Because the Town owns a significant amount of land within the regulatory plan limit, there is an opportunity to leverage this condition through strategic initiatives that would likely not exist if much of the property were privately held.

1B. REGULATORY PLAN



DC:



Downtown Core

Specialty retail, hotels, commercial office, open space, residential and event uses, all organized in a unique pedestrian-oriented setting and environment that reinforces the authentic character and quality of Downtown Queen Creek.

Shops and stores are encouraged to be front facing on or near the sidewalks with parking conveniently located on-street and behind building masses.



Design Guidelines focus on the interface and relationship between private property and public areas



1C. DESIGN PRINCIPLES & OBJECTIVES

The following principles and objectives have been organized with the singular focus of creating a Downtown Core that has a physically distinct appearance and special charm. The principles established a design palette for all components that set the Downtown Core apart from the rest of the Town Center. The intent is not to be different for the sake of being different, but to be proactive in establishing a unique sense-of-place for the actual “center” of Town that reinforces all things Queen Creek.

THE GOALS ASSOCIATED WITH THIS DESIRE TO BE “UNIQUE” ARE BASED ON THE FOLLOWING PRINCIPLES:

1. The Downtown Core should not be a typical commercial strip mall environment that is made up of “big-box” commercial chain stores and/or drive-thru restaurants.
2. The Downtown Core wants to complement and connect with the overall Town Center through continued initiatives including; adjacent land uses, multi-modal transportation strategies, signage, sidewalk treatment & connectivity and on-going joint marketing and public relations efforts. The intent of the new zoning and guidelines is not to disconnect from the Town Center, but rather, to add another layer of detail to the overall urban fabric.
3. The Downtown Core is envisioned to become a destination that focuses on pedestrian oriented, compact development that is integrated with more specialty uses related to retail, dining, entertainment, services, residences and recreation.

IN ORDER TO ACHIEVE THESE ASPIRATIONS, THE FOLLOWING PRINCIPLES AND ASSOCIATED GOALS FOR THE DOWNTOWN HAVE BEEN ESTABLISHED.

Core Principle #1:

Create a special environment that is so unique and inviting that people want to come back to experience it.

Associated Objectives:

- 1a. In all development initiatives, emphasize the character of the Queen Creek environment and the agrarian heritage through architecture and landscape treatments.
- 1b. Be committed to an urban tree program that can help address the issues associated with heat island effect. Shade trees will also provide a more comfortable and attractive setting.
- 1c. Celebrate the history of Queen Creek’s unique environment by incorporating historical architecture.
- 1d. Publicize sustainability-oriented programs and events and link these initiatives to the place-making strategies (i.e., compact, walkable environments are not only more attractive but are better for the environment and healthier).

Core Principle #2:

Reinforce multiple aspects of Queen Creek’s culture so that the Downtown Core represents the citizenry through creative uses and design expression.

Associated Objectives:

- 2a. Elements of design (both architecture and landscape design) can incorporate historic elements in creative ways, creating interesting settings.
- 2b. Reinforce the culture destinations through signage and environmental art so residents and visitors can connect with the past.
- 2c. Develop an arts program that infuses whimsical features throughout the area. This effort should be done with very careful constraint so that it doesn’t overwhelm the area, but adds a certain flair.
- 2d. Cultural initiatives will be attractive to residents and visitors. The best places to visit are the ones that already work well for the people who call it home.

1C. DESIGN PRINCIPLES & OBJECTIVES

Core Principle #3:

Emphasize opportunities for social engagement to provide a strong human scale and “outlook” to the Downtown Core. We want places and spaces that encourage neighbors and friends to gather both indoors and outdoors.

Associated Objectives:

- 3a. Building and landscape design should be done in a manner to encourage opportunities for outdoor activities (i.e., outdoor dining).
- 3b. Promote uses that are multi-generational (both indoor and outdoor).
- 3c. Focus human mobility on great sidewalks and effective bike lanes. The automobile is still important, but the desire is to not have it as the dominant component within the urban setting.
- 3d. Provide opportunities for passive outdoor activity where people can connect back to nature (i.e. the proposed Village Green and connections to the Queen Creek trail system).

Core Principle #4:

The Downtown Core must be developed with a robust economic strategy that ensures long-term financial sustainability and success. This must occur in unison with all PPP (public-private partnership) opportunities. Sustainable oriented initiatives are good for the environment as well as the pocketbook.

Associated Objectives:

- 4a. All future development (from both the private and public sectors) should be considered in strategic phases that allow for short-term success as well as flexibility not to limit future expansion.
- 4b. Identify key opportunities for initial development projects that can act as a major catalyst for future, additional opportunities.
- 4c. Recognize the value of human capital and a broad range of development initiatives (both big and small) that can add to the overall quality and character of the area.
- 4d. While likely not an immediate need, high quality residential development (likely in a vertically integrated mixed-use setting) can add value to the environment as well as real estate value.

KEY THEMES:

These formal principles and objectives will be supported by a series of key overarching themes that should help set the tone for the built environment within the Downtown Core. While not intended to be linked to specific prescriptive requirements, the themes help to reinforce the aspirations for the built environment.

A. ACHIEVING EXCELLENCE IN DESIGN:

All future development should achieve design excellence. This includes quality building materials, construction methods and design integrity. All building design (big or small) should establish distinctive character that complements the overall area. Excellence in design doesn't translate to high development costs, but should lavish attention on the comprehensive anticipated outcome for the built form.

B. EXPRESS A HUMAN SCALE:

All proposed development should take great care to convey a human scale for every proposed building project. This can be done in several ways including: thoughtful ground floor design treatments that consider the pedestrian experience; multi-story buildings that articulate a base, body and top of structure; and the integration of associated landscape and streetscape treatments that are unique and provide opportunities for indoor-outdoor spaces.

C. CONTEXTUAL ARCHITECTURE THAT CELEBRATES THE AGRARIAN HERITAGE OF QUEEN CREEK:

The agrarian oriented design style is not meant to suggest a rural farmhouse or barn vernacular. The design expressions associated with the agrarian style are anticipated to include a broad and creative spectrum of vernacular. From traditional to contemporary designs, the agrarian themes associated with Queen Creek can be done with fresh ideas, creative uses and integration of materials, and the incorporation of new building technologies.

D. SUSTAINABILITY:

All development proposals should provide a clear direction and path for the incorporation of sustainability initiatives. While building technology systems and building components can portray one level of commitment to sustainability, the ability to incorporate sustainability strategies that can impact how people behave is another level of importance. Thoughtful integrated and comprehensive sustainability components should be the norm.

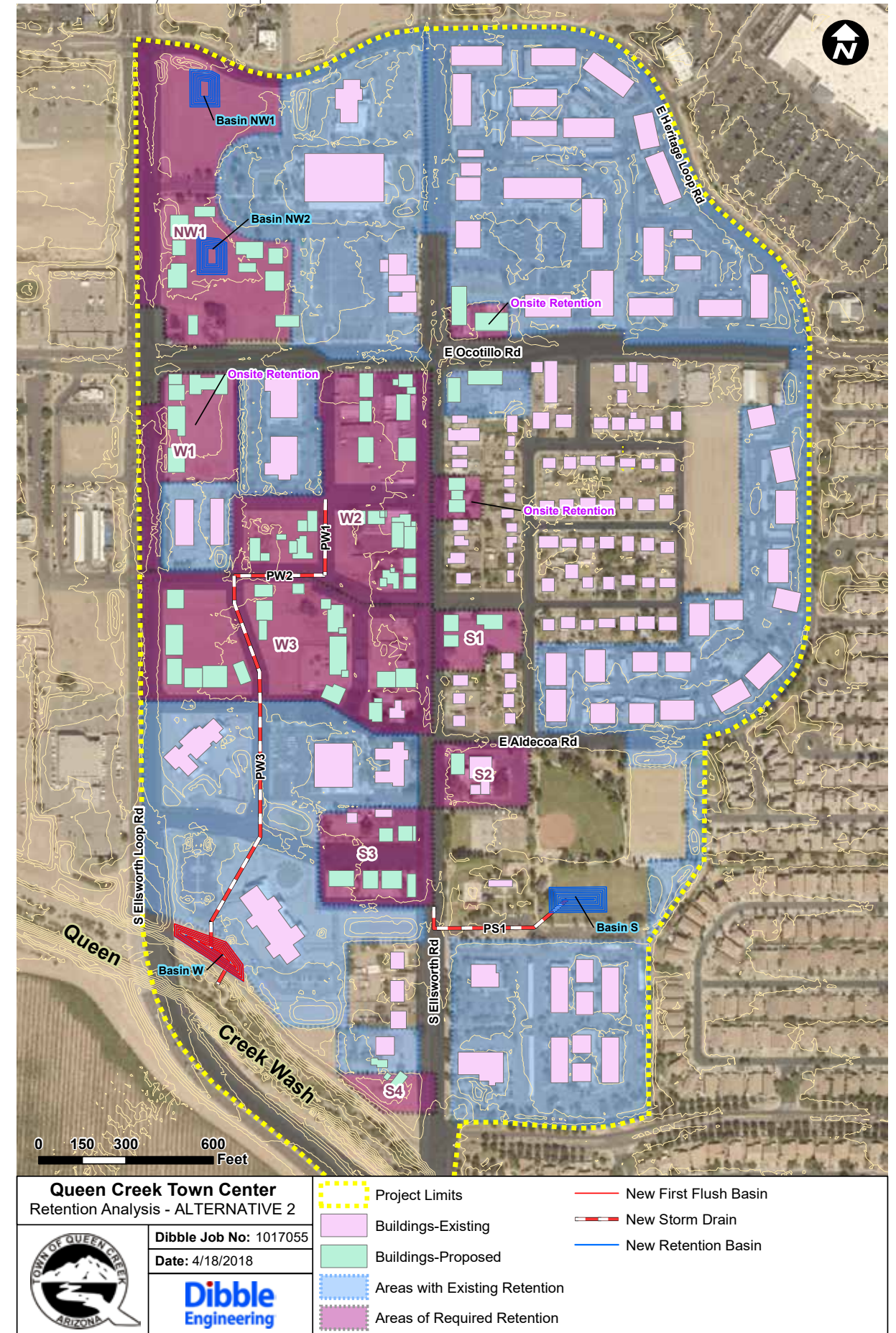
1D. DRAINAGE STRATEGY

As part of the Town's effort to bring a more coordinated effort to future development within the Downtown Core, a comprehensive drainage strategy has been developed for the area. The value of this undertaking will result in a greater degree of land area efficiency for the entire area compared to the typical suburban piecemeal model which requires individual drainage basins associated with each land parcel, block and new development.

The outcome will allow the Town to coordinate new development in a more connected way that is not hampered by detention basins that take away from the pedestrian oriented environment. The Town Center Plan Update, the new Downtown Core Zoning, the Design Guidelines and the Comprehensive Drainage Strategy will together allow for more creative, compact mixed-use development that is pedestrian oriented and encourages unique, one-of-a-kind places.

In order to achieve these aspirations, the Town is committed to working closely with private development to achieve the established vision for this special area of the Town Center.

Retention Analysis Concept



1E. HOW TO USE THIS DOCUMENT - GOAL OF THE GUIDELINES

PUBLIC VS. PRIVATE

The following guidelines have been organized in two main parts: the public realm and the private realm. These two main categories are representative of the property boundaries associated with the following:

- a. Public Rights of Way (ROW) represented by the street treatment and adjacent improvements (sidewalks, planting/signage/ etc).
- b. Private Development Parcels- those areas beyond the right of way that make up the identified blocks as articulated in these guidelines.

It will be important that on-going collaboration occurs between the Town and applicants associated with new development proposals within the Downtown Core.

All future development should appear “seamless” and with no obvious line or separation between the public realm and the private.

Certain improvements in the public realm will be the responsibility of the Town, while likely the improvements within development blocks will be the responsibility of the private developer.

ASPIRATIONAL VS. PRESCRIPTIVE

It will be critical that an overall collaborative and orchestrated effort is conducted to ensure the best outcome.

To that end, these guidelines have been organized and articulated in an aspirational and informational format.

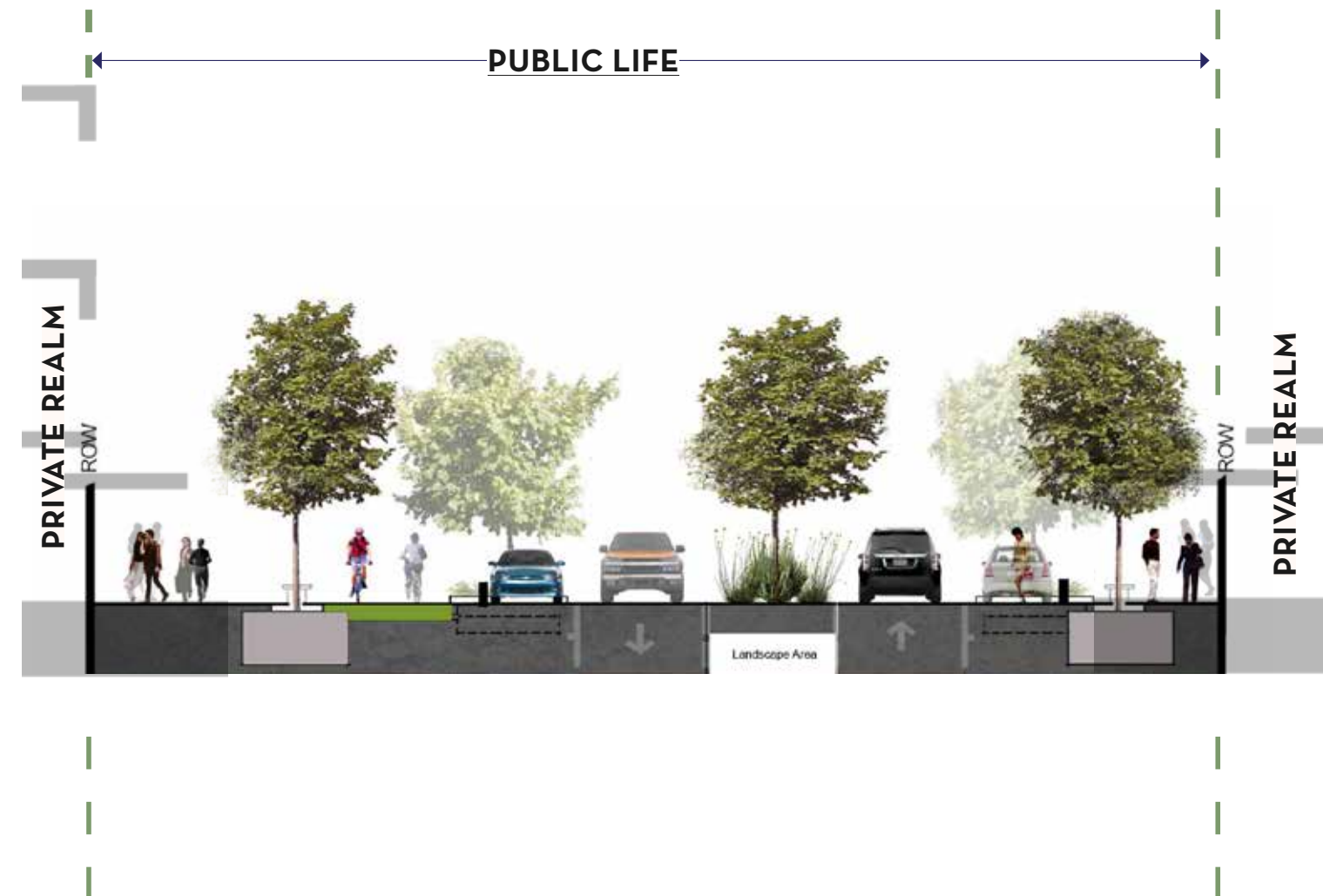
Rather than a prescriptive structure that relies on specific requirements (“do’s and don’ts”), these guidelines are intended to provide an overall design direction for the built environment based on aspirations and expectations as defined within this document.

The review and approval process associated with these guidelines (Chapter 4) define the requirements associated with submittal.

THE GUIDELINES FOCUS ON THE INTERFACE BETWEEN PRIVATE PROPERTY AND PUBLIC AREAS.

PUBLIC AREAS INCLUDE STREETS, SIDEWALKS, PUBLIC PLAZA, PARKS, PROMENADE AND/ OR OTHERWISE THAT IS ACCESSIBLE TO THE PUBLIC AT LARGE.

PRIVATE AREAS REFERS TO ANY PLACE ON PRIVATE PROPERTY, INCLUDING BUILDING EDGES, SETBACK AREAS, PLAZAS OR OTHER FEATURES.





2 PUBLIC AREAS

2A. URBAN BLOCK PATTERNS

2B. SIDEWALK PATTERNS & LIFE

2C. URBAN FURNISHING

2D. TREES & LANDSCAPE

2E. VILLAGE SQUARE & OPEN SPACE

2F. STREET LIGHTING

2G. WALLS, FENCING & SCREENING

2H. SIGNAGE & WAYFINDING

2I. PUBLIC ART

2J. STREETS & PUBLIC PARKING

2A. URBAN BLOCK PATTERNS

OVERVIEW

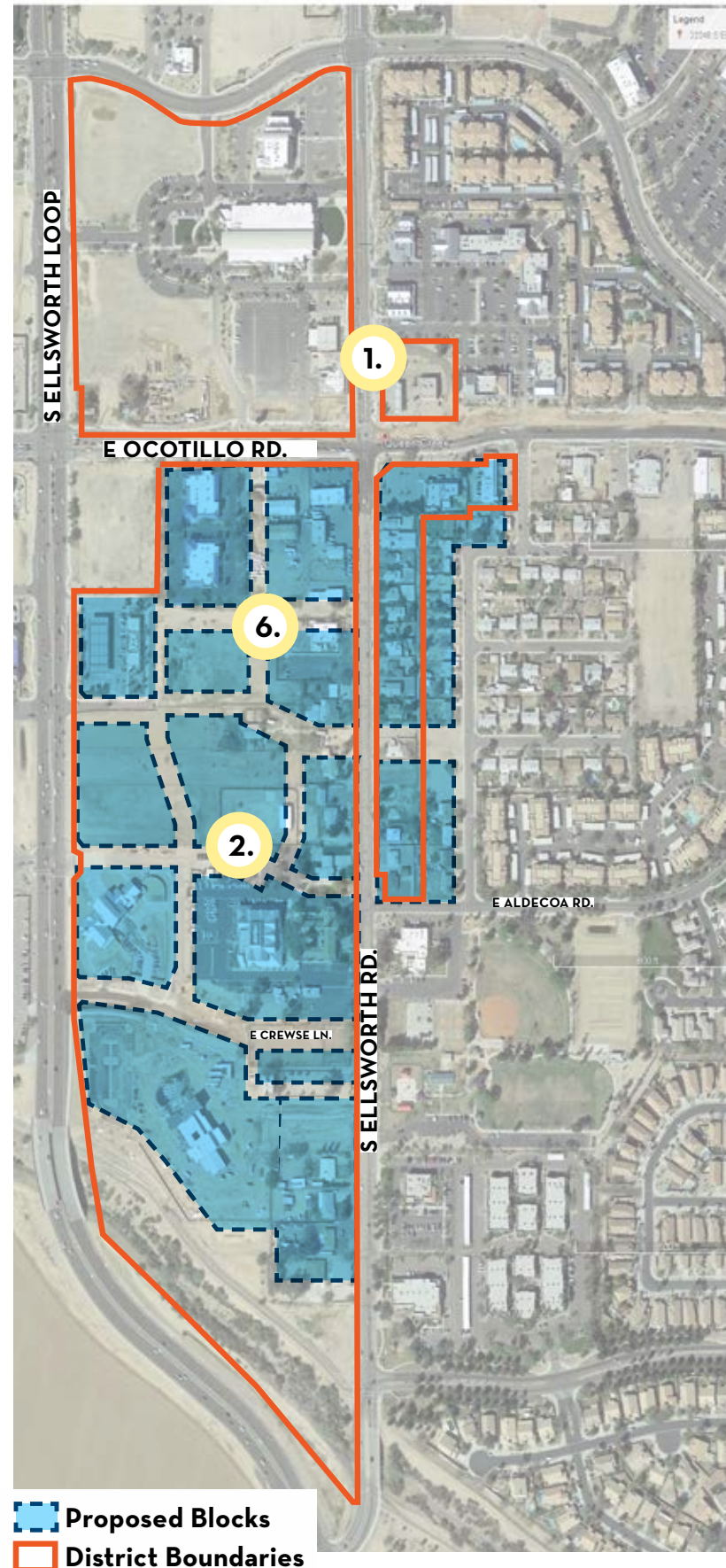
The overarching urban form for the envisioned improvements will be established with the proposed layout of future roads and infrastructure. The blocks themselves will be a result of how the improved roadway system is physically organized and integrated with existing thoroughfares. Because of this, it is key that any new planned improvements consider both the short-term and long-term strategy for the vehicular connectivity desired for the Downtown Core area. These roads need to be considered in the context of the envisioned hierarchical system for vehicular circulation.

Primary Roads (Ellsworth Loop Road, Ocotillo Road and Ellsworth Road). These roads provide the opportunity to create better architecture frontage with the kinds of specialty destination uses included in the new zoning. While Ellsworth Road is planned for significant streetscape improvements, both Ocotillo and the Ellsworth Loop roadway systems will play an important role in reinforcing the refined identity for this area of the Town Center.

Secondary Roads (East-west connector roads from the Ellsworth Loop to Ellsworth Road). These planned roads (including those that have been partially completed as part of the new Town civic facilities) will provide critical connectivity to Ellsworth Road.

Tertiary Roads (Planned north-south link roads that provide connectivity to parking and service). These roads will provide important internal access to all of the planned blocks and provide convenience to parking areas.


Integrated together, the layout of these roads will provide the framework to create the “right-sized” urban blocks contemplated in the Town Center Plan Update.



KEY CONSIDERATIONS:

1. Block patterns, sizes and configurations should follow the general layout portrayed in the Town Center Plan Update as a guide but, not a mandate.
2. Blocks do not necessarily need to be square. Proportions should make sense relative to street layout and connectivity (adjacent to curved or angled road alignments).
3. Blocks should be generally smaller in size than bigger suburban prototypes (like those throughout most of the Town Center).
4. Blocks should be formulated with the incorporation of a multiple street hierarchy (primary streets, secondary streets and tertiary streets).
5. Blocks and streets shall be carefully organized to emphasize a “front” side(s) of the development and a “back” side for functional service access.

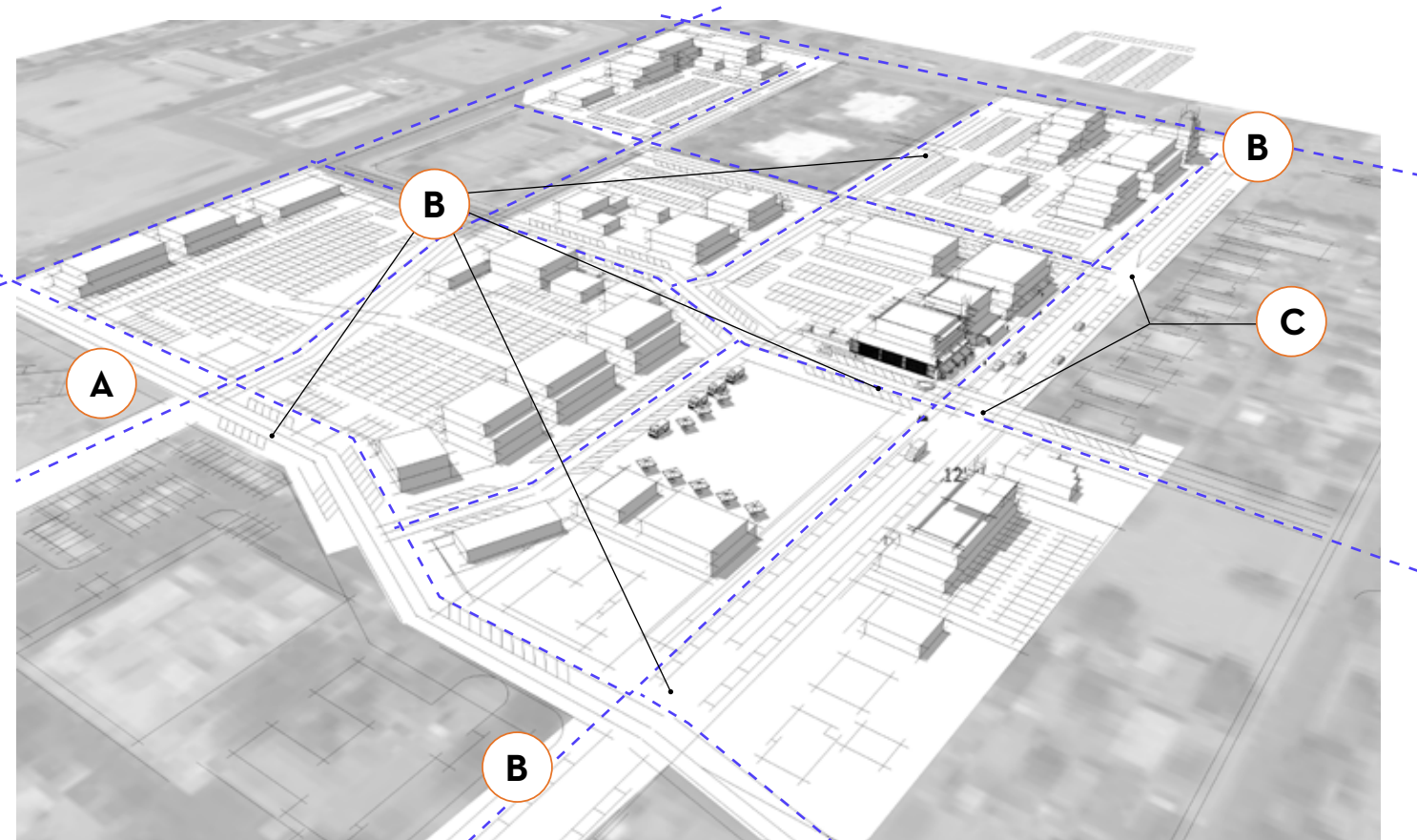



 Shorter blocks create a manageable, approachable walking environment and encourages movement within the Downtown Core and surrounding neighborhoods.

2A. URBAN BLOCK PATTERNS


REQUISITES:

- A** Any single side block length shall be in the range of 300' to 450'. Total perimeter block length shall not exceed 1600' unless providing key added value to the overall urban fabric (any block dedicated to open space shall be the exception).
- B** Blocks shall be organized within at least two of the three proposed street sections from the Town Center Plan Update (primary, secondary and or tertiary).
- C** Where blocks meet in a three-way or four-way intersection, the resulting layout should be safe, functional and meet all Town engineering and site plan requirements.
- D** East- west connector roads should be utilized to establish north and south ends of blocks.




 Street intersections define block sizes and shape. Intersections should happen approximately every 400' to maintain circulation dynamics.



 Locating parking access, pedestrian access, pedestrian crossing, signage, vegetation enhancement in the middle of the blocks, can reduce traffic impacts, and enhance place-making opportunities.



 The design of the blocks and the buildings' configuration should maximize frontage on the main roads and open areas for variety of uses and connections.

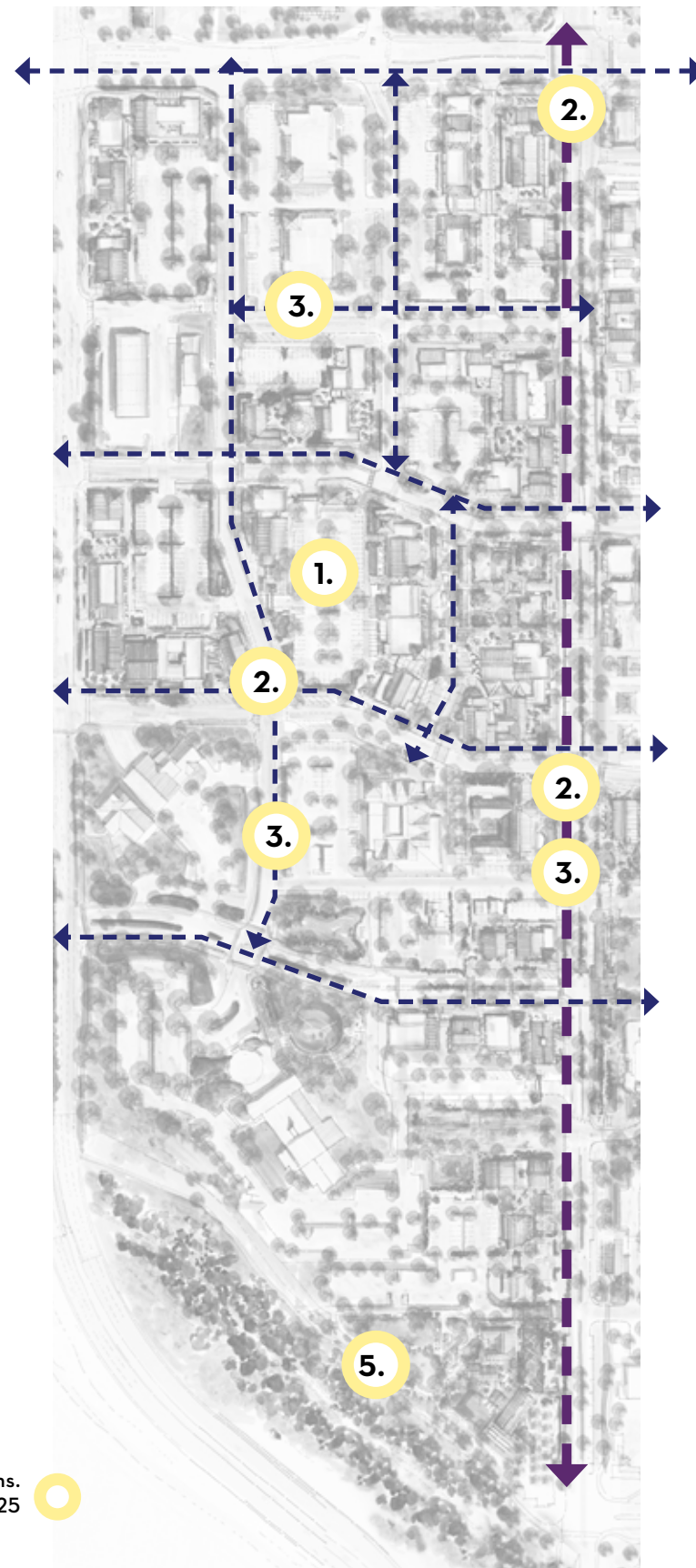
2B. SIDEWALK PATTERNS & LIFE

OVERVIEW

The “right sized” blocks provide the basis for creating a more convenient setting for pedestrian-oriented environments.

The Town Center Plan Update provides the basis for the specific envisioned treatment of these roadways along with landscape and sidewalks.

The sidewalk patterns and associated connectivity will create the basis for safe, functional and attractive environments that encourage walking and strolling, rather than the alternative increased vehicle trips.




Symbols refer to Key Considerations.
See page 25 


KEY CONSIDERATIONS:

1. Sidewalk patterns should follow the configuration of the blocks and associated street system in order to provide connectivity from the public realm to the private realm.
2. Great care should be taken to ensure safe, functional and attractive crossing conditions at any intersection.
3. Any and all sidewalk treatments should reference the street sections highlighted in the Town Center Plan Update.
4. Sidewalk patterns should be considered within the context of creating “complete streets” and multi-modal travel options such as bike lanes and vehicular travel lanes.
5. Sidewalk patterns on the south end of the Downtown Core should transition to the Queen Creek trail system in a thoughtful and convenient manner.




 Sidewalks are the life of the Town. To accommodate functionality and use, vegetation, shade, furniture and access should be incorporated.



 Incorporating drainage systems into the landscape and seating areas is a great way to make the public realm a place where people want to walk and enjoy.



 Sidewalks design should peacefully transition between the private and public realm.

2B. SIDEWALK PATTERNS & LIFE


REQUISITES:

- A** Sidewalks shall be a minimum of 8' clear along primary and secondary streets and 6' wide along tertiary streets (not including the designated landscape planting buffer separating the sidewalk from curb).
- B** Any proposed mid-block crossing shall utilize a HAWK (pedestrian mid-block signalized crossing system) or a like system approved by the Town.




 NOT THIS




 Bigger blocks with larger parking areas allow flexibility for development but do not encourage a pedestrian-friendly environment, but a car-oriented dynamic.




 Extremely long blocks with no variety in building mass and a monotonous environment discourage people from congregating.




 Pedestrian and private areas shall work together enforcing design aspects that will create a vibrant Downtown Core.

 THIS



 Shorter blocks create a manageable, approachable walking environment and encourage movement within the Downtown Core and surrounding neighborhoods.



 Mid-block crossings shall be signaled. Enhanced vegetation and signage should be at the intersections.



 Blocks in the Downtown Core will be scaled to promote walkability.

2B. SIDEWALKS PATTERNS & LIFE

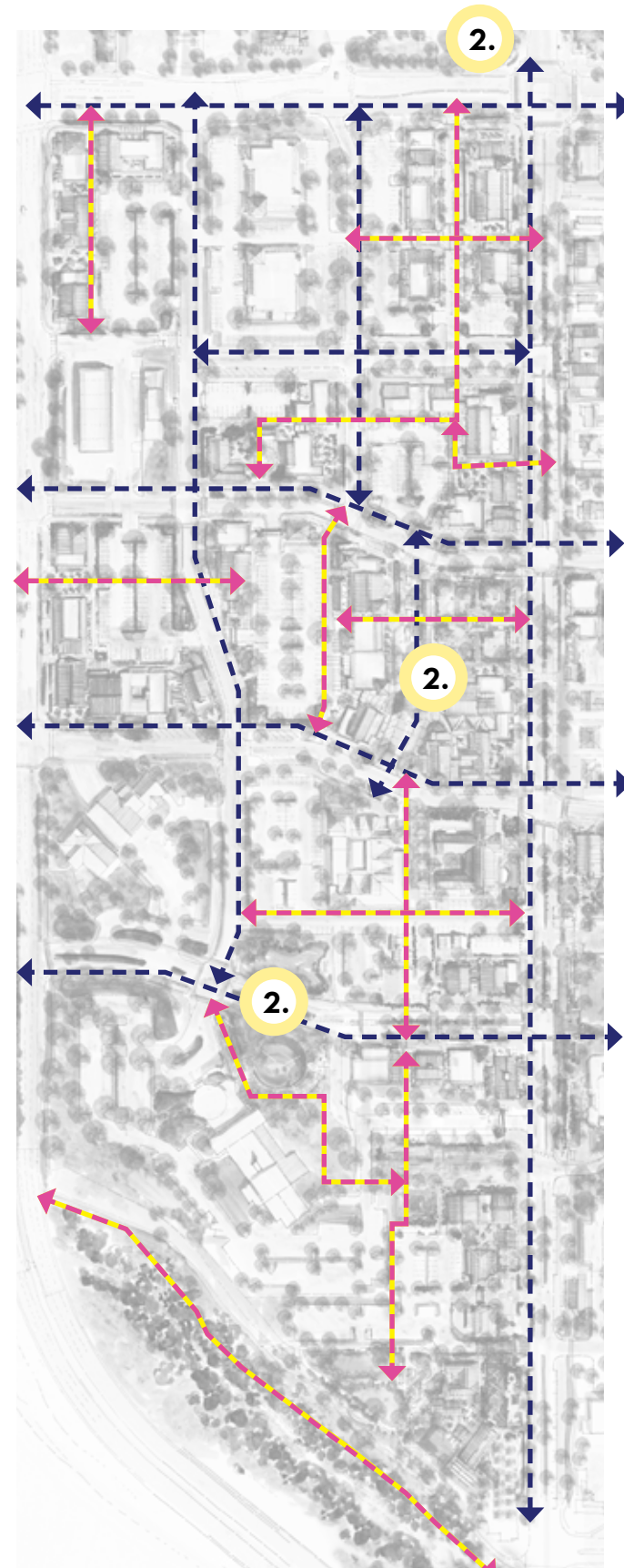
OVERVIEW

While the overall urban patterns of sidewalk connectivity are necessary for successful development, the treatments, furnishings and design details of these sidewalks will reinforce the unique nature of the Downtown Core.

Beautiful, shaded and pedestrian friendly sidewalks will help to reinforce the culture and heritage of the community. Every aspect of the public right-of-way needs to be carefully orchestrated to set a high standard for all private development.

Benches, trash cans, utility boxes, bike racks, signage, planting islands, pots, and other site features should all be carefully choreographed for an entire street scene prior to making any final decisions on placement of location and quantity in any one area.

Patterns of variety should be studied in greater detail relative to street corners, key dimensions of interval placements and relationship to block lengths. These sidewalk areas should also carefully consider the range of options associated with pavement. While poured concrete is likely the dominant treatment, accents of unit pavers and other attractive finishes should be included.



Symbols refer to Key Considerations.
See page 29

KEY CONSIDERATIONS:

1. The “pedestrian life” should be considered beyond just the paved sidewalk and should carefully consider adjacent planting, bike lanes and on-street parking.
2. Art and signage should be carefully incorporated into the overall sidewalk life.
3. All utility equipments associated with infrastructure, including traffic signalization, should be incorporated in a detailed manner, rather than a haphazard afterthought.



3. Kiosks, lighting, art, signage and vegetation add life to sidewalks.



Streetscape area created by sidewalk planting zones, lighting and fixtures, and seating areas provide opportunities for enhanced experiences in the Downtown Core.

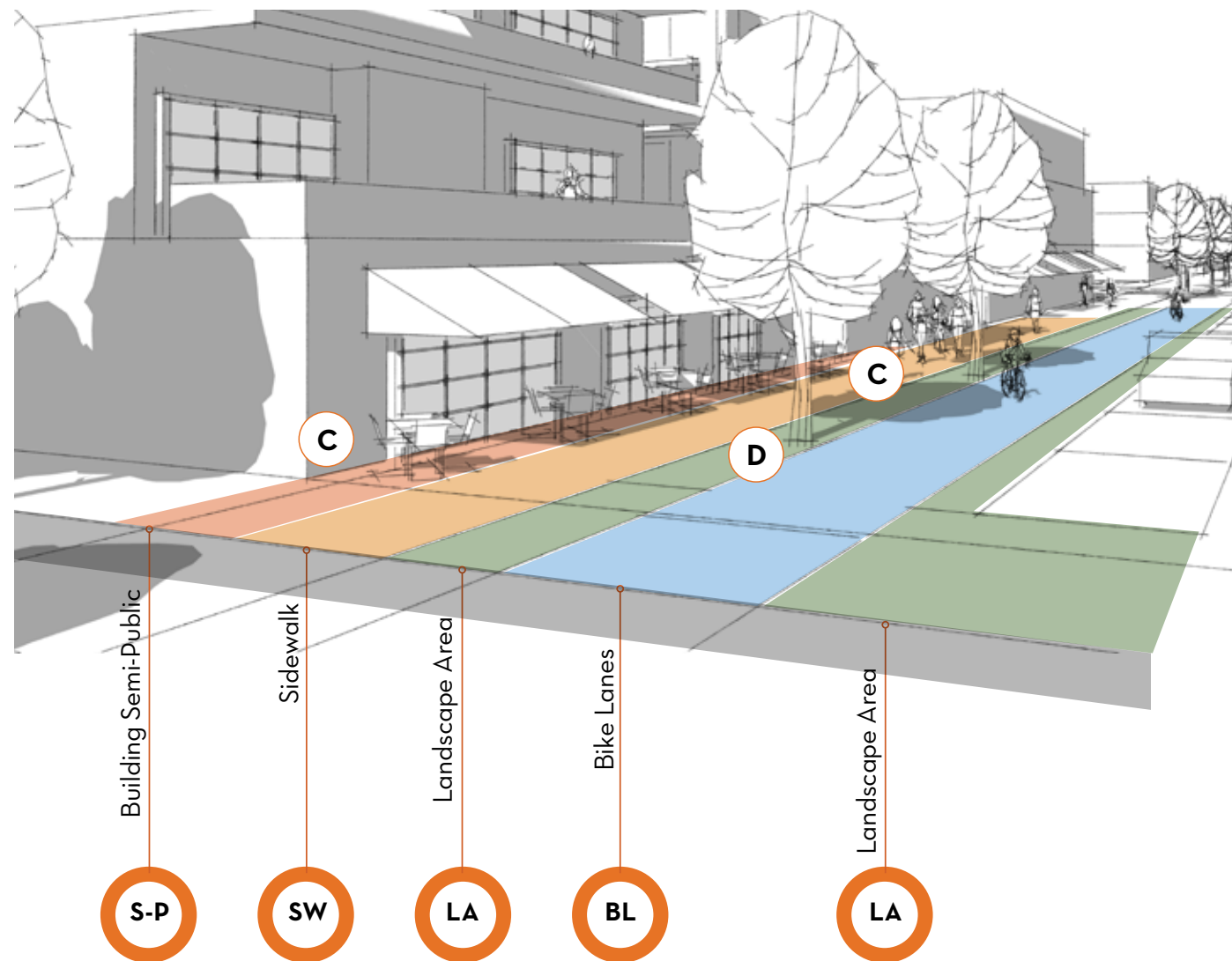


1. Maximize opportunities for an orchestrated urban life dynamic, where lighting, signage, materials, shade, store frontage openness, and uses revitalize the new Core.

2B. SIDEWALKS PATTERNS & LIFE

REQUISITES:

- C** Sidewalks in the public realm shall have furnishings and features that are organized on the “curbside” of the street section in order to ensure flexibility for future integration on the adjoining private realm parcels.
- D** Sidewalk life shall not be limited to private sector realm improvements, but is made best by a careful integration of private and public-sector improvements.



NOT THIS



The sidewalk zone should accommodate a continuous path of travel along with buffer planting areas between sidewalk and street.

THIS



Properly located building transition activities provide spaces for both sidewalk eating areas / retail display and pedestrian travel.



Building transition areas that obstruct other areas within the pedestrian realm can be uncomfortable for pedestrians.



Downtown users will more likely love streets and sidewalks that provide multi-uses, and provide a spacious, comfortable pedestrian realm.



Objects in the middle of the sidewalk zone impede pedestrian flow creating barriers and unsafe circulation.



Properly scaled pedestrian areas can efficiently accommodate a high volume of pedestrian traffic.

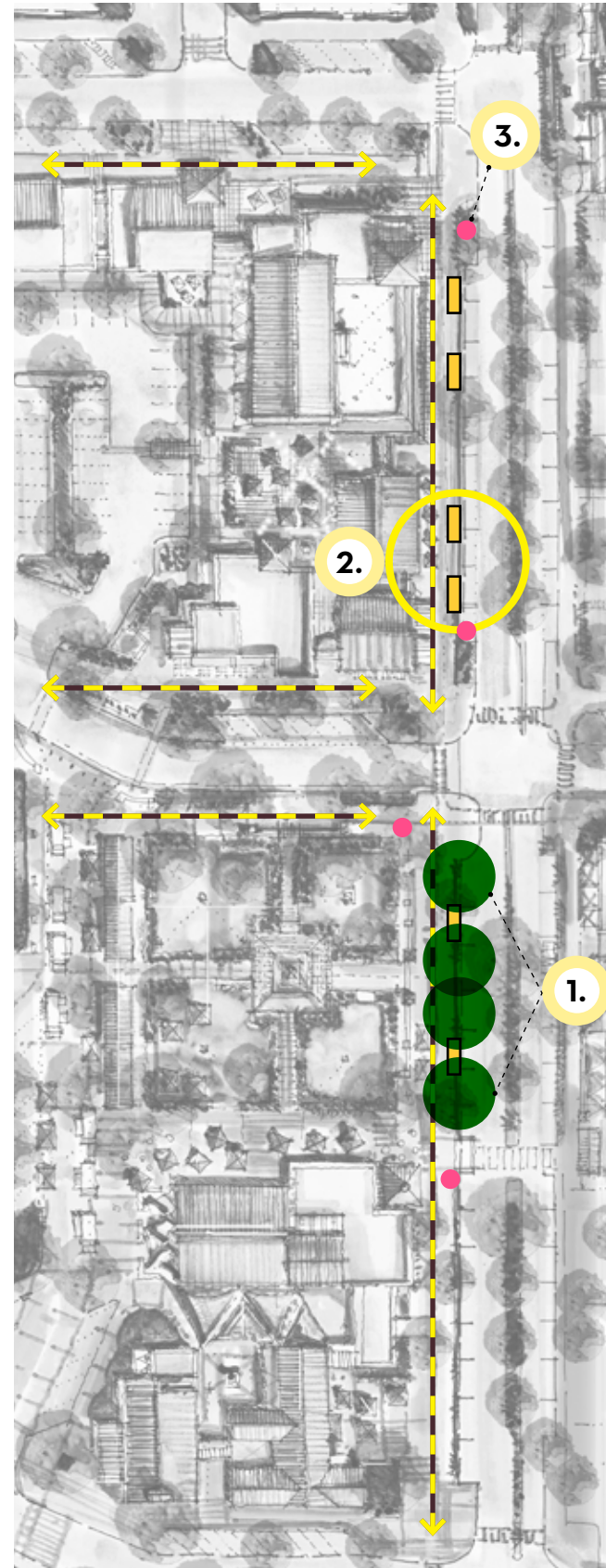
2C. URBAN FURNISHING

OVERVIEW

It is important that the future improvements associated with the Downtown Core consider a detailed furnishings master plan that considers all future streetscape improvements within the context of the private realm improvements as well.

Range of potential furnishings may include:

- Benches (different lengths)
- Small tables and chairs
- Seatwalls
- Trash cans and recycling cans
- Information kiosks
- Planters/Pots
- Ornamental post and rail “fencing”
- Shade shelters



Symbols refer to Key Considerations.
See page 33

KEY CONSIDERATIONS:

1. Seating areas should be located adjacent to trees and under tree canopies to provide opportunities for shade.
2. Seating and furnishings should be organized in “pockets” and along the street side of the sidewalk to encourage social engagement.
3. Trash cans and recycling cans should be located in convenient locations that are “out of the way” of direct foot traffic.
4. While sidewalk furnishings should not all be the same design, an overall visual continuity should be created throughout the Downtown Core.
5. The Town should prepare an overall furnishings layout and master plan for street systems in order to ensure creative and effective implementation.
6. The use of wood for outdoor furniture is allowed however, it is encouraged the use of eco-friendly materials and the combination of low maintenance and environmentally friendly materials; for example, resin wicker (resistant to UV), recycled materials, cast aluminum (durable and does not get extremely hot), concrete, stone.



Seating areas organized in pockets will encourage people to gather and spend more time in comfortable areas.



Planters and seating areas incorporated in different ways in the Core area.

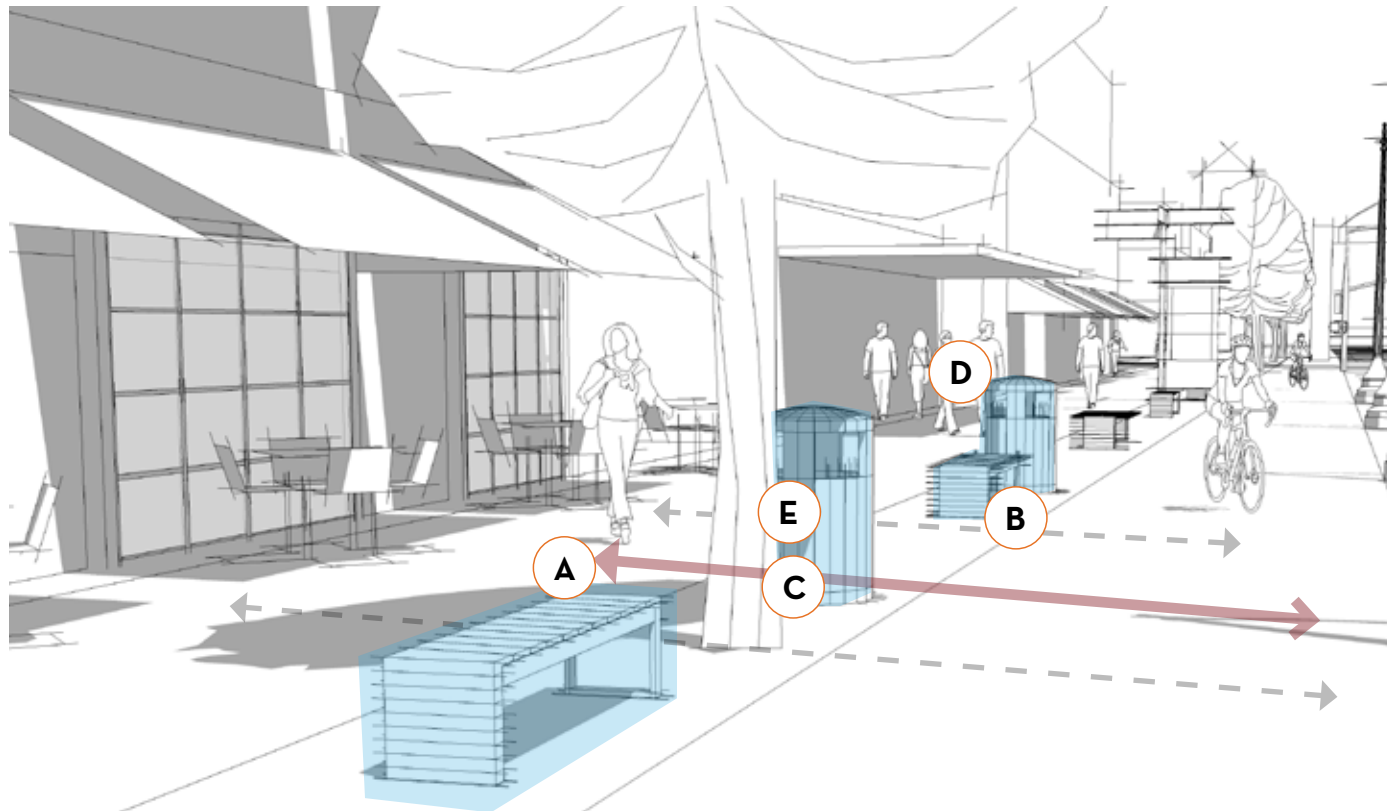


Benches and urban furniture should be placed in a manner that do not block circulation on sidewalks.

2C. URBAN FURNISHING

REQUISITES:

- A** While all furnishings are not expected to be the same design or from the same manufacturer for every location, placement of adjacent benches, trash cans, recycling bins (i.e.; when paired together) shall be of the same design/product.
- B** No street furnishings shall be placed in or near an accessible curb ramp.
- C** All furnishings shall include a detail and or mechanism that allows the specific item to be secured to the pavement so that it cannot be removed (unless the Town provides movable furniture in areas such as the Village Green). In the case of trash and recycling cans, select a product that has internal bins that can be easily accessible by maintenance personnel.
- D** Urban furnishing materials should consist of quality, low maintenance materials that can withstand weather and use.
- E** Eco-friendly materials such as resin wicker, recycle materials, cast aluminum, and other environmentally materials may be considered.



NOT THIS



NOT THIS Avoid seating areas near trash cans. Seating areas should be located adjacent to trees and under tree canopies.

THIS



THIS Proximity of urban furniture to landscape areas create a comfortable environment to relax.



NOT THIS Durable materials, including stone, composite materials, and steel should be used to avoid deterioration.



THIS Combining planters and seating is functional, more economic, and creative.



NOT THIS Locating trash cans at street corners make them visible from all angles.



THIS Trash bins to be located along sidewalks or between buildings and in areas of easy accessibility for clean up and pick up.

2D. TREES & LANDSCAPE

OVERVIEW

SHADE

Street trees in both medians and along curb edges should reinforce the linear nature of the street system and spacing should be fairly “tight” in order to create a continuous canopy of shade.

A variety of tree species and types should be incorporated to reinforce the unique character of the Downtown Core. Tree treatments should include:

- Street Trees (more linear growth habit). Used along street/ curb edge/ median and in parking lot islands.
- Specimen Trees (larger major trees carefully transplanted). Used at a few select strategic locations to provide dramatic statement.
- Shade Trees (arching canopy growth habit). Used in medians, select strategic locations and adjacent to parking lots.
- Accent Trees (small growth habit with flowering features). Used in medians and select strategic locations.

The sophisticated use of all these treatments can help to reinforce interesting and attractive patterns of planting. An overarching landscape master plan should be considered for the entire Downtown Core so as to inform each phase of implementation.

See Appendix 1. Page 106
Plant Palette



KEY CONSIDERATIONS:

1. The incorporation of shade trees should be a priority component of all streetscape improvements. The Town Center Plan highlighted tree planting and shade as a major theme.
2. Tree species should be selected that are best suited for the Downtown Core setting and feature a more upright growth habit.
3. Where possible, street trees should be incorporated in larger linear planting beds vs. smaller square tree pits.
4. Benches and sitting areas should be designed in unison with planter beds and planned location of street trees and shade trees.
5. Hardy ground covers and low shrubs should be incorporated into the overall landscape treatment of streets; including medians and planting beds.
6. The use of planters and landscape pots should include ground covers, small shrubs and seasonal perennials.
7. Where appropriate and possible, bio-swales and storm water collection and storage systems should be incorporated into the design.



4.



Bioretention planters store stormwater. Planters may be raised above ground or can be set flush with or below the ground surface.



5.

6.



Vegetated swales are stormwater runoff conveyance systems that provide an alternative to piped storm sewers.



1.



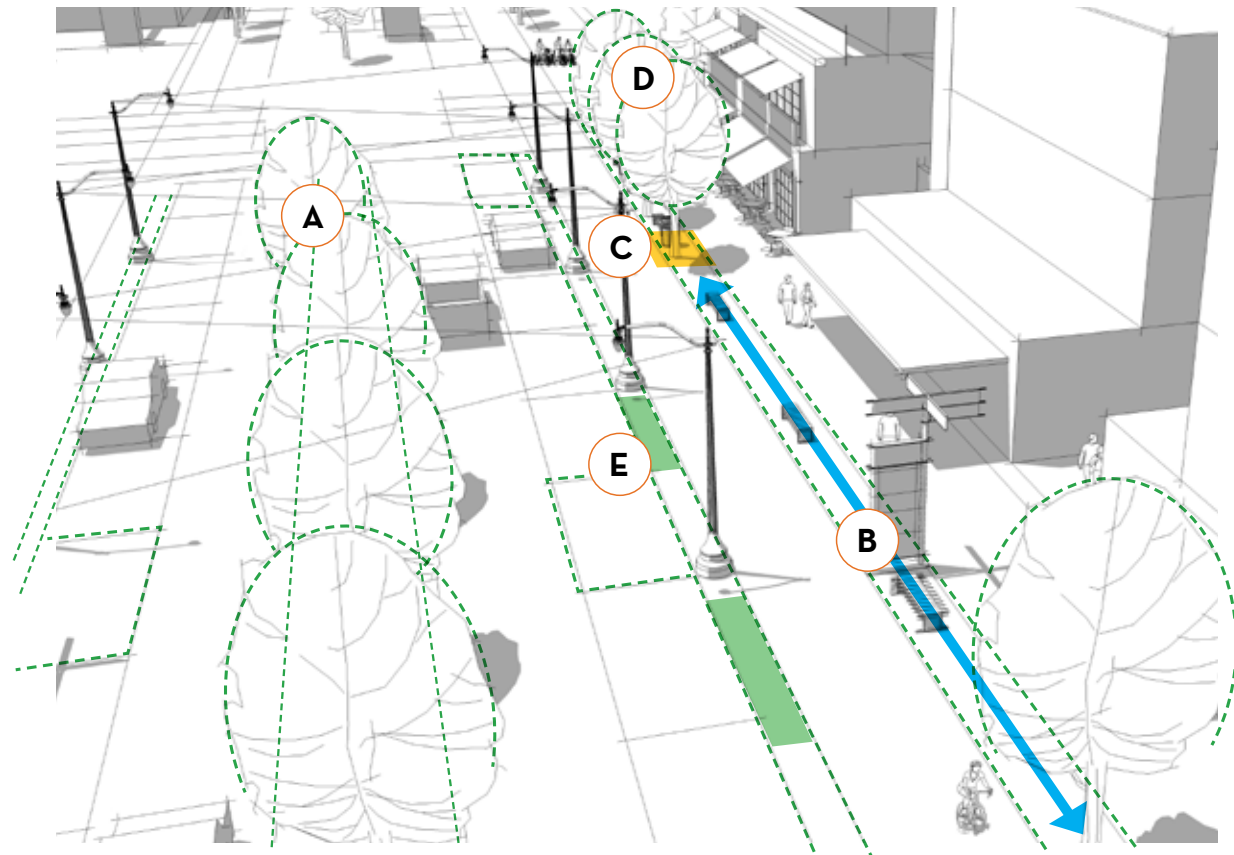
Stabilized aggregate used to footpaths and other accessible landscape areas, helping to eliminate runoff and allowing percolation.

2018 Town of Queen Creek Downtown Core
Design Guidelines

2D. TREES & LANDSCAPE

REQUISITES:

- A** Mesquite and Palo Verde tree species shall not be planted as street trees.
- B** All planting shall include drip irrigation water systems that are highly sensitive to low water use.
- C** If street trees are located in tree grates, planting soils shall be specially “prepared” to accommodate urban conditions, and tree pits should be connected below pavement with planting “trenches” that provide greater degrees of soils, oxygen, nutrients and irrigation for proper root growth.
- D** No monoculture landscape design and associated street trees planting shall be allowed.
- E** Artificial turf can be used in small and shaded areas only, and not in the Village Green (plaza / square). The reason is that the upfront cost of synthetic grass can be high, it also gets extremely hot in direct sunlight, and it is not real.
- F** All tree planting should be complemented by generous areas of ground cover, small low shrubs and perennials. In addition, lawn areas may be utilized in medians and accent areas adjacent to and near sidewalks.



NOT THIS



NOT THIS Sidewalks without planting areas, trees and seating areas, fail to create a vibrant useful street environment.



NOT THIS Tree grates with not sufficient space for growing trees, can become problem overtime.



NOT THIS Sidewalks with minimum shade and no seating areas are not inviting for the community to come visit and gather.

THIS



THIS Above ground rainwater harvesting systems capture stormwater runoff, and stores the water for later use.



THIS Bio retentions are shallow depressions used in urban conditions where subsoils are porous and allow infiltration into the subgrade.



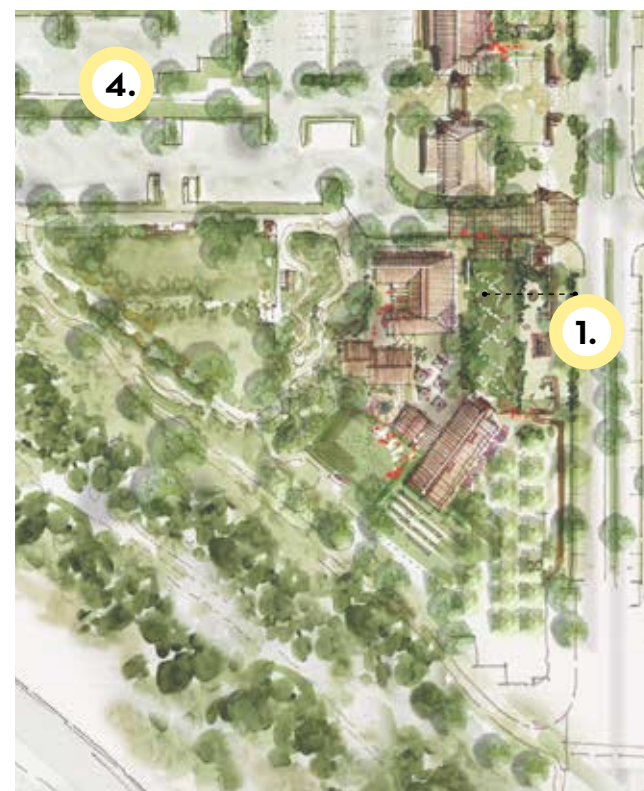
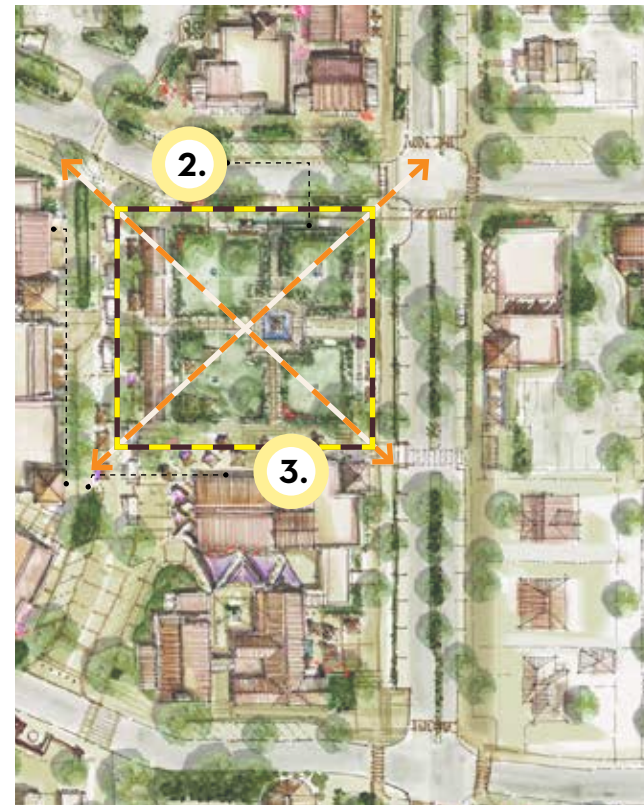
THIS Permeable paving allows water to infiltrate through large openings filled with aggregate stone, or topsoil and turf grass.

2E. VILLAGE GREEN & OPEN SPACE

OVERVIEW

Its strategic location in the heart of the Downtown Core (on land owned by the Town) sets up an opportunity to create one-of-a-kind indoor/ outdoor spaces associated with shops, restaurants and specialty retail uses.


This envisioned piece of public urban open space will serve as a catalyst for the entire Downtown Core area and help to reinforce the heritage and character of Queen Creek.




KEY CONSIDERATIONS:

1. Modest, small-scale open space should be big enough that it provides both visual interest as well as functional use (i.e.; a small sitting area for respite).
2. The Village Green should be designed to accommodate festivals and events. This should include the ability to accommodate vendor tents as well as food trucks.
3. The Village Green should be more passive in nature and emphasize open lawn areas, an abundance of shade trees, a simple path system, multiple seating areas and opportunities to accommodate special events such as small concerts.
4. Public parking lot(s) should be located in close proximity to the Village Green for convenient access on a daily basis and also to accommodate larger crowds.



 The Village Green square is in the heart of the Downtown Core and surrounded by different business creating diversity.



 Public events like concerts and special events gather people; it is a positive incentive for the economy and culture of the place.

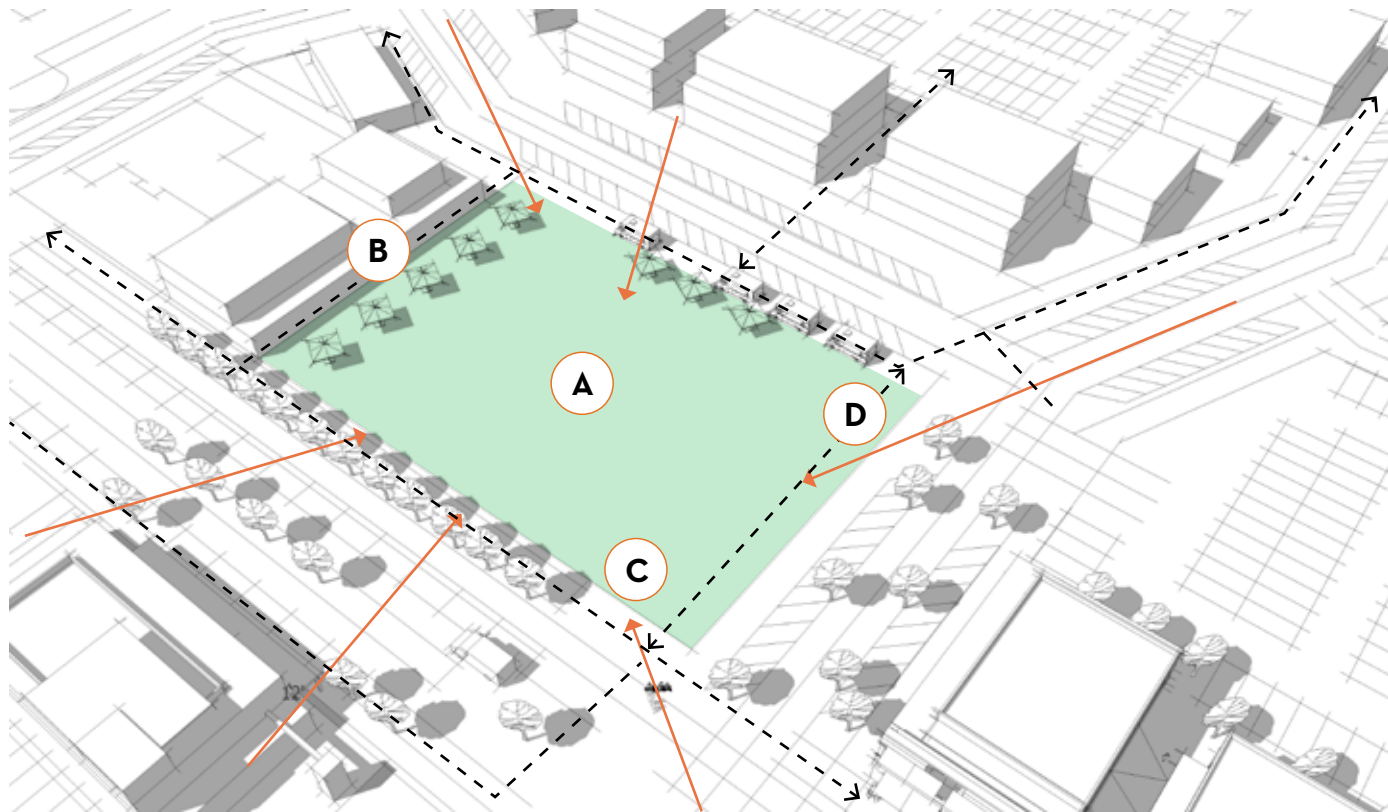



 Providing diagonal and perimeter sidewalks allows for easier access to the Village Green.

2E. VILLAGE GREEN & OPEN SPACE


REQUISITES:

- A** The Village Green shall act as an early phase catalyst to help support future private sector capital investments.
- B** The minimum size for the Village Green should be around 35,000 square feet.
- C** The Village Green shall be located near the “center” of Downtown Core and face Ellsworth Road.
- D** The Village Green shall be generally square in form and be fronted by at least two streets (one being Ellsworth Road and the second being either a public or private streets).




 Centralized art or water fountains are areas that also serve as a meeting destination, wayfinding or reference.




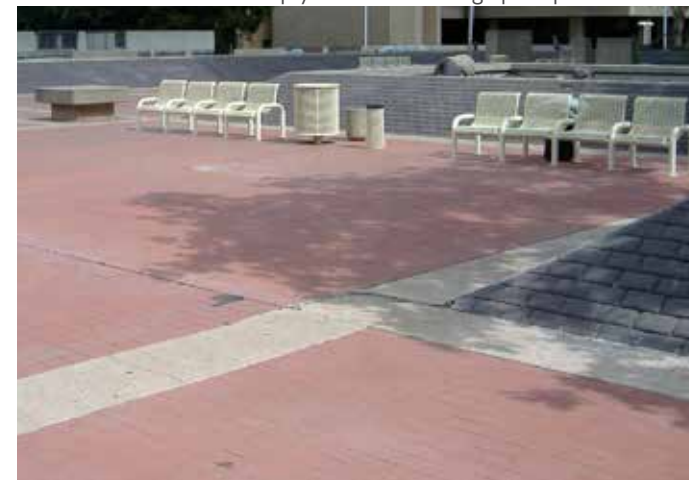
 Creative landscape and hardscape designs provide opportunities for educational purposes and gathering. Activities like this one can be incorporated near the creek.




 Landscape areas, seating areas, sidewalks, and places for multi activities should be designed in a integrated and holistic manner to avoid empty and not charming open spaces.




 Paths, landscape, lighting and signage create safe and memorable experiences.



 Open spaces with no purpose, no vegetation, no visual comfort, are undesirable and uninviting.



 Water can be displayed in small areas offering a fun and cool place for everyone to play.

2F. STREET LIGHTING

OVERVIEW

Public realm lighting should be carefully incorporated into the overall design of streets and sidewalks.

The street and sidewalk lights should be unique in character but complement the existing lights in the Town Center area. The recently completed streetscape improvements on Ellsworth Road just north of Ocotillo Road provides a good precedent and starting point.

It is critical that all future implementations of lighting in the public realm include a lighting specialist who can assist in the desired outcome. Any and all proposed lighting should focus on safety, function and aesthetic impacts.

Range of street lights may include:

- Street lighting
- Sidewalk lighting
- Bollard lighting
- Accent lighting (for signage)
- Uplighting (for tree accent)
- Specialty lighting (bulb strings- connected from pole to pole)



KEY CONSIDERATIONS:

1. Public areas, streets, and sidewalks should present a careful curation of ambient lighting, focal points and colorful accents.
2. Lighting design should first focus on safety and include unique design oriented results that enhance the environment in creative and attractive ways.
3. Street lighting at roadway intersections should be treated differently than street lighting along the thoroughfare.
4. Consider the use of multiple fixtures on a single pole if appropriate. Higher fixtures can focus light on the street while lower fixtures can focus light on adjacent sidewalks.



1.

A tasteful street light display increases local morale, and attracts customers to downtown areas.



2.

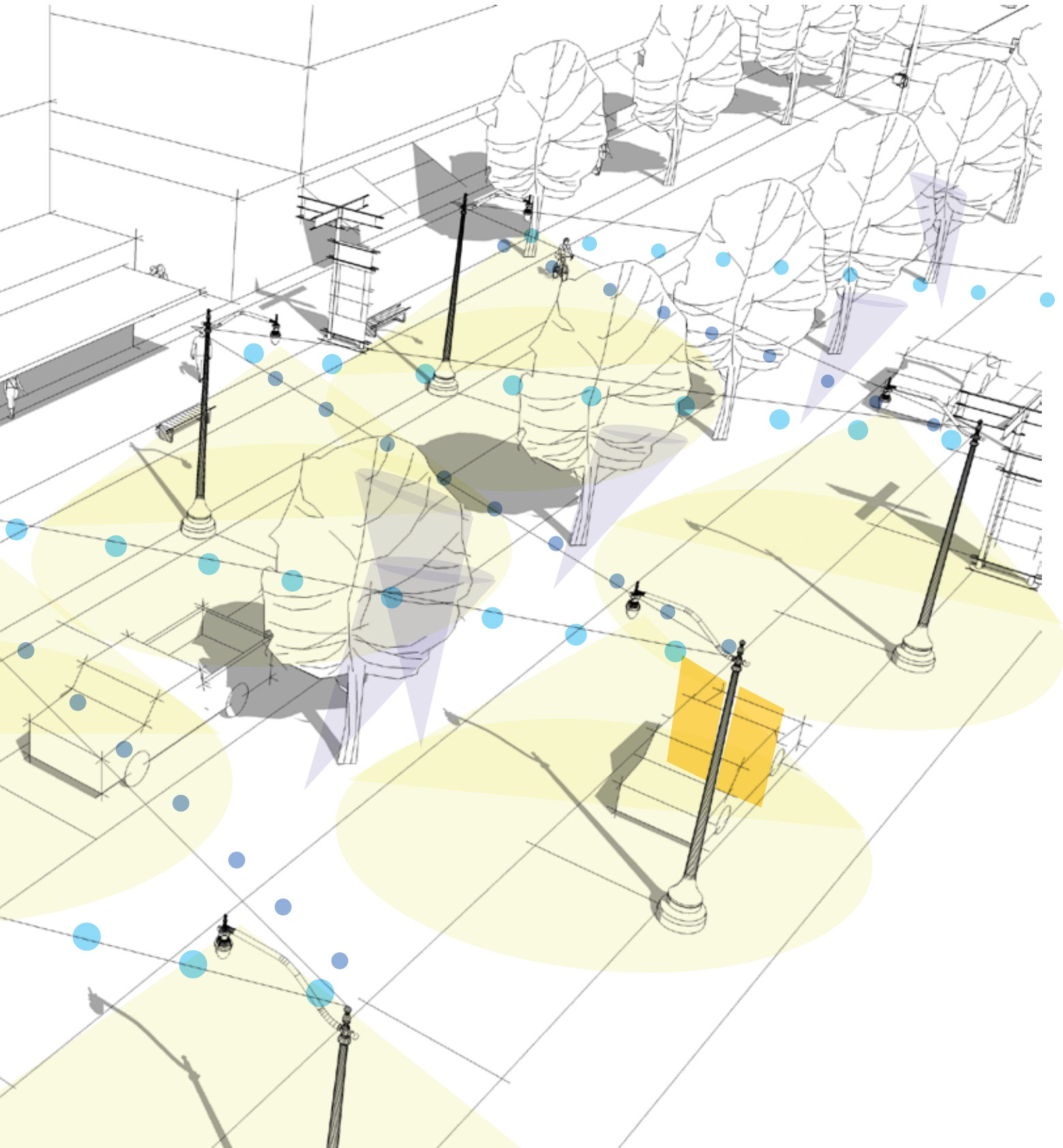
Double sided informational banners combined with light poles add a fun and creative way to make the streets creative and functional.




3.


Urban lighting changes the way public lighting is integrated into the built environment.

2F. STREET LIGHTING



 Ambient light ensures visibility and accentuates specific aspects of the built environment.




 Banners add vibrancy to the streets.




 Lighting can play a part in introducing a beneficial cycle of growth and renewal to the Downtown Core.




 Accent lighting along planting areas allow for public space to be enjoyed at night.



 Great lighting design can enhance different aspects of the Downtown Core that makes it such a great place to live.



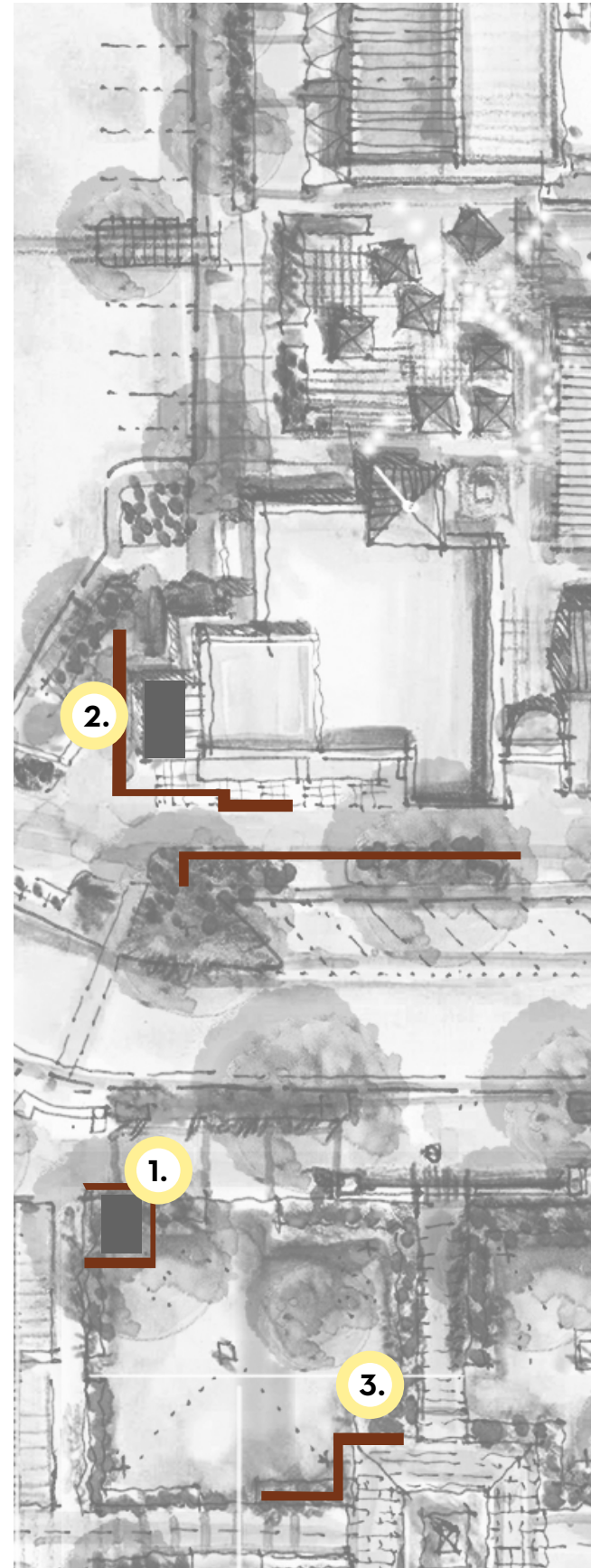
 Creating a meaningful and memorable nighttime experience involves accounting for physiological differences amongst users.

2G. WALLS, FENCING & SCREENING

OVERVIEW

In some instances, there may be a desire to introduce walls, fences or some other method of screening. Such use should be done with great constraint and not result in “dark spots” or hidden edges out in the public realm.

The use of walls, fences or some other material used for screening should be low in nature and only set to a height to block a specific view.



KEY CONSIDERATIONS:

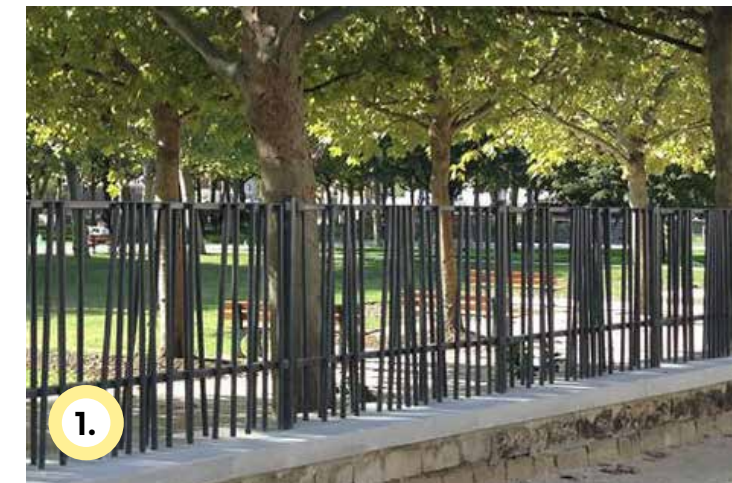
1. Screen walls and fences should be limited to the most extreme cases of visual nuisance.
2. Screen walls and fences should be limited in height to that which is being screened.
3. Screen walls that take on an artistic theme should be carefully integrated with the overall aesthetic of the area so as not to bring greater attention to that which is being screened in the first place.
4. Any screens or buffers of utility boxes, mechanical equipment (for example AC units) or the like should be limited to the approximate height of the mass being screened.
5. Walls and fences can also be used to help reinforce direction. Low landscape walls, seatwalls and post and rail fences can enhance the visual appearance of an area, provide functionality, serve as a transition between the public realm and the private realm, and keep visitors within desired locations.



Low walls help define landscape areas, spatial transitions, drainage, and integration of different uses.

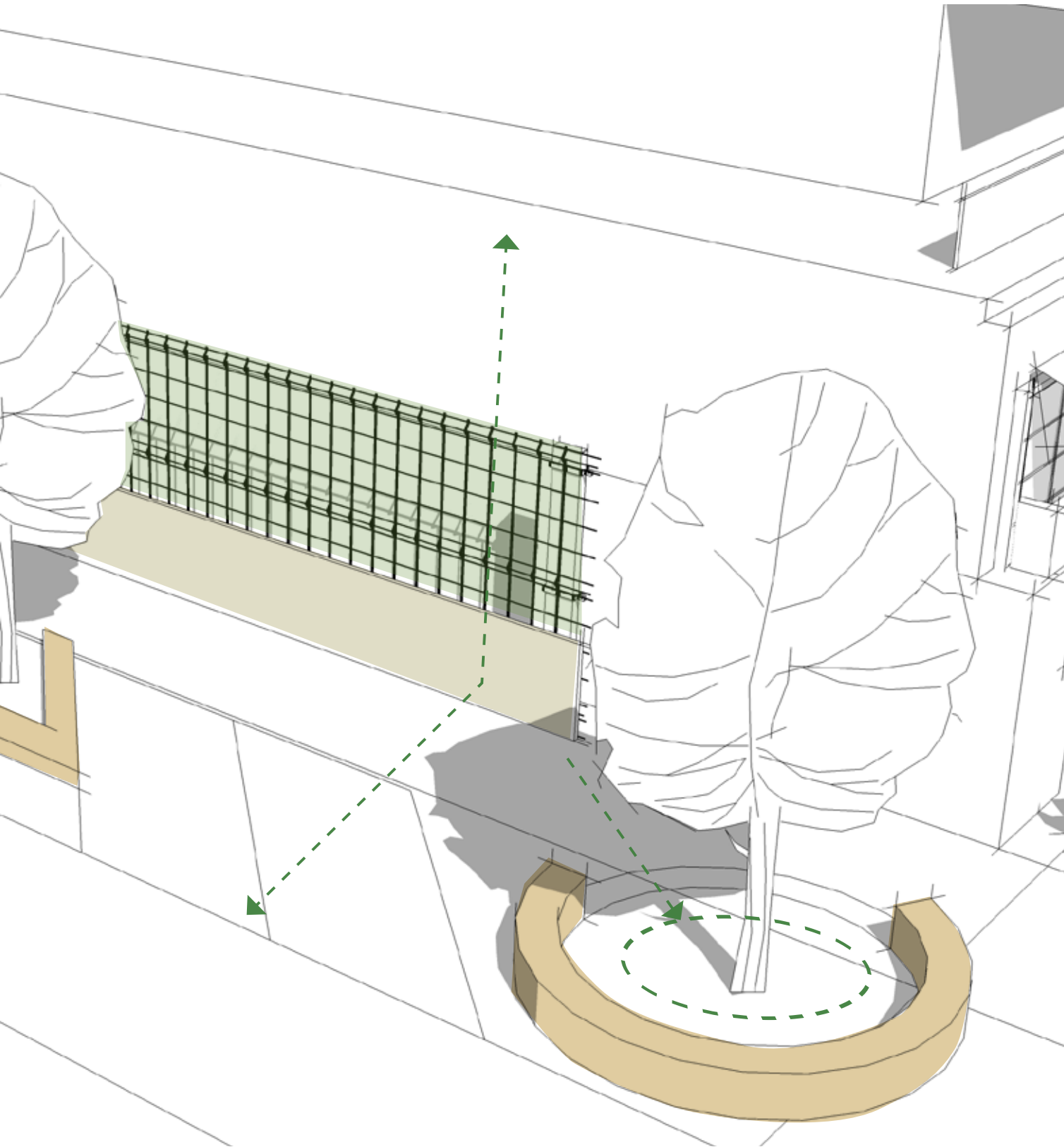


Walls and screens in public areas can be part of the art of the Downtown Core.



Screen and security fences in public areas need to be decorative and allow visibility.

2G. WALLS, FENCING & SCREENING



Utilities screens are effective making large boxes or transformers almost invisible.



Screening walls define circulation, destination and spaces while blocking views to utilities, dumpsters, etc.



Retention walls and screen walls can be used as planters and seating areas.



Green walls can help to screen utilities attached to the buildings and with climate control.



Strategically located seating walls along sidewalks are an invitation for people to relax and enjoy the setting.



Retention walls can be designed as seating areas in the public realm.

2H. SIGNAGE & WAYFINDING

OVERVIEW

Signage shall play a key role in reinforcing the overall unique and special character associated with the Downtown Core. Signage established in and around the public realm shall set the stage for storefront signage associated with private sector development.

There are a range of signage treatments for the Downtown Core that are necessary to establish the right balance between information and between aesthetics. There needs to be a careful balance with highlighting helpful information for visitors versus creating visual clutter that can have a negative impact on the area. In order to establish the right “balance” of signage, the following types and associated treatments should be incorporated.

GATEWAY SIGNAGE: To be strategically located along the perimeter of the Downtown Core. The Gateway signage can take many forms including; monuments, pilasters, overhead street banners. As development occurs in this area and the Downtown Core takes on a refined physical form, careful considerations should be made to include land areas adjacent to the right-of-way for these gateway signs. The pilaster signs and overhead street banners should be easily compatible with typical right-of-way areas. The traditional monument signs may require more land areas. In addition, Town officials can collaborate with private sector developers to orchestrate building designs and treatment that reinforce these gateway themes (through the use of towers, turrets, etc.).

KIOSK LOCATION SIGNAGE: Two to three strategic locations should be identified in the Downtown Core for Kiosk Signs. These signs typically are graphically organized with a map of the entire area including key references to the many stores and features throughout.



Wayfinding activities to be displayed on main street, Village Green and corners.



Visible incorporated public parking signage.



Specialty signage on the pavement or tree grates will create a story and place for memories.

“You are here” references provide a point of orientation for easy understanding. Such signage can be located in a “kiosk” style format that would be vertical in nature, round or two sided (maybe one side for public/ private marketing opportunities) and a simple roof type structure to provide shade. Often times map holders and other information can be “dispensed” from the kiosk.

WAYFINDING SIGNAGE: Wayfinding signs are usually established as larger sign plates oriented along the roadside that reference upcoming locations, stores or special places within the area. Typically, these types of wayfinding signs identify places with an arrow that indicates either straight ahead, or left/right locations. Wayfinding signs are more oriented towards vehicular traffic and should be limited to only four or five listings so as not to confuse visitors. These signs should be placed mid-block so that drivers have time to make decisions relative to right, left or straight movements. It would be expected that no more than four or five locations would be required in the Downtown Core. Public components should mostly be emphasized with such signage (i.e.; public parking, Village Green, Founders Park, Town Hall, etc.).

SPECIALTY SIGNAGE: In addition to the more formal permanent signs, specialty signs should also be incorporated to help to promote and highlight special events. Typically, these can be done on smaller banners mounted to street light posts. In addition, temporary cross street overhead banners can also be utilized to promote festivals and/or celebrations. While only temporary, these specialty signs will complement the overall signage program by incorporating complementary colors, logos, text fonts and styles. Specialty signs may also take on a more permanent form related to special recognition of historical and community references. Often referred to as “environmental art”, such signs should be special and unique in a manner that reinforces their specific messaging.

IDENTIFICATION SIGNAGE: Identification signs should be used in unison with the wayfinding system and provide specific reference to an arrived location. While the wayfinding signage makes a reference as to which direction to find public parking, the identification signage highlights the parking location upon arrival. These identification signs should be utilized for key public facilities such as; public parking, Village Green, Founders’ Park, Town Hall, etc.

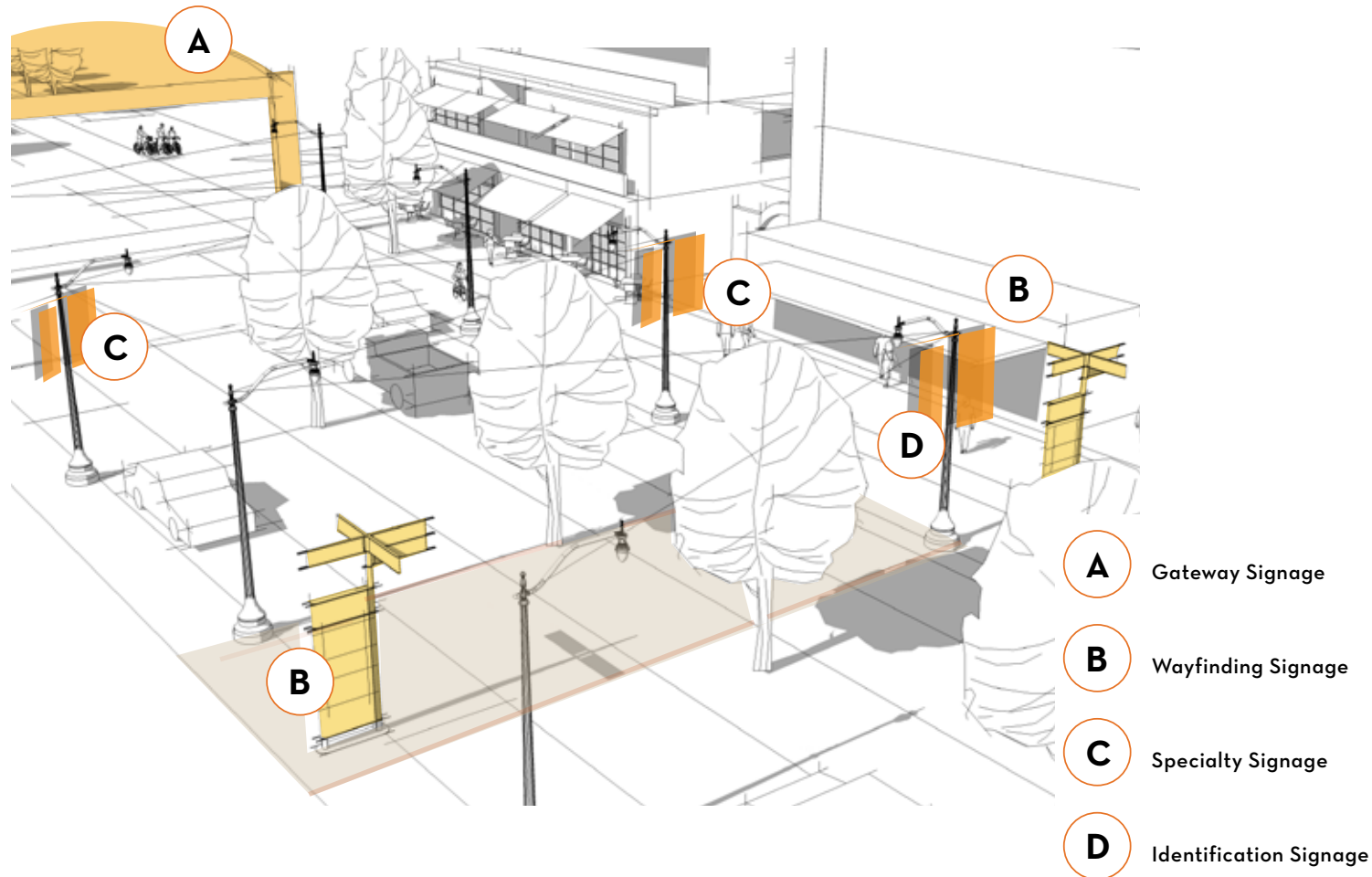
STREET SIGNAGE: Unique street signs can also help to reinforce the special nature of the Downtown Core. Colors, shapes and sizes of the name plate can add a special touch and character. A unique logo can also be incorporated into the sign plate. In addition to the place, interested sign fasteners are a nice added touch as well.

The Town’s signage program should establish an overall brand and theme for the area through the use of appropriate materials, colors and logos. This should be accomplished with a signage consultant and or a signage manufacturer who has significant experience in this arena. A tag line or series of tag lines may also be incorporated that help to reinforce the place-making.

2H. SIGNAGE & WAYFINDING




-  Permanent or temporary signs at main intersections and/or the Village Green can reinforce the identity of the community.
-  Along the Queen Creek park and trail signs with quotes and maps.




KEY CONSIDERATIONS:

1. Key locations should be identified associated with Gateway signs along main “entrances” into the Downtown Core.
2. Key locations should be identified within the Downtown Core for positioning of wayfinding signs that assist visitors with their location and orientation within the area.
3. Specialty signs should be incorporated to highlight special events as well as important historical references.
4. Identification signs should be strategically located to highlight important aspects of the Downtown Core, such as access to public parking, the Village Green and Town Hall.
5. Street signs within the Downtown Core should be customized and designed to reinforce the special nature of the area.




-  Public Banners can be displayed throughout the year promoting local events in the area and invite visitors to participate.



-  Wayfinding signage helps to locate specific uses and events in the Downtown Core.



-  Gateway signage to designate the Downtown Core as a special destination and character.

2I. PUBLIC ART

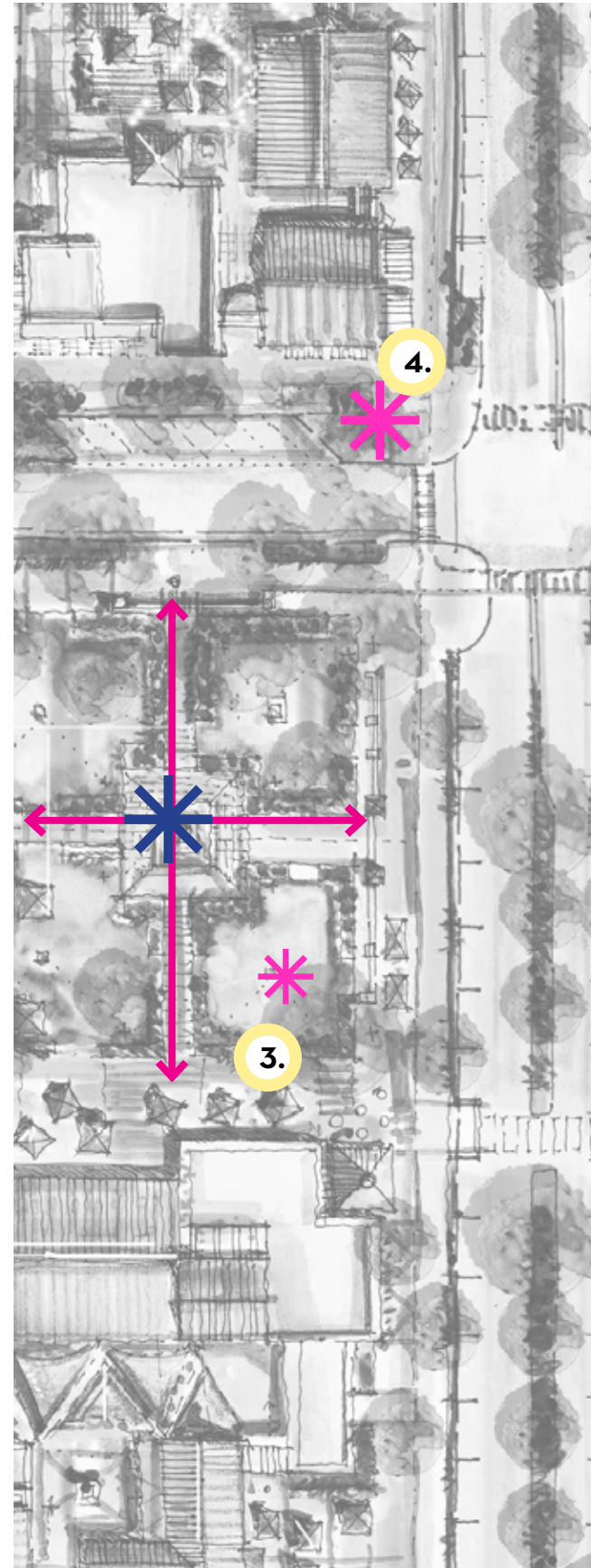
OVERVIEW

Public art should represent the community's commitment to reinforcing culture as a key aspect of Queen Creek's identity.

Overall themes should be established that allow for a broad spectrum of design character, all within the context of highlighting community values and expressing Queen Creek's past, present and future.

Potential themes to highlight include:

- Agriculture
- Equestrian
- Passage of time (past, present and future)
- Important people, places, events and dates
- Social, geological and/or environmental
- Desert landscape




KEY CONSIDERATIONS:

1. Art installations should vary in size, visual impact and “stature” within the Downtown Core. There should be a sense of proportionality within the framework of all installations. For example, a larger installation that might work well in the Village Green, would likely be too big near a street corner.
2. All potential public art installations should very carefully consider the exact context of the immediate surroundings so that the “piece” is “right-sized”.
3. Public art may be incorporated into a range of elements in the Downtown Core including; benches, shade structure, signage, pavement, etc.
4. Temporary art installations should be considered and promoted as well.




 Imaginative urban design as a component of the Town's community development goals.




 Reflects the Town's diverse spectrum of cultural heritage and traditions and promote the integration of art with the Downtown Core's architecture and landscape design.




 Involve the community directly through participation in the public art process and through community outreach activities.

2I. PUBLIC ART




 Implement public art projects and strong working relationships with private sector to create a holistic artful environment.




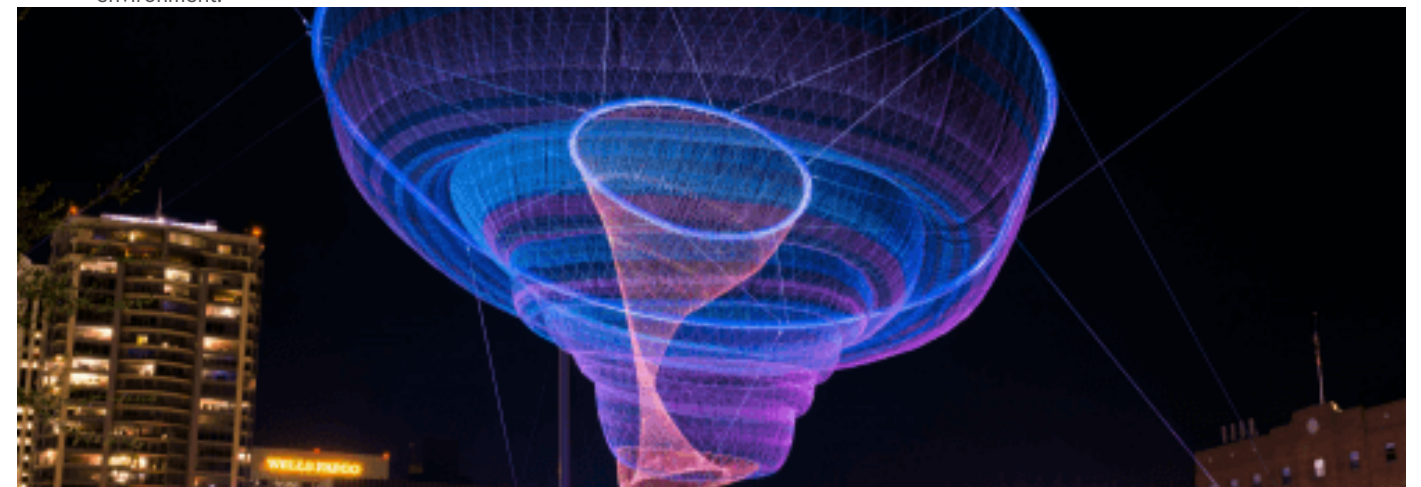
 Promote the economic vitality of the Town by using public art to brand the Downtown Core as a destination for regional tourism.



 Contribute to the quality of life of the citizens by increasing their access to visual arts and aesthetically pleasing urban environment.



 Enhance the Town's social, physical and economic environments by displaying art in public places.



 Invest in the local arts community and integrate the work of artists into public spaces .

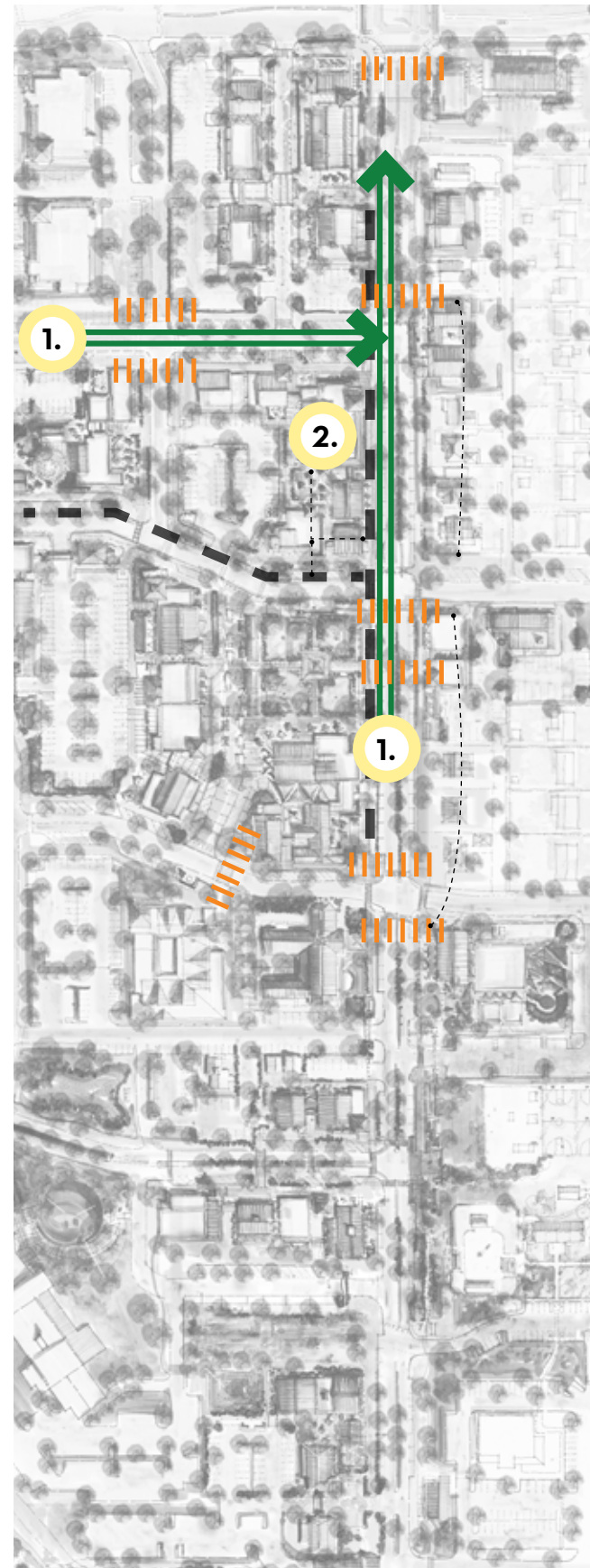
2J. STREETS & PUBLIC PARKING

OVERVIEW

The street sections on the following pages (part of the adopted Town Center Plan Update) are the basis for future roadway design throughout the Downtown Core. As previously stated, these roadways will establish the framework for the preferred organization of blocks to be established.

The illustrative sections represent the intended complete street systems that provide multiple modes of adjacent transit within an orderly, safe, functional and attractive environment.

A major component of the street system is the strategy associated with public parking. Both Ellsworth Road and the East-West Collector roads have been designed to accommodate on-street parking. In addition, public surface parking lots have been identified to accommodate overall future demand.




KEY CONSIDERATIONS:

1. Streets should be designed to accommodate pedestrians, bicycles, automobiles and shuttles.
2. On-street parking should be located in convenient locations and provide easy access from streets to sidewalks with minimal impediments.




 ADA (Americans with Disabilities Act) access and delineation on crossing areas and sidewalks.



 Convenient, secure bicycle parking is an important factor in encouraging and strengthening bicycle ridership and bicycle network.



 Visitors will select on-street parking spaces over off-street surface lots and garage parking. The on-street spaces usually experience the most use and the highest turnover.

PUBLIC AREAS: REQUISITES SUMMARY

2A. URBAN BLOCK PATTERNS

- A. Any single side block length shall be in the range of 300' to 450'. Total perimeter block length shall not exceed 1600' unless providing key added value to the overall urban fabric (any block dedicated to open space shall be the exception).
- B. Blocks shall be organized within at least two of the three proposed street sections from the Town Center Plan Update (primary, secondary and or tertiary).
- C. Where blocks meet in a three-way or four way intersection, the resulting layout should be safe, functional and meet all Town engineering and site plan requirements.
- D. East-West connector roads should be utilized to establish north and south ends of blocks.

2B. SIDEWALK PATTERNS & LIFE

- A. Sidewalks shall be a minimum of 8' clear along primary and secondary streets and 6' wide along tertiary streets (not including the designated landscape planting buffer separating the sidewalk from curb).
- B. Any proposed mid-block crossing shall utilize a HAWK (pedestrian mid-block signalized crossing system) or a like system approved by the Town.
- C. Sidewalks in the public realm shall have furnishings and features that are organized on the "curbside" of the street section in order to ensure flexibility for future integration on the adjoining private realm parcels.
- D. Sidewalk life shall not be limited to private sector realm improvements, but is made best by a careful integration of private and public-sector improvements.

2C. URBAN FURNISHINGS

- A. While all furnishings are not expected to be the same design or from the same manufacturer for every location, placement of adjacent benches, trash cans, recycling bins (i.e.; when paired together) shall be of the same design/product.
- B. No street furnishings shall be placed in or near an accessible curb ramp.
- C. All furnishings shall include a detail and/or mechanism that allows the specific item to be secured to the pavement so it cannot be removed (unless the Town provides movable furniture in areas such as the Village Green). In the case of trash and recycling cans, select a product that has internal bins that can be easily accessible by maintenance personnel.
- D. Urban furnishing materials should consist of quality, low maintenance materials that can withstand weather and use.
- E. Environmentally eco-friendly materials such as resin wicker, recycle materials, cast aluminum, and other materials may be considered.

2D. TREES & LANDSCAPE

- A. Mesquite and Palo Verde tree species shall not be planted as street trees.
- B. All planting shall include drip irrigation water systems that are highly sensitive to low water use.
- C. If street trees are located in tree grates, planting soils shall be specially "prepared" to accommodate urban conditions, and; tree pits should be connected below pavement with planting "trenches" that provide greater degrees of soils, oxygen, nutrients and irrigation for proper root growth.
- D. No monoculture landscape design and associated street trees planting shall be allowed.
- E. Artificial turf can be used in small and shaded areas only, and not in the Village Green (plaza / square). The reason is that the upfront cost of synthetic grass can be high, it also gets extremely hot in direct sunlight, and it is not real.
- F. All tree planting should be complemented by generous areas of ground cover, small low shrubs and perennials. In addition, lawn areas may be utilized in medians and accent areas adjacent to and near sidewalks.

2E. VILLAGE SQUARE & OPEN SPACE

- A. The Village Green shall act as an early phase catalyst to help support future private sector capital investments.
- B. The minimum size for the Village Green should be 35,000 square feet.
- C. The Village Green shall be located near the "center" of Downtown Core and face Ellsworth Road.
- D. The Village Green shall be generally square in form and be fronted by at least two streets (one being Old Ellsworth Road and the second being either a public or private street).

Note: All proposed development shall also take into account the detailed information associated with each public/private area highlighted in this document and the specific key considerations highlighted as well as visual examples (i.e.; "thumbs-up and thumbs-down").



3 PRIVATE AREAS

3A. URBAN BLOCK MASSING

3B. BUILDING FAÇADES & ENTRANCES

3C. OUTDOOR SPACES

3D. ARCHITECTURE CHARACTER & MATERIALS

3E. SIGNAGE

3F. LIGHTING

3G. PARKING LOTS

3H. EXISTING BUILDINGS

3A. URBAN BLOCK MASSING

OVERVIEW

The new zoning for the Downtown Core encourages more appropriately scaled development that is oriented toward pedestrians. This can be achieved by orienting buildings along the street-front or the “build-to-line”.

The build-to-line is a reference to the desired front building façade that should be located right up against or near the right-of-way. This condition results in the opportunity to create an elaborate street scene with shops, restaurants and storefronts directly adjacent to the pedestrian environment.

The following illustrations show a visual comparison of the desired outcome vs. the typical suburban, car-oriented scenario.



- A** Building Orientation
- B** Pedestrian Connections
- C** Open Spaces
- D** Parking Locations
- E** Driveway Location / Access

KEY CONSIDERATIONS:

1. Block building massing shall focus on front facing buildings that are pedestrian-oriented.
2. Block massing should be considered within the context of street hierarchy. Front facing buildings should be emphasized on all primary streets (Ellsworth Loop Road, Ocotillo Road and Old Ellsworth Road).
3. No building frontage is required on tertiary streets.
4. Building mass can also be created by vertical feature elements such as: towers, rotundas, cupolas, gable roof forms, etc.
5. Building mass along the street front should not be continuous from one end of the block to the next.
6. Block massing “cavities” (space between buildings) can be used for pedestrian connectivity as well as outdoor activities (i.e.; restaurant dining). For two-story space and greater, only the ground floor need be open for pedestrian connectivity.
7. Building façade lengths should be incorporated with height and mass variation to ensure visual variety.
8. Bring building storefronts to the face of sidewalk and solve parking convenience issues through inclusion of on-street parking and adjacent parking lots.
9. Gateway parcels (at main intersections) reinforce the intended character and quality of a new brand identity of the Downtown Core, creating more height and using special features and signage.



1. Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.



4. Emphasis on articulated ground floor façades, articulated roof lines and corner buildings.

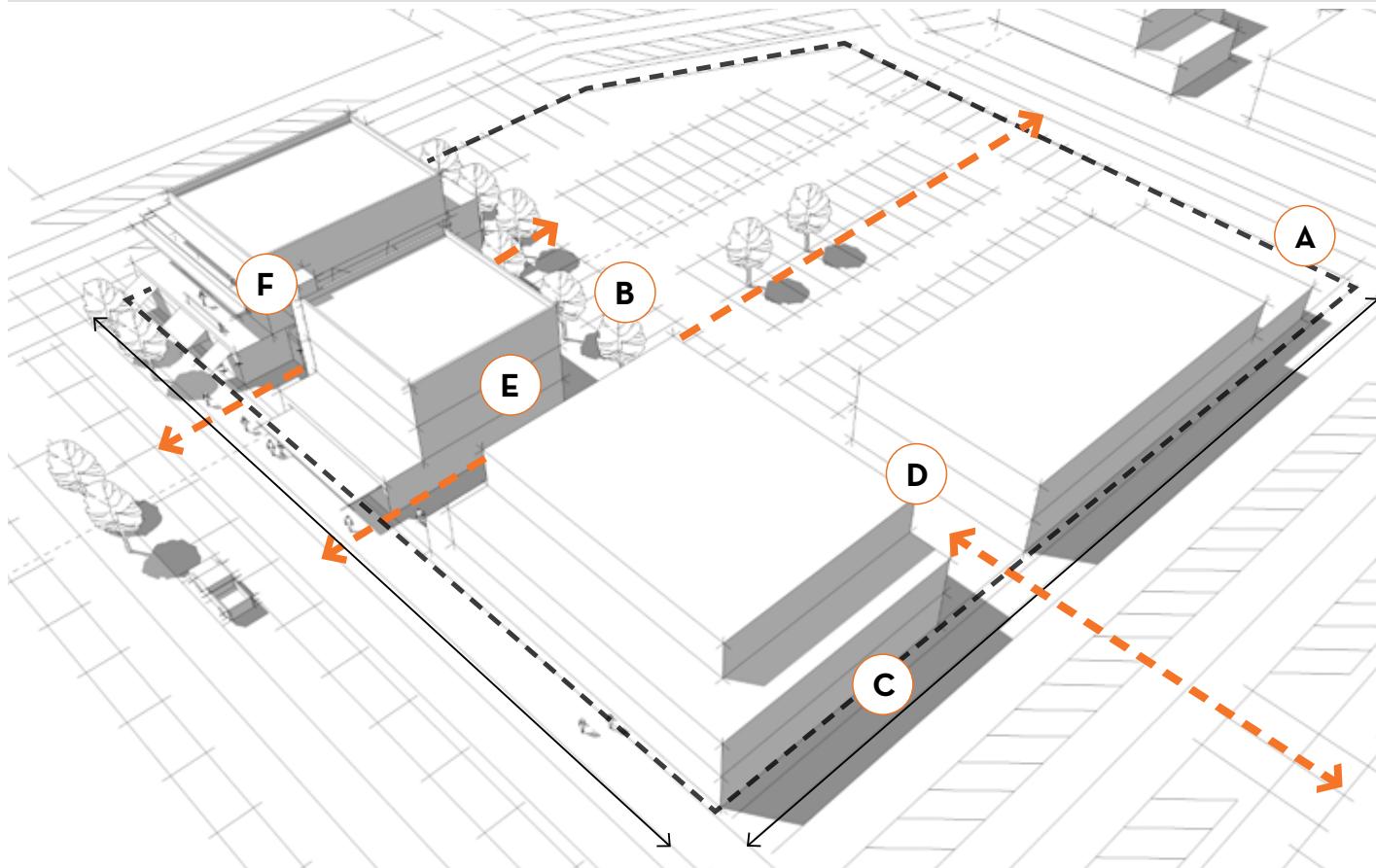


7. Consider creating indentations in the building mass, adding balconies, porches, canopies or other elements, and/or highlighting building entries.

3A. URBAN BLOCK MASSING


REQUISITES:

- A** No parking lots shall be located in front of the façades adjacent to primary or secondary streets.
- B** Parking lots shall be strategically located behind most building masses and accessed primarily from secondary and tertiary streets.
- C** Build-to-lines shall be required for at least 75% along primary streets and a minimum of 40% on secondary streets.
- D** No single building mass longer than 100' shall be allowed without the incorporation of pedestrian links from parking to sidewalk (second story mass can be continuous).
- E** Alleyways (pedestrian connections between public sidewalks and linking private parcel parking lots) shall have a minimum width of 20'.
- F** Transparency and access between inside and out will mean that more people are aware of what is happening in alleys, creating greater safety. With improved safety, more pedestrians and cyclists will use alleys as secondary entrances, and businesses will be able to open within alleys, providing yet more eyes on the alley.




 NOT THIS




 No parking lots shall be located in front of the façades adjacent to primary or secondary streets.




 Sharp transitions between adjacent buildings can lead to a lack of continuity in block massing.




 Front facing buildings should be emphasized on all primary streets and provide inviting place for pedestrians and not only for automobiles.

 THIS




 Arrange the mass of the buildings, taking into consideration the characteristics of the proposed uses, open space and parking.



 Adjacent buildings should be of similar height and architectural mass, thus enhancing diverse details, colors and materials.

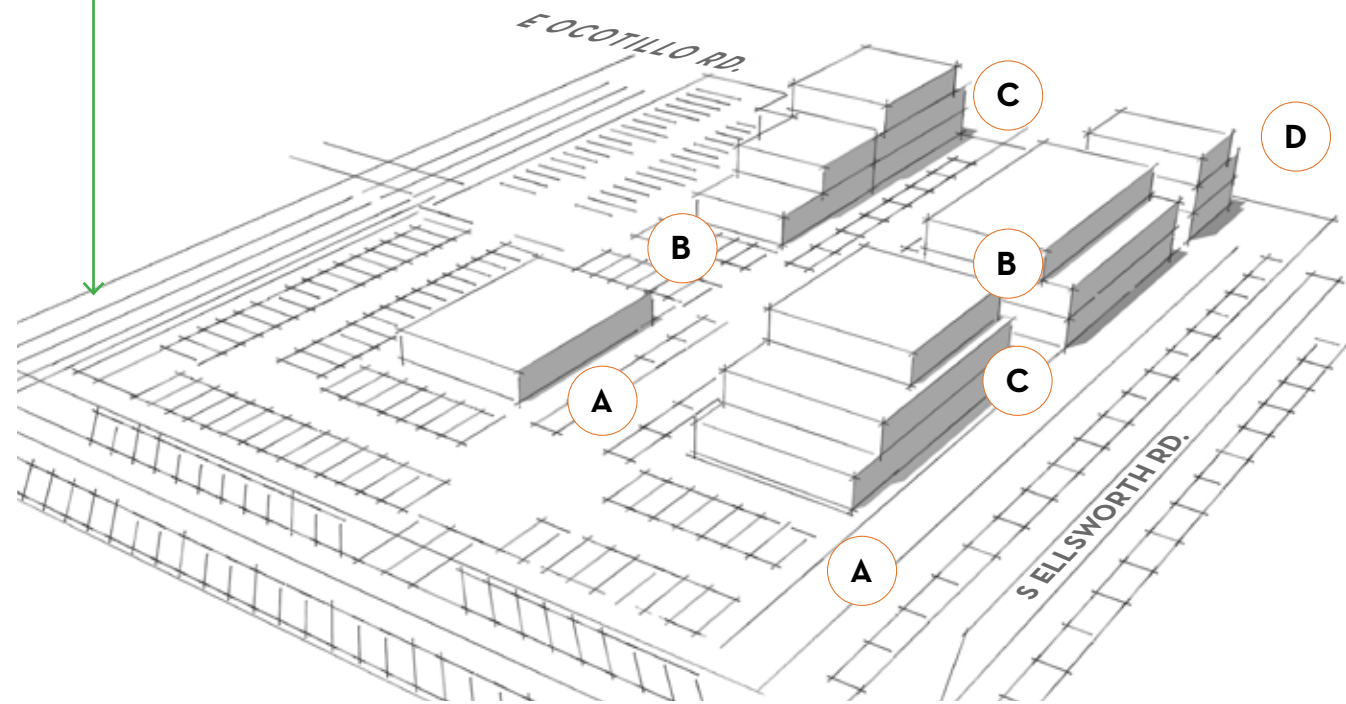


 Horizontal and vertical architectural and urban elements provide variety and visual appeal, creating a wonderful environment.

3A. URBAN BLOCK MASSING

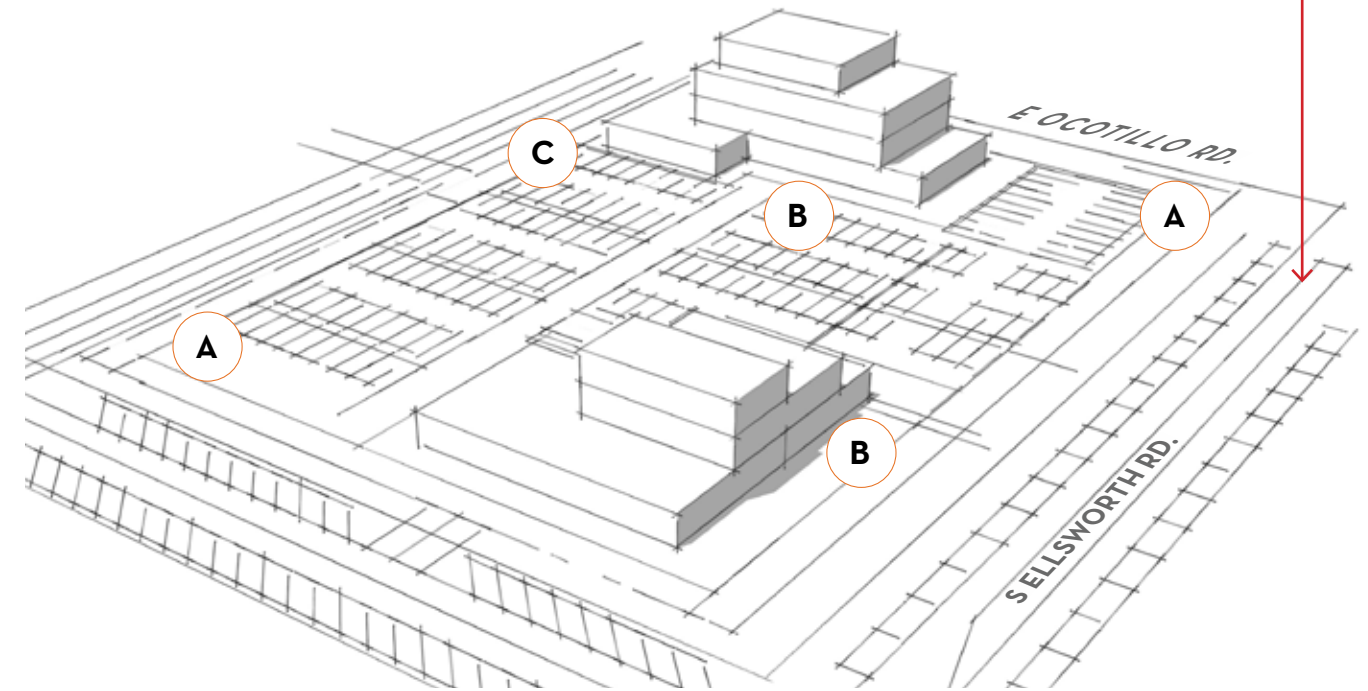
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PEDESTRIAN ORIENTED DESTINATION

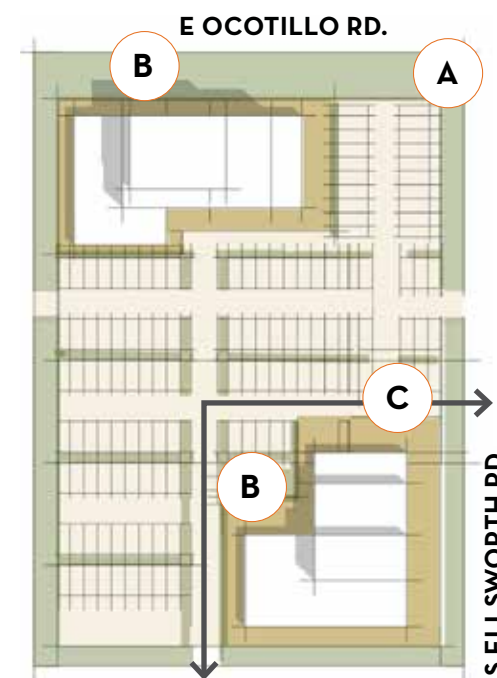
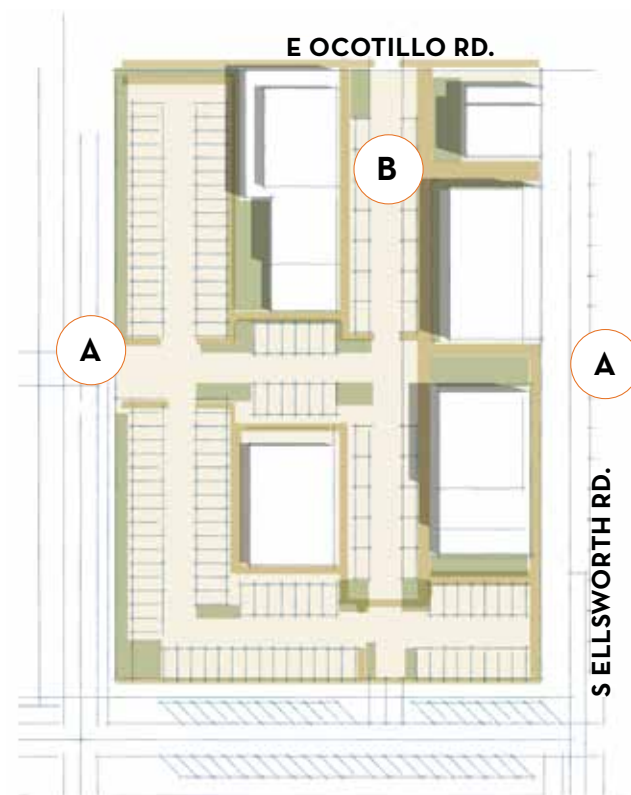


NOT THIS

SUBURBAN MODEL



- A** Focus on accommodating walkers, bikers, and other transit modes to attract more visitors to the Downtown Core.
- B** Create walkable environments for pedestrian connections in between buildings, parking lots, and sidewalks.



- A** Suburban development models allow for parking to occur in front of buildings creating separation between pedestrians and retail uses.
- B** In many cases, retail/commercial developments design unusable green spaces. Compact development attracts more people because uses are closer, more convenient and livable.
- C** Drive-thru stores require more roads and access for automobiles. This type of development will likely have no positive impact on the visual quality and destination setting as intended in the Vision Plan.

3B. BUILDING FAÇADES & ENTRANCES

OVERVIEW

Main Façades:

- All elevations visible from public view should reflect the overall design, colors and textures used on the front façade.
- Building entries should be spaced to provide visual continuity along a street.
- Building entrances provide a key visual connection between the public and private realm. All main entrances shall face pedestrian areas.
- A door should be easily recognizable and should provide a strong visual and physical connection.
- Recessed entries are encouraged with window display areas.
- Interior spaces should extend to the outdoor areas physically and visually when appropriate. Large glass areas and open windows will link the inside with the outside.
- Corner buildings should be designed with angled entrances at the corner.

Primary Façades:

- For buildings that abut an alley, design the alley façade and its connection to the street carefully. At a minimum, consider wrapping the treatment of the street-facing façade around the alley corner of the building and provide one public entrance.
- For buildings butting two public streets, a total of 2 entrances may exist (minimum one on each façade).



KEY CONSIDERATIONS:

1. Building entrances should be highlighted with special signage, awnings, and other design features that bring attention to the doorway.
2. Building entrances at or near corners should be designed with greater height and mass.
3. Outdoor dining should be “separated” from the public sidewalks with an ornamental fence, gate or other method that properly encloses the dining area (alcohol related sales per Town, County and State licenses and associated requirements).
4. Building design materials and features should be carefully integrated with the building’s signage, awnings, furnishings, etc.
5. Building façades will likely have one of three typical conditions:
 - Vertical floor to floor directly along the build-to-line
 - Vertical with set backs and balconies
 - Vertical with a ground floor recessed to incorporate an arcade (covered ground level walkway).
6. Window patterns along the streets should include the repetition of evenly spaced, similarly sized, upper story windows.
7. Awnings may be used for signage.



1. Doors should be easily readable and recognizable, but not overly large. Use vertically oriented doors and architectural elements to enhance the entry and provide consistent horizontal spacing between windows.



2. Corner entrances should be designed in a way that the entrance is enhanced from the rest of the building mass.

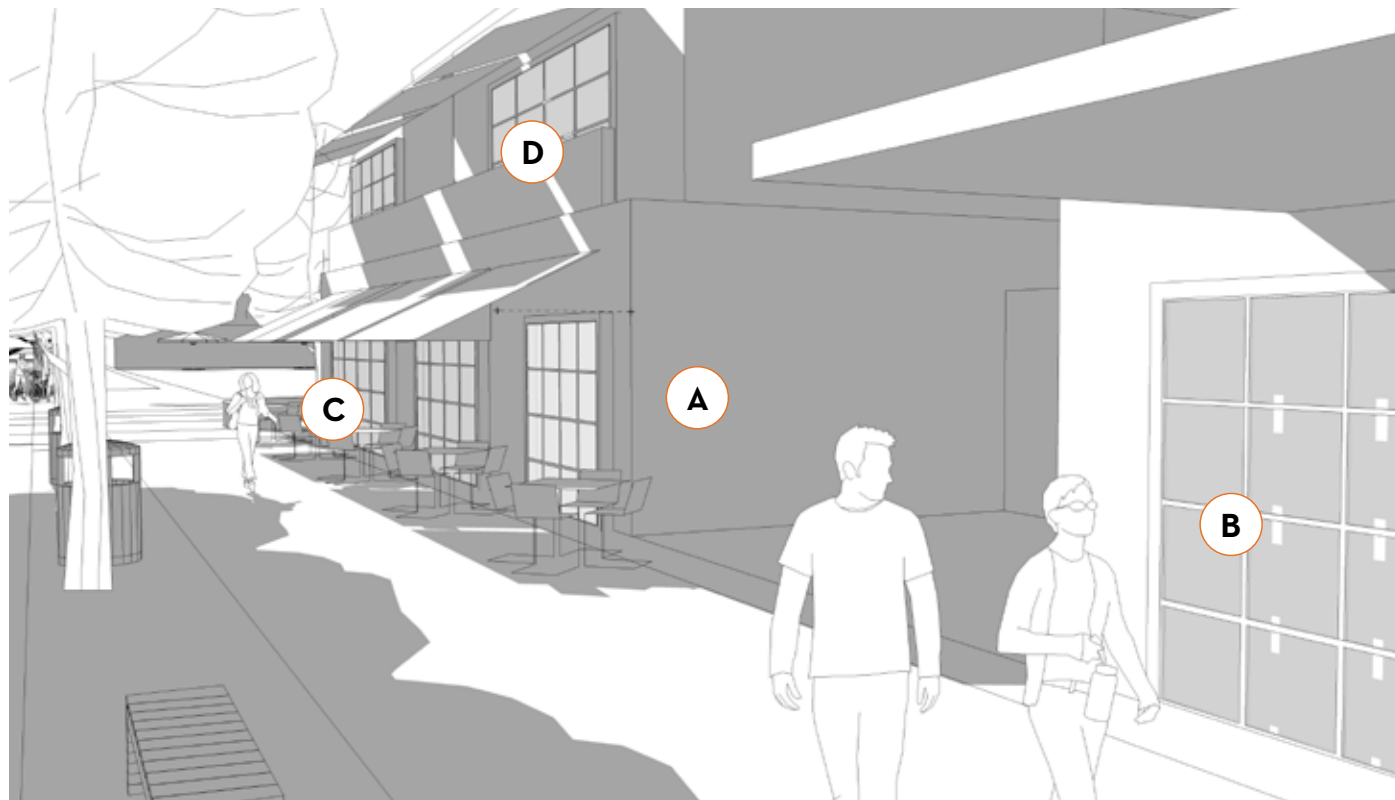


3. Restaurants and bars open to sidewalks should utilize the “build-to-line” creating the perfect combination for private and public areas activities.

3B. BUILDING FAÇADES & ENTRANCES

REQUISITES:

- A** Blade signs shall be the preferred sign type along building entrances.
- B** Glass store fronts shall be used for promoting merchandise in an organized and attractive manner with only minimal secondary signage.
- C** Any outdoor merchandise sales shall be allowed per current Town requirements and not placed within the public sidewalk.
- D** Each principal building shall include at least 3 of the following features at the entrances:
 - Canopies or porticos;
 - Overhead or arcades;
 - Outdoor patios;
 - Display windows;
 - Raised parapets over entrance doors;
 - Architectural details such as tile work and/or moldings;
 - Integral planter or seating areas;
 - Other feature as approved by the Planning Administrator



NOT THIS



Dark ground floor windows with no special features, landscape and signage discourage connections and charm.

THIS



Restaurants and retail with windows and doors invite visitors to come inside, stay longer, and enjoy the urban setting.



Building entrances and signage should be harmoniously designed instead of disorganized and piecemeal looking.



Building entrances should be highlighted with special signage, awnings, landscape, lighting features and outdoor seating areas.



Corner buildings located on primary and secondary roads should be open and accessible from sidewalks. A 90 degree corner wall can only occur when adjacent to an open space or outdoor activity.



At all main corners, create attractive outdoor spaces and/or architectural elements well-suited to the uses.

3C. OUTDOOR SPACES

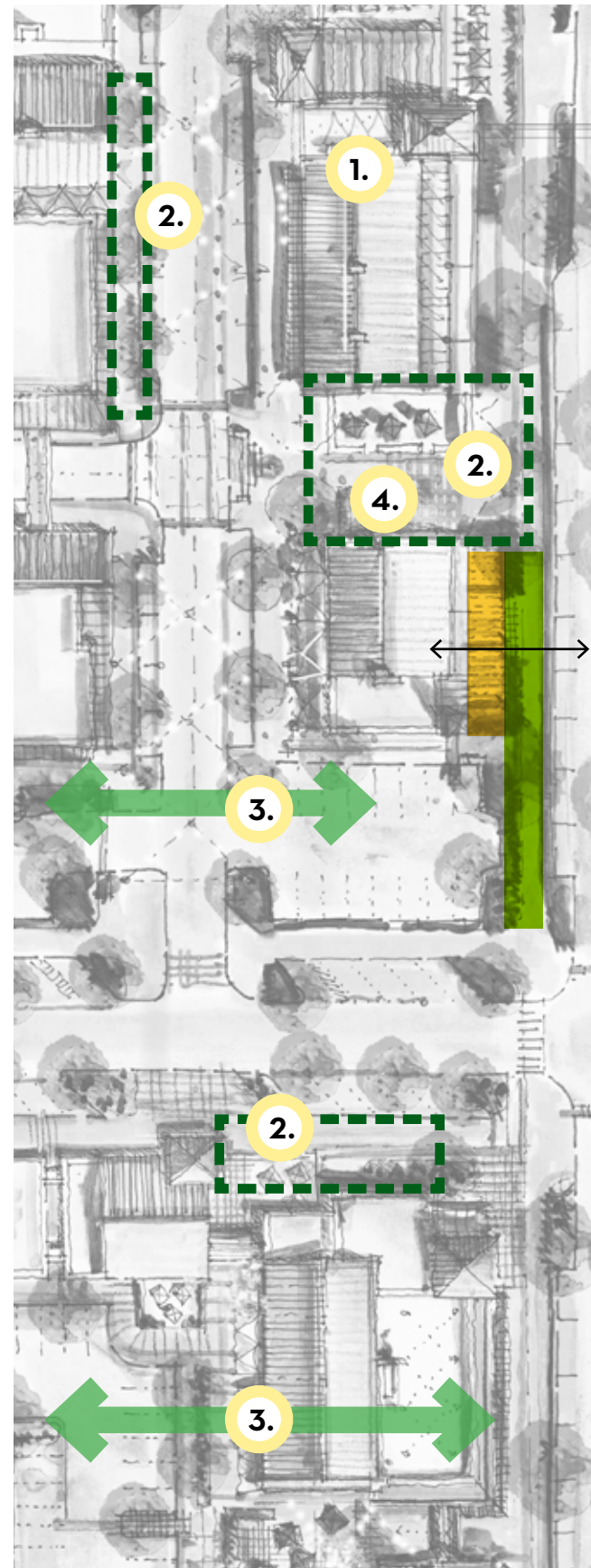
OVERVIEW

Outdoor spaces can complement the overall building program by expanding the opportunity to emphasize indoor outdoor settings.

Private outdoor spaces should not impede the access to public areas and should not be detrimental to the intended course of pedestrian activity along the public realm.

All private outdoor spaces can be designed in a way that work to control daylight infiltration and natural building ventilation.

These spaces will enhance the experience and livability of the Downtown Core by providing locations for dining, lounging, and relaxing as a respite from the Town's public areas.



KEY CONSIDERATIONS:

1. Outdoor, people-oriented spaces should provide visual connection to adjacent interior building space and/or adjacent public sidewalk.
2. Outdoor areas should be oriented on either a "side" of a building or at the "front" of the building; but not on the parking lot side.
3. Outdoor space should provide convenient connectivity from interior parking lots to public sidewalks.
4. Alleyways (areas between two adjacent buildings) should be improved with lighting, planting and furnishings to create a unique and active environment.
5. Alleyways can be highlighted with arched entry features adjacent to public sidewalks.
6. Awnings, table umbrellas, trellis structures and shed roofs can be utilized to help ensure shaded and comfortable settings.
7. Patios and courtyard are encouraged. They will complement and enhance the design of the buildings and invite visitors to relax and enjoy activities.



1. Private outdoor spaces will enhance the experience of Downtown by providing locations for fun and relaxation near public areas.



2. Private outdoor spaces visually connected to the building around.



Thoughtful transition from private to public realm.

3C. OUTDOOR SPACES

REQUISITES:

- A** Outdoor dining space located at the front of a building shall be carefully coordinated with the Town staff to ensure all permits and requirements are met (dining service with alcohol shall meet required codes including fence enclosures).
- B** Outdoor service oriented uses with dumpsters and/or recycling bins should be screened.



Outdoor areas to be oriented at the front or side of buildings but not facing the parking lot areas.



Lighting, shaded areas, benches and planting come together to create a lively alley.



Alleys can be improved with seating areas, plants and different uses to create a unique and active environment.



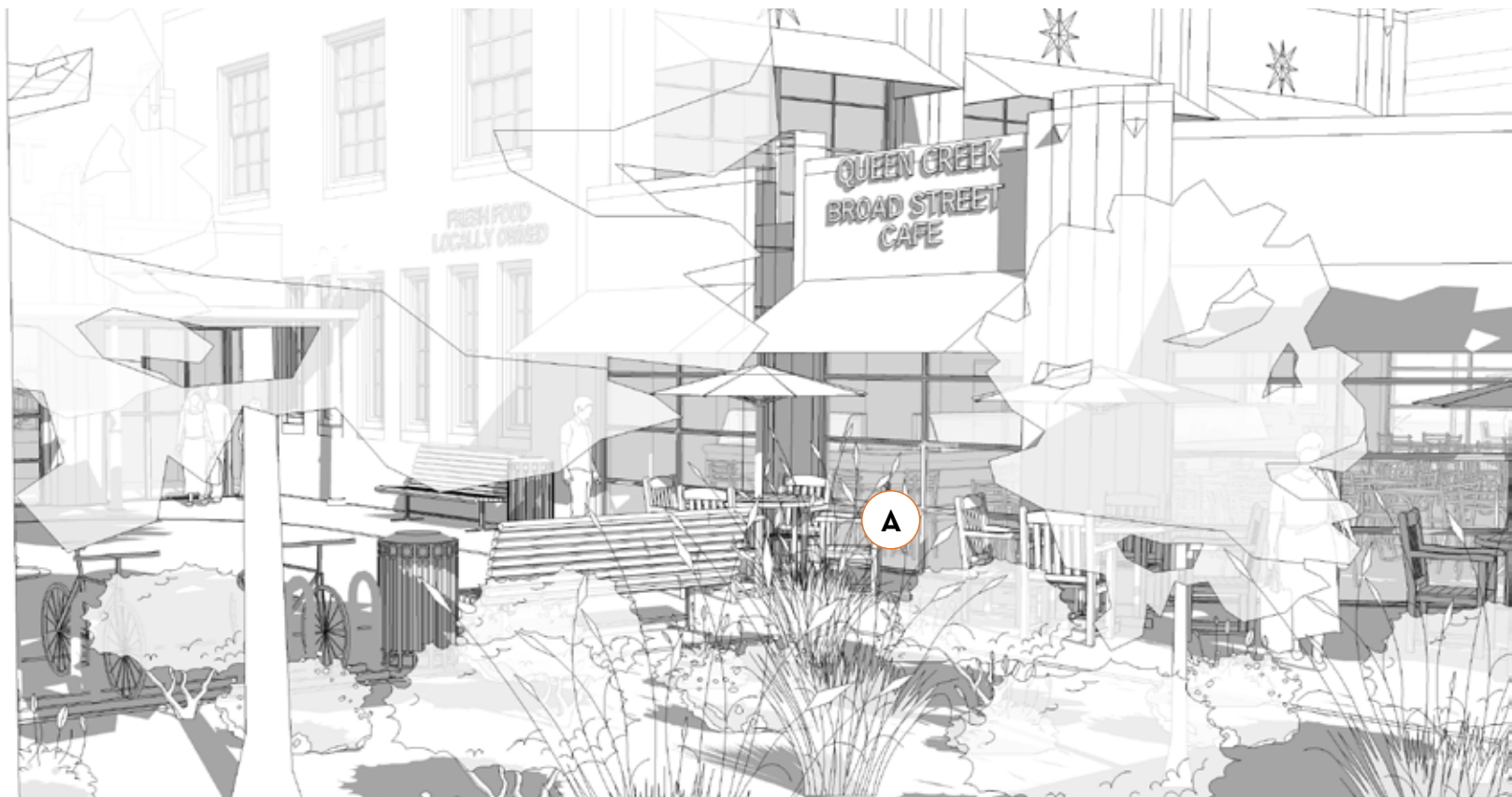
Screening utilities can also be a place for displaying art.



Utility boxes and dumpsters cannot be visible to the public and need to be appropriately screened and located in the rear of the building.



Outdoor service oriented uses with dumpsters and or recycling bins shall be screened from view.



3D. ARCHITECTURE CHARACTER & MATERIALS

OVERVIEW

Building design and implementation will have the greatest visual impact on the Downtown Core. The goal for architectural character should not be to limit design expression with typical stylistic requirements, but to allow a variety of design treatments that can express the agrarian heritage of Queen Creek in authentic and creative ways.

Such design treatments can span from more literal, historic expressions of design through contemporary gestures and features. The goal is to allow for more variety rather than less.

Building renovations and expansions also have an opportunity to celebrate the very best aspect of Queen Creek's agrarian heritage through the use of design, materials and colors.



KEY CONSIDERATIONS:

1. Primary entrances should be clearly identified.
2. Recessed entries should be incorporated to allow a thoughtful transition from the sidewalk.
3. Building awnings, arcades and gallery canopies are encouraged.
4. Two proposed styles are intended to complement Queen Creek's architectural heritage:

4a. Contemporary southwest with flat or shed roofs:


- Low pitch gable roof;
- Horizontal emphasis with brick or block along the bottom of front facade;
- Large surface of glass windows, glass sliding doors and clerestories;
- Architectural details, porch posts and materials variety;
- Combination of wood, brick or stone and also adobe, exposed timbers, rammed earth, metal and/or stucco.

4b. Agrarian style with pitched roofs:

- Rectangular gable roof form;
- Exposed wood, structural wood decorative detailing;
- Rafter, beams, rustic style;
- Front porch supported with square columns;
- Functional porches as a transitional space creating a much more informal and inviting exterior.
- Accentuated sheds;
- Metal/composite wood looking materials for pergolas.

5. Art, furniture, signs can have a variety of colors.
6. Awnings having patterns and colors that complement buildings and materials are preferred.




 Transparent corner creates a dramatic accent feature that defines the edge of the building.



4b.

3.

 Primary entrance and corner buildings clearly identifies.



4b.

 Agrarian style - picket fences are traditional architectural elements in the Town of Queen Creek.

3D. ARCHITECTURE CHARACTER & MATERIALS

REQUISITES:

- A** No more than three main building elements (4a. or 4b. page 81) shall be utilized in the elevation (including painted stucco/ exterior insulation finishing system).
- B** Window treatments at the street level shall be the dominant element.
- C** No true ribbon windows shall be used on any floor.
- D** All building elevations facing a public street shall have at least one main entry.
- E** Bright colors should be avoided on buildings facades (paint or finishes), roofs, even windows.
- F** Building facades, colors and materials should be consistent with the Towns architectural standards which includes the use low reflectance, subtle, neutral, or earth tone colors.



Contemporary southwest architectural details, porch posts and materials variety.



Agrarian style - picket fences are traditional architectural elements in the Town of Queen Creek.



Window treatments at the street level should be the dominant element.



Awnings having patterns and colors that complement buildings and materials are preferred.



No more than three main building elements shall be utilized in the orchestration of the elevation.



Second story space and above should be carefully integrated into the overall elevation composition.

3E. SIGNAGE

OVERVIEW

Signs should contribute to a cohesive character of the Downtown Core area, creating strong building identity when its well integrated with the design of the architecture.

Guidelines for building signage types are:

- a. Wall Signs: intended to identify a specific use by name. Limitations on sign copy, size, color, and placement are intended to reduce visual clutter.
- b. Glazed Area/Window Signs: intended to identify a business by name and may include additional information, such as hours of operation or a proprietor's name.
- c. Banner Signs: projecting signs that can be updated with specific community events, openings, etc.
- d. Flat Signs: these type of signs mounted to the wall can be in one piece or pinned with individual letters.
- e. Blade Signs: projecting sign graphics are encouraged in the Downtown Core area particularly where these hang beneath an arcade. These signs are intended to be small in size and are specifically oriented to pedestrians.
- f. Awning Signs: painted or affixed to the vertical face of an awning.



KEY CONSIDERATIONS:

1. Design signs to be simple in character, creative and clearly legible.
2. Locate and design a sign to emphasize rather than overshadow building features.
3. Signage should be in proportion, meaning size, degree and other measurable characteristics should be properly related.
4. Permitted Signs: specific sign types allowed in Downtown Core area include: vertical blade, horizontal blade, flat sign, awning sign, window sign, temporary window sign, icon sign, banner, sandwich board (within the private area), and motion/marquee sign.
5. Discouraged Signs: specific sign types discouraged in Downtown Core area include: billboard, off-premise advertising, box sign, programmable electronic sign, waterfall awning, and freestanding sign.



Letters cut from solid material such as wood, metal, or plastic can be individually mounted and illuminated.



Signs to be simple and to be compatible with the architecture / colors and materials.

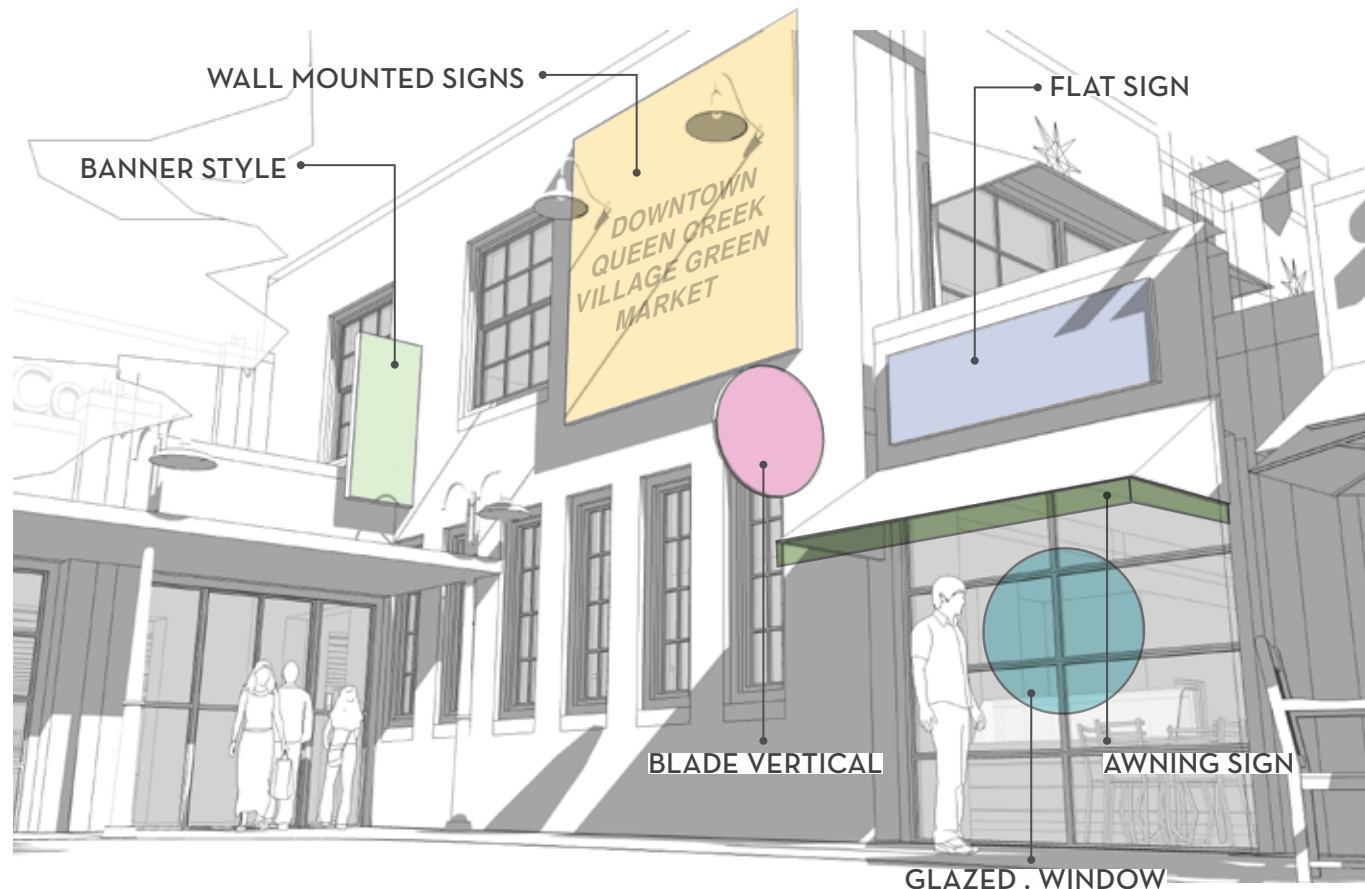


The horizontal blade is a short, wide sign that is oriented perpendicular to the building's face.

3E. SIGNAGE

REQUISITES:

- A** Total wall signage shall not exceed one hundred fifty (150) square feet;
- B** Flashing and sound signs are prohibited;
- C** All temporary signs are subject to the zoning ordinance's regulations and processes;
- D** Materials, colors and details shall be compatible with those used for the building;
- E** Banner or blade signs shall not be less than eight feet (8') from the base of the building;
- F** No sign shall project into the public right-of-way, except upon approval;
- G** Sandwich signs shall be allowed for use on the property.



The awning sign is a horizontal, projecting object. This category includes traditional awning forms as well as contemporary, flat projections.



Canvas awnings and blade signs create a beautiful combination if designed as part of the overall composition of the building architecture.



'Sandwich signs' will be allowed as long as they are located within the private areas, not blocking pedestrian circulation.



Window signs can be attached to the inside of a shop's window.

3F. LIGHTING

OVERVIEW

Private realm lighting should be carefully incorporated into the overall design of the buildings and surrounding areas. These guidelines address the character and performance of architectural lighting.



KEY CONSIDERATIONS:

1. Adding exterior lighting to retail/business creates visibility after hours highlights unique architectural features and increases safety for sidewalk traffic.
2. Select light fixtures and are compatible in style with the architecture direct light down towards the sidewalk or building face.
3. Avoid fixtures that spread a lot of light in all directions, this creates light pollution.
4. Each project should develop a system of lighting that contributes to the night-time experience, including façade uplighting, sign and display window illumination, landscape, and streetscape lighting.
5. Illuminate distinctive features of the building, including entries, signage, canopies, and areas of architectural detail and interest.



Lighting from private areas can be also incorporated into the public realm in cases when sidewalks are in between private business and seating or eating areas.



Combining architecture lighting with signage lights create a beautiful atmosphere of building balance.



Light fixtures from private buildings can be incorporated into benches and entrances.

3F. LIGHTING

REQUISITES:

- A** Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.
- B** Each project and building shall incorporate a system of lighting that contributes to the night-time experience, including façade uplighting, sign and display window illumination, landscape, and streetscape lighting to be reviewed during the development process.
- C** Make sure the alley is clean and well lit. Doors and windows opening onto alleys are signs of use and safety for pedestrians. Stores and businesses bordering alleys become places of interest, drawing more pedestrians in.



Light fixtures can be architecturally placed to enhance special building shapes.



Patios, seating areas, restaurants can use a variety of soft lighting to create calm and fun places.



Select light fixtures that are similar in style to buildings along and direct light down towards building face.



Adding exterior lighting to businesses creates visibility after hours, highlights unique architectural features, deters crime, and increases safety for pedestrians,



Lighting can also play an important role in generating different aspects of building shapes and patterns from daily to nightly times.

3G. PARKING LOTS

OVERVIEW

All parking lots should restrict the amount of asphalt, buffer the views of parked cars visible from the street and allow for landscape areas that will work as infiltration of run-off.



KEY CONSIDERATIONS:

1. Pedestrian pathways should be integrated through parking lots and to adjacent developments to ensure that there is a clear movement for pedestrians from the parking lots to the buildings.
2. Each development should include at least one paved walkway connecting the sidewalk along the back of the buildings to the entrances of buildings.
3. Where the walkway crosses a parking lot, a color, paving pattern or “ladder” striping shall be used to differentiate it from driving surfaces.
4. Landscaping should be provided along one side of the walkway, except where it crosses a drive lane.



1.



Parking lot drive aisle made to function more as a street.



2.

3.



Paved walkways link parking lots with businesses.



4.

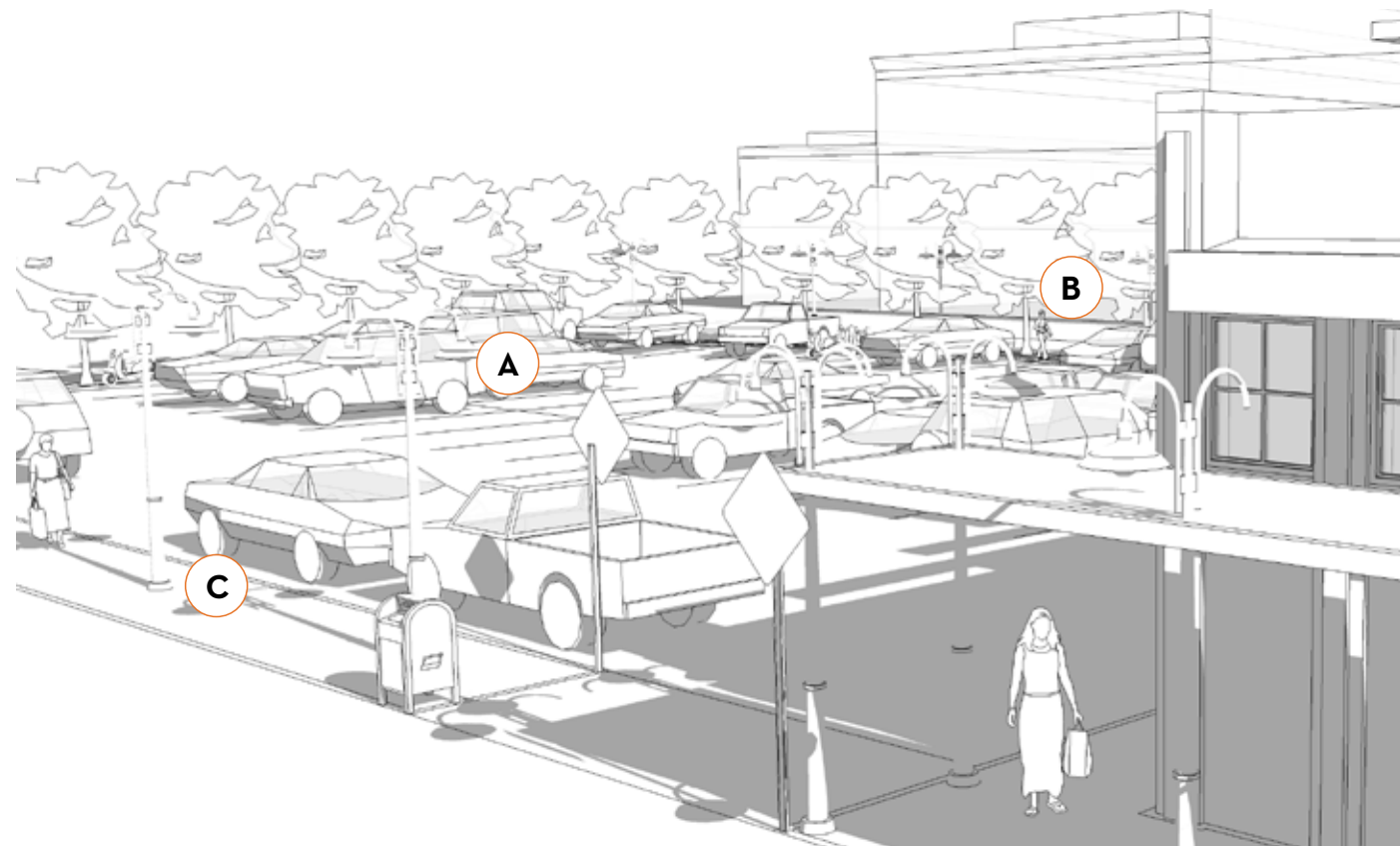



Planting strips between sidewalk and parking lot create a greener and more sustainable surface area helping with drainage, water absorption and reducing heat.

3G. PARKING LOTS


REQUISITES:

- A** Parking lots shall integrate main drive aisles to appear more like streets, and shall include sidewalks, landscaping including trees, and pedestrian scaled lighting.
- B** Within any parking area located behind a building, there shall be at least one tree planted for every 10 to 12 stalls and sufficient coverage of shrubs and ground cover.
- C** Parking aisles shall be organized to create pedestrian pathways from parking lots to building entryways and sidewalks.




 Pedestrian needs are accommodated with a protected walkway through the parking lot



 Provide solar panels over parking stalls when possible to create shade and sustainable surface.



 Poorly designed perimeter landscaping to screen cars from the public view creates hostile and uninviting environments.

3H. EXISTING BUILDINGS

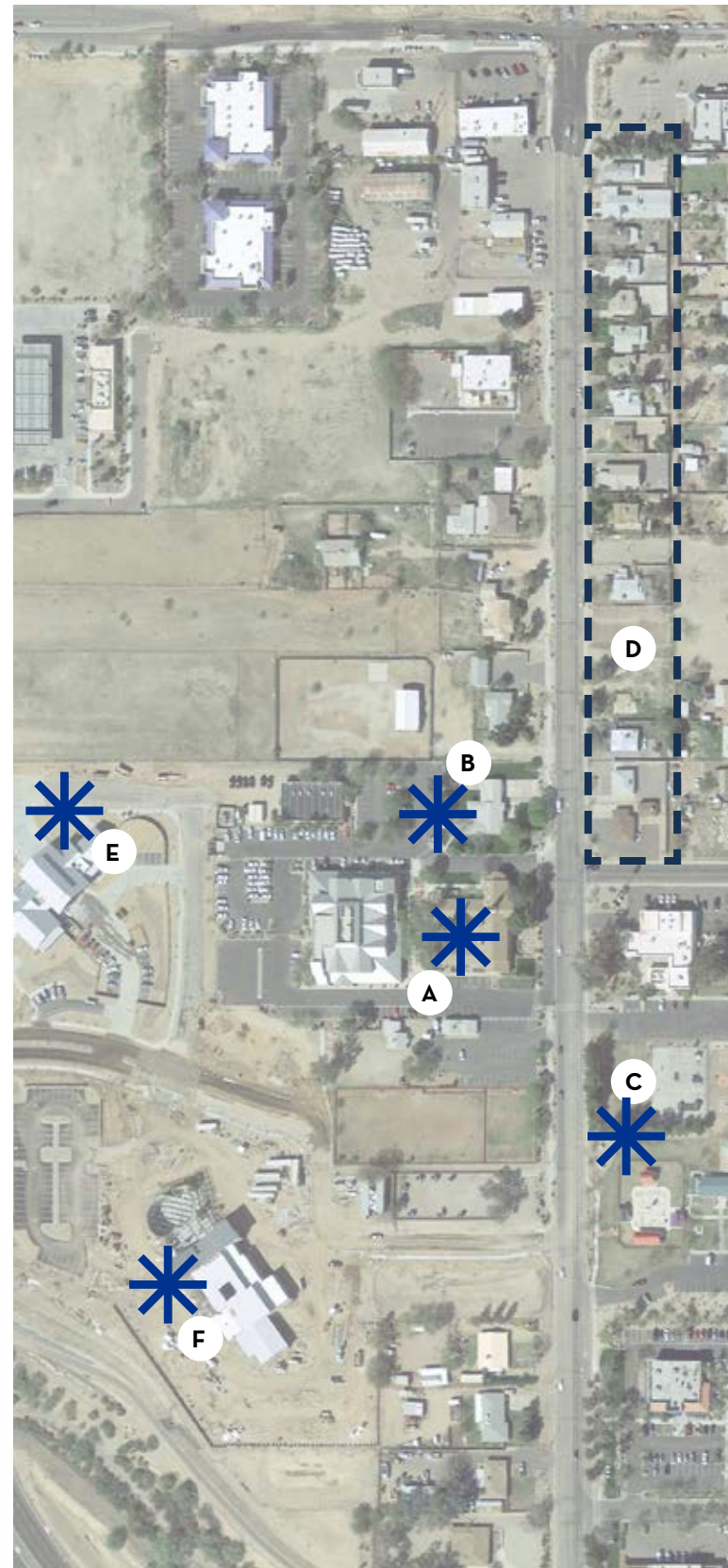
OVERVIEW

Eastern properties along S. Ellsworth Road, between E. Ocotillo Road and E. Aldecoa Road, are experiencing architectural and land use changes.

There is a mix of commercial buildings, single family detached residential, vacant lots and a few properties that have been converted from residential to offices that are part of the Facade Improvement Program.

Most of these structures are being remodeled and expanded to accommodate more square footage and new uses.

There are a few landmarks in the Downtown Core that represent the history, the present and the future of the Town, i.e. the building that currently serves as the Town Hall for Queen Creek, Founders' Park and the old fire station, and a couple of restored and repurposed homes from the early 1950's.



- A** Historic Town Hall.
- B** Remodeled houses from 1949 are currently used for commercial/educational purpose.
- C** Founders' Park and former Fire House.
- D** Residential homes from 1940's and 50's, some remodeled and repurposed and some are vacant lots.
- E** Queen Creek Fire Department #1
- F** Public Safety Building

KEY CONSIDERATIONS:

1. Adaptation and/or reuse of existing buildings can create a vibrant and diverse Downtown.
2. Preserving architectural styles and materials will maintain the unique character of the Town with it's agricultural elements important to the history and designs of the future.
3. The Town should identify the historic buildings and landmarks that cannot be demolished. Instead these buildings should be adapted and reused.
4. Additions to existing buildings should be compatible with the existing character of the buildings, architecture and scale.
5. Newer buildings in Downtown Core have been designed with a strong architectural style and should be respected and taken into consideration for future buildings styles, colors and materials.



- 2.
- 3.

Inspired in the agricultural farming style of the past and the present of the Town, a lot of buildings are designed with that character and flavor.



- 5.

New Contemporary designs respect the scale, colors, and style of the surroundings and the link to the past.



- 1.
- 4.


Example of a remodeled and adapted residence, now a business. The beauty of the materials and colors maintain the simplicity character of the neighborhood.

3H. EXISTING BUILDINGS


REQUISITES:

- A** Property owners planning to remodel existing structures and change current uses shall conform with the Downtown Core Area zoning requirements.
- B** New constructions and/or remodel projects in the Downtown Core shall follow the proposed Design Guidelines.




 Reusing or adapting historically significant buildings preserves the cultural heritage and past of the Town.




 If any additions or remodeling are made to existing landmarks, these should be distinctive and respectful of the original architectural character.



 The process of reusing and adapting old residential buildings create a wonderful urban dynamic and story telling of how Downtown evolves over time.



 Existing residential buildings east of S. Ellsworth Road have a beautiful character and scale from the 1940's.



B

PRIVATE AREAS: REQUISITES SUMMARY

3A. URBAN BLOCK MASSING

- A. No parking lots shall be located in front of the façades adjacent to primary or secondary streets.
- B. Parking lots shall be strategically located behind most building masses and accessed primarily from secondary and tertiary streets.
- C. Build-to-lines shall be required for at least 75% along primary streets and a minimum of 40% on secondary streets.
- D. No single building mass longer than 100' shall be allowed without the incorporation of pedestrian links from parking to sidewalk (second story mass can be continuous).
- E. Alleyways (pedestrian connections between public sidewalks and linking private parcel parking lots) shall have a minimum width of 20'.
- F. Transparency and access between inside and out will mean that more people are aware of what is happening in alleys, creating greater safety. With improved safety, more pedestrians and cyclists will use alleys as secondary entrances, and businesses will be able to open within alleys, providing yet more eyes on the alley.

3B. BUILDING FACADES & ENTRANCES

- A. Blade signs shall be the preferred sign type along building entrances.
- B. Glass storefronts shall be used for promoting merchandise in an organized and attractive manner with only minimal secondary signage.
- C. Any outdoor merchandise sales shall be allowed per current Town requirements and not placed within the public sidewalk.

D. Each principal building shall include at least 3 of the following features at the entrances:

- Canopies or porticos;
- Overhead or arcades;
- Outdoor patios;
- Display windows;
- Raised parapets over entrance doors;
- Architectural details such as tile work and/or moldings;
- Integral planter or seating areas.
- Other feature as approved by the Planning Administrator

3C. OUTDOOR SPACES

- A. Outdoor dining space located at the front of a building shall be carefully coordinated with the Town staff to ensure continuity (dining service with alcohol shall meet required codes including fence enclosures).
- B. Outdoor service oriented uses with dumpsters and or recycling bins should be screened from view.

3D. ARCHITECTURE CHARACTER & MATERIALS

- A. No more than three main building elements shall be utilized in the elevation (including painted stucco/EFIS).
- B. Window treatments at the street level shall be the dominant element.
- C. No true ribbon windows shall be used on any floor.
- D. All building elevations facing a public street shall have at least one main entry.
- E. Bright colors should be avoided on buildings facades (paint or finishes), roofs, even windows.

F. Building facades, colors and materials should be consistent with the Towns architectural standards which includes the use low reflectance, subtle, neutral, or earth tone colors.

3E. SIGNAGE

- A. Total wall signage shall not exceed one hundred fifty (150) square feet;
- B. Flashing and sound signs are prohibited;
- C. All temporary signs are subject to the zoning ordinance's regulations and processes;
- D. Materials, colors and details shall be compatible with those used for the building.
- E. Banner or blade signs shall not be less than eight feet (8') from the base of the building;
- F. No sign shall project into the public right-of-way, except upon approval;
- G. Sandwich signs shall be placed on the business property being advertised within twenty feet (20') of the primary business entrance.

3F. LIGHTING

- A. Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings and art.

B. Each project and building shall incorporate a system of lighting that contributes to the night-time experience, including façade uplighting, sign and display window illumination, landscape, and streetscape lighting to be reviewed during the development process.

C. Make sure the alley is clean and well lit. Doors and windows opening onto alleys are signs of use and safety for pedestrians. Stores and businesses bordering alleys become places of interest, drawing more pedestrians in.

3G. PARKING LOTS

- A. Parking lots shall integrate main drive aisles to appear more like streets, and shall include sidewalks, landscaping including trees, and pedestrian scaled lighting.
- B. Within any parking area located behind a building, there shall be at least one tree planted every 10 to 12 stalls.
- C. Parking aisles shall be organized to create a central pedestrian access to building entries.

3H. EXISTING BUILDINGS

- A. Property owners planning to remodel existing structures and change current uses shall conform with the Downtown Core Area zoning requirements.
- B. New constructions and/or remodel projects in the Downtown Core shall follow the proposed Design Guidelines.

Note: All proposed development shall also take into account the detailed information associated with each public/private area highlighted in this document and the specific key considerations highlighted as well as visual examples (i.e.; "thumbs-up and thumbs-down").



4 CONCLUSION

4A. STEP-BY-STEP PROCESS

4B. PUBLIC PRIVATE PARTNERSHIP

4C. RAISING THE BAR FOR QUEEN CREEK

4A. STEP-BY-STEP PROCESS AND PROCEDURES

The design guidelines have been organized in an easy-to-use format that identifies design expectations for all aspects of the built environment. By carefully weaving together both public and private sector zones of development, the guidelines provide a detailed roadmap for improvements related to all facets of development including:

- public rights-of-way
- public open space
- public civic spaces
- all aspects of private sector parcels

The actual document format has been organized for both public and private areas. Within each, key design topics are identified and articulated relative to expectations. Each design topic includes an overview, key considerations (expectations and aspirations), requisites (requirements) and visual references that highlight both good and bad examples of execution.

The Town's intent for establishing these guidelines is to ensure that all future development within the Downtown Core is organized in a holistic manner that emphasizes high-quality development. This pro-active approach will help to ensure that private sector capital investment for high quality projects within the area will become the norm.

4B. PUBLIC PRIVATE PARTNERSHIP

One key for success for attaining the vision for the Downtown Core will be the need for careful collaboration between the Town and private developer partners.

The guidelines provide the basis for such a partnership with clear articulation of expectations and requirements. These requirements are not solely put on the side of the private developers. The Town will be committed to public sector improvements that will set a new bar for quality development of all spaces.

For the Town, this effort is not simply about one parcel or one street-scene, but more about an overarching development strategy for the entire Downtown Core that will result in a unique, special and authentic setting- one that becomes a destination environment for the community, guests and visitors.

4C. RAISING THE BAR FOR QUEEN CREEK

The Town Center build out to date is a wonderful asset and provides a full spectrum of services, shopping, dining and entertainment to the community. The Town Center is however, set up like a typical commercial shopping center with a plethora of national chain stores and restaurants.

While successful, convenient and user friendly, the Town Center development isn't representative of the special nature, character and quality of what makes Queen Creek a great place to live.

The new Downtown Core looks to capture a new identity and vibe for the Town that reinforces pedestrian oriented experiences, great outdoor environments and a range of shopping, dining and recreational experiences that help to reinforce the special nature and authenticity of what makes Queen Creek a great place to live.

The goal is to create a one-of-a-kind destination setting that can become the center of focus for the Town and the community.

A place so special in order to experience the unique nature and setting of the environment- you must come back to that very spot, Queen Creek's Downtown Core.

APPENDIX 1

PLANT PALETTE

The following plant list provides a landscape palette of trees, shrubs and ground covers that can be used in Downtown Core. Selected plants should be approved by the Town prior to installation.

Trees:

	Botanical Name	Common Name	Size (H x W)	Street ROW			Landscape Setback/ Buffer	Parks	Open Space/ Detention Basin	
				Primary	Secondary	Tertiary				
Evergreen Trees	Acacia aneura	Mulga	15'x15'		X	X	X	X	X	
	Acacia farnesiana	Sweet Acacia	25' x 15'		X	X	X	X	X	
	Acacia salicina	Willow Acacia	40' x 20'	X	X		X	X	X	
	Acacia saligna	Coolibah/ Weeping Wattle	25' x 25'	X	X		X	X	X	
	Acacia stenophylla	Shoestring Acacia	40' x 30'	X	X		X	X	X	
	Caesalpinia cacalaco 'Smoothie'	Cascalote, Smoothie	18' x 18'		X	X	X	X		
	Dalbergia sissoo	Indian rosewood	50' x 50'				X	X	X	
	Ebenopsis ebano	Texas Ebony	30' x 20'		X	X	X	X		
	Eucalyptus microtheca 'Blue Ghost'	Coolibah Tree 'Blue Ghost'	40' x 30'				X	X	X	
	Eucalyptus papuana 'Ghost Gum'	Coolibah Tree, 'Ghost Gum'	40' x 25'				X	X	X	
	Olea europeaea 'Swan Hill'	Olive Tree, Swan Hill (Fruitless)	35' x 25'		X	X	X	X		
	Olea europeaea 'Wilsonii'	Olive Tree, Wilson's (Fruitless)	30' x 25'		X	X	X	X		
	Olneya tesota	Ironwood	35' x 30'		X	X	X	X	X	
	Pinus eldarica	Afghan Pine	50' x 20'				X	X	X	
	Pinus halepensis	Aleppo Pine	50' x 20'				X	X	X	
	Quercus virginiana 'Cathedral'	Southern Live Oak	50' x 50'	X	X		X	X		
	Quercus virginiana 'Heritage'	Southern Live Oak, Heritage	50' x 50'	X	X		X	X		
	Sophora secundiflora	Texas Mountain Laurel	25' x 15'		X	X	X	X		
Deciduous Trees	x Chitalpa tashkentensis	Chitalpa Tree	30' x 30'		X	X	X	X	X	
	Chilopsis linearis 'Art's Seedless'	Desert Willow, Seedless	25' x 25'		X	X	X	X	X	
	Fraxinus p. lanceolata. x Fraxinus v. glabra 'Fan-West'	Fan West Ash	35' x 35'	X	X		X	X		
	Fraxinus velutina "Fan tex"	Fan Tex Ash	35' x 35'		X	X	X	X		
	Parkinsonia microphylla	Foothills Palo Verde	30' x 30'		X	X	X	X		
	Parkinsonia praecox	Palo Brea	30' x 30'		X	X	X	X	X	
	Parkinsonia florida	Blue Palo Verde	30' x 30'		X	X	X	X	X	
	Parkinsonia x 'Desert Museum'	Palo Verde 'Desert Museum'	30' x 30'		X	X	X	X		
	Parkinsonia x 'Sonoran Emerald'	Palo Verde 'Sonoran Emerald'	30' x 30'		X	X	X	X		
	Pistacia x 'Red Push'	Red Push Pistache	40' x 40'	X	X		X	X		
	Prosopis chilensis	Chilean Mesquite	40' x 40'		X	X	X	X	X	
	Prosopis glandulosa 'AZT'	Mesquite, AZT Podless Hybrid	40' x 40'		X	X	X	X	X	
	Prosopis x hybrid "Thornless"	Thornless Mesquite	30' x 30'		X	X	X	X	X	
	Prunus cerasifera	Flowering Plum, Purple Leaf	20' x 20'		X	X	X	X		
	Ulmus parvifolia spp.	Chinese Elm	40' x 40'	X	X		X	X		
	Vitex agnus-castus	Chaste Tree	20' x 20'		X	X	X	X		
	Palms	Arecastrom romanzoffianum	Pindo Palm	30' x 20'				X	X	
		Bismarckia nobilis	Bismark Palm	40'x 20'				X	X	
Brahea armata		Mexican Palm	30' x 20'				X	X		
Phoenix canariensis		Canary Island Date Palm	60' x 40'	X			X	X		
Phoenix dactylifera		Date Palm	50' x 30'	X			X	X		
Washingtonia robusta		Mexican Fan Palm	100' x 15'				X	X		

Shrubs:

	Botanical Name	Common Name	Size (H x W)
Semi-Evergreen Shrubs	Caesalpinia gilliesii	Yellow Bird of Paradise	6' x 5'
	Calliandra californica	Baja Fairy Duster	5' x 5'
	Calliandra eriophylla	Fairy Duster	3' x 4'
	Cordia parvifolia	Little Leaf Cordia	6' x 6'
	Dalea frutescens	Black Indigo Bush	3' x 4'
	Hamelia patens	Firecracker Bush	4' x 4'
	Justicia californica	Chuparosa	4' x 4'
	Tecoma stans	Yellow Bells	10' x 8'
Evergreen Shrubs	Baccharis x 'Starn' Thompson	Desert Broom, Starn	3' x 4'
	Bougainvillea spp	Bougainvillea	8'x8'
	Callistemon citrinus 'Little John'	Little John Bottlebrush	3' x 5'
	Cordia boissieri	Texas Olive	10' x 10'
	Dalea pulchra	Indigo Bush	4' x 5'
	Dodonaea viscosa	Hopseed Bush	10' x 8'
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	12' x 6'
	Duranta erecta	Golden Dewdrop	6' x 10'
	Duranta repens	Skyflower	8' x 10'
	Eremophila hygrophana 'Blue Bells'	Blue Bells Emu Bush	3' x 3'
	Eremophila glabra 'Kalgoorlie'	Emu bush	4' x 5'
	Eremophila racemosa	Easter Egg Emu Bush	6' x 6'
	Hibiscus	Hibiscus	5-8' x 4-5'
	Justicia spicigera	Firecracker Plant	3-4' x 5-6'
	Lantana camara	Bush Lantana	3' x 3'
	Lantana x 'New Gold'	New Gold Lantana	3' x 3'
	Larrea tridentata	Creosote Bush	6' x 6'
	Leucophyllum candidum	Violet Silver Leaf Sage	5' x 5'
	Leucophyllum candidum 'Silver Cloud'	Silver Cloud Sage	4' x 4'
	Leucophyllum frutescens	Texas Ranger	8' x 8'
	Leucophyllum frutescens ' Compacta'	Texas Ranger, Compact variety	5' x 5'
	Leucophyllum laevigatum	Chihuahuan Sage	5' x 6'
	Leucophyllum x 'Heavenly Cloud'	Heavenly Cloud Sage	6'-8' x 6'
	Leucophyllum zygophyllum 'Cimarron'	Cimarron or Blue Ranger Sage	3' x 3'
	Myrtus communis 'Compacta'	Dwarf Myrtle	5' x 4'
	Nerium oleander 'Petite Pink"	Dwarf Pink Oleander	6' x 4'
	Rosa spp.	Rose Shrubs	4' x 2-3'
	Rosmarinus officinalis	Upright Rosemary	4' x 3'
	Ruellia brittoniana	Purple Ruellia or Mexican Petunia	3-6' x 3-6'
	Ruellia peninsularis	Desert Ruellia/Baja Ruellia	4' x 4'
	Russelia equisetiformis	Coral Fountain Grass	4' x 4' - 6'
	Senna artemisioides	Silver Cassia	6' x 6'
Simmondsia chinensis	Jojoba	10' x 10'	
Sophora secundiflora	Texas Mountain Laurel	20' x 15'	
Tecoma spp.	Yellow Bells	10'x 10'	
Tecomaria capensis	Cape Honeysuckle	6' x 5'	
Teucrium fruticans	Bush or Shrubby Germander	4' x 5'	



Ground Covers and Vines:

Ground Covers	Botanical Name	Common Name	Size (H x W)
	Acacia redolens	Desert Carpet	2' x 10'
	Convolvulus cneorum	Bush Morning Glory	2' x 3'
	Convolvulus mauritanicus	Ground Morning Glory	1' x 3'
	Dalea greggii	Trailing Indigo Bush	2' x 6'
	Delosperma cooperi	Purple Trailing Ice Plant	3" x 2'
	Eremophila glabra 'Mingenev Gold'	Outback Sunrise Emu Bush	1' x 6-10'
	Gazania rigens	Trailing Gazania	8" x 1.5'
	Lantana montevidensis	Purple Trailing Lantana	1' x 4'
	Malephora crocea	Gray Ice Plant/Copper Ice Plant	6" x 6'
	Malephora luteola	Yellow Ice Plant	6" x 4'
	Oenothera caespitosa	Tufted Evening Primrose	1' x 2'
	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	2' x 8'
	Rosmarinus officinalis 'Prostratus'	Trailing Rosemary	3' x 6'
	Ruellia brittoniana 'Katie'	Katie Ruellia	1' x 1.5'
Teucrium chamaedrys 'Prostratum'	Creeping Germander	6" x 3'	
Wedelia trilobata	Yellow Dot	1.5' x 6'	

Vines	Botanical Name	Common Name	Size (H x W)
	Antigonon leptopus	Queen's Wreath	15' x 15'
	Bougainvillea spp	Bougainvillea	15' x 15'
	Campsis radicans	Trumpet Creeper	5' x 20'
	Hardenbergia violacea	Australian Lilac Vine	15' x 10'
	Jasminum mesnyi	Primrose Jasmine see also 'Gold Tip'	10' x 6'
	Pandorea jasminoides	Bower Vine	20' x 20'
	Passiflora foetida v. longipedunculata	Baja Passion Vine	10' x 10'
	Passiflora incarnata	Purple Passion Vine	20' x 25'
	Podranea ricasoliana	Pink Trumpet Vine	20' x 10'
	Rosa banksiae	Lady Banks Rose	20' x 15'
	Solanum jasminoides	Climbing Potato Vine	20' x 10'
	Trachelospermum jasminoides	Star Jasmine	6' x 20'



Cacti and Succulents:

Cacti and Succulents	Botanical Name	Common Name	Size (H x W)
	Agave americana varieties	Century Plant	3' x 5'
	Agave desmettiana	Smooth Agave	3' x 4'
	Agave geminiflora	Twin-flowered Agave	1' x 3'
	Agave parryi huachucensis	Parry's Agave	2' x 3'
	Agave victoriae-reginae	Queen Victoria Agave	1' x 2'
	Agave vilmoriniana	Octopus Agave	4' x 5'
	Agave weberii	Weber's Agave	5' x 6'
	Aloe 'Blue Elf'	Blue Elf Aloe	1' x 2'
	Asclepias subulata	Desert Milkweed	4' x 4'
	Cereus hildmanianus	Hildmann's Cereus	10' x 4'
	Dasylium acrotrichum or texanum	Desert Spoon (Green Foliage)	4' x 4'
	Dasylium wheeleri	Desert Spoon (Silver Foliage)	5' x 5'
	Echinocactus grusonii	Golden Barrel	1' x 1'
	Euphorbia antisiphilitica	Candelilla	3' x 2'
	Euphorbia rigida	Gopher Plant	3' x 4'
	Euphorbia tirucalli	Firesticks	5' x 4'
	Ferocactus spp.	Barrel Cactus species	3' x 1'
	Hesperaloe funifera	Giant Hesperaloe	5' x 5'
	Hesperaloe parviflora 'brakelight'	Brakelight Red Yucca	2' x 4'
	Nolina microcarpa	Bear Grass	2' x 2'
	Opuntia baillaris	Beavertail Prickly Pear	6' x 4'
	Opuntia ficus-indica	Indian Fig	5' x 6'
	Opuntia santa-rita	Purple Prickly Pear / Santa Rita Prick	4' x 6'
	Pachycereus marginatus	Mexican Fencepost	1' x 12'
Pachycereus schottii f. monstrosus	Totem Pole	3' x 3'	
Pedilanthus macrocarpus	Lady Slipper	3' x 3'	
Yucca baccata	Banana Yucca	4' x 5'	
Yucca elata	Soaptree Yucca	10' x 10'	
Yucca gloriosa	Spanish Dagger	3' x 3'	
Yucca pallida	Paleleaf Yucca	2' x 3'	
Yucca rigida	Blue Yucca	6' x 6'	





2018

DESIGN GUIDELINES
TOWN OF QUEEN CREEK
DOWNTOWN CORE

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ARTICLE 1 – GENERAL PROVISIONS

1.14 Definitions

- A. *Terms Defined.* Words contained in this section are those having a special meaning relative to the purposes of this Ordinance. In the interpretation of this Ordinance, the provisions and rules of this section shall be observed and applied, except when the context clearly requires otherwise.
- B. Words used or defined in one (1) tense or form shall include other tenses and derivative forms.
- C. Words in the singular number shall include the plural number, and words in the plural number shall include the singular number.
- D. The masculine gender shall include the feminine, and the feminine gender shall include the masculine.
- E. The word "shall" is mandatory.
- F. The words "may" or "should" is permissive.
- G. The word "person" includes individuals, firms, corporations, associations, trusts, and any other similar entities.
- H. The word "Town" shall refer collectively to the Town of Queen Creek.
- I. The word "Board" shall mean the Board of Adjustment.
- J. The words "Planning Commission" shall mean the Town of Queen Creek Planning Commission.
- K. The words "Recorder" and "Recorder of Deeds" shall mean the County Recorder.
- L. In case of any difference of meaning or implication between the text of this Ordinance and any caption, illustration, or table, the text shall control.
- M. All provisions of this Ordinance shall be construed to be in addition to all other applicable laws, ordinances and rules of the federal government, the State of Arizona or a Constituent Jurisdiction; and in case of any conflict between this Ordinance and

any such other law, ordinance or rule, the more restrictive shall prevail.

- N. The words "include" and "including" mean include or including by way of illustration and not by way of limitation.

A

ABUT. Having property or district lines in common.

ABUTTING PARCELS. Parcels which are directly touching and have common parcel boundaries. (Parcels across a public right of way shall not be considered abutting).

ACCESSORY APARTMENT. A supplementary, secondary dwelling unit that may be constructed as an addition to the principal structure or as an accessory to the principal structure.

ACCESSORY DWELLING UNIT. A detached residential dwelling unit which provides complete independent living facilities for one (1) or more persons, and which includes provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary single-family dwelling is situated. An "accessory dwelling unit" includes a "granny flat" or "guest house" as defined in this Ordinance.

ACCESSORY STRUCTURE. A detached subordinate structure, the use of which is customarily incidental to, and supportive of, the principal structure or the principal use of land and which is located on the same parcel of ground with the principal structure or use.

ACCESSORY USE. A subordinate use of a building, other structure, or use of land which is:

- Clearly incidental to the use of the main building, other structure, or use of land;
- Customarily in connection with the main building, other structure, or use of land; and,
- Located on the same lot with the main building, other structure, or use of land.

ADULTARCADE. Any business establishment or concern to which the public is permitted or invited and where coin or slug operated or electronically, electrically or mechanically controlled amusement devices, still or motion picture machines, projectors, videos or other

ARTICLE 1 – GENERAL PROVISIONS

image-producing devices are maintained to show images on a regular or substantial basis, where the images so displayed are distinguished or characterized by an emphasis on matter depicting or describing "specified sexual activities" or "specified anatomical areas."

ADULT BOOKSTORE. Any business establishment or concern having as a regular and substantial portion of its stock in trade, "material" (as defined below) which is distinguished or characterized by its emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas."

ADULT CABARET OR NIGHTCLUB. A business establishment or concern (whether or not serving alcoholic beverages) which features live performances by topless and / or bottomless dancers, go-go dancers, exotic dancers, strippers, or similar entertainers, and where such performances are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas".

ADULT DANCE STUDIO. Any business establishment or concern which provides for members of the public a partner for dance where the partner, or the dance, is distinguished or characterized by the emphasis on matter depicting, or describing or relating to "specified sexual activities" or "specified anatomical areas".

ADULT FIGURE MODELING STUDIO. Any business establishment or concern which provides for members of the public a model which exposes their "specified sexual activities" or "specified anatomical areas", and which does not provide all members of the audience or all patrons spaces and utensils for artistic renderings thereof.

ADULT HOTEL OR ADULT MOTEL. Any hotel or motel which leases rooms for less than twenty-four (24) hours and which derives not less than fifty percent (50%) of its revenues from the display of movies or materials distinguished or characterized by their emphasis on matter depicting, or describing or relating to "specified sexual activities" or "specified anatomical areas".

ADULT ORIENTED MERCHANDISE. Sexually oriented implements, paraphernalia, or novelty items, such as, but not limited to: dildos, auto sucks, sexually-oriented vibrators, benwa balls, inflatable orifices, anatomical balloons with orifices, simulated and battery operated vaginas, and similar sexually-oriented devices which are designed or marketed primarily for the stimulation of human genital organs or sado-masochistic activity or distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas".

ADULT SHOWS. Any commercial establishment regularly used for the presentation of shows where persons display specified anatomical areas, as defined in this Section, or where persons perform acts of or acts which simulate specified sexual activities, as defined in this Section.

ADULT THEATER. A theater or other commercial establishment with or without a stage or proscenium which is used for presenting, on a regular and substantial basis, "material" which is distinguished or characterized by an emphasis on matter depicting, or describing, or relating to "specified sexual activities" or "specified anatomical areas".

ADOPTED LEVEL OF SERVICE. See "Level of Service, Adopted".

AGRI BUSINESS. A business and / or commercial use operated primarily for the support of agricultural needs. It may consist of products, materials, and equipment servicing and sales; storage and / or processing of agricultural products and / or animals.

AGRI-TAINMENT. A land use that supports and enhances agriculture as an attraction for entertainment and or education related purposes. The Agri-tainment District implements the Agri-tainment Future Land Use classifications of the Queen Creek South Specific Area Plan and requires a Planned Area Development (PAD) Overlay.

AGRICULTURAL ANIMALS. The following animals (also known as livestock) and fowl are considered accessory to an agricultural or residential use, whether used for personal

ARTICLE 1 – GENERAL PROVISIONS

enjoyment or for commercial purposes: horses, mules, burros, sheep, cattle, rabbits, chickens, ducks, geese, goats, ostrich, emu or rhea, alpaca, llama or similar animals or fowl (excluding pea fowl).

AGRICULTURAL PRODUCE. Fruit, vegetables, eggs, and honey prior to processing of any kind other than washing. Canned fruits or vegetables, preserves, wine, meat and dairy products shall not be considered agricultural produce for the purposes of this Ordinance.

AIRPORT. Any public or private airport, as defined in A.R.S. §28-8461, including terminal buildings, towers, runways, and other facilities directly pertaining to the operation of the airport.

ALLEY. A public passageway affording a secondary means of access to abutting property. Frontage on said alley shall not be construed as satisfying the requirements of this Code related to frontage on a dedicated street.

AMATEUR RADIO TOWER. A structure, either freestanding or building-mounted, that may consist of more than a single shaft of steel or concrete used to elevate an antenna intended for airway communication purposes by a person holding a valid amateur radio (HAM) license issued by the Federal Communication Commission. For the purpose of interpreting this definition, connecting wires used for transmission and / or reception between poles, masts, or ancillary supports, shall be considered accessory appurtenances to the tower and not additional towers. Poles, masts, cross-wires for transmission/ reception and ancillary supports less than eighteen feet (18') high, or a maximum of ten feet (10') above the highest part of the residence, whichever is the greater, shall not be considered Amateur Towers.

AMENDMENT. An amendment to an existing Land Development Regulation or a new Land Development Regulation.

ANIMAL FOOD MANUFACTURER. Any person engaged in the business of manufacturing or processing animal food derived wholly or in part from carcasses or parts or products of the carcasses of livestock.

ANIMAL UNIT. Represents the unit of measurement utilized as the basis for

determining the number of agricultural animals permitted in residential districts on lots 35,000 square feet and larger and shall be subject to the following provisions:

One (1) animal unit shall consist of the following:

- One (1) large livestock animal (weaned beef animal over six (6) months of age, horse, llama, alpaca, mule, burro, ostrich or similar animals). Swine are only permitted as part of an educational project as stated in Section 6.2 of this Ordinance) or;
- Five (5) medium livestock animals (goats, sheep, or similar animals.) or;
- Ten (10) small livestock animals (rabbits, ducks, chickens, geese, fowl (excluding pea fowl) or similar animals.

ANTENNA. Any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiates or captures electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.

APPEAL. A request for a review of the authorized Town employee's interpretation of any provisions of this Ordinance or a request for a determination that there is error in an order, requirement, or decision made by the authorized Town employee pursuant to this Ordinance.

APPLICANT. Any person, firm, partnership, joint venture, association, corporation, group, or organization applying for any permit, approval, or decision governed or required by this Ordinance.

APPLICATION FOR DEVELOPMENT APPROVAL OR APPLICATION. A written request for any approval, permit, or action required by this Ordinance, including any written request for approval or issuance of a development order or development permit. This includes such terms as "proposals" and "requests".

ASSISTED LIVING FACILITY. Means a residential care institution, including adult foster care or memory care, that provides or contracts to provide supervisory care services, personal care services or directed care services on a continuing basis. This definition shall include assisted living centers and assisted living homes.

ARTICLE 1 – GENERAL PROVISIONS

AUDITORIUM. A room, hall, or building that is part of a church, theater, school, recreation building, or other building assigned to the gathering of people as an audience to hear lectures, plays and other presentations. See also "Places of Public Assembly".

AUTHORIZED AGENT. Any person with valid authority provided by the Owner, as evidenced by a notarized document authorizing the Agent to represent the Owner, and acting on behalf of the Owner of land seeking a development order or development permit approval.

AUTOMOTIVE REPAIR. Engine rebuilding or major reconditioning (the removal from any vehicle or a major portion thereof including, but not limited to, the differential, transmission, head, engine block, or oil pan, worn or damaged motor vehicles or trailer collision service, including body, frame or fender straightening or repair, and / or painting of vehicles, or the sale of automotive fuels and oils, and the incidental repair and replacement of parts and motor services to automobiles.

AVAILABLE CAPACITY. The difference between the required capacity and planning operating capacity; capacity to accommodate Existing Capacity and Planned Capacity less Existing Demand and demand that will be generated by Committed proposed development.

AVIGATION EASEMENTS. A document acknowledging airport proximity, limiting the height of structures and granting permission for the conditions arising from the overflight of aircraft in connection with the operation of an airport.

AWNING. Roof-like cover entirely supported by and extending from a building for protecting openings therein, from the elements.

B

BACKHAUL NETWORK. Means the lines that connect a provider's tower/cell sites to one (1) or more cellular telephone switching offices, and / or long distance providers, or the public switched telephone network.

BAKERY. A place in which baked products (such as bread, cakes, or cookies) are made.

BAR. Premises used primarily for the sale or dispensing of alcoholic beverages for on-site consumption and where food may be available for consumption as an accessory use.

BASEMENT. That portion of a building between floor and ceiling which is partly below and/or partly above grade, but so located that the vertical distance from grade to floor below is less than the vertical distance from grade to ceiling.

BED AND BREAKFAST. A house, or portion thereof, where short-term lodging rooms and meals are provided. The operator of the inn shall live on the premises or in adjacent premises.

BERM. A mound of earth designed so that slope drainage is directed away from a paved area and sidewalks which serves as a screen or landscaping.

BLOOD BANK OR PLASMA CENTER. A facility at which an individual may donate or sell blood, but which offers no other medical treatment or services.

BREWERY. A restaurant and/or facility used for the production and packaging of malt beverages of low alcoholic content for distribution, retail, or wholesale, on or off premise. The development may include other uses such as a standard restaurant, bar or live entertainment as otherwise permitted in the zoning district.

BUFFER. In the built environment, a Buffer is an area between developments of like or unlike uses, extending the length of a property. In the natural environment, a Buffer is a development setback from the boundary of sensitive, natural area. A Buffer may include landscaping, screening and paths as approved by the Town.

BUILDABLE AREA. The portion of a lot which is within the building envelope formed by the required yards. See "Yard, Required."

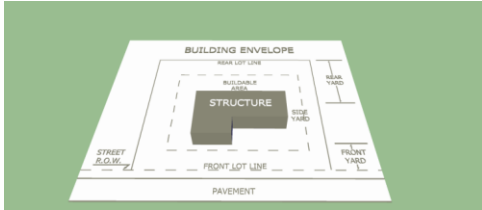
BUILDING. Any structure used or intended for supporting or sheltering any use or occupancy.

BUILDING AREA. The total areas taken on a horizontal plane at the mean grade level of the principal buildings and all accessory buildings, exclusive of uncovered porches, terraces, steps, roof overhangs, and balconies.

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ARTICLE 1 – GENERAL PROVISIONS

BUILDING ENVELOPE. The three dimensional space occupied by a building, including all eaves, covered porches, breezeways and other portions of the building, but excluding attached decorative walls which are less than or equal to three feet (3') in height.



BUILDING FAÇADE. That exterior side of a building which faces, and is most nearly parallel to, a public or private street.

BUILDING FRONT. Defined as the side of a building intended as the main customer entrance, irrespective of the street frontage, visibility or any factor other than customer access.

BUILDING HEIGHT. The vertical distance from the natural mean ground elevation of the lot to the structure's point of maximum height, which includes all rooftop appurtenances, antennas, mechanical and lighting devices, etc.



BUILDING OFFICIAL. An employee of the Town authorized to issue building permits and Certificates of Occupancy and to generally assist in the administration of this Ordinance.

BUILDING PERMIT. An authorization to construct a structure as issued by the Building Department.

BUILDING SETBACK LINE. A line, between which line and street line no building or structure or portion thereof may be erected, constructed or established.

BUILDING TEMPORARY. A structure designed, built, created or occupied for a short and / or intermittent periods of time, including tents, lunch wagons, dining cars, trailers and other roofed structures on wheel or other supports used for residential business, mercantile, storage, commercial, industrial, institutional, assembly, educational or recreational purposes. For the purpose of this definition, "roof" shall include an awning or other similar covering whether or not it is permanent in nature.

BULK. The size and shape of buildings, structures, and non-building uses; and the physical relationship of their exterior walls or construction or their location to lot lines and other buildings or structures or other walls or construction of the same building or structure; and all open spaces required in connection with a building or structure. Bulk regulations include regulations dealing with lot area, lot area per dwelling unit, lot frontage, lot width, building height, required yards, courts, usable open space, the ratio of aggregate gross floor area to the area of the lot, spacing between buildings on a single lot, and the length of buildings in a row.

BUSINESSES, SEXUALLY ORIENTED. Sexually Oriented Business means business that provides the adult service like "Adult bookstores", "Adult shows", and "Adult theaters", "adult cabernet or night club", "adult dance studio", "adult figure modeling studio", "adult hotel and motel", "adult oriented merchandise".

BUSINESSES, INCUBATOR. A facility dedicated to the start-up and growth of small businesses, accomplished through management and facility support systems meant to cultivate and enhance future businesses.

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CAMPGROUND. An established and maintained tract of land designated for the accommodation of camping units for periods of overnight stay not to exceed ninety (90) days per calendar

ARTICLE 1 – GENERAL PROVISIONS

year. At least one (1) full-time attendant will be provided and only an owner, manager, or permanent maintenance personnel may use the campgrounds as a permanent resident. See "Overnight Campground" and "Recreational Campground" for respective details.

CARPORT. A roofed structure which may be attached or unattached to the principal structure providing space for the storage of one (1) or more motor vehicles and enclosed on not more than three (3) sides by walls.

CAR WASH. An establishment that provides washing and cleaning of passenger or recreational vehicles by hand, by use of automated equipment operated by one (1) or more attendants, or by self-service facilities.

CARRY-OUT FOOD SERVICE. A business whose principal purpose is the preparation and sale of food or beverages for consumption off-site, such as delicatessens, ice cream stores and hot dog stands, but shall not include liquor stores, restaurants, and drive-through commercial establishments.

CEMETERY. A parcel of land or structure dedicated to and at least a portion of which is being used for the interment of human or animal remains. A cemetery may include crematories, mausoleums, and columbaria.

CERTIFICATE OF OCCUPANCY. (C of O) As defined in the current Building Code adopted by the Town.

CHANGE IN USE. A change from one (1) principal use of a building or land to another principal use of the building or land whether or not there is an increase in the size of the existing building or extent of the use of the land.

CHANNEL. A natural or artificial low-lying area with definite bed and banks, which confines and conducts continuous or periodic flows of water.

CHILD CARE FACILITY. Any facility in which child care is regularly provided for compensation for children not related to the proprietor. This definition includes any "child care facility", as defined in A.R.S. §36-881 or "child care group home", as defined in A.R.S. §36-897, as well as child care facilities which do not meet the numeric thresholds of said definitions.

CLEANING OR PROCESSING ESTABLISHMENT. A business that primarily involves the on-site cleaning, treatment, or chemical processing of goods or materials, or the storage of chemicals, used in off-site cleaning, treatment, or processing. This includes, but is not limited to carpet cleaners, dry-cleaning plants, self-service or full-service laundries, exterminating services, and taxidermists.

CLINIC/MEDICAL CLINIC OR HEALTH CARE FACILITY. A building containing an association or group of physicians, dentists, clinical psychologists, and similar professional health care practitioners, including allied professional assistants who are assembled for the purpose of carrying on their professions. The health care facility may include apothecary, dental and medical laboratories, tissue labs, and / or X-ray facilities, but shall not include inpatient care or operating rooms for major surgery. A clinic includes any "health care institution", "adult day health care facility", "adult day health services", "nursing care institution", "nursing services", "outpatient surgical center", "residential care institution", "respite care services", or "supervisory care services" as defined in A.R.S. §36-401, any "nursing care institution" as defined in A.R.S. §36-446, any "recovery care center" as defined in A.R.S. §36-448.51, but does include "adult foster care" or an "assisted living facility", as defined in A.R.S. §36-401.

COLLECTOR STREET. Streets accessing neighborhoods and routes serving intra city rather than intra state travel. A minor amount of through traffic may be carried by a collector street, but the system primarily carries local traffic. Average trip lengths and travel speeds are less than for arterial routes. A collector street includes any street classified as a Major Collector; Estate, rural or Suburban Type A Collector; or an Urban Collector pursuant to Exhibits 11 through 13 of the Subdivision Ordinance.

COMMERCIAL AMUSEMENT, INDOOR. An establishment offering sports, game playing or similar amusements to the public, including, but not limited to: skating rinks, bowling alleys, billiards, ping pong, mechanical or electronic games, but not gambling or card playing, within a fully enclosed structure. Indoor commercial amusement does not include non-commercial or charitable events.

ARTICLE 1 – GENERAL PROVISIONS

COMMERCIAL AMUSEMENT, OUTDOOR. An establishment that offers games, rides, or other similar activities on a commercial basis in a fixed location, including but not limited to: miniature golf, amusement parks, water slides, amphitheaters, stadiums, tracks, and drive-in theaters.

COMMERCIAL CENTER / COMPLEX. A grouping of three (3) or more non-residential buildings with shared access, parking, common area, or similar common elements.

COMMERCIAL MESSAGE. Any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

COMMERCIAL RANCH. A ranch where animal or crop production take place, which may or may not be owner-occupied but which utilizes two (2) or more full-time employees who are not owners or family of the owners, and may include residential facilities for employees.

COMMERCIAL USES. Retail business and service establishment, professional and governmental offices, and developed recreational uses.

COMMISSION. The Town of Queen Creek Planning Commission.

COMMITTED DEVELOPMENT. For purposes of the Concurrency Management Resolution, Committed Development includes: development with an approved determination of concurrency; or developments which are approved, but which are unbuilt, and unexpired sketch plans, preliminary subdivision plans, or minor development final plats; or final plats or building permits approved without a determination of concurrency.

COMMON OWNERSHIP. Ownership by the same person, corporation, firm, entity, partnership, or unincorporated association; or ownership by different corporations, firms, partnerships, entities, or unincorporated associations, in which a stockowner, partner, or associate, or a member of his family owns an interest in each corporation, firm, partnership, entity, or unincorporated association.

COMMUNICATION TOWER. Accessory antennae or dishes, which may be free-standing or building mounted structures, intended for airway communication purposes.

CONCENTRATED ANIMAL FEEDING OPERATION CONCEPT PLAN. As defined in A.R.S. §49-201. A generalized plan indicating the boundaries of a tract or tracts under common ownership, and identifying proposed land use, land use intensity and thoroughfare alignment.

CONDITIONAL USE. A use which, because of its unique or varying characteristics, cannot be properly classified as a permitted use in a particular district. A use is considered a conditional use if designated as such by Table 4.6-1 of this Ordinance.

CONDOMINIUM. Any structure which has been submitted to condominium ownership under the provisions of the Arizona Condominium Ownership Act. This includes residential, non-residential, and any other space.

CONSENT AGREEMENT. A regulatory document containing specific conditions of development approval designed to implement the policies and criteria contained in the Land Development Regulations and, where the denial or deferral of development approval is disputed by the applicant, to effectuate the public policy favoring the settlement of disputes, which document contains an integrated development scheme for a particular phase or phases of development approval, and contains maps, diagrams and other appropriate materials showing future conditions consistent with the provisions of Section 6.3 herein.

CONSERVATION EASEMENT. A non-possessory interest of a holder in real property imposing limitations or affirmative obligations for conservation purposes or to preserve the historical, architectural, archaeological, or cultural aspects of real property.

CONSISTENT. An amendment to this Ordinance, or a development order or development permit, shall be deemed "consistent" with the General Plan only if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, policies, land uses, and densities or intensities set forth in the General Plan, and if it

ARTICLE 1 – GENERAL PROVISIONS

meets all other criteria enumerated in the General Plan. The term "compatible with" means that the Code amendment, development order or development permit is not in conflict with the General Plan. The term "furthers" means to take action in the direction of realizing the goals, objectives, and policies of the General Plan.

CONTIGUOUS. Bordering or adjoining, meeting or joining at the border or surface.

CONVALESCENT HOME. A building where persons reside and are provided with medical care designed to restore them to health.

CONVENIENCE STORE. A freestanding or center integrated business enterprise designed to serve patrons on a short term drop-in-basis, typically containing, but not limited to, a small food and sundries store, drug store, carry-out food service, hairdresser, or barber, or dry cleaning pick-up store.

CONVEY. To transfer all or a part of a title or equitable interest in land; to lease or assign an interest in land; or to transfer any other land interest.

CORRAL. A pen or enclosure for confining animals.

COUNSELING CENTER. A facility where individuals or small groups are provided professional counseling assistance with personal, emotional, marital, medical, or similar problems on an outpatient basis.

COURTYARD. An open area, unobstructed from the ground to the sky that is bounded on at least three (3) sides by the exterior walls of one (1) or more buildings. For residential development, courtyards shall be defined as an outdoor space located in the front or side yard which is bordered by a low wall or decorative fencing.

COWORKING SPACE. A style of work that involves a shared workplace, often an office, and independent activity. It generally costs money in the form of membership dues, though some spaces are free of charge.

CRITICAL ZONE. (Airport) A rectangular shaped zone located directly off the end of a runway's primary surface, beginning two-hundred feet (200') from the end of the

pavement, which is critical to aircraft operations in that it is more apt to have accidents within it because of the takeoff and landing mode of aircraft in that particular area.

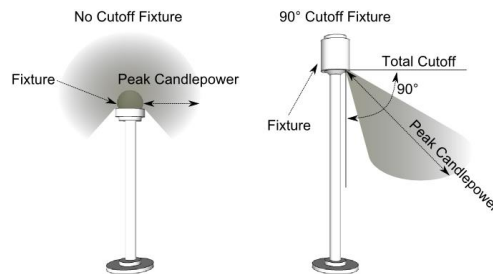
CUL DE SAC. A short dead end street terminating in a vehicular turn around area.

CURB FACE. The vertical or shaped portion of a curb, facing the roadway, and designed to direct storm waters.

CUSTOM MANUFACTURING. An establishment primarily engaged in the on-site production of goods by hand manufacturing that involves only the use of hand tools or domestic mechanical equipment not exceeding two (2) horsepower or a single kiln not exceeding eight (8) kilowatts, and the incidental direct sale to customers of goods produced on the site. Typical custom manufacturing uses include ceramic studios and custom jewelry manufacturing.

CUTOFF. The point at which all light emitted from a source or fixture is eliminated at a specific angle above ground level.

CUTOFF ANGLE. The angle formed by a line drawn from the direction of light rays at the light source and a line perpendicular to the ground from the light source, above which no light is emitted.



CUTOFF FIXTURE. A fixture with elements such as shields, reflectors, or reflector panels which direct and cutoff the light at an angle that is less than ninety degrees (90°). Typically this type of fixture conceals the light source, thus reducing glare and spillover of light.

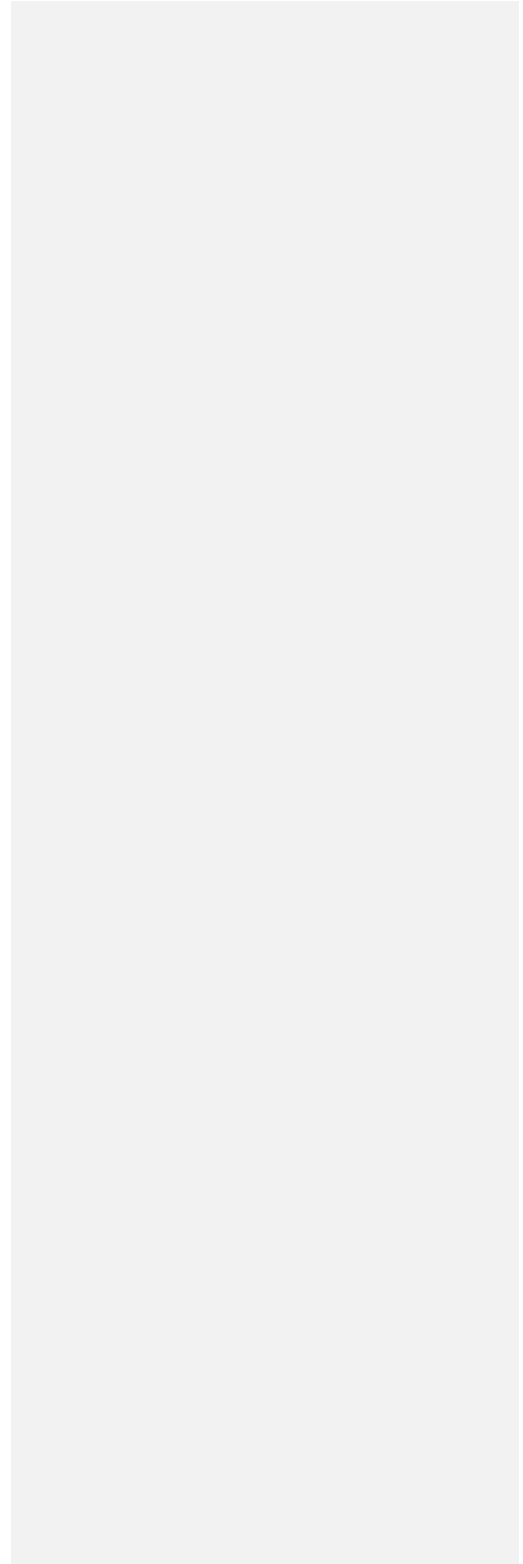
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DAY CARE. See "child care facility".

Zoning Ordinance

Article 4.0

Zoning Districts



ARTICLE 4 – ZONING DISTRICTS

4.0 Zoning Districts

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4.1 Purpose

- A. The Town is hereby zoned and divided into districts. The purpose of establishing these districts is:
1. To implement the Queen Creek General Plan;
 2. To conserve and promote the public health, safety, and general welfare;
 3. Encourage the most appropriate use of land throughout the Town and to ensure logical and orderly growth and development of the physical elements of the Town;
 4. Prevent scattered and haphazard growth and guide orderly transition of urban areas;
 5. Conserve and enhance economic, social and aesthetic values;
 6. Protect and maintain the integrity and character of established neighborhoods;
 7. Facilitate adequate provision of transportation, water, sewage, schools, parks, and other public and commercial facilities and services;
 8. Promote the development of convenient and beneficial clusters of uses, including business and shopping facilities where

satisfactory proof is made that the same are reasonably necessary and desirable for the public convenience and welfare;

9. Provide for adequate light and clean air;
10. Aid in preventing traffic congestion in the streets and public ways of the Town;
11. Prevent unduly noisome and / or injurious substances, conditions and operations; and,
12. Secure safety from fire, panic and other dangers.

4.2 Establishment of Zoning Districts

- A. In accordance with the requirement of A.R.S. §9-462.01.B, that zoning regulations be districts, the Town of Queen Creek, as shown on the Official Zoning Map accompanying this Ordinance and incorporated herein by this reference, is hereby divided into the following zoning districts which shall be governed by all of the uniform use and area requirements of this Ordinance, the respective symbol for each type of district being set forth opposite its title.
- B. Additional zoning districts may be added from time to time upon the recommendation of the Planning Commission to the Town Council pursuant to A.R.S. §9-462.03. Proposed changes to the zoning district regulations or the Official Zoning Map, including the addition of new zoning districts, may be submitted by the Planning Commission or any other interested party.
- C. Uses not listed as a permitted use or conditional use within the applicable zoning district regulations herein shall be prohibited, unless determined by the Planning Administrator as described in subsection 4.6.B.1.
- D. If a use does not conform to the uses designated as permitted uses within the zoning district, the applicant may submit an

ARTICLE 4 – ZONING DISTRICTS

application for an amendment to the Official Zoning Map and/ or the text of the Zoning Ordinance, or an interpretation of zoning

district boundaries or permitted uses pursuant to Section 2.2 of this Ordinance.

Table 4.2-1 Zoning Districts

Zoning District		Area Requirements		
Residential Districts	A -1	Agricultural District – Rural Development	Ten (10) acres/du	
	R1 -190	Rural Development District	Five (5) acres/du	
	R1 -145	Rural Development District	Three and one-third (3 1/3) acres/du	
	R1 -108	Rural Development District	Two and a half (2 1/2) acres/du	
	R1 -54	General Rural Development District	One and one-fourth (1 1/4) acres/du	
	R1 -43	Rural Estate District	One (1) acre/du	
	R1 -35	Suburban Residential Type A District	Thirty five thousand (35,000) sq. ft. /du	
	R1 -18	Suburban Residential Type B District	Eighteen thousand (18,000) sq. ft. /du	
	R1 -15	Suburban Development Type B District	Fifteen thousand (15,000) sq. ft. /du	
	R1 -12	Suburban Development Type B District	Twelve thousand (12,000) sq. ft. /du	
	R1 -9	Urban Development Type A District	Nine thousand (9,000) sq. ft. /du	
	R1 -8	Urban Development Type A District	Not Permitted after August 1, 1998	
	R1 -7	Urban Development Type A District	Seven thousand (7,000) sq. ft. /du	
	R1 -6	Urban Development Type A District	Not Permitted after August 1, 1998	
	R1 -5	Urban Development District	Up to 5 du/acre	
	R1 -4	Urban Development District	Up to 8 du/acre	
Non-Residential Districts	MDR	Medium Density Residential District	Up to 14 du/acre	
	HDR	High Density Residential District	Up to 25 du/acre	
	C -1	Light Commercial District	N/A	
	C -2	General Commercial District	N/A	
	C -3	Regional Commercial Center District	N/A	
	EMP-A	Office/Industrial Park	N/A	
	EMP-B	General Industrial District	N/A	
	PRC	Parks, Recreation and Conservation Zone District	N/A	
	P/QP	Public/Quasi Public District	N/A	
	NC	Neighborhood Commercial/Office Mixed Use District	N/A	
	DCTC	Town Center Downtown Core Mixed Use District	N/A	
	MU	Mixed Use District	N/A	
	AT	Amusement District	N/A	
	PCD	Planned Community District	Two-hundred (200) acres	
	Overlay Districts	PAD	Planned Area Development Overlay District	N/A
		MHR	Manufactured Housing Overlay District	N/A

4.3 Relationship to General Plan

A. The purpose of this Ordinance is to implement the land use policies of the General Plan Land Use Element, including the Land Use Plan. Pursuant to A.R.S. §9-462.F, all zoning ordinances or regulations adopted pursuant to this Ordinance shall be consistent with the General Plan and any specific plans of the Town, if any, as adopted under A.R.S. §9-6 This section describes the relationship between the various zoning districts and the General Plan and a summary of each development district in tabular form. The provisions of

Article 4 to Article 7 shall prevail, if there is any inconsistency with the tabular summary below.

1. Purpose Statements for All Districts. The purpose and intent of each district is listed in Table 4.3-1 on the next page.

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Table 4.3-1 Relationship of Residential Districts to General Plan

Agriculture District		
A -1	Ten (10) Acres Per Dwelling Unit	To provide areas for low intensity agricultural operations, supportive agricultural industries, and very low density single family. This district is appropriate where low density single family uses development is desired or where terrain and / or lack of public facilities and services require low density development. A -1 zoning implements the Very Low Density Residential future land use classification of the Queen Creek General Plan.
Rural Development District		
R1- 190	Five (5) Acres Per Dwelling Unit	To provide areas for low intensity agricultural operations and to conserve and protect farms and other open land uses, and prevent urban and agricultural land use conflicts. Rural 190 zoning implements the Very Low Density Residential future land use classification of the Queen Creek General Plan.
R1-145	Three and One-Third (3 1/3) Acres Per Dwelling Unit)	To provide areas for low intensity agricultural operations and to conserve and protect farms and other open land uses, and prevent urban and agricultural conflicts, Rural 145 zoning implements the Very Low Density Residential future land use classification of the Queen Creek General Plan.
R1-108	Two and One-Half (2 1/2) Acres Per Dwelling Unit	To provide areas for low intensity agricultural operations and to foster orderly growth in the Rural Preservation Tier, and to prevent urban and agricultural land use conflicts. Rural 108 zoning implements the Very Low Density Residential future land use classification of the Queen Creek General Plan.
General Rural District		
R1-54	One and One-Fourth (1 1/4) Acres Per Dwelling Unit	To provide areas for low intensity agricultural operations and to provide a zoning classification for property formerly located in the unincorporated areas of Pinal County upon the annexation into the territorial limits of the Town of Queen Creek. Generally, such properties are zoned GR (General Rural) pursuant to the Pinal County Zoning Ordinance. Such properties shall, upon annexation into the Town of Queen Creek, be zoned R1-54 unless and until a different zoning classification is applied to said property. R1-54 zoning implements the Very Low Density Residential future land use classification of the Queen Creek General Plan and is located in the Rural Preservation Tier of the General Plan.
R1-43	One (1) Acre Per Dwelling Unit	To provide areas for low intensity agricultural operations and to provide areas for very and low density single family uses in the Rural Preservation Tier, Property zoned R1-43 should include only those tracts which abut or are in close proximity to existing large-lot single family development, making R1-43 an appropriate transition district between rural and urban uses, This zoning district implements the Very Low Density Residential and Low Density Residential future land use classification of the Queen Creek General Plan.
Suburban Residential		
R1-35 Type A	35,000 Square Feet Per Dwelling Unit	To provide areas for medium low-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. R1-35 zoning implements the Very Low Density Residential (VLDR), Low Density Residential (LDR), and Medium Density Residential (MDR) future land use classifications of the Queen Creek General Plan.
R1-18, R1-15, R1-12 Type B	18,000, 15,000, 12,000 Sq. Feet Per Dwelling Unit	To provide areas for medium low-density, single family residential uses where adequate public facilities and services exist with capacity to serve development. R1-18, R1-15 AND R1-12 zoning implants the Low Density Residential (LDR) and Medium Density Residential (MDR) future land use classifications of the Queen Creek General Plan.

ARTICLE 4 – ZONING DISTRICTS

Table 4.3-1 Relationship of Residential Districts to General Plan (Continued)

Urban Development		
R1-9 Type A	9,000 Square Feet Per Dwelling Unit	To provide for medium density detached and attached single family homes and duplexes in areas where large-lot development is discouraged and adequate public facilities and services are located nearby. R1-9 supports the Queen Creek General Plan's principles of concentrating urban growth and reinforcing existing community centers. A mix of dwelling types is allowed in this district. This district implements the Medium Density Residential future land use classification of the Queen Creek General Plan.
R1-8 Type A	8,000 Square Feet Per Dwelling Unit	Pursuant to Ordinance 127-98, this district is not in use after August 1, 1998.
R1-7 Type A	7,000 Square Feet Per Dwelling Unit	High density district allowing the full spectrum of residential single family detached unit types within specified densities where adequate public facilities and services are available in the Urban Corridor and Town Center tiers. R1-7 may serve as a transitional district between single family and multi-family and non-residential districts. This district is intended to allow a mix of residential unit types and densities to provide a balance of housing opportunities while maintaining neighborhood compatibility. R1-7 implements the Medium Density Residential future land use classification of the Queen Creek General Plan. However, it may also be appropriate in lower intensity areas where it is part of a mixed density development.
R1-6 Type A	6,000 Square Feet Per Dwelling Unit	Pursuant to Ordinance 127-98, this district is not in use after August 1, 1998.
R1-5 Type B	Up to Five (5) Dwelling Units Per Acre	To provide a transitional district between lower density and higher density residential uses or non-residential uses. It may also be used to facilitate "infill" development for properties that may be difficult to develop due to their size, shape, or location at the same densities as adjacent residential properties. Lower densities may be developed in this district and it requires approval of a Planned Area Development (PAD) overlay as part of the development application process. This district implements the MHDR-A Future Land Use classification of the Queen Creek General Plan.
R1-4 Type B	Up to Eight (8) Dwelling Units Per Acre	To provide residential uses in conjunction with Office and Commercial uses as part of a master planned development. The R1-4 district is intended to allow a broader mix of residential opportunities by allowing single family housing on smaller lots and lot clustering. Lower density residential may be developed in this district and it requires approval of a Planned Area Development (PAD) Overlay as part of the development application process. This district implements the MHDR-B Future Land Use classification of the Queen Creek General Plan.
MDR	Medium Density Residential	Medium density district allowing for single family attached or detached residential uses within specified densities. MDR may serve as a transitional district between single family and commercial districts. This district is intended to allow a mix of residential unit types and densities to provide a balance of housing opportunities while maintaining neighborhood compatibility. MDR implements the Medium Density Residential, Mixed Use, and Town Center Downtown Core future land use classifications of the Queen Creek General Plan.
HDR	High Density Residential	High density district allowing for multiple family unit types and densities to provide a balance of housing opportunities. The HDR District implements the High Density, Mixed Use and Town Center Downtown Core future land use classifications of the Queen Creek General Plan.

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Table 4.3-2 Relationship of Non-Residential Districts to General Plan

Non-Residential Districts		
MU	Mixed Use	To provide a mixture of residential, commercial, office and public uses that serve the neighborhood and / or community. Residential uses are allowed up to eighteen (18) units per acre. The MU District promotes integration of Office, Commercial, and Residential uses to support pedestrian and non-motorized alternatives to driving, and to promote a broader range of employment and housing options. It allows a range of development intensities and uses including, but not limited to: personal and professional services, institutional and civic uses, retail, office, and multi-family dwellings. The Mixed-Use District implements the Mixed Use and Town Center <u>Downtown Core</u> Future Land Use classifications of the Queen Creek Town Center and General Plans, and requires a Planned Area Development (PAD) Overlay.
<u>DC</u>	Town Center <u>Downtown Core</u>	To provide concentrated downtown retail, service, office and mixed uses. Major/regional shopping centers are permitted, but considerable care should be taken in order to design the site and building on a neighborhood commercial scale versus community commercial scale. To promote a unique Downtown that reinforces the authentic character and quality of Queen Creek. The DC district emphasizes compact development, connectivity, and a pedestrian oriented environment. It allows a range of uses such as specialty retail, commercial office, open space, residential and event uses designed in an organized and unique manner. All buildings should be designed as a village concept. All development is encouraged to follow a set of specific design guidelines to promote unified development. Shops and stores are encouraged to be front facing on or near the sidewalks with parking conveniently located on-street and behind building masses. Drive-thru restaurants, suburban shopping centers and large "big-box" commercial is prohibited. Large outdoor sales areas are not permitted. Pedestrian circulation is encouraged as are common parking areas. The DC district promotes the long-term vitality of the Town Center Area as provided by the Queen Creek General Plan. This district implements the Town Center future land use classification of the Queen Creek General Plan.
NC	Neighborhood Commercial/Office Mixed Use	To provide small areas for office and professional services combined with limited retail uses, designed in scale with surrounding residential uses. This district provides a balance of residential and non-residential land use opportunities reflecting the economic needs of residents and business owners as promoted by the Queen Creek General Plan. NC implements Commercial Goal 6, Policies 6.c and 6.f (page 27) of the Queen Creek General Plan.
AT	Agri-tainment District	To provide for land uses that support and enhance agriculture use in the Town. Such uses shall be compatible with agriculture, and may include uses that support open space, natural resource management, outdoor recreation, enjoyment of scenic beauty, commercial and residential uses. The Agri-tainment District requires a Planned Area Development (PAD) Overlay.
PCD	Planned Community District	To provide an alternative to standard zoning for planned developments. The purpose of the PCD is to encourage creative approaches in land development which conform and elevate the policies and goals of the General Plan. The district shall provide a wide mix of uses, densities, and intensities and shall be implemented through a Development Agreement. The PCD should strive to utilize the existing topography, surrounding uses, and open space opportunities through flexible design solutions.
Commercial Districts		
C-1	Light Commercial	Indoor retail, service, and office use requiring arterial street access and business and commercial development along urban arterials. The purpose of the C-1 district is to accommodate well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure, and provide orderly transitions and buffers between uses. C-1 implements Commercial Goal 6, of the Queen Creek General Plan.
C-2	General Commercial	General commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing, and limited retail sales, with some outdoor display of goods, but limited outdoor operations. This district promotes a broad range of commercial operations and services necessary for large regions of the Town and County, providing community balance as described in the Queen Creek General Plan. The C-2 implements the Commercial Goal 6, of the General Plan.

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C-3	Regional Commercial Center	To provide for a mixture of shopping, housing, recreation and employment opportunities to serve a regional market greater than the Town. Retail malls and power centers, auto dealers, major office centers, hospitals, apartments and condominiums and other similar larger scale and higher intensity uses are anticipated. Residential uses may also be developed. These projects must be developed as part of a master-planned development requiring approval of a Planned Area Development (PAD) Overlay. This district implements the Regional Commercial Center Future Land Use classification of the Queen Creek General Plan.
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Table 4.3-2 Relationship of Non-Residential Districts to General Plan (Continued)

Employment Districts		
EMP-A	Office/ Industrial Park	To provide for a mix of light manufacturing uses, office park, and limited retail service uses that services the industrial uses, in an attractive business park setting with proper screening and buffering, all compatible with adjoining uses. This district implements the Employment A future land use classifications of the Queen Creek General Plan.
EMP-B	General Industrial	Areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation, and the availability of public services and facilities. EMP-B must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. This district implements the Employment B future land use classification of the Queen Creek General Plan.
Others		
PRC	Recreation and Conservation Zone	The principle purpose of the Recreation and Conservation Zoning District is to conserve and protect open space, washes, natural desert lands, wildlife habitats, and lands agreed to be left undeveloped through the plan approval process. The primary purpose of designating these areas is to raise the degree of assurance that such areas will remain open.
P/QP	Public/Quasi Public District	The purpose of this zoning district is to accommodate large-scale governmental, public utility, recreational and educational facilities. It is the intent of this district to recognize, by classification, those uses, which are provided by public use or convenience, and to insure compatibility with surrounding uses.

4.4 Zoning Map

- A. The boundaries of zoning districts established by this Ordinance shall be designated on a map or maps entitled Official Zoning Map(s) of the Town of Queen Creek, which Official Zoning Map is hereby incorporated by reference.
- B. The Official Zoning Map shall be located in the Office of the Planning Administrator and a copy of the Official Zoning Map shall be kept on file with the Town Clerk. Any changes thereto shall be identified as an amendment to the Official Zoning Map and shall be filed in accordance with this subsection. The Official Zoning Map may, from time to time, be republished to delineate any rezoning approved pursuant to Section 3.4 of this Ordinance or any other amendments thereto.

4.5 District Boundaries

- A. Unless otherwise provided, zoning district boundaries shall be located on municipal corporate lines, section lines, parcel lines, natural boundary lines or on the center lines of highways, streets, alleys, railroad rights-of-way or these lines extended. In cases where these lines are not used, the zoning district lines shall be determined by using the scale of the Official Zoning Map. If a parcel of land is divided by a zoning district boundary line at the time of enactment of this Ordinance or by subsequent amendments thereto, the appropriate standards and uses for each zone shall apply on the portion of the parcel covered by that zone.

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- B. Any dispute as to the boundary or location of property within a zoning district shall be resolved in accordance with Section 2.2 of this Ordinance.

4.6 Use Regulations

- A. *Generally.* No use shall be permitted pursuant to this Ordinance, and no Development Permit authorizing a use may be authorized, issued, or approved by any officer, official, or agency of the Town, unless said use is listed as a permitted, accessory or conditional use in this Section 4.6 and all applicable permits and approvals have been issued by the Town. Those uses permitted as permitted uses, conditional uses and accessory uses within each zoning district shall be those uses listed in Table 4.6-1 to this Ordinance.

- B. *Uses Not Mentioned.* No building permit shall be issued for a use not specifically mentioned or described by category in Table 4.6-1 of this Section. Evaluation of these uses shall be as follows:

1. *Interpretation.* The Planning Administrator shall make a determination if a use not mentioned can reasonably be interpreted to fit into a use category where similar uses are described. Interpretations may be ratified by the Town Council upon recommendation by the Planning Commission at a regularly scheduled meeting. It is the intent of this Ordinance to group similar or compatible land uses into specific zoning districts, either as permitted uses or as uses authorized by a conditional use permit. Uses not listed as a permitted or conditional use shall be presumed to be prohibited from the applicable zoning district. In the event a particular use is not listed in this Section and such use is not listed as a prohibited use and is not otherwise prohibited by law, the Planning Administrator shall determine whether a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the Planning Administrator's decision shall be recorded in writing. Should the Planning Administrator determine that a materially

similar use does not exist, the matter may be referred to the Planning Commission for consideration for an amendment to this Section to establish a specific listing for the use in question. The Planning Administrator may determine that a use is materially similar if it falls within the same industry (5-digit) classification of the North American Industry Classification Manual (Executive Office of the President, Office of Management and Budget, 1997) ("NAICS"), and if the proposed use does not generate trips exceeding more than ten percent (10%), as determined by the Transportation Research Board, Highway Capacity Manual (Washington, D.C.: National Research Council, 3d ed. 1998); which documents are hereby incorporated by this reference.

2. *Non-Interpretation.* Where the Planning Administrator determines that a use not mentioned is of a type, scope, or impact that does not fit any existing use category, the Planning Administrator may initiate a text amendment procedure for reviewing the specific use applied for and its location. An approval does not create a right for similar use within the same zone category.

C. *Permitted Uses.*

1. *Generally.* No use shall be permitted pursuant to this Ordinance, and no Development Permit authorizing a use may be authorized, issued, or approved by any officer, official, or agency of the Town, unless said use is listed as a permitted, accessory or conditional use in Table 4.6-1 and all applicable permits and approvals have been issued by the Town. Table 4.6-1 lists the principal uses allowed within Residential Zoning Districts and Non-Residential Zoning Districts.
2. *Use Categories and Specific Uses.* The use categories listed in the first column of Table 4.6-1 are defined in this Ordinance. If there is a conflict between the abbreviated definition herein and a definition contained in Section 1.14, the provisions of Section 1.14 shall control. Specific Use Types are listed in the

ARTICLE 4 – ZONING DISTRICTS

Second column of the table. If a Specific Use Type is listed in the table, that use type is allowed only within the districts indicated, not within every district that allows the broader Use Category.

[P] *Permitted Uses.* A "P" indicates that the listed use is permitted by-right within the respective zoning district. Permitted uses are subject to all other applicable standards of this Ordinance. Performance standards may be applicable.

[C] *Conditional Uses.* A "C" indicates that the listed use is permitted within the respective zoning district only after review and approval of a Conditional Use Permit, in accordance with the review procedures of Section 3.5 of this Ordinance. Conditional Uses are subject to all other applicable standards of this Ordinance and those requirements that may reasonably be imposed by the Town Council consistent with the criteria set forth in Section 3.5 of this Ordinance and any Supplementary Use Regulations, which apply to said use.

[--] *Prohibited Uses.* A dash ("-") indicates that the listed use type is not allowed within the respective zoning district, unless it is otherwise expressly allowed by other regulations of this Ordinance.

[*] *Supplemental Use Regulations.* An asterisk (*) indicates that the listed use type may be permitted, but is subject to performance standards listed in Article 6, however, that such designation is provided merely for the convenience of the reader, and that the absence of an asterisk next to the use type shall not excuse an applicant from compliance from any applicable standards or requirements of Article 6.

[A] *Accessory Uses.* An "A" indicates that the use is permitted only as an accessory use to a primary use on the same lot or parcel; such uses cannot be established unless the primary use has been established on the lot or parcel.

[T] *Temporary Uses.* A "T" indicates that the use is permitted for a short-term period

of time with the intent to discontinue such use upon the expiration of such time and shall comply with the applicable standards and requirements of Section 3.6.

[W] *Permitted with Conditions.* A "W" indicates that the listed use type is permitted and subject to additional conditions listed within Section 4.6.D provided. Performance standards may be applicable in Section 4.9.

D. *Permitted With Conditions Uses.*

1. *Bed and Breakfast Inns.*

- a. No receptions, private parties, and meals serviced to the general public, or similar activities shall be permitted unless expressly approved as part of a Conditional Use Permit or Site Plan application.
- b. No cooking facilities shall be permitted in the guest rooms.
- c. Parking requirements shall adhere to the standards set in Table 5.6-3 of this Ordinance and screening will be provided for the site for more than four (4) parking spaces.
- d. Signage will adhere to the standards set in Article 7 of this Ordinance.

2. *Campgrounds.*

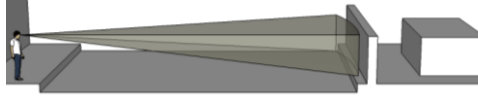
- a. Sites will provide a minimum of one-thousand two-hundred fifty (1,250) square feet with at least one-hundred (100) square feet dedicated to a recreational area per campground space.
- b. Parking requirements shall adhere to the standards set in Table 5.6-3 and provide payment or treatment to reduce dust.
- c. Signage will adhere to the standards set in Article 7 of this Ordinance.

3. *Farming-Related Businesses.*

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- a. Not more than five (5) persons, other than the owners, partners, or residents of the farm related businesses business shall be employed in the farm related business.
- b. Any outdoor storage area shall be subject to a conditional use and not located closer than six feet (6') to the rear property line or closer than twenty feet (20') to the side property line and be screened from adjoining roads and existing residences except for dwellings located on the same parcel as the farm-related business.

not exceed six feet (6') in height. Gasoline, oil, or other hazardous materials, which are removed from scrapped vehicles or parts of vehicles kept on the premises shall be disposed of in accordance with applicable federal, state, and local regulations.



4. General Office, Medical Office/Clinic.

- a. The business shall not be open to customers between the hours of 10:00 p.m. and 6:00 a.m.
- b. The floor area devoted to each business shall not exceed three thousand (3,000) square feet.
- c. The business shall not receive more than three (3) commercial deliveries in a twenty four (24) hour period.
- d. Outdoor storage or display shall be prohibited.
- e. Parking requirements shall adhere to the standards set forth in Table 5.6-3 and provide pavement or treatment to reduce dust.
- f. Signage shall adhere to the standards set forth in Article 7 of this Ordinance.

6. Institutional and Civic Uses. Museums, art galleries, opera houses, libraries, community buildings, all other community services, parks and open space, educational facilities.

- a. Walls which face a public street shall be stuccoed, have mortar wash finish or otherwise be designed to match the primary building on the site. Such walls shall be a minimum of three feet (3') in height.
- b. When located within shopping centers or large commercial projects which are adjacent to residential uses, a buffer setback shall be used.
- c. Mechanical equipment, whether ground level or roof-mounted, shall be screened from public view and designed to appear as an integral part of the building. Electrical meter and service components shall be screened from public view and painted to match the exterior color of the building.
- d. Noise from loudspeakers or paging systems shall not be audible from adjacent properties. Where abutting a residential district, sirens on vehicles shall not be activated until emergency vehicles reach the nearest arterial street.

5. Industrial and Heavy Equipment Storage.

- a. Storage areas shall be screened from all surrounding land uses and roadways by a wall or fence not less than eight feet (8') in height of solid, one-hundred percent (100%) opaque construction of wood, masonry or other similar material.
- b. Stored items shall not project above the screening, and tires, if stacked, shall

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- e. All access shall be taken from a collector roadway or higher street classification. Access may be proposed on a lower street classification through the conditional use permit process.
7. *Limited Day Care.* These conditions shall apply to 'C' and 'W' Limited Day Care uses.
- a. On-street parking shall be prohibited.
 - b. Commercial deliveries shall be limited to not more than three (3) per day.
 - c. Home based day cares shall operate only between 6:00 a.m. and 9:00 p.m. and only on weekdays.
 - d. Outdoor play area should be provided in the rear yard, except within the required front yard fencing requirements shall comply with the requirements of Section 5.2 of this Ordinance.
 - e. Commercial trash pickup shall be prohibited on residential zoned property.
8. *Multi-Family Residential/ Multiple Dwelling.*
- a. Site shall provide shared access and connectivity to adjacent residential and non-residential properties.
 - b. Site shall provide screening and buffer setbacks (see Section 5.3) when adjacent to loading docks when located within shopping centers or large commercial projects.
9. *Schools.*
- a. Schools may be located in a residential zoning district provided that it is located on an arterial street or at the intersection of two (2) collector streets.
 - b. Schools adhere to the signage requirements of the C-2 District when located in Single-Family Residential Districts
10. *Outdoor Sales.*
- a. Flea markets shall not derive access from a collector or local street which serves a residential district located within twelve-hundred feet (1,200') of the site.
 - b. Sanitary facilities shall be provided on site. No storage of items, other than those available for retail sale, may be stored on the premises unless for vehicle sales display, indoors, or confined within an approved screened storage area.
11. *Restaurants.*
- a. The outdoor dining area shall only be allowed if located on the same property as the restaurant; or if located adjacent to and connected to the same property as a restaurant within public right-of-way as an encroachment.
 - b. The outdoor dining area shall not exceed twenty-five percent (25%) of the restaurant gross floor area.
 - c. Music or entertainment is limited to recorded music or one (1) entertainer. Other live entertainment shall be permitted only upon securing a use permit and site plan approval in accordance with Article 3 of this Zoning Ordinance.
 - d. Patron dancing shall be prohibited.
 - e. Outdoor dining areas should be placed away from off-site uses that are sensitive to noise and night-time activity. Restaurant seating in the pedestrian portion of the public right-of-way is encouraged and may be conditionally permitted when not obstructing pedestrian traffic. Where space allows, outdoor dining areas should be used to help synergize plazas, courtyards, and street frontages.
 - f. Consumption of only beer and wine in restaurants in Agritainment and ~~Town Center~~ Downtown Core districts is permitted.

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- g. Restaurants with full services should have alcohol sales less than fifty percent (50%) of gross sales revenue.

12. *Self-Storage Mini-Warehouse.*

- a. The facility shall provide an on-site manager to maintain the establishment.
- b. The repair, construction, or reconstruction of any boat, engine, motor vehicle, furniture, and the storage of any propane, gasoline engine, or storage tank is prohibited. No business activity other than rental of storage units shall be conducted on the premises.
- c. Driving lanes shall be at least twenty-six feet (26') wide when cubicles open onto one (1) side of the lane only and at least thirty feet (30') wide when cubicles open onto both sides of the lane.
- d. Parking requirements shall adhere to the standards set in Table 5.6-3 of this Ordinance.

ARTICLE 4 – PERMITTED USE TABLE

Table 4.6-1 Permitted Uses

Use Category	Specific Use Type	Non-Residential Zoning Districts															
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 ¹ R1-7 R1-6 ¹ R1-5 R1-4	HDR/ MDR	AT	NC	DC FE	MU	C-1	C-2	C-3	EMP A	EMP B	PR C	PQP
Dwelling Units	*Accessory Uses	A	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Live / Work	--	--	--	--	--	P	P	P	C	C	C	C	--	--	--	--
	*Accessory Dwelling Unit	A	A	A	A	--	P	--	--	--	--	--	--	--	--	--	--
	Single-Family, Detached	P	P	P	P	P	P	C	P	P	--	--	--	--	--	--	--
	Single-Family, Attached	--	--	--	--	P	P	C	P	P	--	--	--	--	--	--	--
	Modular Home	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--
	Manufactured Housing (Permitted in MHR Overlay only)	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	--
	Mobile Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Duplex / Triplex / Townhouse	--	--	--	--	P	--	--	P	--	--	--	--	--	--	--	--
	Multiple Dwelling (See Section 4.6.D.8)	--	--	--	--	P	P	P	P	P	W	W	--	--	--	--	--
Group Living	Boarding House or Rooming House	--	--	--	--	C	--	P	C	C	C	--	--	--	--	--	
	All Other Household Living	--	--	--	--	C	--	C	C	C	C	C	C	--	--	--	
	Assisted Living Facility	C	C	--	--	P	--	P	C	C	C	P	P	--	--	--	
	*Group Residential Facility (Group Home)	P	P	P	P	P	--	--	--	--	--	--	--	--	--	--	
Lodging	Treatment Facility	--	--	--	--	--	--	C	C	C	C	C	C	--	--	--	
	Hotels, Motels, Bed & Breakfast Inns (See 4.6.D.1)	--	--	--	--	--	W	--	PW	--	--	--	--	--	--	--	
Institutional & Civic																	
Community Service	Museums, Art Galleries, Opera Houses, and Libraries (See Section 4.6.D.6)	W	W	W	W	W	W	W	PW	W	W	W	W	--	--	W	W
	Community Building (See Section 4.6.D.6)	W	W	W	W	W	W	W	PW	W	W	W	W	--	--	W	W
	All Other Community Service (See Section 4.6.D.6)	W	W	W	W	W	W	W	PW	W	W	W	W	--	--	W	W
Day Care	Home-Based Day Care (1-6 children plus 2 children after school) (See Section 4.6.D. 7)	W	W	W	W	W	--	--	--	--	--	--	--	--	--	--	
	Limited Day Care (6-12 children) (See Section 4.6.D.7)	C	C	C	C	C	W	W	W	W	W	W	--	--	--	--	

ARTICLE 4 – PERMITTED USE TABLE

Table 4.6-1 Permitted Uses (Continued)

Use Category	Specific Use Type	Residential Zoning Districts						Non-Residential Zoning Districts									
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 ¹ R1-7 R1-6 ¹ R1-5 R1-4	HDR/ MDR	AT	NC	DC FC	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP
Institutional & Civic (Continued)																	
Day Care (Continued)	General Day Care (13 or more children) and Nursery School/ Pre-School (See Section 4.6.D.7)	--	--	--	--	--	--	W	P	P	W	P	P	--	--	--	--
	All other	--	--	--	--	--	--	C	C	C	C	C	C	--	--	--	--
Parks & Open Space	Neighborhood Park (See Section 4.6.D.6)	W	W	W	W	W	P	--	--	--	--	--	--	--	P	--	
	Cemetery (See Section 4.6.D.6)	W	W	W	W	W	--	--	C	--	C	C	--	C	C	W	--
	Golf Course (See Section 4.6.D.6)	W	W	W	W	W	--	--	W	C	W	W	C	C	C	W	--
	Golf Driving Range	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	--
	Parks/lakes/reservoirs	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	--
All Other Parks/Open Space (See Section 4.6.D.6)	W	W	W	W	W	W	C	C	C	C	C	C	C	C	C	--	
Religious Institutions	Institution (seating capacity up to 1,500 persons)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--
	Large Institution (seating capacity greater than 1,500 persons)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--
	All other religious uses	--	--	--	--	--	--	C	C	C	C	C	C	--	--	--	--
Safety Services (See Section 4.6.D.6)	All	C	C	C	C	C	C	C	C	C	W	W	C	C	C	C	W
Educational Facilities (See Section 4.6.D.6)	Boarding School	C	C	C	C	C	--	C	C	C	C	C	C	--	--	--	W
	Charter, Private and Parochial School	W	W	W	W	W	--	W	W	W	W	W	W	--	--	--	W
	Dance/Art/Music Schools	--	--	--	--	--	--	W	W	W	W	W	C	--	--	--	W
	Elementary Schools	W	W	W	W	W	W	W	C	W	W	W	W	--	--	--	W
	Riding Academies	--	--	--	--	--	P	C	W	C	C	W	C	C	C	--	W
	Secondary Schools	W	W	W	W	W	W	C	W	W	C	W	W	--	--	--	W
	College or University	C	C	--	--	--	--	--	W	W	W	W	W	--	--	--	W
	Vocational/Tech School	--	--	--	--	--	P	--	W	W	W	W	W	W	W	--	W
All other Schools	W	W	W	W	W	W	C	C	C	C	C	C	--	--	--	W	

Commented [KB1]: Do we want to allow schools? Not subject to zoning?

ARTICLE 4 – PERMITTED USE TABLE

Table 4.6-1 Permitted Uses (Continued)

Use Category	Specific Use Type	Residential Zoning Districts						Non-Residential Zoning Districts									
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 ¹ R1-7 R1-6 ¹ R1-5 R1-4	HDR/ MDR	AT	NC	DC TC	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP
Institutional & Civic (Continued)																	
Utility, Basic	Utility Facilities and Utility Service Yards	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	All other Utility, Basic	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Utility Corridors	Transmission Lines (underground)	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C	P
	Transmission Lines (above ground)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Utility Treatment, Production or Service Facilities	--	--	--	--	--	C	--	C	C	C	C	C	C	C	C	P
Detention Facilities	Jails, Reformatories	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P
	Honor Camps	--	--	--	--	--	--	--	--	C	C	--	P	P	--	P	
Hospital/Clinic	Clinics/Medical/Dental Offices (see section 4.6.D.4)	--	--	--	--	--	W	W	W	W	P	P	P	C	--	--	--
	Adult Day Care	--	--	--	--	--	--	P	P	P	P	P	C	--	--	--	--
	Blood Bank or Plasma Center	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	--
	Counseling Centers (non-resident)	--	--	--	--	--	--	C	P	C	P	P	C	C	--	--	--
	Counseling Centers (non-resident) for the treatment of drug abuse and / or alcohol	--	--	--	--	--	--	C	C	C	C	P	C	C	--	--	--
	Hospital/Mental Hospital	--	--	--	--	--	--	--	C	C	C	C	C	C	--	--	--
	Physical and Mental Rehabilitation (resident)	--	--	--	--	--	--	--	--	C	--	C	C	C	C	--	--
All other medical facilities	--	--	--	--	--	--	--	--	C	--	C	C	C	C	--	--	
Commercial																	
Eating and Drinking Establishments	Bars & Nightclubs (with or without live music and dancing) and Alcohol Sales, by the drink (primary use) (see section 4.6.D.119)	--	--	--	--	--	W	--	P	W	C	C	P	C	--	--	--
	Restaurant, limited service (see section 4.6.D.119)	--	--	--	--	--	P	C	P	P	P	P	P	P	P	--	--
	Restaurant, full service (see section 4.6.D.119)	--	--	--	--	--	W	W	P	P	P	P	P	P	P	--	--

ARTICLE 4 – PERMITTED USE TABLE

Table 4.6-1 Permitted Uses (Continued)

Use Category	Specific Use Type	Residential Zoning Districts						Non-Residential Zoning Districts									
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 ¹ R1-7 R1-6 ¹ R1-5 R1-4	HDR/ MDR	AT	NC	DC TC	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP
Commercial (Continued)																	
Eating and Drinking Establishments (Continued)	* Restaurant, with In-Vehicle Service	--	--	--	--	--	--	--	C	C	C	C	C	--	--	--	--
	Coffee Houses (see Section 4.6.D.1 9)	--	--	--	--	--	P	C	P	P	C	P	P	--	--	--	--
* Home-based occupations	All (when AT, DCFC , MU is residential use)	P	P	P	P	--	P	--	P	P	--	--	--	--	--	--	--
Office	General Offices (see section 4.6.D.4 9)	--	--	--	--	--	W	P	PW	P	P	P	P	P	--	--	--
	* Office with Drive-Thru	--	--	--	--	--	C	--	C	C	C	C	P	--	--	--	--
	All other offices	--	--	--	--	--	C	C	C	C	C	C	P	--	--	--	--
Parking, Commercial	Commercial Parking Lot or Parking Structure	--	--	--	--	--		C	C	C	C	C	C	C	C	--	--
Entertainment Event Major	Indoor Facilities	--	--	--	--	--	P	C	P	P	C	C	P	P	P	C	--
	Outdoor Facilities	--	--	--	--	--	P	C	C	C	C	C	C	P	P	C	--
Recreation and Entertainment Outdoor	Campgrounds and Camps (see Section 4.6.D.2)	W	W	--	--	--	W	--	--	--	--	--	--	W	W	W	--
	Commercial Ranch, Commercial Stable, Outdoor Guest Ranch	C	C	--	--	--	P	--	--	--	--	--	--	--	--	--	--
	Equestrian boarding and riding arenas, (setback 500 feet from all property lines)	--	--	--	--	--	P	--	--	--	--	--	--	C	C	--	--
	Equestrian facilities in conjunction with an approved single family residential development	--	--	--	--	--	P	--	--	--	--	--	--	--	--	C	--
	Hunting, fishing, game preserves and recreational clubs or camps - not including recreational vehicle campgrounds.	--	--	--	--	--	P	--	--	--	--	--	--	--	--	P	--
	Resort, Cabins and Lodges	C	C	--	--	--	P	--	--	C	--	P	C	C	C	C	--
	Swimming Pools	A	A	A	A	A	--	C	P	C	C	P	C	--	--	P	--
	Shooting Ranges	C	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--
Commercial Amusement, Outdoor	C	C	--	--	--	P	--	--	C	C	C	C	C	C	--	--	

ARTICLE 4 – PERMITTED USE TABLE

Table 4.6-1 Permitted Uses (Continued)

Use Category	Specific Use Type	Residential Zoning Districts						Non-Residential Zoning Districts									
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 ¹ R1-7 R1-6 ¹ R1-5 R1-4	HDR/ MDR	AT	NC	DC TC	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP
Commercial (Continued)																	
Recreation and Entertainment Outdoor (Continued)	Miniature Golf	C	C	--	--	--	P	--	--	--	--	--	--	--	--	--	--
	Zoo	C	C	--	--	--	P	--	--	C	C	C	C	C	C	C	--
	Carnivals, Dances, Circuses	--	--	--	--	--	--	--	--	C	--	--	C	--	--	--	--
	All Other Outdoor Recreation	C	C	--	--	--	C	C	EC	C	C	C	C	C	C	C	--
Recreation and Entertainment Indoor	Assembly/Auditorium	C	C	--	--	--	--	P	P	C	C	C	--	--	--	--	
	Amusement Center	C	C	--	--	--	P	--	--	--	--	--	--	--	--	--	
	Bowling Alley	--	--	--	--	--	C	--	--	--	--	--	--	--	--	--	
	Commercial Amusement, Indoor	--	--	--	--	--	P	--	P	P	C	P	P	P	P	--	
Retail Sales and Service	Clubs, Lodges, Health Club, or Fitness Center	--	--	--	--	--	C	--	P	P	P	P	P	P	--	--	
	Alcohol sales, retail	--	--	--	--	--	P	P	P	P	C	P	P	C	--	--	
	Alcohol sales, in restaurant	--	--	--	--	--	P	P	P	P	C	P	P	C	C	--	
	Veterinary Hospitals, Kennels	--	--	--	--	--	P	--	C	P	--	C	P	C	C	--	
	Animal Sales and Care	--	--	--	--	--	P	P	CP	P	P	P	P	P	--	--	
	Indoor, small animals	--	--	--	--	--	P	P	CP	P	P	P	P	C	--	--	
	Indoor, large animals	--	--	--	--	--	P	C	CP	C	C	P	C	C	C	--	
	Bed & Breakfast	C	C	--	--	--	--	--	P-	--	--	--	--	--	--	--	
	Outdoor Sales Operations (see Section 4.6.D.109)	--	--	--	--	--	P	W	W-	W	W	W	W	W	W	--	
	Arts, crafts and boutiques	--	--	--	--	--	P	P	P	P	P	P	P	--	--	--	
	Bakeries (small scale not factory or distribution warehousing)	--	--	--	--	--	P	P	P	P	P	P	P	P	--	--	
	Bakeries (large scale, including distributors or warehousing)	--	--	--	--	--	P	--	--	--	--	--	--	C	P	--	
	Banks (excluding drive-thru facilities)	--	--	--	--	--	C	P	P	P	P	P	P	P	--	--	
	Bars & Nightclubs (with or without live music and dancing)	--	--	--	--	--	P	--	PC	P	C	C	P	--	--	--	
* Sexually Oriented Business	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--		

ARTICLE 4 – PERMITTED USE TABLE

Table 4.6-1 Permitted Uses (Continued)

Use Category	Specific Use Type	Residential Zoning Districts						Non-Residential Zoning Districts									
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 ¹ R1-7 R1-6 ¹ R1-5 R1-4	HDR/ MDR	AT	NC	DC FC	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP
Commercial (Continued)																	
Retail Sales and Service (Continued)	* Large Format Retail	--	--	--	--	--	--	--	P	--	P	P	P	--	--	--	--
	Book Stores	--	--	--	--	--	P	P	P	P	P	P	P	--	--	--	--
	Cemeteries, Mausoleums	--	--	--	--	--	P	--	--	--	--	--	--	C	C	--	--
	Contractor and Trade Shops, Indoor operations and storage	--	--	--	--	--	P	--	E--	--	--	C	C	P	P	--	--
	Supermarkets or Convenience Stores	--	--	--	--	--	P	--	C P	P	P	P	P	--	--	--	--
	Delivery and Dispatch Services (vehicles on-site)	--	--	--	--	--	P	--	--	C	P	P	P	P	P	--	--
	Department Stores	--	--	--	--	--	--	--	P--	P	--	P	P	--	--	--	--
	* In-vehicle ("drive-thru") service facilities uses, including automated tellers, banks, cleaners, liquor, fuel and restaurants.	--	--	--	--	--	--	C	--	C	C	C	P	--	--	--	--
	Farm-Related Business, such as: feed stores, fruit, and vegetable stands. (see Section 4.6.D.3)	--	--	--	--	--	P	W	W--	W	W	W	W	--	--	--	--
	Fertilizer and Seed Sales	--	--	--	--	--	P	C	E--	--	C	C	C	P	P	--	--
	Food Service	--	--	--	--	--	P	--	--	--	--	--	P	--	--	--	--
	Catering	--	--	--	--	--	P	C	P	P	C	P	P	C	C	--	--
	Funeral Home/Mortuary Crematorium	--	--	--	--	--	--	--	E--	C	C	C	P	P	P	--	--
	Hardware Stores	--	--	--	--	--	P	C	P--	P	C	P	P	--	--	--	--
	Landscaping Materials	--	--	--	--	--	P	C	P--	--	P	P	C	P	P	--	--
	Manufactured Building Sales and Service	--	--	--	--	--	--	--	--	--	--	--	C	C	P	--	--
	* Massage Establishments	--	--	--	--	--	--	--	E--	C	C	P	P	--	--	--	--
Motor Vehicle Dealer	--	--	--	--	--	--	--	--	C	--	P	P	--	--	--	--	
*Non-chartered Financial Institutions	--	--	--	--	--	--	--	E--	--	--	C	--	C	--	--	--	

ARTICLE 4 – PERMITTED USE TABLE

Table 4.6-1 Permitted Uses (Continued)

Use Category	Specific Use Type	Residential Zoning Districts					Non-Residential Zoning Districts										
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 ¹ R1-7 R1-6 ¹ R1-5 R1-4	HDR/ MDR	AT	NC	DC FE	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP
Commercial (Continued)																	
Retail Sales and Service (Continued)	Nurseries and Green Houses where retail sales and services will be conducted on the premises	--	--	--	--	--	P	P	P --	C	P	P	P	--	--	--	--
	* Pawn Shops and Precious Metals Dealers (We Buy Gold)	--	--	--	--	--	--	--	--	--	--	C	--	C	--	--	--
	Rental Services (see 4.6.D.5) where heavy equipment is involved)	--	--	--	--	--	--	W	W --	W	W	W	W	W	W	--	--
	Repair Services (appliances)	--	--	--	--	--	--	P	P --	P	P	P	P	P	P	--	--
	Personal or General Services	--	--	--	--	--	--	P	P	P	P	P	P	C	C	--	--
	* Medical Marijuana Dispensary, Operation or Cultivation	--	--	--	--	--	--	--	--	--	--	C	--	C	C	--	--
	Swap Meets and Farmer's Markets	--	--	--	--	--	P	--	C P	P	--	C	P	C	C	--	--
	Theaters	--	--	--	--	--	P	--	P	P	--	--	P	--	--	--	--
	All Other Retail Sales and Service	C	C	--	--	--		C	C	C	C	C	C	C	C	--	--
Agriculture	General agriculture uses, agribusiness, entertainment farming	P	P	--	--	--	P	--	--	--	--	--	--	--	--	--	--
	Concentrated animal feeding operation	--	--	--	--	--	P	--	--	--	--	--	--	C	C	--	--
	Dairy	--	--	--	--	--	P	--	--	--	--	--	--	C	C	--	--
	Feed Lot	--	--	--	--	--	P	--	--	--	--	--	--	C	C	--	--
	Greenhouses, Plant/Tree Nurseries	P	P	--	--	--	P	--	--	--	--	--	--	P	P	--	--
	Agribusiness	P	P	--	--	--	P	--	--	--	--	--	--	--	--	--	--
	Christmas Tree Sales	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	--
	Feed Lot	--	--	--	--	--	P	--	--	--	--	--	--	--	C	C	--
	Greenhouses, Plant/Tree Nurseries	P	P	--	--	--	P	--	--	--	--	--	--	P	P	--	--
Agribusiness	P	P	--	--	--	P	--	--	--	--	--	--	--	--	--	--	
Christmas Tree Sales	--	--	--	--	--	P	--	--	--	--	--	P	P	P	P	--	

ARTICLE 4 – PERMITTED USE TABLE

Table 4.6-1 Permitted Uses (Continued)

Use Category	Specific Use Type	Residential Zoning Districts						Non-Residential Zoning Districts									
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 ¹ R1-7 R1-6 ¹ R1-5 R1-4	HDR/ MDR	AT	NC	DC FC	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP
Commercial (Continued)																	
Agriculture (Continued)	Grain Storage, when not used in connection or accessory to use of the property for agriculture cultivation	P	P	--	--	--	P	--	--	--	--	--	--	--	--	--	--
	Winery	--	--	--	--	--	P	--	--	--	--	--	C	C	--	--	--
	All other agriculture, including mini-farms, and community gardens	P	P	C	C	C	C	--	--	--	--	--	C	C	--	--	--
Self-Service Storage	Self-Storage (see Section 4.6.D.12)	--	--	--	--	--	W	W	W	W	W	W	W	W	--	--	--
Vehicle Service	Automotive Repair	--	--	--	--	--	--	--	C	--	P	P	P	P	--	--	--
	Body Shop	--	--	--	--	--	--	--	--	--	C	P	P	--	--	--	--
	* Car Wash	--	--	--	--	--	--	--	C	--	P	P	--	--	--	--	--
	* Gasoline Service Station	--	--	--	--	--	C	--	P	C	P	P	--	--	--	--	--
	* Quick Lubrication	--	--	--	--	--	C	--	C	C	P	P	P	P	--	--	--
	Semi-Truck Repair	--	--	--	--	--	--	--	--	--	--	--	C	P	--	--	--
	Semi-Truck Stop/Travel Plaza	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--
	Tire Recapping and Storage (not junkyards)	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--
All other Vehicle Service	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	--	
Other																	
Aviation or Surface Passenger Terminal	Airport/Heliports	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--
	Bus/Commuter Stops	--	--	--	--	--	P	P	P	P	P	P	P	P	P	--	--
	Bus/Railroad Depot	--	--	--	--	--	P	--	P	C	P	P	P	P	--	--	--
	Helipads	--	--	--	--	--	--	--	P	C	C	P	C	C	--	--	--
	All other Aviation or Surface Passenger Terminal	--	--	--	--	--	C	C	P	C	C	P	C	C	--	--	--
Mining	Extractive Use	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--
	Oil or Gas Drilling	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--
	Quarry	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--

ARTICLE 4 – PERMITTED USE TABLE

Table 4.6-1 Permitted Uses (Continued)

Use Category	Specific Use Type	Residential Zoning Districts						Non-Residential Zoning Districts									
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 ¹ R1-7 R1-6 ¹ R1-5 R1-4	HDR/ MDR	AT	NC	DC FC	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP
Other (Continued)																	
Mining (Continued)	Processing	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--
	Sand or Gravel Extraction or Processing	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--
* Tele-communication Facilities	* Antennas or towers, other	C	C	C	C	C	C	C	C	P	C	C	P	C	C	C	C
	*Antennas or towers on property owned, leased, or otherwise controlled by the Town of Queen Creek	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P
	Satellite Dish Antennas for private residential use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--
Temporary Uses (see Section 3.6)	Enterprise Sales	T	T	-	-	-	T	T	T	T	T	T	T	T	T	--	--
	Temporary Events	T	T	-	-	-	T	T	T	T	T	T	T	T	T	T	--
	Temporary Retail Sales	T	T	-	-	-	T	T	T	T	T	T	T	T	T	--	--
	Temporary real estate and construction-related uses	T	T	T	T	T	T	T	T	T	T	T	T	T	T	--	T
	Amusement enterprises	T	T	T	T	T	T	T	T	T	T	T	T	T	T	--	--
	Promotional activities involving the display of goods and merchandise	T	T	-	-	-	T	T	T	T	T	T	T	T	T	--	--
	Special events and activities on public property	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
	Display and Sale of Consumer Fireworks	--	--	--	--	--	T	--	FC	T	T	T	T	T	T	--	--
Temporary uses not specified	T	T	-	-	-	T	T	T	T	T	T	T	T	T	T	T	
Industrial Service, Manufacturing and Production	Animal Food Manufacturer	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--
	Cleaning or Processing Establishment	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
	Indoor Operations and Storage such as Assembly, Food Products, and Manufacturing/ Processing	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--

ARTICLE 4 – PERMITTED USE TABLE

Table 4.6-1 Permitted Uses (Continued)

Use Category	Specific Use Type	Non-Residential Zoning Districts																
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 ¹ R1-7 R1-6 ¹ R1-5 R1-4	HDR/ MDR	AT	NC	DC TC	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP	
Industrial Service, Manufacturing and Production (Continued)	Indoor Operations with Outdoor Storage such as Assembly, Food Products, and Manufacturing/Processing, Contractor and Trade Shop (see Section 4.6.D.11)	--	--	--	--	--	--	W	--	--	--	--	--	--	C	W	--	--
	Outdoor Operations and Storage such as Assembly, Food Products, and Manufacturing/Processing, Contractor and Trade Shops (see Section 4.6.D.11)	--	--	--	--	--	--	W	--	--	--	--	--	W	W	--	--	
	All other Industrial Service	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	
Warehouse and Freight Storage	Indoor Operations, Storage and Loading	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	
	Indoor Storage with Outdoor Loading Docks (see Section 4.6.D.11)	--	--	--	--	--	--	--	--	--	--	--	W	W	--	--		
	Outdoor Storage or Loading (see Section 4.6.D.5)	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--		
Waste-Related Use	Transfer Station: (Non)Hazardous Waste	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--		
	Solid Waste Disposal Sites	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--		
	Junkyards/Automotive Recycler	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--		
	All other waste-related	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--		
Wholesale Sales	Wholesale business without highly flammable material or liquids	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--		
	All other wholesale uses	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--		

(1) Designation of R1-8 and R1-6 districts is prohibited after August 1, 1998 (pursuant to this Ordinance, and Ordinances 127-98 and 128-98).

ARTICLE 4 – ZONING DISTRICTS

4.7 Dimensional and Density Regulations

A. *Purpose.* This section establishes minimum and maximum standards for the location, height, bulk, number of stories and size of buildings and structures, the size of lots, yards, courts and other open spaces, the percentage of a lot which may be occupied by a building or structure, access to incidental solar energy and the intensity of land use within each zoning district pursuant to, A.R.S. §9-462.02.A.3.

B. *Intensity of Land Use Standards.*

1. *Computation of Permitted Dwelling Units.*
Total permitted dwellings units shall be computed by multiplying the maximum net density (Table 4.7-1, Column (B)) by the net area of the site, as set forth in the equation below. The maximum net density (Table 4.7-1, Column (B)) shall not be construed to guarantee the establishment of a given number of dwelling units on any parcel, but is used exclusively for the calculation of the total number of dwelling units that may be established on a given parcel. This section shall not apply to the computation of permitted dwelling units for a PCD district, as set forth in Section 4.10 of this Ordinance. The following formula shall be used to compute the total number of dwelling units on any parcel, which formula is deemed to be consistent with the "Residential Net Density" formula as set forth in part D.2 of the Queen Creek General Plan:

Standard Residential Density Calculation:

$$D = \frac{DU}{A - (C + I + S + a + OS)}$$

- DU: Total No of Dwelling Units Permitted
 D: Maximum Net Density (Table 4.7-1, Column (B))
 A: Total Site Area (Acres)
 C: Total Commercial Land Area (acres)
 I: Total Industrial Land Area (acres)
 S: School Sites Reserved for Purchase by the School District (acres)*
 a: Arterial and Collector Rights-of-Way (acres)
 OS: Open Space
 * Does not include sites dedicated to the School District.

2. *Measurement of Floor Area Ratio.* Unless otherwise stated, all references to non-residential intensity refer to the ratio of enclosed floor area to the gross area of the lot.
3. *Residential and Non-Residential Density and Intensity.* No Application for Development Approval shall be approved unless the density, intensity, floor area ratio, and impervious surface ratio conform to the requirements as set forth in Table 4.7-1 and Table 4.7-2 below. In Table 4.7-1, density (column (B)) is expressed in dwelling units per acre. In Table 4.7-2, Floor area ratio and impervious surface ratio (B) and (C) is a maximum and is expressed as a ratio.
4. *Floor Area Ratio.* Applicable to all zones, except single family residential zones refer to Table 4.7-2.
5. *Impervious Surface Ratio.* Not applicable to single family residential.

Table 4.7-1 Density and Intensity Regulations

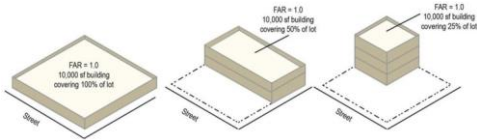
(A) Zoning District	(B) Maximum Net Density	(A) Zoning District	(B) Maximum Net Density
A-1	0.1	R1-9	4.0
R1-190	0.2	R1-8*	4.0
R1-145	0.3	R1-7	4.0
R1-108	0.4	R1-6*	4.0
R1-54	0.8	R1-5	5.0
R1-43	1.0	R1-4	8.0
R1-35	1.2	MDR	14.0
R1-15	3.0	HDR	25.0
R1-12	3.0		

* Designation of R1-8 and R1-6 districts is prohibited after August 1, 1998 (pursuant to this Ordinance, and Ordinances 127-98 and 128-98).

ARTICLE 4 – ZONING DISTRICTS

Table 4.7-2 Intensity Regulations

(A) Zoning Districts	(B) Floor Area Ratio	(C) Impervious Surface Ratio
GMU	1.0	0.9
FC	3.0	0.7
NC	0.5	0.52
AT		
C-1	0.3	0.7
C-2	0.6	0.7
C-3	1.0	0.9
EMP-A	1.0	0.8
EMP-B	1.0	0.9
RC	-	0.10



C. *Dimensional Standards.* Table 4.7-1, Table 4.7-2 and Table 4.7-3 lists the dimensional standards that apply within zoning districts. These are required standards, not guarantees that stated minimums or maximums can be achieved on every site. Other regulations of this Ordinance or site-specific conditions may further limit development on a site. The standards apply to all uses unless otherwise expressly provided in this Ordinance. The Alternative Development Standards of this Section provide additional or supplemental standards for Flag Lots, Attached Housing, and Zero Lot Line.

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ARTICLE 4 – ZONING DISTRICTS

Table 4.7-3: Dimensional Standards

(A) Zoning District	(B) Minimum Area (Sq. Feet or Acres)	(C) Minimum Width (Feet)	(D) Minimum Depth (Feet)	(E) Maximum Lot Coverage (Percent)	(F) Maximum Height (Feet)	(G) Minimum Front Yard Setback (Feet)	(H) Minimum Side Setback (Feet)	(I) Minimum Rear Setback (Feet)
Residential Zoning Districts								
A-1	10 acres	300	--	10	30	60	30	60
R1-190	190,000 sf	300	--	10	30	60	30	60
R1-145	145,054 sf	200	--	10	30	50	30	50
R1-108	108,900 sf	200	--	20	30	40	30	40
R1-54	54,450 sf	100	--	20	30	40	20	40
R1-43	43,560 sf	145	--	25	30	40	20	40
R1-35	35,000 sf	145	--	25	30	40	20	40
R1-18	18,000 sf	120	150	35	30	20 ⁽⁹⁾	10	30
R1-15	15,000 sf	115	130	35	30	20 ⁽⁹⁾	10	25
R1-12	12,000 sf	100	120	35 ⁽⁴⁾	30	20 ⁽⁹⁾	10	25
R1-9	9,000 sf	90	100	40 ⁽⁴⁾	30	20 ⁽⁹⁾	5 ⁽³⁾	25
R1-8*	8,000 sf	80	--	40 ⁽⁴⁾	30	20 ⁽⁹⁾	7	25
R1-7	7,000 sf	70	100	40 ⁽⁴⁾	30	20 ⁽⁹⁾	5 ⁽³⁾	25
R1-6*	6,000 sf	60	--	40 ⁽⁴⁾	30	20 ⁽⁹⁾	5	25
R1-5	5,000 sf	50	100	50 ⁽⁷⁾	30	20 ⁽⁹⁾	5 ⁽⁶⁾	20 ⁽¹⁰⁾
R1-4	4,000 sf	40	100	50 ⁽⁸⁾	30	20 ⁽⁹⁾	5 ⁽⁶⁾	15 ⁽¹¹⁾
MDR (up to 14 du/ac)	--	--	--	60**	36	10	5 ⁶	10
HDR* (up to 25 du/ac)	--	--	--	60**	40	10	5 ⁶	10
Non-Residential Zoning Districts								
NC	--	50	100	75	30	--	10	5
DCFC	--	--	--	100	55.30(1)	--	0(2)	15.0(13)
MU	--	--	--	80	90	(5)	(5)	(5)
AT	--	(5)	(5)	(5)	(5)	(5)	(5)	(5)
C-1	--	50	100	60	30	--	5(2)	0
C-2	--	50	100	60	48	--	0(2)	15
C-3	--	--	--	80	(5)	(5)	(5)	(5)
EMP-A	--	100	150	80	48	--	0(2)	15
EMP-B	--	100	150	80	48	--	0(2)	25
PRC	--	--	--	--	48	60	30	60
P/QP	--	--	--	100	30(1)	--	0(2)	15

Notes:

(1) Building height for commercial uses in the DC district directly abutting residential zoning districts shall not exceed a height of 30 feet (30'). may be increased to a height

not exceeding forty feet (40') if a conditional use permit is approved by the Town Council.

(2) Buffer yard standards apply (See Table 5.3-1).

ARTICLE 4 – ZONING DISTRICTS

- (3) In the R1-9 and R1-7 districts, adjoining lots shall have a minimum spacing of fifteen feet (15') between buildings. For example, if one (1) lot has an existing five foot (5') side yard setback, then the adjoining lot shall have a side yard minimum of a ten foot (10') setback. Staggered setbacks are encouraged to create differentiation in building orientation to the street.
 - (4) In the R1-6, R1-7, R1-8, R1-9, and R1-12 districts, lot coverage may increase up to five percent (5%) for houses that provide a qualifying front porch.
 - (5) These dimensional standards for the MU, C-3, and AT Districts will be established as part of the development approval PAD process.
 - (6) Side yard setbacks may be 0' for attached housing products and other designs such as but not limited to detached z-lot configurations with the application of a use benefit easement.
 - (7) 55% for single-story homes.
 - (8) 60% for single-story homes.
 - (9) 20' to front of garage (front entry); 10' to front of garage (side entry) and living area; 10' to covered front porch.
 - (10) 20' for two-story homes; 15' for single-story homes and/or covered patios.
 - (11) 15' for two-story homes; 10' for single-story homes and/or covered patios.
 - ~~(12)~~ Utilities. Utilities using land or an unoccupied building covering less than 1,000 square feet of site area are exempt from minimum lot area standards.
 - ~~(12)~~ (13) Commercial uses in the DC district abutting residential zoning districts shall have rear yard landscape buffer subject to the approval of the Planning Administrator.
- * 15' minimum separation is required between all buildings.
- **Lot coverage shall be calculated for the overall development site.

1. In Table 4.7-3, lot area (B) is expressed in square footage unless otherwise specified. In Table 4.7-3, the following figures are expressed in feet: lot width (C), lot depth (D), height (E), minimum and maximum street frontage (G) through (I).
 2. Maximum lot area restrictions do not apply to lots designated for open space or recreational uses pursuant to Section 5.5 of this Ordinance. ~~The minimum setback for the TC district applies only to the first twenty feet (20') of building height in order to assure the provision of adequate sidewalk and planting strips.~~
- D. *Lot Area.* No building permit or development approval shall be issued for a lot that does not meet the minimum and maximum lot area requirements of Section 4.7.C of this Ordinance except in the following instances:
1. *Utilities.* Utilities using land or an unoccupied building covering less than 1,000 square feet of site area are exempt from minimum lot area standards.

E. *Setbacks.*

1. *Measurement.* For purposes of this Section, the "setback line" shall be deemed the future right-of-way line of a street or the property line. Setbacks are measured as the unobstructed, unoccupied open area between the furthest projection of a structure (except as modified by the standards of subsection E.3, below) and the nearest setback line of the lot on which the structure is located. Structures shall meet the front yard setback from all abutting streets unless otherwise provided in this Ordinance. This measurement does not apply to corner lots unless the garage is side loaded in which case this measurement applies to both street frontages.
2. *Obstructions.* Setbacks shall be unobstructed from the ground to the sky except as specified in this Section.

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Commented [KB2]: 15' required or "shall provide an landscape buffer subject to the approval of the Planning Administrator"

ARTICLE 4 – ZONING DISTRICTS

3. *Exceptions and Permitted Encroachments.* The following features may encroach into required setbacks:

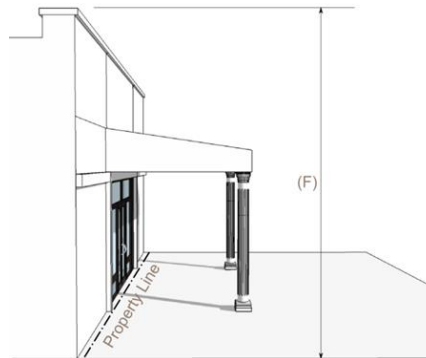
- a. Landscaping;
- b. Bay windows, not to exceed three feet (3');
- c. Chimneys, not to exceed two feet (2');
- d. Clothesline post;
- e. Driveways, curbs and sidewalks;
- f. Flagpoles;
- g. Heating and cooling units, not to exceed three feet (3');
- h. Mailboxes;
- i. Overhanging roofs, eaves, gutters, cornices, or similar architectural features and awnings, not to exceed three feet (3');
- j. Septic systems, wells and underground utilities;
- k. Signs (in accordance with Article 7 of this Ordinance);
- l. Steps, stairs or fire escapes (non-enclosed), not to exceed six feet (6');
- m. Uncovered, unenclosed terraces or porches not to exceed six feet (6'), but in no case closer than three feet (3') to any property line;
- n. Accessory buildings or uses, within required side and rear setbacks only or as otherwise allowed in Article 6 of this Ordinance;
- o. Fences, in accordance with Section 5.2 of this Ordinance;
- p. Yard and service lighting fixtures or poles;
- q. Fire escapes not to exceed six feet (6'); and,
- r. In residential districts covered front porches may be allowed to encroach up

to twenty-five percent (25%) of the distance of the required front yard setback. For example, a lot in the R1-43 district requires a forty (40)-foot front yard setback, twenty-five percent (25%) of which is ten feet (10'). Therefore, the front porch may encroach up to ten feet (10') for that particular lot. Porches built in the R1-7, R1-9, and R1-12 districts shall meet a minimum design criteria outlined in Article 5 to qualify for this exemption.

4. *Measurement of Front Yard Setbacks and Garage Placement.* Front facing garages shall be setback a minimum of five feet (5') from the livable or front porch area of the building. For purposes of this subsection, the front face plane shall not be measured from porch or overhang encroachments. Alternative setbacks may be proposed with the intent of reducing garage door dominance through the Administrative Appeal Process outlined in Section 2 of this Ordinance.

F. *Height.*

1. *Measurement.* Please refer to Section 1.14, for interpretive purposes.

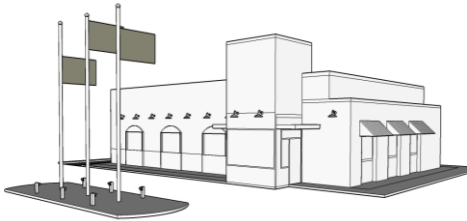


2. *Exceptions.* Zoning district height limits shall not apply to belfries, cupolas, steeples, spires, domes, monuments, airway beacons, structures for essential services, windmills, chimneys, or chimney flues. Height limits shall not apply to any bulkhead, elevator, water tank, or to any similar structure or necessary mechanical appurtenance extending above the roof of any building

ARTICLE 4 – ZONING DISTRICTS

if such structure does not occupy more than thirty-three percent (33%) of the area of the roof.

3. *Navigation Hazards.* The construction, maintenance, or establishment of any building, tree, smokestack, chimney, flagpole, wire, tower or other structure or appurtenances thereto, which may constitute a hazard or obstruction to safe air navigation, landing, or take off of aircraft near an airport, is prohibited.
4. *Flagpoles and Flags.* The following regulations shall apply to all non-single family zoning districts and uses.
 - a. *Location.* Flagpoles shall be depicted on site plans
 - b. *Flagpole Height.* Flagpoles shall not exceed 1.5 times the allowed building height for the zone in which it is located, or have a maximum height of not more than sixty feet (60').



- c. *Flagpole Building Permit.* A building permit shall be required for the structure.
- d. *Number Limited.* Three (3) flagpoles are allowed on a site.
- e. *Flag Order.* Any flag flown in conjunction with the United States or State of Arizona Flag shall be flown beneath them and shall not exceed them in size.
- f. *Flag Illumination.* Flags shall be illuminated if flown at night.

- g. *Sign Permit.* A sign permit is not required for a flag or insignia of any nation, state, county, city or other political unit or corporate flag.

5. *Religious Institutions.* The building height shall be consistent with the zoning district in which the structure is located. The height of a church steeple is subject to Section 4.7.F.2, above, of this Ordinance. For churches and places of worship located in or adjacent to residential zoning districts, the following restrictions apply. For any height above thirty feet (30') (congregation seating area only), the minimum setback for the congregation seating area is determined by doubling the zoning district's minimum setback requirement (the most restrictive or adjacent zoning district setback applies) and for each one foot (1') increase in building height above thirty feet (30'), the setback is increased by an additional one foot (1').

4.8 Density Bonus

- A. An applicant may be granted a density bonus as established in Column (C) of Table 4.8-1 by providing any of the community benefits listed in Column (A) of Table 4.8-1 herein, consistent with the criteria set forth in Column (B) of Table 4.8-1. No density bonus shall be granted for mere compliance with the minimum park dedication, open space dedication, or agricultural preservation requirements of this Ordinance. The total number of dwelling units permitted shall be a density bonus granted pursuant to this section and shall not exceed the number of total dwelling units permitted pursuant to Section 4.7.B.1, multiplied by the factor set forth in Column (D) of Table 4.8-1 and provided further that the total dwelling units permitted shall not exceed the maximum density within the applicable land use category of the General Plan.

ARTICLE 4 – ZONING DISTRICTS

(A) Community Benefit	(B) Criteria	(C) Density Bonus	(D) Maximum Density Factor
Public Park Land Dedication	Acreage shall comply with Section 5.5 of this Ordinance.	For each acre in excess of the minimum requirements of Section 5.5 of this Ordinance, a density bonus equal to the density permitted per acre in the zoning district (Table 4.7-1 , Column (B)) may be allowed.	1.3
Open Space Dedication	The area shall exceed ten (10) contiguous acres and comply with Section 5.5 of this Ordinance.	For each acre in excess of ten (10) acres dedicated for open space, a density bonus equal to 1 times the density permitted per acre in the zoning district (Table 4.7-1 , Column (B)) may be allowed.	1.3
Agricultural Preservation	Agricultural land development rights shall be transferred to the Town Center Activity Area or the Urban Corridor, pursuant to Section 4.15 of this Ordinance.	One unit for each unit of development potential transferred to any zoning district located within the Town Center Activity Area or the Urban Corridor Tiers. Credit is based on allowable density (e.g., if allowed density on donor site is one (1) unit per one (1) acre, then one (1) unit may be transferred for every one (1) acre reserved through a conservation easement or dedication.)	1.3

Table 4.8-1 Density Bonus

4.9 Performance Criteria

A. *Specific A-1 and Residential Zoning District Performance Criteria.* Application for development approval in the A-1 zoning district or in any residential zoning district shall be approved unless the proposed development conforms to the requirements of Article 5 of this Ordinance and all proposed uses conform to the requirements of Articles 4, 5, and 6 of this Ordinance.

B. *Specific NC District Performance Criteria.* No application for development approval in the NC zoning district shall be approved unless the proposed development conforms to the requirements of the Town of Queen Creek Design Standards and any and all proposed uses conform to the requirements of Articles 4, 5, and 6 of this Ordinance and the following additional criteria:

1. NC districts shall be limited to areas above the frontage of arterial or collector

streets or the intersection of two (2) principal, minor arterial streets or combination thereof, except where an existing center has been established prior to the adoption of this Ordinance;

2. NC districts shall be located at least 4224' (8/10ths) of a mile from another Business or Commercial zone district. The distance shall be measured between the closest boundaries of the two (2) (existing and proposed) districts;

3. Design requirements. See the Town of Queen Creek Design Standards;

4. All uses in this district shall close to customers and deliveries and extinguish illuminated signs not later than 11:00 p.m. daily;

5. Service entrances and service yards shall be located only in the rear or side yard of the business use. Service yards shall be screened from adjacent zones or uses by

ARTICLE 4 – ZONING DISTRICTS

the installation and maintenance of a solid decorative wall, fence or vegetation having a height of not less than four feet (4') or more than six feet (6'). If vegetation is proposed, it shall be designed so that it provides immediate screening similar to walls and fences; and,

6. When practical and feasible, refuse enclosures shall be located at the rear of the site and screened with a decorative wall and gate.

~~C. **Specific TC District Performance Criteria.** No application for development approval in the TC zoning district shall be approved unless the proposed development conforms to the requirements of the Town of Queen Creek Design Standards and any and all proposed uses conform to the requirements of Articles 4, 5, and 6 of this Ordinance and the following additional criteria:~~

~~1. **Purpose.** The purpose of these criteria is to encourage a mix of uses designed to foster the growth of the Town Center as a special place of community and as a mixed-use activity center consistent with the policies of the General Plan and the Queen Creek Town Center Plan. These standards are designed to project a quality, rural townscape, to promote a pedestrian friendly environment, to establish a variety of mixed uses in the core of the Queen Creek community, to provide an orderly development pattern, to maintain a supply of developable land while preserving the Town Center's compact form, to improve traffic circulation and to promote alternatives to automobile travel, to provide housing opportunities within a walking distance of employment, service and retail opportunities; to maintain an overall design theme, to preserve a human scale; to provide economic development opportunities through clean industry, office and commercial uses; and to provide for the daily needs and services of the community;~~

~~2. **Design Requirements.** See the Town of Queen Creek Design Standards;~~

~~3. **Pedestrian Orientation:** Refer to the Town of Queen Creek Design Standards document;~~

~~4. **Second Floor Residential.** Residential dwellings shall be permitted above the first floor of any building with commercial and / or retail uses on the first floor and which abuts a Major Arterial Roadway, Minor Arterial Roadway, or a Major Collector Roadway;~~

~~5. **Service Entrances and Service Yards.** Service entrances and service yards shall be located only in the rear or side yard. Service yards shall be screened from adjacent residentially zoned or used property pursuant to the Landscape Setback Table 5.3-2 as set forth in Section 5.3; and,~~

~~6. **Town Center District Use Restrictions.**~~

~~a. In order to promote pedestrian activity and to avoid the impacts of heavy traffic and other automobile intensive uses on pedestrian safety, no auto-oriented uses shall be located within one thousand feet (1,000') of another auto-oriented use, as measured from the exterior boundaries of the buildings, parking and storage areas relating to said uses.~~

~~b. For purposes of this subsection, "Auto-Oriented Uses" shall mean and refer to the following:~~

~~1) Large format retail;~~

~~2) Drive thru uses including automated tellers, banks, cleaners, liquor, fuel and restaurants;~~

~~3) Fuel Sales;~~

~~4) Shopping Centers exceeding 25,000 square feet;~~

~~5) Vehicle Sales as part or outside of a dealership;~~

~~6) Self-Storage;~~

~~7) Auto Mechanical Repair;~~

~~8) Car Wash;~~

Commented [KB3]: Suggest deleting since we have defined design guidelines

Commented [KB4]: Additional thought would be to revise and require applicants to include a "applicant response" with new development which answers to specific items included here relating to the design guidelines requirements. This would help to reduce staff review time for compliance and put the burden of proof on them.

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~~9) Gasoline Service Station; and,~~

~~10) Quick Lubrication.~~

~~c. Each new building in the Town Center district is encouraged to install a period street lamp on the front portion of the property.~~

~~D.C. Specific C-1 District Performance Criteria.~~
No application for development approval in the C-1 zoning district shall be approved unless the proposed development conforms to the requirements of Article 5 and 6 of this Ordinance and the following criteria listed below. This district implements *Commercial Goal 1, Policy 1F: encourage small scale neighborhood services that complement the ~~Town Center~~Downtown Core.*

1. Where feasible, development shall have a minimum twenty-five foot (25') wide landscape strip abutting adjacent to rights-of-way to present a favorable image of the community.
2. The following criteria shall be used (in addition to the general rezoning criteria established in Section 3.4.E) in consideration of the placement of this zone and the type and arrangement of uses within it:
 - a. The zone and its uses shall provide for the orderly development and concentration of business and commercial uses;
 - b. Pedestrian and vehicular conflicts shall be minimized by providing for a adequate separation and channeling of pedestrian and vehicular movements;
 - c. Appropriate space and site design shall be provided to satisfy the needs of automobile oriented commercial development while maintaining pedestrian access from surrounding development;
 - d. The authorized uses shall be compatible with adjacent development by providing adequate buffers and safe

connections to adjacent neighborhoods; and,

- e. C-1 uses are typically personal services in nature and not auto-intensive. Special considerations should be taken to ensure neighborhood compatibility.
3. All uses authorized in the C-1 District, including operations and storage of goods, shall be performed within an enclosed building. Outdoor display of merchandise is authorized subject to the provisions of Section 3.6 of this Ordinance.
4. The location, size, number, and alignment of driveways shall be so arranged as to prevent traffic hazards and conflicts. The Town Engineer may require common driveways, acceleration and deceleration lanes and / or frontage roads where it is determined, based on the trip generation and distribution of traffic calculated in accordance with Section 5.1, that such items are necessary to prevent traffic hazards and conflicts.
5. The portion of the property forming the sight triangle of an intersection abutting a major highway corridor and a major arterial street shall be landscaped with a variety of plantings to create a gateway effect.
6. Service entrances shall be located only in the rear and side yard of the commercial use.
7. Landscaping requirements are set forth in Section 5.3.

~~E.D. Specific C-2 District Performance Criteria.~~
No application for development approval in the C-2 zoning district shall be approved unless the proposed development conforms to the requirements of Article 5 and 6 of this Ordinance and any and all proposed uses conform to the following criteria listed below.

1. Fabrication, assembly, and repair work shall be limited to areas within enclosed buildings.

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2. All garage doors, storage unit doors, and loading areas shall be oriented so that the door does not open towards an abutting residential district or arterial street.
3. Outdoor storage shall be screened and located within the side or rear yards.
4. Outdoor display of merchandise shall be limited to:
 - a. Goods that are stored indoors each night;
 - b. Automobiles, motorcycles, recreational vehicles and manufactured housing in areas outside required parking and landscaping areas; and,
 - c. Screened displays in the side or rear yards.
5. No outside display shall be located within the right-of-way. Outdoor storage of other goods shall be limited to screened areas outside the front yard.
6. Landscaping requirements are set forth in Section 5.3 of this Ordinance.

~~F-E~~ C-3 District Performance Criteria.
Development in the C-3 District shall conform to the following criteria:

1. All applications for this zoning district shall be accompanied by site plan and PAD applications.
2. Outdoor display is limited to automobiles, motorcycles, recreational vehicles, trailers and other similar items, including temporary retail sales as authorized in Section 3.6 of this Ordinance.
3. All projects in this zoning district shall comply with the standards in Section 4.6.D of this Ordinance.

~~G-F~~ Mixed Use District Performance Criteria.
Development in the MU zoning district shall conform to the following criteria:

1. All applications for this zoning district shall be accompanied by Site Plan and PAD applications.

2. Developments in this district shall integrate residential and commercial uses to support pedestrian circulation and transit as an alternative to driving and to provide employment and housing options.

~~H-G~~ Specific Employment A District Performance Criteria.

1. No application for development approval in the Employment A zoning district shall be approved unless the proposed development conforms to the requirements of Article 5 of this Ordinance and all proposed uses conform to the requirements of Article 6 of this Ordinance.
2. *Permitted Uses.*

- a. Any use indicated as a permitted or conditional use in the Employment A column of Table 4.6-1 shall be permitted subject to the additional criteria set forth herein.
- b. Factory Retail - Retail commercial operations, when the product sold at retail is the product which is manufactured as the primary use, not exceeding ten percent (10%) of the gross floor area. Factory retail commercial operation is directly related to the primary industrial use when the product sold at retail is the product which is manufactured or stored is the primary use. Factory retail commercial operations directly related to the primary industrial use may exceed ten percent (10%) of the gross floor area upon securing a Conditional Use Permit, pursuant to Section 3.5 of this Ordinance.
- c. Complementary Retail - Retail commercial uses which are not directly related to the primary industrial use, but which are complementary to the primary use, the other uses in the industrial park, or the other uses in the district and not exceeding ten percent (10%) of the gross floor area of the principal use. Complementary Retail Use may be permitted where so designated in Table 4.6-1 hereto if the

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Planning Administrator finds the following:

- 1) The market area of the proposed retail commercial use is principally directed toward the primary use, the other uses in the industrial park or other uses in the district;
 - 2) The retail commercial use shall close to customers not later than 8:00 p.m.; and,
 - 3) The retail commercial use meets one (1) or more of the following standards:
 - a) The use provides cultural or recreational opportunities for employees;
 - b) The use provides day care or pre-schooling for the children of the employees;
 - c) The use is a restaurant; and,
 - d) The use sells at retail, products or services used by the primary use, the other uses in the industrial park or the other uses used in the district.
 3. *Approval Process.* Uses in this district shall be in full conformance with the standard of this and other applicable sections of this Ordinance.
 4. *Performance Standards.* Uses in this district shall be in full conformance with the standard of this and other applicable sections of this Ordinance.
 - a. At least fifty percent (50%) of the gross floor area shall be devoted to office or research. Not more than twenty-five percent (25%) of the employees shall be engaged in manufacturing processing at any one time.
 - b. No buildings or other structures, except streets and parking lots, shall be erected closer than the following setback lines measured along the perimeter of the district:
 - 1) ~~Sixty feet (60') of the Town Center Zoning District.~~
- c. All activity shall be conducted within a completely enclosed building
 - d. Principal vehicle access to and from the site shall be via a primary driveway.
 - e. No application for development approval shall be approved or issued unless the proposed use complies with the performance standards set forth in the Design Standards document.
 - f. All loading shall be from the rear side of the building, but not facing a public street or residential neighborhood.
 - g. All exterior building façades must be of wood, reinforced concrete, or masonry construction. Corrugated metal buildings shall not be permitted.
 - h. All buildings shall incorporate architectural elements to relieve long continuous flat appearances such as:
 - 1) Variety of massing and height of buildings;
 - 2) Primary architectural elements shall be included on all sides of the building to create four (4) sided architecture; and,
 - 3) Provision of courts and plazas.
 - i. The following site plan elements shall be promoted to create an office complex ambience and appearance to the industrial development:
 - 1) Loading courts which are not visible from any public street. Screening of these areas shall be by the principal building;
 - 2) Entry courts and pedestrian plazas;
 - 3) Unique landscape features such as berming, fountains, and sculpture gardens, particularly adjacent to the arterial street;

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- 4) Covered or decked parking structures which appear as an integrated part of the industrial building;
 - 5) Major entry features;
 - 6) The majority of the parking structures shall not be located adjacent to the arterial street; and,
 - 7) The principal entrance of the primary building should be oriented to an arterial street.
- j. Permitted uses shall not cause to be exhausted or emitted into the air beyond the industrial district wherein such use is located, smoke, soot, dust, fumes or other gases, and vibration. No uses shall endanger surrounding neighborhoods through the risk of explosion or radiation.
- k. Landscaping requirements are set forth in Section 5.3.
- l. No use shall emit any continuous, frequent, or repetitive odor or odor causing substances which is detectable at or beyond the point of measurement. An odor which is emitted no more than fifteen (15) minutes in any one (1) day nor more than two (2) days out of the calendar month shall not be deemed to be continuous, frequent, or repetitive under this subsection. Substances which are not listed in that table shall not be deemed to be odorous unless analysis by a competent chemist demonstrates that a discernible odor is being emitted.
- m. No direct or sky reflected glare, whether from flood lights or from high temperature processes, such as combustion or welding, shall cause illumination in excess of 1/2 foot-candles at the point of measurement. In all other districts, no operation or activity shall be conducted so that any glare, whether direct or reflected, is visible at the point of measurement.
1. No application for development approval in the Employment B zoning district shall be approved unless the proposed development conforms to the requirements of Article 5 of this Ordinance and any and all proposed uses conform to the requirements of Article 6 of this Ordinance.

4.10 Planned Community District

A. *Purpose.* The purpose of the Planned Community District (PCD) is to provide for the alternative development of land that creatively meets or enhances the Town of Queen Creek General Plan and Zoning Ordinance requirements while promoting flexibility in the design, construction and processing of residential, commercial and / or industrial developments of a higher quality for planned developments that could not be met under conventional zoning. The PCD shall achieve the following goals:

1. Promote the health, safety, and general welfare of the residents of the Town;
2. Encourage creative approaches in land development and combinations of land uses;
3. Preserve and utilize open space;
4. Promote the Town of Queen Creek in order to enhance the Town's strong sense of community;
5. Establish a unique, distinctive character of the development; and,
6. Assure the PCD is developed alongside a Development Agreement.

B. *Minimum District Size and Applicability.*

1. The minimum area requirement for a Planned Community District is two-hundred (200) acres held under a single ownership at the time of application submittal or under multiple ownership controlled via a single entity such as a limited liability company, a corporation or

~~H.~~ *Specific Employment B District Performance Criteria.*

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a partnership at the time of application submittal.

2. The required minimum acreage may be reduced upon written request by an applicant to the Development Services Director.

3. PCD may be established in any one (1) or combination of General Plan Land Use designations.

C. *Permitted Uses.*

1. Any use may be permitted within the PCD and shall be specifically listed within the approved report, entitled "The Development Plan for _____".

D. *Conditional Uses.*

1. Any use may be established as a conditional use and permitted within the PCD. Such use shall be specifically listed, with required conditions for approval, in the approved report, entitled "The Development Plan for _____". Conditional Uses shall follow the established Conditional Use Permit approval process and procedures as established in Section 3.5 of this Ordinance.

E. *"The Development Plan for _____".*

1. The report shall including the following at a minimum:

a. Name and address of recorded landowner, architect/ engineer/ surveyor and contractor;

b. Date, north arrow, and scale;

c. Vicinity map at a scale of not less than 1" = 2,000 ft.;

d. A complete (surveyed) written legal description of the aggregate property boundaries and each individual sub land use parcel or properties under application for approval;

e. A survey map noting the property boundaries and legal description, topography with a maximum contour interval of two feet (2') where existing

ground is on a slope of less than two percent (2%), then either one foot (1') contours or spot elevation shall be provided where necessary, existing structures, adjacent streets (location, name and width) and significant natural features;

f. Maps indicating the land use parcel sizes and zoning categories. Said map shall be accurately measured and described, indicating acreage of land uses and zoning districts proposed specifying the number of units proposed for each parcel, with the total gross acres as defined by the following equation:

Planned Community District Density Calculation:

$$\text{Density} = \frac{\text{Total Units}}{\text{Total Acres}}$$

g. A plan with notes specifying the intended land uses, types of structures and intensity of use, proposed underlying zoning, primary points of access and major interior street alignments; off-street parking and loading, site perimeter setbacks, typical landscaping and screening treatments; total area in open space and drainage information;

h. The survey map and conceptual plan should be combined into one (1) plan and may include other data as requested by the Planning Department to assure compliance with this Section; and,

i. Availability of roads, parks, open space, sewer, water, and storm water facilities at, or exceeding the levels of service established in the Queen Creek General Plan and land development regulations.

F. *PCD Procedures.* Subject to the additional procedures set forth in this section, a PCD shall be processed in accordance with the procedures for a rezoning, pursuant to Section 3.4 of this Ordinance.

1. No application for a rezoning to a PC District shall be accepted and no PCD

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shall be approved by the Town Council until a neighborhood meeting has been completed pursuant to Section 3.1.C of this Ordinance. Failure to meet the notice and meeting requirements shall render the PCD application invalid and no further processing will be completed by the Town.

2. A specific land use plan shall be submitted with the PCD and rezoning application including the following documents and information:
 - a. *"The Development Plan for _____"*.
 - b. *Master Open Space, Landscape, Pedestrian, and Bicycle Plan.*
 - 1) A preliminary landscape plan as defined in Article VI of the Subdivision Ordinance. A concept plan may be submitted if no preliminary plat is submitted along with the PCD application;
 - 2) A master sign plan, detailing all proposed signage for the site; and,
 - 3) A pedestrian and bicycle master plan that details all improvements and amenities being provided.
 - c. *Master Phasing Schedule.* A schedule for development of the specific, proposed use or uses for which rezoning is required. The schedule for development shall include a construction schedule for various phases of the development if construction phases are anticipated.
 - d. Residential Design Guidelines. Indicate at a minimum, typical lot(s), setbacks, architectural style variations, types of materials proposed, and the overall theme of the various districts. Indicate how garages will be de-emphasized.
 - e. Preliminary master drainage report as defined in the Town of Queen Creek Subdivision Ordinance and required by the Town Engineer;
 - f. Preliminary master water report as defined in the Town of Queen Creek Subdivision Ordinance and required by the Town Engineer;
 - g. Preliminary master sewer report as defined in the Subdivision Ordinance and required by the Town Engineer;
 - h. Evidence in both narrative and graphic form of compliance with this Ordinance and the following standards where applicable:
 - 1) All state air quality standards;
 - 2) All state water quality standards; and,
 - 3) School site dedication.
 - i. An ALTA survey.
 - 1) One full size copy (24" x 36"). The survey shall be performed within 12 months of the date of the submission of the preliminary plat application.
 - 2) The survey shall be sealed by a licensed surveyor or engineer.
3. The Planning Commission shall hold a public hearing to consider the proposed rezoning and master plan according to the following criteria:
 - a. The project is consistent with and implements the Town of Queen Creek General Plan and the provisions of this Ordinance;
 - b. The arrangement of all uses and improvements reflects the natural capabilities and limitations of the site as well as the characteristics and limitations of the adjacent property;
 - c. Development is compatible with the immediate environment of the site and neighborhood relative to architectural design, scale, bulk and building height; historical character and disposition and orientation of buildings on the lot;
 - d. Buildings, transportation improvements and open space areas are arranged on

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the site so that activities are compatible with the neighborhood and consistent with adopted ordinances and generally accepted planning principles;

- e. Buildings, transportation improvements, open space and landscaping are designed and arranged to produce an efficient, functionally organized and cohesive development;
 - f. Buildings, transportation improvements, open space, and landscaping are in favorable relationship to the existing natural topography, natural water bodies, and water courses, exposure to sunlight and wind and long views. Planned building sites are located and designed to minimize their impact on long views;
 - g. Buildings, transportation improvements, open space and landscaping are designed and arranged to maximize quality of life of the project and surrounding areas; and
 - h. Adequate facilities shall include water, sewer, storm water, and streets, all of which shall be constructed to the levels of service established in these regulations, the Town of Queen Creek General Plan or other Town ordinance and planning policy documents.
4. The Planning Commission may recommend approval to the Council of request for modifications to the requirements of the underlying zoning districts, except for modifications to the overall use and density, when the Planning Commission finds:
- a. That the requested modifications to the requirements of this Ordinance and the underlying zoning districts are in the best interests of the Town and are beneficial to the Town in that a higher quality or more appropriate design, or economic benefits (such as employment) can be achieved by not requiring strict adherence to the terms and regulations of this Ordinance;
 - b. That strict adherence to the requirements of this Ordinance is not required in order to ensure the health, safety and welfare of the future occupants of the proposed development;
 - c. That strict adherence to the requirements of this Ordinance is not required in order to ensure that property values of adjacent properties will not be reduced; and,
 - d. That the proposed development is consistent with the goals, objectives and policies of the General Plan.
5. PC Districts shall be approved by ordinance that states:
- a. Findings of fact upon which the approval is based;
 - b. Any schedule for development for the specific use or uses for which the PCD is being requested; and,
 - c. A stipulation that the PCD is conditionally approved subject to the approval of a Final Site Plan or Preliminary Plat for each land use parcel within two (2) years of the effective date of the ordinance. The Council may refer the application back to the Planning Commission. An extension of this time limitation may be extended upon written request of to the Development Services Director.
6. The Council may approve or disapprove any application for PCD zoning. An approval may include conditions deemed appropriate by the Council to ensure that all required findings as stipulated in Subsection 4.10.I.4. hereto are substantiated. The applicant and the Town may enter into a Development Agreement consistent with A.R.S. §9-500.05, in order to effectuate the requirements of this Section.
7. Upon the effective date of the ordinance, the Official Zoning Map shall be amended to designate the affected area with a PCD symbol or symbols on the subject property.

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8. All ordinances establishing a PC District shall contain, as a condition of rezoning, a requirement for Final Development Plan approval within two (2) years, in accordance with the Master Plan approved by the Town Council or other standards adopted by the Town Council and adopted as an amendment to the Official Zoning Map. An extension of this time limitation may be extended upon written request of to the Development Services Director.
- G. *Final Development or Site Plan.* Within two (2) years of the effective date of the amendment, the applicant shall file with the Planning Commission the following documents:
1. A Final Site Plan or Preliminary Plat for a phase of development incorporating a fully dimensioned plan identifying land use parcel dimensions, acreages, locating all proposed streets, structures, parking areas, landscaped areas, walls, sidewalks, and other elements of the first phase of the proposed project;
 2. Final Master Water and Sewer Report;
 3. Final Master Drainage Report;
 4. A Final Open Space and Landscape Plan with representation of the location of all plant materials, hardscape, walkways, and screening walls; a plant materials schedule indicating plant name (Latin and common), number and sizes used in the plan and on-center spacing;
 5. A Final Pedestrian and Bicycle Master Plan.
 6. Typical building elevations for all residential units and specific building elevations for any commercial or recreational buildings. If specific residential or commercial buildings are not known, then conceptual elevations will suffice as long as attention is paid to specific architectural features, such as building scale, form, material types and colors;
 7. The final site plan or final plat for each land use parcel shall be in substantial conformance with the land use plan and all requirements and conditions of the amendment adopted by the Council;
8. The final site plan or final plat may be submitted separately for each phase of development or as a whole; each submittal shall require a separate public hearing and approval by the Planning Commission and Council prior to the issuing of the zoning and issuance of building permits. When the final development or site plan is submitted in phases, the first phase shall be submitted as indicated above and each subsequent phase within two (2) years of approval of the previous phase; and,
9. Where the Planned Community District is used to impose special provisions regarding the design and development of a subdivision, the Final Plat as described in the Town's Subdivision Ordinance may constitute the applicant's Master Plan and Final Subdivision Map or the Final Site Plan for the individual parcel, provided, however, that the Final Site Plan/plat shall include all the elements and data provided for in paragraph 1 of this subsection.
- H. *Amendments to the Approved PC District.* An amendment to the approved PC District or "The Development Plan for _____" may be applied for by the original applicant or its successors. A determination shall be made by the Development Services Director as to whether the request is considered a major or minor amendment.
1. *Major Amendment.* If the Development Services Director determines the request to be a major amendment, the request shall follow the procedures set forth in subsection F. of this Section.
 - a. An amendment would be ruled major if any of the following is being applied for:
 - 1) An increase or decrease in the overall PC District boundary by more than ten percent (10%) of the original approved PC District boundary;
 - 2) An increase by more than ten percent (10%) of the original approved total

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non-residential acreage or total number of approved dwelling units; and,

- 3) Any changes in the land use or residential density that would have a net negative effect on public facilities, utilities infrastructure, or major street system as determined by the Development Services Director.
2. *Minor Amendment.* If the Development Services Director determines the request does not meet the criteria listed in subsection H.1, the Development Services Director may administratively act on the requested amendment and may add stipulations or conditions of approval thereto, to meet or exceed the PCD goals.
3. *Appeals to a Minor Amendment Approval.* An action or decision by the Development Services Director may be appealed within twenty (20) days from the date of decision.
 - a. Appeals shall be submitted in writing to the Development Services Department and shall include only the specific criteria being appealed.
 - b. The Planning Department shall submit a report to the Board of Adjustment (BOA) regarding the appeal request to be heard at the next BOA meeting.
 - c. The BOA procedure will follow the process outlined in Section 3.7.B of this Ordinance.
- I. *Administration and Enforcement.* The PC District will continue to be enforced and regulated regardless of any ownership transfer. It shall be the responsibility of the owner to inform any prospective purchasers of the existence of the PC District and "The Development Plan for _____". It is also the responsibility of the owner to maintain dialogue with the Development Services Director to ensure the development maintains all scheduled hearings and time frames required.
- J. *Termination of the PCD Classification.* Any zoning ordinance amendment adopted

under the provisions of this Ordinance shall terminate and the zoning classification of the affected property shall revert, subsequent to a public hearing conducted, to its prior district classification at the end of the two (2) years following the effective date of said amendment if the Final Site Plan or Plat thereof has not been submitted to the Planning Commission and Council for approval. When the submittal is phased, each subsequent phase shall be submitted within two (2) years of approval of the previous phase. The Council may grant one (1) extension of time not exceeding one (1) year for any phase of the development. The Planning Commission and Council shall hold a public hearing prior to any such reversion.

- K. *Extension of the PCD Classification.* An extension of the two (2) year time limitation may be extended upon written request of to the Development Services Director. Such written request shall provide sound justification based one (1) or more of the following:
 1. Financial and / or property dedication to the PCD's school district, improvement district or other government entity, per the terms of an established development agreement for the purpose of furthering and or implementing the subject PCD;
 2. Final design of the PCD's community infrastructure has been approved; or
 3. Other documented financial expenditure for the purpose of implementation of the PCD per the terms of the Council approval and / or Development Agreement.

4.11 Planned Area Development Overlay District

- A. *Purpose.* The purpose of the Planned Area Development Overlay District (PAD) is to provide for the orderly development of land consistent with the Town of Queen Creek General Plan and Zoning Ordinance while permitting flexibility in the design, construction and processing of residential, commercial and / or industrial developments of a quality which could not be achieved by traditional lot by lot

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development under conventional zoning concepts. While the conventional zoning districts and the requirements of those districts set forth in the Town of Queen Creek Zoning Ordinance are reasonable, there may be circumstances in which it is in the Town’s best interests to allow unique and / or creative designs and techniques that:

1. Promote the most appropriate use of a parcel;
2. Allow diversification of use;
3. Allow economic development;
4. Facilitate the adequate and economical provision of streets, parks, open space, schools, storm drainage, sewer and water utilities;
5. Preserve and utilize open space;
6. Offer recreational opportunities close to residential uses;
7. Enhance the neighborhood’s appearance;
8. Counteract adverse effects of urbanization; and,
9. Provide for the unified control of land development.

B. Permitted Uses.

1. The uses permitted in the PAD District shall be governed by the permitted uses in the underlying district or combination of underlying districts, as approved by the Council. An “underlying zoning district” shall mean those zoning districts set forth in Article 4 of this Ordinance.
2. The following criteria will be used by the Town Council in approving a Development Application for PAD:
 - a. The development application for PAD approval proposes substantial land use planning standards and principles over and beyond the minimum standards required in this Ordinance or any development ordinance adopted by the Town;

- b. The development application for PAD approval exceeds the minimum intent of the underlying zoning district(s) creating neighborhoods and sustainable communities over and above the criteria established in this Ordinance;
- c. The development application narrative for PAD demonstrates specific goals exceeding the General Plan and demonstrates how the overall goal of the General Plan is exceeded by the proposed development; and,
- d. The development application for PAD represents a unique and ingenious approach to land use development that separates itself from other typical suburban and / or urban development’s found within the region.

C. Permitted Densities.

1. *Mix of Densities.* PAD developments shall contain a mix of zoning districts pursuant to the General Plan.
2. *PAD District Requirements.* The PAD district shall comply with the bulk and area requirements of the underlying zoning district(s) except as otherwise set forth in this Section establishing the specific PAD district. A PAD district may be approved with modifications of these requirements in accordance with subsection G of this Section.
3. *Modifications of Requirements.* Any modification of the requirements of the underlying zones with respect to overall density and use shall be approved, by the Town Council.
4. Permitted densities in areas zoned Planned Area Development shall adhere to the following formula:

Planned Area Development Density Calculation:

$$D = \frac{DU}{A - (C + I + S + a + OS)}$$

DU: Total No of Dwelling Units Permitted

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D: Maximum Net Density (Table 4.7-1, Column (B))
A: Total Site Area (acres)
C: Total Commercial Land Area (acres)
I: Total Industrial Land Area (acres)
S: School Sites Reserved for Purchase by the School District (acres)*
a: Arterial and Collector Rights-of-Way (acres)
OS: Open Space

* Does not include sites dedicated to the School District.

5. *Applications for Changes or Modifications.* Applications for changes or modifications of the underlying zoning district(s) shall be submitted and processed concurrently with an application requesting approval of a Planned Area Development Overlay District.

D. *Required Design Elements and Amenities for PAD.* Section DS.6 of the Design Standards for the Town of Queen Creek lists required and optional design elements for a PAD.

E. *PAD Procedures.* Subject to the additional procedures set forth in this section, a PAD shall be processed in accordance with the procedures for a rezoning, pursuant to section 3.4 of this Ordinance.

1. No application for a rezoning to a PAD district shall be accepted and no PAD shall be approved by the Town Council until a neighborhood meeting has been completed pursuant to Article 3.1.C of this Ordinance. Failure to meet the notice and meeting requirements shall render the PAD application invalid and no further processing will be completed by the Town.

2. A specific land use plan shall be submitted with the PAD rezoning application including the following documents and information:

a. A narrative document and / or report, entitled, "The Development Plan for _____" including the following at a minimum:

- 1) Name and address of recorded landowner, architect/ engineer/ surveyor and contractor;
- 2) Date, north arrow, and scale;
- 3) Vicinity map at a scale of not less than 1" = 2,000 ft.;
- 4) A complete (surveyed) written legal description of the aggregate property boundaries and each individual sub land use parcel or properties under application for approval;
- 5) A survey map noting the property boundaries and legal description, topography with a maximum contour interval of two feet (2') where existing ground is on a slope of less than two percent (2%), then either one foot (1') contours or spot elevation shall be provided where necessary, existing structures, adjacent streets (location, name and width) and significant natural features;
- 6) Maps indicating the land use parcel sizes and zoning categories. Said map shall be accurately measured and described, indicating acreage of land uses and zoning districts proposed specifying the number of units proposed for each parcel, with gross density as defined by the General Plan and this section;
- 7) A plan with notes specifying the intended land uses, types of structures and intensity of use, proposed underlying zoning, primary points of access and major interior street alignments; off-street parking and loading, site perimeter setbacks, typical landscaping and screening treatments; total area in open space and drainage information;
- 8) The survey map and conceptual plan should be combined into one (1) plan and may include other data as requested by the Planning Department to assure compliance with this Section; and,

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- 9) Availability of roads, parks, open space, sewer, water, and storm water facilities at, or exceeding the levels of service established in the Queen Creek General Plan and land development regulations.
 - b. *Master Open Space, Landscape, Pedestrian, and Bicycle Plan.*
 - 1) A preliminary landscape plan as defined in Article VI of the Subdivision Ordinance. A concept plan may be submitted if no preliminary plat is submitted along with the PAD application;
 - 2) A Comprehensive Sign Plan, detailing all proposed signage for the site (if applicable); and,
 - 3) A pedestrian and bicycle master plan that details all improvements and amenities being provided.
 - c. *Master Phasing Schedule.* A schedule for development of the specific, proposed use or uses for which rezoning is required. The schedule for development shall include a construction schedule for various phases of the development if construction phases are anticipated.
 - d. *Residential Design Guidelines (if applicable).* Indicate at a minimum, typical lot(s), setbacks, architectural style variations, types of materials proposed, and the overall theme of the various districts. Indicate how garages will be de-emphasized.
 - e. Preliminary master drainage report as defined in the Town of Queen Creek Subdivision Ordinance and required by the Town Engineer;
 - f. Preliminary master water report as defined in the Town of Queen Creek Subdivision Ordinance and required by the Town Engineer;
 - g. Preliminary master sewer report as defined in the Subdivision Ordinance and required by the Town Engineer;
 - h. Evidence in both narrative and graphic form of compliance with this Ordinance and the following standards where applicable:
 - 1) All state air quality standards;
 - 2) All state water quality standards; and,
 - 3) School site dedication or documentation that sufficient capacity exists.
3. The Planning Commission shall hold a public hearing to consider the proposed rezoning and master plan according to the following criteria:
 - a. The project is consistent with and implements the Town of Queen Creek General Plan and the provisions of this Ordinance;
 - b. The arrangement of all uses and improvements reflects the natural capabilities and limitations of the site as well as the characteristics and limitations of the adjacent property;
 - c. Development is compatible with the immediate environment of the site and neighborhood relative to architectural design, scale, bulk and building height; historical character and disposition and orientation of buildings on the lot;
 - d. Buildings, transportation improvements and open space areas are:
 - 1) Arranged on the site so that activities are compatible with the neighborhood and consistent with adopted ordinances and generally accepted planning principles;
 - 2) Designed and arranged to produce an efficient, functionally organized and cohesive development;
 - 3) In favorable relationship to the existing natural topography, natural water bodies, and water courses, exposure to sunlight and wind and long views. Planned building sites are located and designed to minimize their impact on long views; and,

ARTICLE 4 – ZONING DISTRICTS

- 4) Designed and arranged to maximize quality of life of the project and surrounding areas.
 - e. Adequate facilities shall include water, sewer, storm water, and streets, all of which shall be constructed to the levels of service established in these regulations, the Town of Queen Creek General Plan or other Town ordinance and planning policy documents.
4. The Planning Commission may recommend approval to the Council of request for modifications to the requirements of the underlying zoning districts when the Planning Commission finds:
- a. That the requested modifications to the requirements of this Ordinance and the underlying zoning districts are in the best interests of the Town and are beneficial to the Town in that a higher quality or more appropriate design, or economic benefits (such as employment) can be achieved by not requiring strict adherence to the terms and regulations of this Ordinance;
 - b. That strict adherence to the requirements of this Ordinance is not required in order to ensure the health, safety and welfare of the future occupants of the proposed development;
 - c. That strict adherence to the requirements of this Ordinance is not required in order to ensure that property values of adjacent properties will not be reduced; and,
 - d. That the proposed development is consistent with the goals, objectives and policies of the General Plan.
5. PAD districts shall be approved by ordinance that states:
- a. Findings of fact upon which the approval is based;
 - b. Any schedule for development for the specific use or uses for which the PAD is being requested;
 - c. Any modifications to the requirements of the underlying zoning district or districts which may be approved; and,
 - d. A stipulation that the PAD is conditionally approved subject to the approval of a Final Site Plan or Preliminary Plat for each land use parcel within two (2) years of the effective date of the ordinance. The Council may refer the application back to the Planning Commission.
6. The Council may approve or disapprove any application for PAD overlay zoning. An approval may include conditions deemed appropriate by the Council to ensure that all required findings as stipulated in Subsection 4.10.I.4. hereto are substantiated. The applicant and the Town may enter into a Development Agreement consistent with A.R.S. §9-500.05, in order to effectuate the requirements of this Section.
7. Upon the effective date of the ordinance, the Official Zoning Map shall be amended to designate the affected area with a PAD symbol or symbols on the subject property.
8. All ordinances establishing a PAD Overlay District shall contain, as a condition of rezoning, a requirement for Final Development Plan approval within two (2) years, in accordance with the Master Plan approved by the Town Council or other standards adopted by the Town Council and adopted as an amendment to the Official Zoning Map.
- F. *Final Development or Site Plan.* Within two (2) years of the effective date of the amendment, the applicant shall file with the Planning Commission the following documents:
1. A Final Site Plan or Final Plat incorporating a fully dimensioned plan identifying land use parcel dimensions, acreages, locating all proposed streets, structures, parking areas, landscaped

ARTICLE 4 – ZONING DISTRICTS

areas, walls, sidewalks, and other elements of the first phase of the proposed project;

2. Final Master Water and Sewer Report;
3. Final Master Drainage Report;
4. A Final Open Space and Landscape Plan with representation of the location of all plant materials, hardscape, walkways, and screening walls; a plant materials schedule indicating plant name (Latin and common), number and sizes used in the plan and on-center spacing;
5. A Final Pedestrian and Bicycle Master Plan;
6. Colored, typical elevations for all residential units and specific building elevations for any commercial or recreational buildings;
7. The final site plan or final plat for each land use parcel shall be in substantial conformance with the land use plan and all requirements and conditions of the amendment adopted by the Council;
8. The final site plan or final plat may be submitted separately for each phase of development or as a whole; each submittal shall require a separate public hearing and approval by the Planning Commission and Council prior to the issuing of the zoning and issuance of building permits. When the final development or site plan is submitted in phases, the first phase shall be submitted as indicated above and each subsequent phase within two (2) years of approval of the previous phase; and,
9. Where the Planned Area Development Overlay District is used to impose special provisions regarding the design and development of a subdivision, the Final Plat as described in the Town's Subdivision Ordinance may constitute the applicant's Master Plan and Final Subdivision Map or the Final Site Plan for the individual parcel, provided, however, that the Final Site Plan/plat shall include all the elements and data provided for in paragraph 1 of this subsection.

G. *Amendments to Approval.* Following adoption of the Master Plan or Final Development or Site Plan, as the case may be, said plan shall not be changed, amended, or altered in any manner except as set forth herein. Any substantial change or alteration in the physical or spatial characteristics of the plan or its configuration shall be considered a rezoning and shall only be accomplished pursuant to this Article. The following PAD Amendment criteria shall be applicable:

1. *Minor Amendment.* Minor changes in the design and location of buildings, parking, landscape areas, retention, etc. may be authorized by the Planning Administrator.
2. *Major Amendment.* Major changes shall consist of a change of land use, changes to the proposed arterial roadway transportation circulation system, or any request pertaining to a Large Single Retail Use or Large Multiple Use Shopping Centers. All Major Changes shall be submitted to the Planning and Zoning Commission and Town Council for their review and approval in accordance with the requirements set forth in section 3.4 of this Ordinance.

H. *Termination of the PAD Classification.* Any zoning ordinance amendment adopted under the provisions of this Ordinance shall terminate and the zoning classification of the affected property shall revert, subsequent to a public hearing conducted, to its prior district classification at the end of the two (2) years following the effective date of said amendment if the Final Site Plan or Plat thereof has not been submitted to the Planning Commission and Council for approval. When the submittal is phased, each subsequent phase shall be submitted within two (2) years of approval of the previous phase. The Council may grant one (1) extension of time not exceeding one (1) year for any phase of the development.

I. *Existence of PAD Districts Prior to Adoption of this Ordinance.* Any Planned Area Development Overlay District (PAD) that was legally authorized by the Queen Creek Town Council prior to the adoption of this Ordinance may remain as a Permitted

ARTICLE 4 – ZONING DISTRICTS

Planned Area Development Overlay District (PAD).

4.12 Manufactured Housing Overlay District

A. *Purpose.* The principal purpose of the Manufactured Housing Residential Overlay Zoning District is to provide for housing which is similar to conventional site-built housing in subdivisions or on individual lots of record in areas where manufactured housing is appropriate by taking into consideration existing conditions, including present use of land and public utilities.

B. *General Provisions.*

1. The Manufactured Housing Residential Overlay Zoning District is an overlay zone and may be combined with any Residential Zoning District and not with any other Zoning District. The height, yard, intensity of use, parking, loading and unloading regulations shall be governed by the provisions of the underlying Zoning District.
2. All portions of a lot or parcel located within the Manufactured Housing Residential Overlay Zoning District as designated on the Zoning District maps shall be subject to the regulations set forth in this Section and that meet the design criteria stated in Town of Queen Creek Design Standards.

C. *Use Regulations.* The Use Regulations which apply to property in any Zoning District with which the Manufactured Housing Residential Overlay Zoning District has been combined shall remain the same as specified in the primary Zoning District, except that a manufactured house shall be utilized in lieu of a site-built single-family dwelling in all cases.

D. *Other Regulations.* Additional regulations which apply to property in any Zoning District with which the Manufactured Housing Residential Overlay Zoning District has been combined shall remain the same as specified in the primary Zoning District unless otherwise specified herein.

E. *Locations Regulations.* A manufactured house shall be oriented on a lot or parcel so that the wide side of the manufactured house faces the front lot line, except on lots or parcels where such an orientation would not meet side yard width requirements at every location between the front and rear setback lines.

F. *Permanent Foundation.* A manufactured house shall be permanently attached to a permanent foundation on a lot or parcel.

4.13 Transfer of Development Rights

A. *Purpose.* The density or intensity of a use that would have been allowed on a site designated as a critical area in the absence of the application of this Ordinance may be used by clustering the development within non-sensitive areas within the project site (see Section 4.10.E of this Ordinance) or off-site through the transfer of development rights pursuant to this Section.

B. *Development Rights Created.* The Town of Queen Creek Development Rights is hereby created. All Critical Areas, except for those owned by a public agency and those subject to a conservation easement or other legal restriction precluding the physical development of the land on the effective date of this Ordinance, are assigned Town of Queen Creek Development Rights at the following ratios:

1. *Hillside Protection.* Development potential may be transferred at the ratio set forth in Section 4.13.D.2 of this Ordinance.
2. *Agricultural Preservation.* One-hundred percent (100%) of the development potential may be transferred to the Town Center ~~Zoning District~~Activity Area.
3. *Owners of Protected Environmentally Sensitive Areas.* Smaller than the acreage specified above are entitled to fractional development rights at the ratios established above. Any fraction equal to one-half (1/2) or greater shall be rounded to the nearest whole number.

ARTICLE 4 – ZONING DISTRICTS

C. *Severability.* Town of Queen Creek Development Rights shall be severable from the underlying fee and shall be transferable to receiver parcels of land.

D. *Use of Development Rights on Receiver Parcels.*

1. *Receiving Districts Designated.* Severable development rights established in accordance with subsection B of this section may be transferred to any of the following districts up to the maximum density set forth in Section 4.7 of this Ordinance:

~~a. Town Center; and,~~

~~b.a.~~ Any zoning district located within the Town Center Activity Area or the Urban Corridor Tier.

2. *Unique Circumstances.* If the Town of Queen Creek determines, during the review process established within this Ordinance, that the parcel proposed for development reflects unique or unusual circumstances, or that development of the parcel at the maximum density would affect surrounding uses in a manner contrary to the public health, safety, and welfare, or would be inconsistent with the General Plan, the Town Council may limit the number of development rights that may be transferred to the receiver parcel. Any development order that limits the use of development rights to less than the indicated maximum density shall include specific findings of fact on which the restriction is based and shall specify what changes, if any, would make the parcel proposed for development eligible for development at the maximum indicated density.

E. *Procedure for Transferring Development Rights.*

1. *Timing.* Development rights allotted to a Critical Area may be transferred to any person at any time and shall be deemed, for taxation and all other purposes, to be appurtenant to the land from which the rights are transferred until a development order is issued authorizing

use of the Development Rights at a receiver parcel at which time they shall attach to the receiver parcel for all purposes.

2. *Recordation of Transfer of Development Rights.* No Development Right shall increase the intensity or density of the use of a receiver site until the owner of the transferor parcel has recorded a deed in the chain of title of the transferor parcel expressly restricting the use of the land in perpetuity to a conservation zone. The deed restriction shall be expressly enforceable by the Town of Queen Creek, and a boundary plat for the transferor parcel shall be recorded reflecting the restriction.

3. *Evidence of Restriction Required For Development Approval.* A developer of a receiver site must submit, in conjunction with his application for development approval, evidence that the transferor parcel has been restricted to non-development uses and that a boundary plat has been recorded in accordance with the above provisions.

F. *Notice and Hearing Requirements.* Any proposed transfer of development rights from the sending property or to the receiving property shall be subject to the notice and hearing requirements of A.R.S. §9-462.04.

G. *Preceding Transfer of Development Rights.* Prior to any transfer of development rights, the Town Council shall adopt an ordinance providing for:

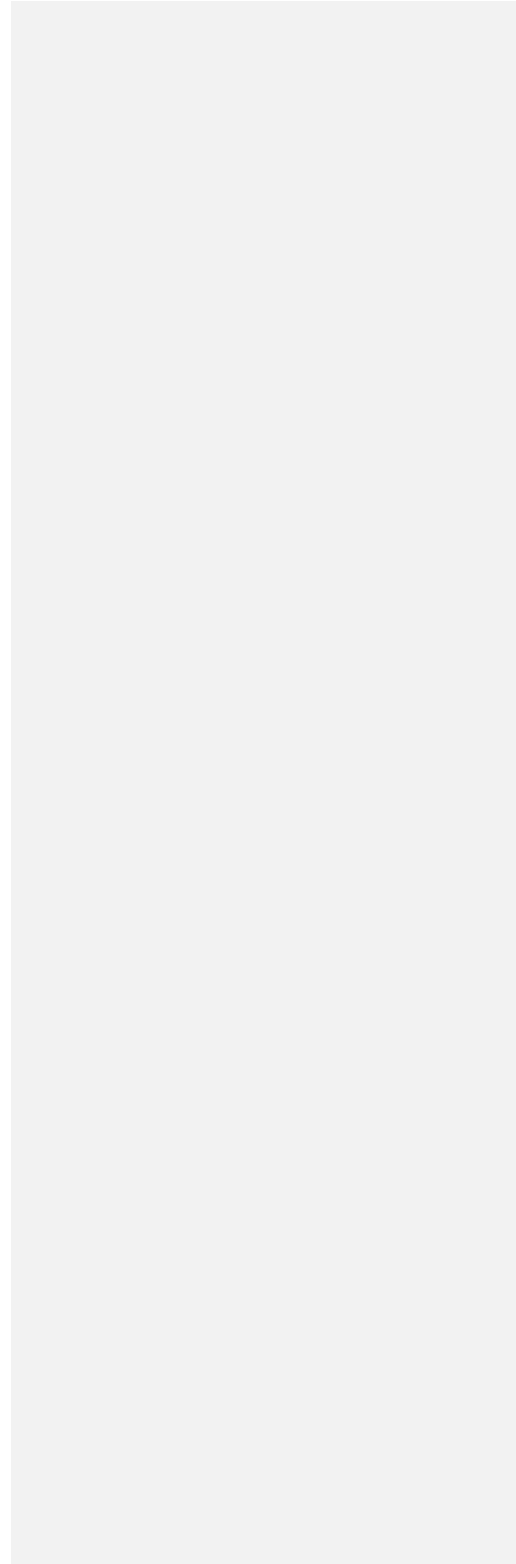
1. The issuance and recordation of the instruments necessary to sever development rights from the sending property and to affix development rights to the receiving property. These instruments shall be executed by the affected property owners and lien holders.

2. The preservation of the character of the sending property and assurance that the prohibitions against the use and development of the sending property shall bind the landowner and every successor in interest to the landowner.

Zoning Ordinance

Article 5.0

Site Improvement Standards



ARTICLE 5 – SITE IMPROVEMENT STANDARDS

5.0 Site Improvement Standards

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5.1 Adequate Public Facilities

A. *Adoption by Reference.* The "Town of Queen Creek Adequate Public Facilities" requirements, a current copy of which is on file with the Development Services Department and which may be modified from time to time, are hereby adopted by reference as if set out at length in this Ordinance.

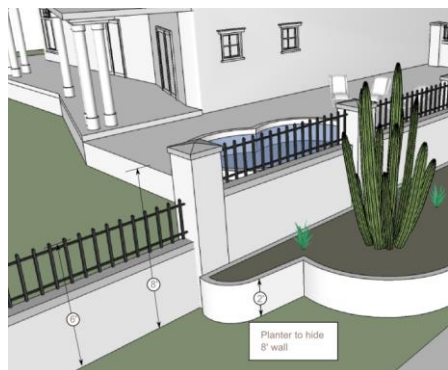
5.2 Fencing and Walls

A. *General Standards.*

1. Fencing and screening shall be permitted as provided in this Section.
2. Fence materials shall be durable and consistent with abutting fences.
3. The height and location requirements of this section may be modified as part of a subdivision, planned area development, special use, or conditional use approval. For fences on retaining walls, see definition of a retaining wall.
4. Fences in the required front yard setback shall not exceed thirty-six inches (36") in height. Such fences may be increased to forty-eight inches (48") maximum height if the fencing material extending above the thirty-six inch (36") height is an open material such as wrought iron or vinyl rail. Parcels that are zoned R1-43 and larger may construct fences up to six feet (6') in height, where the solid portion of the fence, if any, does not exceed thirty-six inches (36") and does not encroach any closer than eight feet (8') from the front property line or create any visibility conflicts that may be determined by the Town.



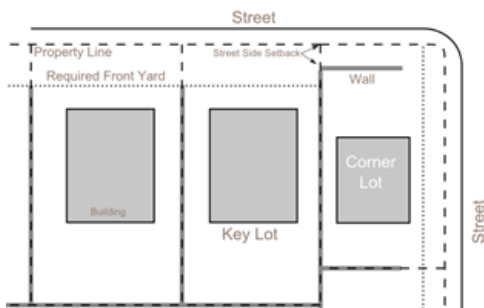
5. A fence constructed on a side or rear property line shall not exceed a height of six feet (6') from highest finished grade adjacent to the fence, nor more than eight feet (8') from the lowest grade adjacent to the fence. Any fence of more than six feet (6') height on the low side shall use berming, landscaping, fence offset(s) or similar enhancements to mask height differences, and in no case shall the fence height exceed eight feet (8'). Where the fence height exceeds six feet (6') on the lower side, a view fence shall be required for the portion above six feet (6') in height (i.e. 6' solid - 2' view).



6. Any fence above six feet (6') in height shall be designed by an Arizona registered structural engineer and approved by the Town.
7. On that part of the lot other than the required front yard setback area, fences may be erected up to six feet (6') in height.

ARTICLE 5 – SITE IMPROVEMENT STANDARDS

8. Connecting side yard fences are to be set back a minimum distance of one-quarter ($\frac{1}{4}$) of the required front yard setback) from the front face plane of the residential structure.
9. When a corner lot abuts a key lot, the fence or freestanding wall over three feet, six inches (3' 6") but not more than six feet (6') in height on the corner lot shall be set back from the street side property line not less than one-half ($\frac{1}{2}$) the depth of the required front yard.

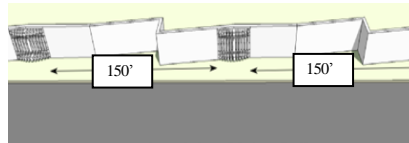


10. The fencing details shall show the proposed method of construction and anchoring of the fence, posts, and gate.
11. The fencing details shall clearly show the proposed distance between the fence and the abutting property lines and the distance to the sight line of a street right-of-way intersection. Adequate sight distance shall be maintained.
12. The height of fences shall be determined by measurement from the ground level at all points upon which the fence is located. An increase in height shall be allowed when spacing for drainage under the fence is needed.
13. The use of barbed wire, wire mesh or chain link shall not be used in any zoning district.
14. Storage areas, solid waste dumpsters, and large items for solid waste pick-up shall be confined in an enclosed area and shall be of solid construction, six feet (6') high with locking gates providing access.
15. Solid fence designs shall require use of a minimum of three (3) materials including

stone, brick, block, or textured block including treated, split-face, single-score or patterned integrally colored block or similar enhancement and may include changes in color or texture. Alternative wall designs may be considered by the Planning Administrator.



16. All fences/walls visible from an arterial, collector or local streets shall provide decorative columns, offsets or undulations with a minimum of two feet (2') change to create additional variety. The columns/offsets/undulations shall be provided every one hundred and fifty feet (150'). Alternative wall designs that meet the intent of this section may be considered by the Planning Administrator.



17. Fences adjacent to parks shall be partial view fencing (4' solid - 2' view). Openings in the perimeter wall are encouraged at the end of the abutting interior cul-de-sac streets.



ARTICLE 5 – SITE IMPROVEMENT STANDARDS

B. Rural Zoning Districts A-1, AT, R1-190, R1-154, R1-108, R1-54, R1-43.

1. Fences adjacent to arterial and collector streets may be view fencing or a solid wall regardless of the landscape tract width separating the lots from the street and no taller than six feet (6') in height.



2. All fencing along individual property boundaries may be viewfencing or a solid wall and no taller than six feet (6') in height.



3. All fences shall be decoratively treated on the public side to match the architectural style and design of the neighborhood.



C. Suburban Zoning Districts R1-35, R1-18, R1-15, R1-12, and Urban Zoning Districts R1-9, R1-8, R1-7, R1-6, R1-5, R1-4, MDR and- HDR and-TC-

1. Fences adjacent to streets may be solid regardless of the landscape tract width separating the lots from the street and no taller than six feet (6') in height.



2. All fences shall be decoratively treated on the public side to match the architectural style and design of the neighborhood.



D. Non-Residential Zoning Districts.

1. All perimeter fences shall be finished on all sides to match the commercial and / or industrial product architectural style and design.

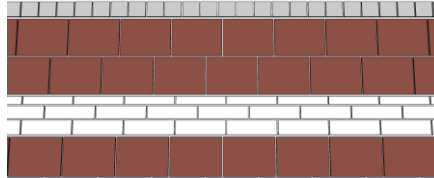
ARTICLE 5 – SITE IMPROVEMENT STANDARDS

2. A fence constructed on a side or rear property line shall not exceed a height of six feet (6') from highest finished grade adjacent to the fence, nor more than eight feet (8') from the lowest grade adjacent to the fence. Any fence of more than six feet (6') in height on the lowside shall use berming, landscaping, fence offset(s) or similar enhancements to mask height differences, and when adjacent to single or multi-family residential the fence height shall not exceed eight feet (8').
3. Parking areas adjacent to the required front yard shall provide a decorative screen wall or landscape berm or combination thereof to a height not to exceed three feet (3') in order to adequately screen the undercarriages of the parked vehicles. Parking lot screen walls shall also be subject to the design provisions set forth in Section 5.2.A.15 & 16 above.



4. Six inch (6") wide Interlocking Blocks: Six inch (6") wide concrete masonry blocks designed in accordance with the approved Town of Queen Creek design specification are permitted for internal lot line and privacy fences.
5. Six inch (6") wide Non-Interlocking Blocks: All perimeter subdivision fences adjacent to open space or arterial and collector rights-of-way shall be constructed of a 6" block provided the fence system is designed by an Arizona registered structural engineer and approved by the Town.
6. Eight inch (8") wide Non-Interlocking Blocks: 8" non-interlocking block is

permitted in all areas of the subdivision provided it is designed and installed in accordance with the Town of Queen Creek design specification or an Arizona registered structural engineer.



7. Solid Perimeter Fence Standards. Solid fencing use along arterial and collector streets on the perimeter of residential projects addresses individual property concerns regarding noise, light, privacy, and safety. Because solid fence use affects the image, character, safety, and privacy of the community, design upgrades such as material choices and additional buffering to offset the reduction in project openness and reduce the impact of solid fencing is required.

8. Exceptions

- 7-a. Fencing and wall standards in the Downtown Core (DC) district shall be in conformance with the DC Design Guidelines and Chapter 7 of the Design Standards. Alternative standards that meet the intent of the Zoning Ordinance may be considered by the Planning Administrator. Where a conflict arises between the applicability of the Zoning Ordinance and Design Guidelines in the DC district, the Planning Administrator shall make the final determination.

5.3 Landscaping Standards

- A. *Purpose.* The purpose of this Section is to implement the goals of the Queen Creek General Plan in regard to providing landscaping and buffering standards for landscaping that will capitalize on the Town of Queen Creek's agricultural character and identity while preserving natural resources, native plants, and scarce water supplies. These requirements will be applied to all new development, redevelopment or building expansion (greater than twenty-

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ARTICLE 5 – SITE IMPROVEMENT STANDARDS

five (25%) of the gross building area) projects including streetscaping of rights-of-ways. Landscape plans, complete with irrigation plans, shall accompany any application for development approval. These minimum landscaping requirements will:

1. Establish a landscape theme including street trees and streetscape design to be used throughout the Town to promote the overall Town and neighborhood character and identity;
2. Provide buffering and transitions between less intensive land uses abutting intensive development and land uses and between washes, multi-use trails and low intensity residential development;
3. Preserve and accentuate Queen Creek's agricultural heritage;
4. Preserve existing native vegetation, as an integral part of the Sonoran Desert and wildlife habitats, and incorporate native plants, low-water need plant communities, and ecosystems into landscape design;
5. Promote innovative and cost-conscious approaches to the design, installation, and maintenance of landscaping while encouraging water and energy conservation;
6. Reduce soil erosion and increase infiltration in permeable land areas essential to storm water management and aquifer recharge;
7. Manage efficiently and effectively the groundwater supplies by using drought-tolerant, low maintenance, and low-water consumptive landscape;
8. Encourage community gardens for cultivation of fruits, flowers, vegetables, or ornamental plants;
9. Maintain and increase property values by requiring landscaping to be incorporated into development; and,
10. All plant material shall be selected from the Arizona Municipal Water Users Association (AMWUA) list of very-low,

low, or moderate water use plants. The Planning Administrator may approve alternative plant materials.

B. Interpretation of Landscaping Terms.

Where necessary to interpret the precise meaning of technical landscaping terms used in this Section, reference shall be made to The American Standard For Nursery Stock, as published by the American Association of Nurserymen (AAN), which document is hereby incorporated by reference as if set forth in its entirety herein.

C. Exceptions.

i) Landscaping standards in the Downtown Core (DC) district shall be in conformance with the DC Design Guidelines and Chapter 7 of the Design Standards. Alternative standards that meet the intent of the Zoning Ordinance may be considered by the Planning Administrator. Where a conflict arises between the applicability of the Zoning Ordinance and Design Guidelines in the DC district, the Planning Administrator shall make the final determination.

~~B.~~

C.D. Minimum Standards for Landscaping Design and Development.

1. *Landscape Requirements.* Except for single family uses, the following minimum requirements shall be provided for each developed parcel:
 - a. *Street right-of-way landscaping.* One (1) tree and six (6) shrubs for each thirty feet of street frontage. The front twenty feet (20') of the required onsite landscape buffer setback area may also be used to satisfy this requirement.
 - b. *On-site landscaping.* The following quantities of landscaping materials are required in all areas on-site including the parking lot:
 - i. Commercial/Office/Retail Developments- One (1) tree and ten (10) shrubs per one thousand (1,000) square feet of landscape area. Alternative landscape designs that meet the intent of

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ARTICLE 5 – SITE IMPROVEMENT STANDARDS

this section may be considered by the Planning Administrator.

~~ii~~ Industrial Developments- One (1) tree and ten (10) shrubs per one thousand five hundred (1,500) square feet of landscape area. Alternative landscape designs that meet the intent of this section may be considered by the Planning Administrator.

(minimum size half-inch (1/2") minus or screened, except quarter-inch (1/4") minus shall be used on all equestrian trails) or turf. Where boulders are used one-third (1/3) of the boulder shall be buried.

4. All plant material shall meet the minimum standards contained in the most recent edition of the Arizona Nursery Association's Growers Committee Recommended Tree Specifications which document is hereby incorporated by reference as if set forth in its entirety herein, as to size, condition and appearance. *Acceptable Frontage Landscaping.* A minimum of thirty percent (30%) of all frontage landscaped areas shall be covered with vegetative or organic ground cover consisting of turf, not to exceed fifty percent (50%) of the minimum requirement, or other living plant materials characterized by horizontal growth which generally do not exceed eighteen inches (18") in height.

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- c. The planting requirements of this paragraph, as well as the total square footage of landscape area required, may be reduced up to twenty-five percent (25%) where existing shade trees in excess of the minimum requirement are retained upon the approval of the Planning Administrator or his or her designee. Existing shade trees shall measure four inch (4") caliper or more when measured eighteen inches (18") above ground.

2. *Landscape Requirements for single family uses.* See the design criteria stated in Town of Queen Creek Design Standards for front yard landscaping options.

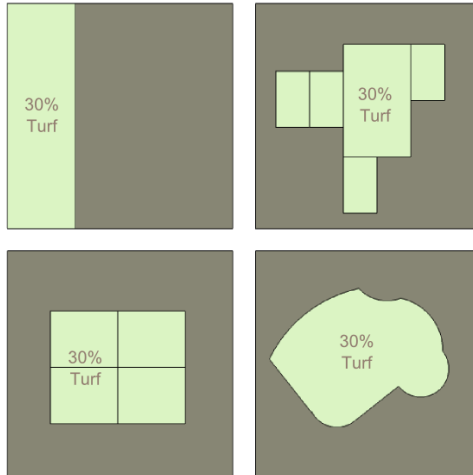
3. *Minimum Plant Size.* The minimum allowable plant size for new installations shall be as follows:

- a. The minimum size shall be fifteen (15) gallons, six feet (6') in height, and a caliper of one inch (1") measured four inches (4") above the soil line. Fifty percent (50%) of the required number of street frontage trees are to be twenty-four inch (24") box size or larger, six feet (6') in height, and a caliper of one and a half inch (1 1/2") measured four inches (4") above the soil line.

- b. Shrubs shall measure a minimum of five (5) gallon size upon installation.

- c. Organic ground covers shall be a minimum of one (1) gallon size upon installation.

- d. Inorganic ground covers shall be used and shall consist of decomposed granite



ARTICLE 5 – SITE IMPROVEMENT STANDARDS



5. Common Area Landscaping Requirements.

- a. In any single family residential district, a minimum of two (2) trees per dwelling unit shall be required, which may include street trees. In any multifamily district, a minimum of one (1) tree per dwelling unit shall be required, which may include street trees and perimeter landscaping. A minimum of twenty-five percent (25%) of required trees shall be twenty-four inch (24”) box or larger.
- b. Office and commercial developments shall be landscaped not less than fifteen (15%) of the developed parcel and industrial developments not less than ten percent (10%) of the developed parcel.

6. Landscape Buffer Setbacks.

- a. A buffer setback as described in Table 5.3-1 shall be provided to ensure visual separation between uses when appropriate; create a transition area; to preserve and enhance property values; and, to implement the goals and policies of the General Plan. To the extent that there is an inconsistency between this Section and the Subdivision Ordinance, the more restrictive requirement shall be used.
- b. A landscape setback may be used for passive recreation. It may contain sidewalks or paths, parks, open space, or storm water retention basins. Active recreational uses, such as play fields, swimming pools, or other active, structured recreational uses or

circulation drives and parking lots, shall not be permitted in the landscape setback.

- c. A 50% proportional share of the required landscape setback shall be installed along each property line by each development.
- d. A landscape setback shall be developed in the outer perimeter of a lot or parcel extending to the lot or parcel line. The landscape setback shall not be located within any public right-of-way or private street.

Table 5.3-1 Landscape Buffer Setbacks

	SFR	MFR	COM	EMP
SFR	0*	30	30	40
MFR	30	0	20	20
COM	30	20	0	20
EMP	40	20	20	0

SFR - Single Family Residential
MFR - Multi Family Residential
COM - Commercial
EMP - Employment

* A 30 foot buffer may be required adjacent to rural and large lot suburban zoning districts.

7. Landscape Street Setbacks.

- a. For all residential subdivision, multi-family and non-residential development a thirty foot (30’) wide landscaped setback shall be provided along all abutting arterial roadways with breaks for approved access points. A minimum fifteen foot (15’) wide landscape setback shall be planted along collector roadways.

- 8. *Landscape Installation.* All landscaping shall be installed in accordance with accepted planting procedures. If after three (3) years following installation, plant materials have not formed an effective screen, or if an effective screen is not maintained, the Planning Administrator may require that another type of screen be added or additional plantings be installed. Landscaped areas shall require protection from vehicular encroachment. The Planning

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Administrator or his or her designee shall inspect all landscaping and no Certificate of Occupancy or similar authorization will be issued unless the landscaping meets the requirements herein provided.

General. All required landscaping materials shall be in place prior to the time of issuance of a final Certificate of Occupancy, weather permitting. In periods of adverse weather conditions, a temporary Certificate of Occupancy may be issued, subject to the posting of a cash escrow or irrevocable letter of credit in an amount equal to one and one-half (1-1/2) times the estimated cost of the landscaping, with said estimated cost to be certified by a landscaping provider. The cash escrow or irrevocable letter of credit may be forfeited if the landscaping is not completed within one (1) year after the issuance of the temporary Certificate of Occupancy. Forfeiture of any cash escrow or irrevocable letter of credit shall not relieve the owner of the responsibility to complete the required landscaping.

- a. Trees and shrubs shall be adequately supported and staked when planted. No trees shall be planted under overhead service wires if their mature heights will interfere with the wires.
 - b. All landscaped areas shall be finished with a natural topping material which may include, but is not limited to, the following: turf, groundcover planting, decomposed granite two inches (2") minimum in depth, river run rock, or expanded shale.
 - c. Trees shall not be planted under outdoor lighting structures. Landscape plant material shall be arranged in a manner not to obstruct security lighting. Where a conflict arises between landscape elements required under this Ordinance and security lighting, the Planning Administrator shall make the final determination.
 - d. Plant material installed within the site triangle at roadway intersections shall not exceed twenty-four inches (24") in height at maturity. Tree canopy height shall not be less than six feet (6'). The site triangle at an intersection shall be calculated according to Chapter 9, Section 9.2 of the Maricopa County Department of Transportation Roadway Design Manual. The Town of Queen Creek's official reference for roadway design standards.
 - e. All plant materials used in public right-of-way, medians, or parking lot islands shall come from the Arizona Municipal Water Users Association Low Water Use Plant List.
9. *Site Stabilizations.* The applicant shall revegetate the graded and / or disturbed land where any construction activity has occurred in order to prevent erosion by water, wind or subsidence, as follows:
- a. Revegetate the construction area with native species or with revegetation seed mixes. Revegetative native plants include: desert trees, desert shrubs and grasses, large specimen cacti or seeding of the same.
 - b. Weedy species such as Russian Thistle, Telegraph Plant, Desert Broom, Pigweed or Burrow Bush shall be weeded to prevent growth and spread of such species onto adjacent properties.
 - c. Slopes steeper than three to one (3:1), where revegetation and plant material alone will not hold soil in place, shall be held in place with turf, retaining walls, rip-rap, or shall be developed with a system of terraces or diversions to ensure slope stability, control surface water runoff and encourage rapid vegetation establishment, or any method deemed appropriate by the Town.
10. *Dust Control.* During grading and until revegetation is established, the applicant shall use the following methods to reduce and mitigate the production of dust and such methods shall be addressed in the grading permit prior to commencement of construction.
- a. Dust palliative approved by Town Engineer;
 - b. Watering during grading;

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- c. Use of decomposed granite or other decorative landscape material as a groundcover for non-slope and vehicular/pedestrian areas; and,
- d. The use of motor oil, oil treatment, sodium chloride, or any other palliative method that cause adverse effects on human, animal or plant life or that may cause property damage shall be prohibited.

D-E. Prohibited Plants. The “Swan Hill Olive” and the “Wilson Hill Olive” varieties may be used due to their non-flowering non-pollen status and are exempt from the prohibited plants list:

1. Olive Trees (*Olea Europaea*) are prohibited for reasons of their profuse production of allergy producing pollen except for the two (2) varieties as mentioned above;
2. Fountain Grass (*Pennisetum Setaceum*) is prohibited as a defined weed with the potential to spread throughout the Town and become a fire hazard;
3. Common Bermuda grass (*Cynodon Dactylon*) is prohibited as a defined weed and for its profuse production of allergy producing pollen. (For clarification purposes, non-allergenic species are permissible as approved by the Town); and,
4. Mulberry Trees (*Morus*) are prohibited as noxious pollen producers.

E-F. Street Rights-Of Way Landscaping.

1. Street trees and other plant materials (i.e. shrubs, ground cover, accent plantings, etc.) shall be planted within all street right-of-ways in all zoning districts.
2. Trees shall not be planted in planting strips that are less than five (5) feet wide, measured from the back of curb to the edge of the adjacent sidewalk.
3. All parcels located at the intersection of an arterial intersection, shall observe a buffer setback pursuant to Table 5.3-1. Said buffer shall not be encumbered by

parking areas, buildings or other improvements. The Planning Administrator or his or her designee shall have the authority to impose special conditions or guidelines on the development of property at arterial intersections that affect the following design elements in order to achieve the purposes of this section:

- a. Landscape architecture;
 - b. Building architecture;
 - c. Building orientation;
 - d. Vehicular ingress, egress, and circulation;
 - e. Walls and screening devices; and,
 - f. Building setbacks.
4. Street trees shall be spaced on each side of the street and within medians where applicable, in order to form a pleasant experience for motorists, pedestrians, and building occupants, as applicable.



5. Planting shall be spaced at regular intervals without regard to property lines in order to present a balanced appearance. Required spacing shall be not greater than thirty feet (30') or fraction thereof to achieve a tree-lined street appearance. Linear planting is preferred.
6. Trees for an entire block shall be planted at the same time.
7. Up to two (2) different species of trees may be planted alternately where an entire block is developed.

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8. A minimum of six (6) shrubs are required per every one (1) tree planted.



9. The entire area of the right-of-way, between the property line and back of curb (BOC) and / or pavement except for approved driveways, walkways and bike paths, shall be landscaped.

F.G. Parking Lot Landscaping. Parking lots shall be landscaped in accordance with the requirements of Section 5.6 of this Ordinance.

G.H. Retention Basin Landscaping and Design Requirements.

1. All private retention basins in single residence, duplex, multifamily, commercial, or industrial projects, or districts shall be landscaped. Such basins shall not exceed more than fifty percent (50%) of the linear street frontage.
2. Retention basins shall be contoured and designed as an integral part of any frontage landscaping and shall not take on the appearance of a ditch or basin.

H.I. Native Plant Preservation and Landscape Plan Standards.

1. *Purpose.* The purpose of these standards is to protect native plants and to ensure appropriate re-vegetation for all development projects. The standards provide for in-place preservation protection of existing plants and the transplanting of native plant materials indigenous to the area such as: varieties of Acacia, Mesquite and Cercidium trees, Ocotillo, Cholla, Bursage and mixed Palo Verde-Cacti Community, Hedge Hog Cactus and Barrel Cactus, shrubbery and

succulents typical of the Sonoran Desert Region. These standards protect the public health, safety and general welfare by:

- a. Preserving organic and inorganic characteristics of the Sonoran Desert Region;
- b. Preserving desert wildlife habitats and food sources;
- c. Requiring protection re-vegetation of native plants, disturbed during land development;
- d. Encouraging the use of native plants that are drought tolerant and require low maintenance and minimal groundwater after establishment; and,
- e. Reducing the potential for erosion by water, wind, or subsidence.

2. Standards.

- a. All existing native plants shall be preserved in their original location except within those areas permitted to be graded. Large and / or unique native plants within areas proposed for grading shall be preserved in place.
- b. In no case, shall native plants be removed, destroyed, or relocated from an existing stand of native plants which is to be preserved in place.
- c. Protected native plants (as defined by the Arizona Department of Agriculture) determined to be transplantable shall be salvaged and relocated on-site when they are located within areas designated to be graded. Salvaged plants may be maintained in a temporary nursery pending relocation in accordance with the approved landscape plan. All temporary nurseries shall:
 - 1) Provide automatic drip irrigation system.
 - 2) Provide fertilizer to promote plant health.

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- d. Native plants are to be transplanted on-site and shall be used within those areas designated as “common area” or landscaped area that has been graded as part of the approved grading plan and within the front yards of residential lots.
 - e. Mistletoe infestations shall be removed from all salvaged plants prior to relocation.
3. *Determination of Salvageability.*
- a. Salvageability shall be indicated on the Landscape Plan submittal during the site plan process.
 - b. All plants receiving a “high” rating shall be preserved in place or salvaged and transplanted within on-site landscaped areas. All “medium” and “low” rated plants shall be placed in a salvage pool from which fifty percent (50%) of the plants shall be used on site or replaced on a two to one (2:1) basis with nursery stock.

High: A “high” rating will be assigned to plants meeting the following criteria:
 - 1) Plant health is good to excellent with no major infestations or apparent diseases.
 - 2) Plant age is young enough to suggest a likely chance of transplant survival.
 - 3) Plant is undamaged and is conducive to box or space transplanting, (upright branching).
 - 4) Soils can be excavated, are cohesive, and seem capable of supporting a boxed or spaded rootball.
 - 5) Surrounding topography permits access with the appropriate equipment needed to box or spade and remove the plant.
 - 6) Adjacent plants do not pose a likely interference with root systems or interfere with plant removal.
4. *Inspections.* All protected native plants scheduled to remain in place or authorized for destruction, removal or relocation by the approved Landscape Plan shall be tagged and numbered prior to an on-site inspection by the Planning Administrator. Salvage operators shall not commence until the Planning Administrator has performed an inspection and given approval to begin salvage.
5. Tagging shall be completed as outlined below:
- a. Tags shall be color-coded according to the following schedule so that the status of each plant may be easily identified: plants proposed for destruction shall be tagged with red plastic tape; plants proposed for relocation on-site shall be tagged with blue plastic tape; plants proposed for relocation to another site shall be tagged with yellow plastic tape; and plants proposed to remain in place shall be tagged with white plastic tape.
 - b. Tags required by this Section shall be affixed in a visible location on the plant. The initial inspection will be performed once tagging is completed and an inspection request has been received by the Planning Administrator.
 - c. Once affixed, the tags shall not be removed until the approved Landscape Plan is implemented and a final inspection has been performed by the Planning Administrator.
 - d. All areas designated to remain as natural open space shall be fenced or taped off for protection during the grubbing and / or grading operation. The developer is responsible for maintaining this “no disturbance” boundary line and no plants shall be salvaged from this protected area.
 - e. No permit for grubbing or grading of a site may be issued prior to the completion of the initial on-site inspection.
6. For single-family lot development, the Planning Administrator shall verify limits of grading and the relocation of any

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salvaged plants in accordance with the approved site plan.

7. A follow-up inspection shall be performed which verifies the required on site relocation of salvaged plants to their new locations or the holding nursery, and the required in place preservation of native plants.

~~I-J.~~ **Irrigation Guidelines.** An irrigation plan is required and subject to review and approval by Planning Administrator or his or her designee.

~~J-K.~~ **General Landscaping and Site Maintenance.**

1. The applicant, property owner, and / or subsequent or successor owners and their agents shall be responsible for maintenance of landscaping on the property on a continuing basis for the life of the development as specified in this Section. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to, mowing, edging, pruning, fertilizing, watering, weeding, and other activities common to the maintenance of landscaping.
2. Landscaped areas shall be kept free of trash, litter, weeds and other materials or plants not a part of the landscaping.
3. All required plant material shall be maintained in a healthy, growing condition as is appropriate for the season. Plant materials which exhibit evidence of insect pests, disease, and / or damage shall be appropriately treated, and dead plants promptly removed and replaced within the next planting season after installation. If replacement is necessary, all plants and other non-living landscape materials shall be equal in size, density and appearance as originally required at the time of the approval of the development order or development permit.

5.4 Open Space

- A. All new development in the Town of Queen Creek shall provide Open Space as

provided herein and designed as required in Chapter 6 of the Town of Queen Creek Subdivision Ordinance.

- B. **Community Trails System.** The applicant shall provide a community open space network and / or trails system, which system shall be integrated with the *Parks Trails and Open Space Master Plan*, which is hereby incorporated by this reference as if set forth in its entirety herein. The trails shall be maintained by the applicant.

- C. **Required Open Space.** Required open space shall be reserved for any development in the zoning districts types forth in Column "A" of Table 5.4-1, below, based upon the percentage of net acres in the proposed development corresponding the zoning district as set forth in Columns "B" and "C" in Table 5.4-1 hereto.

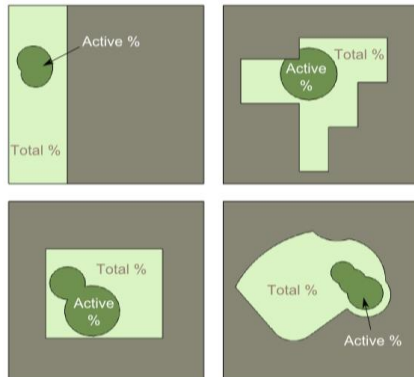
Table 5.4-1 Required Open Space

(A) Zoning District	(B) Total Open Space	(C) Active Open Space
Rural Residential (A-1, R1-190, R1-145, R1-108)	0%	0%
Estate Residential (R1-54 R1-43)	0%	0%
Suburban Type-A (R1-35)	5%	10%
Suburban Type-B (R1-18, R1-15, R1-12)	7.5%	15%
Urban Residential (R1-9, R1-8, R1-7, R1-6, R1-5, R1-4, R1-3, MDR, and HDR)	20%	30%
Commercial (B1, C-1, C-2, C-3, MU, and AT and FE)	15%	N/A
Industrial (EMP-A and EMP-B)	10%	N/A

1. **Active Open Space.** Active Open Space shall be provided as referred in Table 5.4-1 may include, but shall not be limited to: recreational activities as golf courses, sport courts / fields, picnic areas, playgrounds and trails as defined in Section 1.14. Additional active amenities and reduction in active open space may be approved by the Planning Administrator.

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2. *Passive Open Space.* Open Space not defined as Active maybe considered as Passive Open Space as defined in Article 1, Section 1.14 of this Ordinance.



D. *Open Space Designation.* Open space shall not be further than the following distances from any lot or, if the proposed development does not involve a subdivision, any primary building, and the entrance allowing people, bikes, or equestrians to enter into the open space or view the open space area:

1. One-sixth (1/6th) of a mile or eight-hundred and eighty feet (880') from passive open space; and,
2. One-fourth (1/4th) of a mile or one-thousand, three-hundred and twenty feet (1,320') from active open space.

E. *Open Space Maintenance.* Land designated as open space shall be maintained as open space and may not be separately sold, subdivided, or developed except as provided below.

1. Any areas reserved as open space shall be indicated on the sketch plan and preliminary site plan or subdivision plat. An Open Space Provision and Maintenance Plan shall be submitted as a part of the application for development approval including the project phasing schedule. This plan shall designate and indicate the boundaries of all open space areas required by this Ordinance. The plan shall:

- a. Designate areas to be reserved as open space. The specific design of open space areas shall be sensitive to the physical and design characteristics of the site;
- b. Designate the type of open space which will be provided; and,
- c. Specify the manner in which the open space shall be perpetuated, maintained, and administered.

2. The types of open space which may be provided to satisfy the requirements of this Ordinance, together with the maintenance required for each type, are as follows:

- a. Passive open space shall be maintained in a healthy, neat, clean, and weed-free condition. Waterways and landscaped areas lying between public right-of-way lines and the property, unless such streets, waterways, or landscaped areas are expressly designated to be maintained by a designated governmental authority shall be free-flowing and devoid of debris;
- b. No specific maintenance is required for agricultural uses;
- c. Active open space areas shall be accessible to all residents of the development. Maintenance is limited to insuring that there exist no hazards, nuisances, or unhealthy conditions; and,
- d. Greenways are linear green belts linking residential areas with other open-space areas. These greenways may contain bicycle paths, footpaths, and bridle paths. Connecting greenways between residences and recreational areas are encouraged. Maintenance is limited to a minimum removal and avoidance of hazards, nuisances, or unhealthy conditions.

3. All designated open space shall be of suitable size, location, dimension, topography and general character and shall have proper road and / or pedestrian access, as may be appropriate, to be usable open space.

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- a. The minimum dimension for usable open space shall be thirty feet (30') and the minimum area shall be one-thousand (1,000) square feet.
 - b. Retention areas or detention basins which are required as part of this Ordinance or the Subdivision Ordinance shall not qualify as an open space area unless fifty percent (50%) or more of the active and usable area is above the twenty-five (25) year storm and is designed for multiple area(s) conforms to the requirements of subsection (1) and (2) below. This standard shall not apply to non-residential developments which shall be permitted to calculate the retention and detention area as part of the required open space area.
 - 1) Retention or detention areas shall be an integral part of the subdivision either as a greenbelt, or as a single basin. Retention areas shall be improved so as to be useable and accessible. Site and architectural amenities, such as armadas or benches shall be provided. "Tot lots", playground equipment, and sport courts equipment shall be elevated above the bottom of the basin for uninterrupted use.
 - 2) Retention or detention areas shall be given a natural character and shall be constructed of natural materials. Terracing, berming and contouring is required in order to naturalize and enhance the aesthetics of the basin. Basin slopes shall not exceed a three to one (3:1) slope.
 - c. Open space areas shall be landscaped and the majority of the area shall be visible from at least one (1) adjoining arterial, collector, or local street.
- F. *Preservation of Open Space.* Open space areas shall be maintained so that their use and enjoyment as open space are not diminished or destroyed. Open space areas may be owned, preserved, and maintained as determined by the Town Council by any of the following mechanisms or combinations thereof:
1. Dedication of open space to the Town, an appropriate public agency, or a non-profit entity if there is a public or non-profit agency willing to accept the dedication and financially capable of maintaining such open space. The Town may not accept the dedication of open space unless such dedication is part of a linked open space or trails system included in the Queen Creek Open Space and Trails Plan. Dedication of Sonoqui and Queen Creek washes may be required along with rezoning and / or plat approval if the Town demonstrates that impacts of the development on storm water discharge, public recreation, or water quality are proportionate to the amount of wash area being dedicated. The applicant for plat approval or rezoning may consent to said dedication, pursuant to Section 3.4 of this Ordinance or as a condition of development approval, and said consent shall be deemed to waive any and all constitutional challenges to said dedication requirement;
 2. Common ownership of the open space by a homeowner's or neighborhood association which assumes full responsibility for its maintenance except for lands dedicated to the Town. The restrictive covenants shall provide that, in the event that any private owner of open space fails to maintain same according to the standards of this Ordinance, the Town may, following reasonable notice and demand that deficiency of maintenance be corrected, enter the open space to maintain same. The cost of such maintenance shall be charged to those persons having the primary responsibility for maintenance of the open space and shall constitute a lien upon the property and buildable lots of the subdivision or development site; and,
 3. Payment of a fee in lieu of dedication of open space, if:
 - a. The Town Council establishes an Open Space Acquisition Trust Fund for the receipt of fees and other financial commitments for the acquisition and development of public open space.
 - b. The Town Council adopts an ordinance establishing a fee in lieu or dedication

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of land for open space. The ordinance shall include the following:

- 1) The fee amount per residential dwelling unit or equivalent residential dwelling unit;
- 2) Time of determination of the fee;
- 3) Time of payment of the fee;
- 4) Form of payment of the fee;
- 5) Restrictions on use of the fees collected;
- 6) Time limit on expenditure of fees;
- 7) Placement of fees in the Open Space Acquisition Trust Fund;
- 8) Maintenance of financial records;
- 9) Allocation of interest on trust fund accounts; and,
- 10) Refund procedures.

G. *Open Space Requirements.* As a part of any application for development approval such as rezoning, site plan, and subdivision and in conjunction with the required landscape plans in Section 5.3, the applicant shall submit an Open Space Provision and Maintenance Plan meeting the requirement of subsections A through C herein.

5.5 Lighting

A. *Purpose.* These provisions are intended to control the use of outdoor artificial illuminating devices emitting rays into the night sky which have a detrimental effect on the rural atmosphere, astronomical observations, and which create glare. It is the intention of this Ordinance to encourage good lighting practices such that lighting systems are designed to conserve energy and money, to minimize glare, to protect the use and enjoyment of surrounding property, and to increasing nighttime safety, utility, security, and productivity. The provisions of this Section are authorized by Section 49-1106, A.R.S., which provides that the provisions of Section 49-1101 through Section 49-1106, A.R.S., are cumulative and supplemental

and shall not apply within any county, city or town which by ordinance or resolution has adopted provisions restricting light pollution which are equal to or more stringent than the provisions of this Section.

B. *Conformance with Applicable Codes.*

1. All outdoor artificial illuminating devices shall be installed in conformance with the provisions of this section and the building code of the Town of Queen Creek.
2. Where any provisions of the Arizona Revised Statutes, or any Federal law, or any companion Ordinance conflicts with the requirements of this outdoor light control provision, the most restrictive shall govern.
3. The provisions of this section are not intended to prevent the use of any material or method of installation not specifically prescribed by this Ordinance. In considering any variance from the provisions of this Ordinance, the Board of Adjustment shall take into consideration any state of the art technology which is consistent with the intent of the Ordinance as new lighting technology develops which is useful in reducing light above the horizontal plane.

C. *Shielding and Filtration.*

1. All non-exempt outdoor lighting fixtures shall limited to the types of fixtures specified in Table 5.5-1 of this Ordinance and shall have shielding and filtration as required by Table 5.5-1 of this Ordinance.
2. Light source locations shall be chosen to minimize the hazards of glare. The ratio of spacing to mounting height shall not exceed a four to one (4:1) ratio.
3. Poles and standards. All poles or standards used to support outdoor lighting fixtures shall be anodized or otherwise coated to minimize glare from the light source.

D. *Illumination.* In order to minimize glare and hazardous conditions, illumination levels shall not exceed the levels set forth in Table 5.5-2 for any use permitted by this Ordinance. The maximum illumination

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shall be measured at grade at the property

Area / Activity	Lux (lx)	Footcandles (fc)
Residential Zoning Districts		
Building Exterior	50	5.0
Front, side, or rear yard (at property line)	10	1.0
Non-residential zoning districts		
A adjoining another non-residential zoning district along major arterial	20	2.0
A adjoining residential zoning district along major arterial	10	1.0
A adjoining another non-residential zoning district along minor arterial or collector street	6	0.6
A adjoining another non-residential zoning district along local street	4	0.4
A adjoining another non-residential zoning district along property line	10	0.9
A adjoining residential zoning district along property line	2	0.2
Outdoor Events		
A adjoining non-residential zoning district	1,000	100
A adjoining or within one-thousand feet (1,000') of residential zoning district	100	10

line of the site in accordance with subsection J of this Section.

Table 5.5-1 Shielding Requirement

Notes:

- [1] This is the preferred light source to minimize undesirable light emission into the night sky affecting astronomical observations.
- [2] Metal halide lighting used primarily for display purposes shall not be used for security lighting after 11:00 p.m. Metal halide lamps shall be installed only in enclosed luminaires.
- [3] Outdoor advertising signs of the type constructed of translucent materials and wholly illuminated from within, do not require shielding. Dark backgrounds with light lettering or symbols are preferred, to minimize detrimental effects.
- [4] For the purposes of this Code, quartz

lamps shall not be considered an incandescent light source.

- [5] Warm white and natural lamps are preferred to minimize detrimental effects.
- [6] Metal halide fixture lamp types shall be filtered. "Filtered" means any outdoor light fixture which has a glass, acrylic or translucent enclosure of the light source (quartz glass does not meet this requirement).

Table 5.5-2 Illumination Standards

Fixture Lamp Type	Shielded	Filtered
Low Pressure Sodium [1]	Partially	None
High Pressure Sodium	Fully	None
Metal Halide	Fully [2, 6]	Yes
Fluorescent	Partially [3, 5]	Yes
Quartz [4]	Partially	None
Incandescent, Greater than 150W	Partially	None
Incandescent, 150W or Less	No	None
Fossil Fuel	No	None
Glass Tubes filled with Neon, Argon, Krypton	No	None

E. Control of Glare.

1. Any luminaire with a lamp or lamps rated at a total of more than 1,800 lumens and all flood or spot luminaires with a lamp or lamps rated at a total of more than 900 lumens shall not emit any direct light above a horizontal plane through the lowest direct light emitting part of the luminaire.
2. Any luminaire with a lamp or lamps rated at a total of more than 1,800 lumens and all flood or spot luminaires with a lamp or lamps rated at a total of more than 900 lumens shall be mounted at a height not exceeding the value $3 + (D/3)$, where D is the distance in feet to the nearest property boundary. The maximum height of the luminaire shall not exceed twenty-five feet (25').
3. *Exceptions.*

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- a. Any luminaire with a lamp or lamps rated at a total of 1,800 lumens or less and all flood or spot luminaires with a lamp or lamps rated at 900 lumens or less may be used without restriction to light distribution or mounting height except that if any spot or flood luminaire rated 900 lumens or less is aimed, directed or focused such as to cause direct light from the luminaire to be directed toward residential buildings on adjacent or nearby land or to create glare perceptible to persons operating motor vehicles on public ways, the luminaire shall be re-directed or its light output controlled as necessary to eliminate such conditions.
 - b. Luminaires used for public roadway illumination may be installed at a maximum height of twenty-five feet (25') and may be positioned at that height up to the edge of any bordering property.
 - c. All temporary emergency lighting needed by the Police, the Fire Departments or other emergency services as well as all vehicular luminaires shall be exempt from the requirements of this Ordinance.
- F. *Prohibitions.*
1. *Mercury Vapor Fixtures and Lamps.* The installation of any mercury vapor fixture or lamp for use as outdoor lighting is prohibited.
 2. *Certain Other Fixtures and Lamps.* The installation of any low pressure sodium, high pressure sodium, metal halide, fluorescent, quartz or incandescent outdoor lighting fixture or lamp that does not comply with the shielding requirements of Table 5.5-1 and the illumination standards of Table 5.5-2 is prohibited.
 3. *Laser Source Light.* The use of laser source light or any similar high-intensity light for outdoor advertising, when projected above the horizontal, is prohibited.
 4. *Searchlights.* The operation of searchlights for advertising purposes is prohibited between the hours of 11:00 p.m. and sunrise.
5. *Recreational Facilities.* No outdoor recreational facility, public or private, shall be illuminated by non-conforming means after 11:00 p.m., unless otherwise permitted by the Town Council pursuant to a conditional use permit, except to conclude specific recreational or sporting event or any other activity conducted at a ball park, outdoor amphitheater, arena, or similar facility in progress prior to 11:00 p.m. All recreational outdoor lighting shall comply with height restrictions as specified in the building codes. Outdoor lighting for open-air arenas primarily used for rodeo and roping activities, shall be permitted to a maximum height of thirty feet (30'), provided shielding and filtration requirements are met.
6. *Outdoor Building or Landscaping Illumination.* The unshielded outdoor illumination of any building, landscaping, signing or other purpose is prohibited, except with incandescent fixtures of 150 Watts or less, or low pressure sodium fixtures.
- G. *Exceptions.* The following types of light fixtures shall be exempt from the provisions of this Section:
1. *Non-Conforming Fixtures.* All outdoor light fixtures installed prior to January 1, 1985, those equipped with a permanent automatic shut-off device may remain unchanged, except that the subject light fixtures shall not be operated between the hours of 11:00 p.m. and sunrise.
 2. *Fossil Fuel Light.* Light which is produced directly or indirectly by the combustion of natural gas or other utility-type fossil fuels.
 3. *Low Intensity Fixtures.* Any outdoor lighting fixture which has a maximum candle power or less than one-thousand (1,000) candelas is exempt from these provisions, if equipped with an automatic device which shuts off the fixture between the hours of 11:00 p.m. and sunrise.

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4. Lighting Fixtures in the Downtown Core (DC) district shall be in conformance with the DC Design Guidelines and Chapter 7 of the Design Standards. Alternative standards that meet the intent of the Zoning Ordinance may be considered by the Planning Administrator. Where a conflict arises between the applicability of the Zoning Ordinance and Design Guidelines in the DC district, the Planning Administrator shall make the final determination.

H. *Recreational Facilities.* Any light source permitted by this Ordinance may be used for lighting of outdoor recreational facilities (public or private), such as, but not limited to football fields, soccer fields, baseball fields, softball fields, tennis courts, auto race-tracks, horse race-tracks or show arenas, consistent with the illumination standards specified in Table 5.5-2 herein, provided all of the following conditions are met:

1. All fixtures used for event lighting shall be fully shielded, or shall be designed or provided with sharp cut-off capability, so as to minimize up-light, spill-light and glare.
2. All events shall be scheduled so as to complete all activity before or as near to 10:30 p.m. as practical, but under no circumstances shall any illumination of the playing field, court, or track be permitted after 11:00 p.m.; except to conclude a scheduled event that was in progress before 11:00 p.m. and circumstances prevented concluding before 11:00 p.m.
3. The height of such lighting shall be a maximum of eighty feet (80').

I. *Outdoor Display Lots.* Any light source permitted by this Ordinance may be used for lighting of outdoor display lots such as, but not limited to, automobile sales or rental, recreational vehicle sales or building material sales, provided all of the following conditions are met:

1. All fixtures used for display lighting shall be fully shielded, or be designed or provided with sharp cut-off capability, so

as to minimize up-light, spill-light and glare.

2. Display lot lighting shall be turned off within thirty (30) minutes after the closing of the business. The full illumination of the lot may be permitted after 11:00 p.m., pursuant to a Temporary Use Permit (see Section 3.6). Any lighting used after shall be used as security lighting.

J. *Residential Neighborhoods.* Adequate lighting for residential neighborhoods may be provided for all outdoor amenities areas used at night (i.e. parks, trails, fields, open space areas, sport courts, etc). Lighting sources shall be appropriately shielded from adjacent residential uses to minimize any negative impacts. The following additional standards shall apply:

- a. All outdoor amenity area lighting within 100 feet of a residential property line shall not exceed a maximum height of fifteen feet (15');
- b. In all other amenity areas lighting shall not exceed a maximum height of twenty five feet (25');
- c. All outdoor amenity area lighting shall be setback from all property lines by a minimum distance of fifteen feet (15');
- d. *Submittal Requirements.* A Lighting Plan shall be submitted as part of the Site Plan or Preliminary Plat application which details the location and specifications of all proposed lighting. An ISO foot-candle diagram shall also be provided to indicate the level and extent of proposed lighting.

K. *Measurement.*

1. *Metering Equipment.* Lighting levels are to be measured in foot-candles with a direct-reading, portable light meter. The meter typically has a color and cosine-corrected sensor with multiple scales and shall read within an accuracy of plus or minus five percent (5%). It shall have been tested, calibrated, and certified by an independent commercial photometric laboratory or the manufacturer within one (1) year of its use.

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2. *Method of Measurement.* The meter sensor shall be mounted not more than six inches (6") above ground level in a horizontal position. Readings are taken by qualified personnel only after the cell has been exposed long enough to provide a constant reading. Measurements are made after dark with the light sources in question on, then with the same sources off. The difference between the two (2) readings shall be compared to the maximum permitted illumination and property line at ground level. This procedure eliminates the effects of moonlight and other ambient light sources. Where light patterns overlap, their total intensity shall be the sum of their individual intensities.

5.6 Parking and Loading Standards

A. *Off-Street Parking.*

1. *Purpose.* This section sets minimum standards for off-street requirements for new construction and expansion of or changes to existing uses.
2. *Uses Not Identified.* The Planning Administrator shall determine the parking requirement for uses which do not correspond to the categories listed in Table 5.6-2. In such instances, the applicant shall provide adequate information by which the proposal can be reviewed, which includes but may not necessarily be limited to the following:
 - a. Type of uses;
 - b. Number of employees;
 - c. Building design capacity;
 - d. Square feet of sales area and service area;
 - e. Parking spaces proposed on-site;
 - f. Parking spaces provided elsewhere; and
 - g. Hours of operation.

3. *Exceptions*

~~g.~~ Parking and loading standards in the Downtown Core (DC) district shall be in conformance with the DC Design Guidelines and Chapter 7 of the Design Standards. Alternative parking solutions such as shared parking models, parking reductions, and street parking may be considered by the Planning Administrator in the DC District. Where a conflict arises between the applicability of the Zoning Ordinance and Design Guidelines in the DC district, the Planning Administrator shall make the final determination.

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~~3.4.~~ Multiple Uses. In those instances, where there is clearly identified accessory or multiple uses within a structure or multiple structures, the minimum standards shall apply to each use or structure, resulting in a total parking requirement when summed, except as provided in paragraph 4, Shared Parking Facilities.

~~4.5.~~ Shared Parking Facilities. Off-street parking requirements of a given use may be met with off-site, off-street parking facilities of another use when the following conditions are met:

- a. The off-site, off-street parking facilities are within five-hundred feet (500') of the property;
- b. The parking demands of the individual uses, as determined by the Planning Administrator based upon minimum off-street parking requirements, are such that the total parking demand of all the uses at any one time is less than the total parking stalls required; and,
- c. A written agreement between the owners and lessees is executed for a minimum of twenty years, approved by the Planning Administrator, recorded with title to the land, and a copy maintained in the project file. Should the lease expire or otherwise terminate, the use for which the off-site parking was provided shall be considered nonconforming and any and all approvals, including Conditional Use Permits, shall be subject to revocation.

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Continuation or expansion of the use shall be prohibited unless the use is brought into compliance with the parking regulations of this Ordinance.

- d. Developments which contain a mix of uses on the same parcel requesting to reduce the amount of required parking shall submit a shared parking analysis to the Town that clearly demonstrates the feasibility of shared parking.

~~e.~~ In ~~FC~~, C-1, C-2, and NC Zoning Districts the parking design standards of Section 4.9.C.3 shall govern development in order to encourage and protect pedestrian activity.

~~e.~~ In EMP-A and EMP-B Zoning Districts, parking may be allowed in front of the building.

- f. Where a nonresidential use in the Downtown Core District cannot provide all the required parking spaces on site, off-site parking may be approved by the Planning Administrator that demonstrates the following through documentation as part of a development submittal:
- i. Location.
 - ii. Safety.
 - iii. Pedestrian Circulation.
 - iv. Cross-access easements and/or agreements and evidence of adequate public parking.
 - v. All state and federal accessibility requirements shall be met.
 - vi. Any other applicable information of support.

~~5-6.~~ Location. The parking area shall be provided on the same parcel as the principal structure wherever practicable. In non-residential zoning districts, the parking may be up to five-hundred feet (500') from the property, but shall be located within a zoning district which allows business, commercial, or industrial parking. Parking spaces shall not be located in the front yard setback, or a side yard setback when adjacent to a residential zoning district.

~~6-7.~~ Parking Lot Landscaping. The minimum landscaping requirements are intended to alleviate adverse visual and environmental effects associated with parking facilities for all development except single family detached and duplex dwellings including climate modification. The application of these standards will improve the compatibility and the appearance of such facilities, implement the public realm goals of the General Plan, provide relief from unshaded paved areas, reduce heat gain, and minimize glare and lights associated with parking areas. The following landscaping standards shall apply:

- a. The interior area of a parking facility is defined as the perimeter of the curbs or the edge of pavement. All landscaped areas shall be located and designed in such a manner as to break up the expanse of paving and better define parking lot circulation. Where possible, existing large trees shall be maintained. All required parking area landscaping shall be in addition to required perimeter and street frontage landscaping;
- b. All landscape areas shall provide raised concrete curbing to define and protect all landscaping.
- c. Interior parking lot islands shall be a minimum of ten feet (10') in width and shall run the entire length of the parking stall and shall be provided a minimum of one (1) every twelve (12) parking spaces.
- d. A minimum of one (1) tree and sufficient coverage of shrubs and ground cover shall be provided for each 10' x 20' landscape island. All trees at planting shall be a minimum size of fifteen (15) gallons and shrubs one (1) gallon.

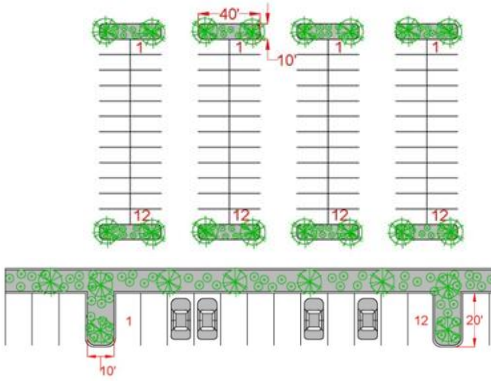
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- e. *Plant Materials.* All plants used in parking lot islands shall be from the AZDWR list of low water use plants and in accordance with the requirements of Section 5.3 of this Ordinance. The foliage crown of trees shall not be used in calculating this percentage. The remaining twenty-five percent (25%) of the required landscape area may be covered with inorganic materials such as decomposed granite (minus, screened size) of either a desert or Madison Gold or similar color.
- f. *Use of Landscape Paving Material.* Pedestrian crossing areas in parking lots (especially near building areas) shall be constructed of alternative materials such as, but not limited to, surface pavers, such as brick, stone blocks, interlocking brick pavers, stamped concrete or other materials that form a smooth surface but contrast with asphalt, as may be approved by the Planning Administrator;
- g. *Responsibility of Maintenance.* The maintenance of all required landscaping, whether located on the property in question or on adjoining right-of-way shall be the responsibility of the property owner. The property owner is responsible for obtaining required permits for the location of landscaping in a public right of way;
- h. *Submittal Requirements.* A Conceptual Landscape Plan shall be submitted as part of the Site Plan or Preliminary Plat application.

7-8. Parking Lot Lighting Requirements. Adequate lighting shall be provided for surface parking facilities used at night. Lighting sources shall not be directly visible from adjacent roadways or residential uses. The following additional standards shall apply:

- Lighting Height, Maximum.* The maximum height of required lighting is fifteen feet (15'). Lighting located near buildings and adjacent to sidewalks shall not exceed twelve feet (12') in height. This provision does not apply to lighting on buildings;
- Lighting Location.* Parking area lighting shall be located in landscaped areas such as planting islands and buffers;
- Submittal Requirements.* A Lighting Plan shall be submitted as part of the Site Plan or Preliminary Plat application which details the location and specifications of all lighting provided. An ISO foot-candle diagram shall also be provided to indicate the level and extent of proposed lighting.

8-9. Vehicle Traffic Areas. All parking and vehicular traffic surfaces are subject to the following:

- All required parking and vehicular traffic surfaces shall be graded for drainage and surfaced with concrete or bituminous pavement in accordance with Town standards. The Town Engineer may permit a gravel or similar surface to be used in overflow parking areas, low-traffic storage yards, or as provided in (b) below, if the applicant establishes that dust in excess of the amount which would be generated by a paved surface area will not be generated. Dust control applications may be required as determined necessary by the Town. Overflow parking means parking in addition to the minimum required by this Ordinance, which is designed not to be used more than ten (10) times per year. A low-traffic storage yard means

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a storage area generating less than 30 ADT (average daily trips);

- b. All surfaces shall be maintained in sound condition and free of weeds, dust, trash, and debris. All vehicular traffic areas shall meet or exceed construction standards established by the Town Engineer;
- c. A temporary parking lot shall be used only with an approved site plan. Temporary surface parking lots are parking areas which serve as a transitional use of a property during development and shall not be used for more than twenty-four (24) months from issuance of a Town permit. Temporary parking lots shall be a permitted use in the non-residential zoning districts and shall be subject to site plan review as required in Section 3.3 of this Ordinance. Temporary parking lots shall be hard surfaced or gravel be applied with a Town approved dust control agent and shall be graded for drainage and maintained in sound condition and free of weeds, dust, trash

Parking Angle	Stall Width	Stall Depth	One-Way Aisle Width	Two-Way Aisle Width
0°	22'	10'	12'	20'
45°	10'	20'	13'	24'
60°	10'	21'	18'	24'
70°	10'	21'	19'	24'
90°	10'	20'	24'	24'

and debris. Temporary parking lots shall be subject to all landscaping and screening requirements;

- d. Vehicular traffic areas shall be screened in order to minimize disturbance to occupants of adjacent residential buildings. For each boundary line directly abutting a residential zone or use, a decorative solid wall or fence at least three feet (3') in height shall be erected, in accordance with Section 5.2 of this Ordinance.
- e. All entrances and exits to vehicular traffic areas shall be located and constructed to minimize traffic congestion on the public street system.

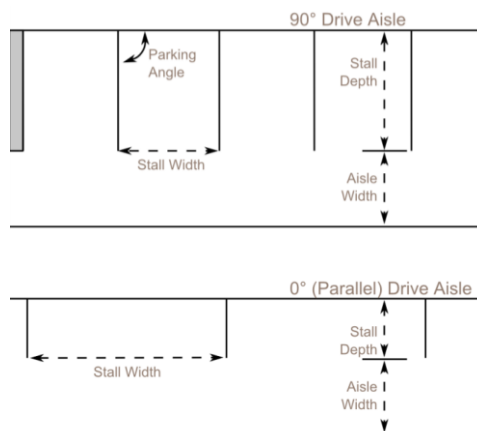
Wheel or bumper guards shall be provided, located, and arranged so that no part of any parked vehicle will extend beyond the boundaries of the parking area.

- f. All above-grade equipment at gasoline service stations or public garages for the service of gasoline, oil, air, or water shall be completely screened from public view and no closer than ten feet (10') to any public right-of-way.

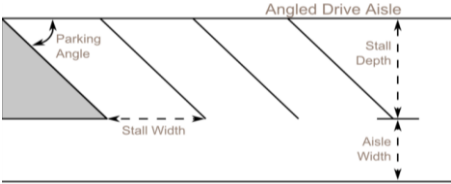
9-10. Measurement. Parking Stall and Aisle Dimensions shall comply with the following standards:

- a. Off-street parking areas shall be surfaced with permanent pavement and striped as required herein;
- b. Except where a wall is required, a minimum six inch (6") high vertical concrete curb shall be constructed so that no part of a vehicle extends beyond the property line;
- c. Parking spaces and driveways shall be arranged to require ingress and egress from the lot to a street by forward motion of the vehicle; and,
- d. Minimum dimensions of parking spaces (other than compact car parking spaces) and maneuvering area shall be as set forth in Table 5.6-2.

Table 5.6-2 Parking Aisle Dimensions



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Table 5.6-3 Off-Street Parking Requirements

Use Categories	Specific Uses	Minimum Vehicle Spaces	Minimum Bicycle Spaces
Residential			
Group Living	Assisted Living Facilities; Treatment Facility	0.3 per room	N/A
Household Living	Bed and Breakfast	1 per quest room plus 2 spaces for owner's portion	N/A
	Rooming/Board House	1 per room	N/A
	Dormitories/ Fraternities/ Sororities	1 per 2 beds	0.5 per unit
	Single-Family and Duplex	2 accessible (non-tandem) spaces per dwelling unit	N/A
	Elderly housing	1 per three units	N/A
	All Other Dwelling Units	1 per unit	N/A
Lodging	Hotels/Motels; Bed and Breakfast Inn	1 per room + 1 per 800 sf of public meeting area and restaurant space	N/A
Multi-Family Complex	One Bedroom	1.5 per unit	.2 per unit
	Two Bedroom	2 per unit	.5 per unit
	Three or more bedrooms	2.5 per unit and -.5 per additional bedroom	.75 per unit
Institutional			
Colleges	All	1 per 4 students	1 per 5 vehicle spaces
Community Services	All	1.5 per 250 sf GFA	1 per 20 vehicle spaces
Cultural	Museums, Art Galleries, Opera Houses, Libraries	1.5 per 1,000 sf GFA	2 per 1,000 sf GFA
Day Care	Limited Day Care and General Day Care (see Appendix C)	1 per 375 sf GFA	N/A
Hospital or Medical Clinic	All	1 per 200 sf + 1 space per physician or 3 spaces per bed	.2 per 1,000 sf GFA
Parks and Open Space	All Other	20 per athletic field or ball diamond or 1 per 4 seats, whichever is more	1 per 10 vehicle spaces
Public Safety Service	All	1 per employee + 1 per each 3 volunteer personnel on normal shift + 1 per 200 sf usable office space	2% of number of parking spaces
Religious Assembly	All	1 per 8 seats	N/A
Schools	Elementary and Junior Highs	1 per classroom + 1 per 200 sf office space	1 per 10 students
	High Schools	1 per 200 sf	1 per 20 students
	Schools of Private Instruction	1 per 200 sf	1 per 10 students
Utilities, Basic	All	1 per employee	N/A
Commercial			
Office	General	1 per 350 sf GFA	1 per 30 vehicle spaces, 4 space minimum
	Medical	1 per 200 sf GFA	1 per 30 vehicle spaces, 4 space minimum
Recreation and Entertainment Indoor	Assembly/Auditorium	1 per 6 seats or 1 per 50 sf of GFA if no permanent seats	1 per 20 vehicle spaces
	Amusement Center, Skating Rink, and Dance Hall	1 per 250 sf of GFA	1 per 10 vehicle spaces
	Bowling Alley	2 per lane	1 per 10 vehicle spaces
	Clubs/Lodges	1 per 3 persons or 1 per 200 sf whichever greater	1 per 20 vehicle spaces
	Funeral Home/Mortuary/Crematorium	1 per 4 seats	N/A
	Health Club/Fitness Center	10 spaces + 1 per 200 sf in excess of 1,000 sf	1 per 10 vehicle spaces

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Table 5.6-3 Off-Street Parking Requirements (Continued)

Use Categories	Specific Uses	Minimum Vehicle Spaces	Minimum Bicycle Spaces
Commercial (continued)			
Recreation and Entertainment Outdoor	All Other Outdoor Recreation, including amusement parks, miniature golf, batting ranges, and water slides	1 per 600 sf outdoor recreation area	N/A
	Driving Range	1 per 2 tees	N/A
	Golf Course	4 per hole + 1 per 200 sf for clubhouse	N/A
Retail Sales and Service	General	1 per 300 sf GFA	1 per 10 vehicle spaces; 4 space minimum
	Appliance sales/ repair shops, nurseries, green houses and similar uses	1 per 300 sf GFA	1 per 20 vehicle spaces; 4 space minimum
	Bank	1 per 250 sf GFA, plus required stacking spaces for drive-thru (if applicable)	1 per 30 vehicle spaces; 4 space minimum
	Bars/Nightclubs	1 per 2 seats	1 per 10 vehicle spaces
	Convenience Store	6 per 1,000 sf GFA	1 per 10 vehicle spaces
	Drive-In Cleaners; Drive-In Liquor	1 per 250 sf GFA	N/A
	Fuel: full-service with repair/service facility; full service no repair/service facility; self-service	1.5 per 1,000 sf GFA	N/A
	Other Service Business, Stand-Alone (e.g. salon/barber, frozen food lockers, laundries, and similar uses)	1 per 300 sf GFA	1 per 20 vehicle spaces; 4 space minimum
	Outdoor Sales (e.g. plant nurseries, building supplies) and Vehicle Sales, (including Recreational Vehicles/Boats)	1 per 375 sf GFA of sales and service building	N/A
	Restaurants	1 per 75 sf GFA + 1 per 400 sf outdoor dining area	1 per 20 vehicle spaces; 4 space minimum
	Restaurant with Drive-In Facilities	1 per 50 sf GFA of patron seating area + 1 per 200 sf office/food prep. area	1 per 20 vehicle spaces
	Shopping Centers less than 50,000 sf	3 per 1,000 GFA	1 per 20 vehicle spaces; 4 space minimum
	Swap meets/ farmer's markets	1 per 100 sf gross public sales area	N/A
	Supermarkets, department and hardware stores, book stores, big box stores and similar uses greater than 50,000 sf	1 per 300 sf GFA	1 per 10 vehicle spaces; 4 space minimum
Theaters	1 per 6 seats	1 per 20 vehicle spaces; 4 space minimum	
Industrial			
Industrial	Manufacturing and Production, Warehouse and Freight Movement, Wholesales Sales	0.3 per employee + 1 space per 1,000 sf GFA to 10,000 sf, then 1 space for each 10,000 sf over	1 per 20 vehicle spaces; 4 space minimum
Waste-Related Uses	All	1 per employee	N/A
Other			
Agriculture	All	None	N/A
Aviation, Surface Passenger Terminals	All	1 per employee + spaces required to satisfy projected peak parking needs	N/A
Telecommunication Facilities	All	1 per service employee	N/A

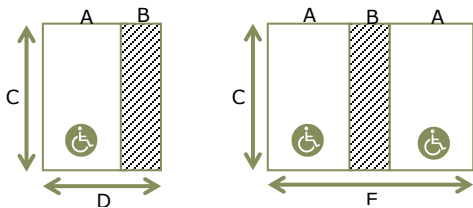
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~~10.11.~~ Minimum Amounts. Table 5.6-3 establishes the minimum numbers of parking spaces required and the maximum number of parking spaces permitted for the uses indicated. For the purposes of parking calculations, the gross area of any parking garage within a building shall not be included within the Gross Floor Area of the building.

~~11.12.~~ Exceptions. In unusual circumstances, the standard parking requirement may not be appropriate. The Planning Administrator shall have the authority to vary the parking requirement, either upward or downward by up to ten percent (10%) of the required number of vehicle parking or bicycle parking.

~~12.13.~~ Accessible Parking.

- a. Accessible parking spaces shall be a minimum of sixteen feet by twenty feet (16' X 20') for a single space [eleven feet (11') in width in addition to a five foot (5') access aisle]; or twenty-seven feet by twenty feet (27' X 20') for a double space [eleven feet in width for each space with a five foot (5') access aisle between the spaces].
- b. All off-street parking areas other than for single family dwellings shall include reserved spaces for use by disabled persons. The Town of Queen Creek requires accessible parking spaces in accord with the ADA (American with Disabilities Act) "Universal Parking Space" design, as may be amended. The number of spaces provided shall be in accordance with Table 5.6-4.



- A – Width of Stall: Eleven feet (11')
- B – Width of Access Aisle: Five feet (5')
- C – Length of Space: Twenty feet (20')
- D – Overall Width of Single Space: Sixteen feet (16')

E – Overall Width of Double Space: Twenty-seven feet (27')

Total Number of Spaces	Number of Accessible Spaces Required
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total
1,001 and more	20 plus 1 for each 100 over 1,000

Table 5.6-4 Accessible Parking Spaces Required

~~13.14.~~ Existing Parking Lots. Parking areas provided before the effective date of this Section may combine and convert existing parking spaces to accessible parking spaces and associated access aisles, provided that the overall reduction in total parking spaces availability shall not exceed five percent (5%) below the quantity of off-street parking spaces otherwise required by this Ordinance.

~~14.15.~~ Large Vehicle Parking. Certain uses may be required to install larger customer parking spaces for trucks and trucks hauling equipment. A maximum of twenty percent (20%) of the total required parking may be used to meet large vehicle parking requirements. Minimum dimension standards for large vehicles shall be thirty-five feet by twelve feet (35' x 12'). Said spaces shall be clearly marked for customer use. Applicants shall be required to differentiate on applications the type of customer parking provided.

~~15.16.~~ Off-Street Parking. Off-street parking space shall be connected with a public street by a paved driveway which affords safe and convenient ingress and egress. The minimum width of driveways shall be twenty feet (20') if ingress and egress are the same. If ingress and egress are separate drives, then the

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maximum width shall be twelve feet (12').

~~16-17.~~ *Compact Parking Allowance.*

Where there is less than one-hundred (100) parking spaces, a compact parking allowance may be permitted where, up to ten percent (10%) of the required total number of parking spaces may be designated as compact parking where there is more than one-hundred (100) parking spaces, up to twenty percent (20%) may be designated as compact parking.

- a. The minimum size for a compact parking space shall be eight one-half feet by sixteen feet (8 1/2' x 16').
- b. All compact parking spaces are to include a sign or pavement marking.
- c. No more than eight (8) compact spaces shall be located within a single cluster. A minimum radius of sixty feet (60') shall separate multiple clusters.

~~17-18.~~ *Continuation of Use.* The area reserved for off-street parking or loading in accordance with the requirements of this Ordinance shall not be reduced in area or changed to any other use unless the permitted use which it serves is discontinued or modified, except where equivalent parking or loading space is provided. Street parking allowed adjacent to any land use shall not reduce the off-street parking requirements.

~~18-19.~~ *Parking or Storage of Large Vehicles.*

- a. Parking or Storage of these classes of vehicles is permitted as follows:
 - 1) In any Residential zone while actively loading or unloading for a time period not to exceed forty-eight (48) hours;
 - 2) In R1-190, R1-145, and R1-108 Residential Districts; and,
 - 3) In R1-54 and R1-43 Residential Districts consisting of two (2) or more contiguous acres.

b. Parking or Storage of these classes of vehicles is prohibited as follows:

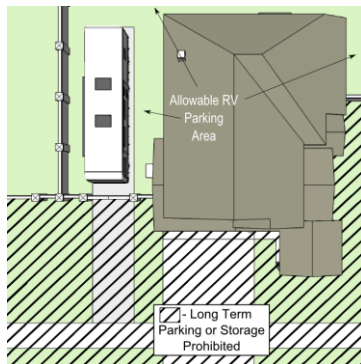
- 1) In Residential Districts R1-54, R1-43, R1-35, R1-18, R1-15, R1-12, R1-9, R1-8, R1-7, R1-6, R1-4, R1-3 and R1-2; and,
 - 2) Closer than ten feet (10') from any property line in R1-190, R1-145, R1-108, R1-54 and R1-43 Residential Districts.
- c. Where permitted in R1-190, R1-145, R1-108, R1-54 and R1-43 Residential Districts, large vehicles shall be parked behind the back wall of the primary residence and no closer than ten feet (10') from any property line.
 - d. Vacant lots or open area in any Residential District. The use of vacant lots or open land area in any Residential District for parking of customer or employee passenger vehicles or large vehicles is prohibited.
 - e. Inoperable vehicles shall be stored only in conjunction with an industrial use completely screened from view of a public street.
 - f. Bus parking. Buses shall not be parked in the front yard of any Residential District.

~~19-20.~~ *Parking or Storage of Recreational Vehicles*

- a. Such vehicles may be parked for short-term purposes in any district for purposes of loading and unloading.
- b. For long-term purposes, these types of vehicles shall be parked behind the minimum front yard setback required by the zoning district and where possible, screened through the use of masonry fence walls, solid gates, and landscaping.
 - 1) In the R1-18 and all smaller lot residential Zoning Districts, not more than one (1) may be parked for short-term or long-term purposes at

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any one time and such vehicle shall not be parked in front of the home during long-term storage.



2) In the R1-35 and all larger lot residential Zoning Districts, such vehicle may be parked in front of the home during long-term storage, provided it is not parked in the required front setback.

*Home Owners Associations may have additional requirements.

20-21. *Parking or Storage of Boats or Trailers.*

- a. Temporary parking may be permitted in any single-family residential zoning district while actively loading or unloading for a time period not to exceed forty-eight (48) hours;
- b. Long-term parking or storage is permitted in residential districts as follows:

- 1) Shall be parked behind the front yard setback and where possible, screened through the use of masonry fence walls, solid gates, and landscaping.
*Home Owners Associations may have additional requirements.

B. *Loading.*

1. There shall be provided on the same lot with each commercial and industrial building or structure adequate space for off-street loading, unloading and the maneuvering of commercial vehicles. There shall be no loading or unloading of commercial vehicles on the public street. Off-street maneuvering space shall be provided so that no backing onto or from a public street is required. All loading and maneuvering areas shall:
 - a. Be surfaced with hard, impervious surface dustless material;

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- b. Be properly drained; including ~~except~~ the ~~Town Center~~ Downtown Core (DTC) District.
 - c. Be designed with regard to pedestrian safety;
 - d. Have direct access to public streets;
 - e. Shall be screened from adjacent residentially zoned property as provided in Section 5.3 of this Ordinance; and,
 - f. No loading docks, service bays, or service windows shall be visible from an arterial or collector right-of-way.
2. Off-street loading spaces shall be not less than twelve feet (12') in width and thirty-five feet (35') in length, exclusive of access aisles and maneuvering space.
 3. A Multi-Family Residential, Commercial or Industrial structure or use (except self-service storage warehouses) that has an aggregate gross floor area of 25,000 square feet or more shall provide off-street truck loading or unloading berths in accordance with Table 5.6-6.

Table 5.6-6 Off-Street Loading Requirements

Square Feet of Aggregate Gross Floor Area Devoted to Such Use:	Required Number of Berths
25,000-40,000 Sq. Ft	1
40,001-100,000 Sq. Ft	2
100,001-160,000 Sq. Ft	3
160,001-240,000 Sq. Ft	4
240,001-320,000 Sq. Ft	5
320,001-400,000 Sq. Ft	6
400,001-490,000 Sq. Ft	7
For Each Additional 100,000 Sq. Ft	+1

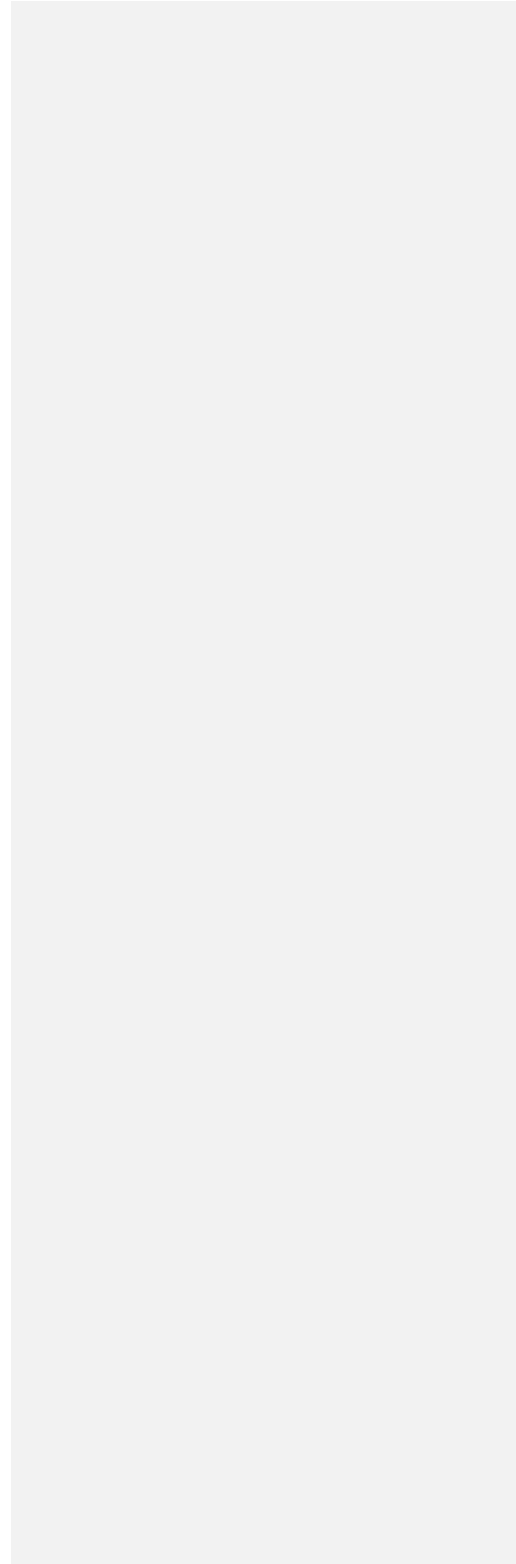
Notes:

Off-street loading facilities required shall be on the same lot or parcel of land as the structure they are intended to serve. In no case shall the required off-street loading space be part of the area to satisfy the off-street parking requirements of this Ordinance. The provisions of this section shall apply to the entire Town,

Zoning Ordinance

Article 6.0

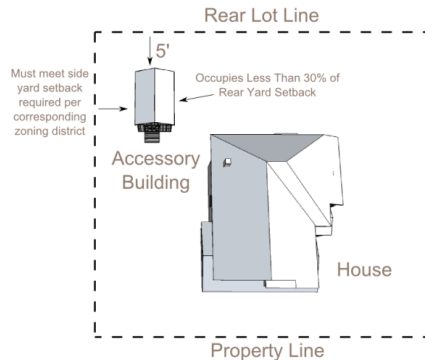
Supplemental Use Regulations



ARTICLE 6 – SUPPLEMENTAL USE REGULATIONS

6.0 Supplemental Use Regulations

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6.1 Accessory Buildings and Uses

A. General Standards.

1. Accessory buildings or uses shall not be constructed or established on a lot until construction of the principal building has been substantially commenced or the primary use established. Accessory buildings shall not be used for dwelling purposes, except as provided in subsection B of this Section.
2. Accessory buildings shall not exceed the height regulations of the zoning district within any part of the buildable lot area, and shall not exceed fifteen feet (15') in height in any required yard.
3. Detached accessory buildings shall not be located in the required front yard setback. Detached accessory buildings may be built in the required rear yard setback area, but such accessory buildings shall not occupy more than thirty percent (30%) of said area and shall not be closer than five feet (5') from the rear lot line.
4. Except as permitted per Section 6.2, Animal Regulations, detached accessory buildings shall meet the side yard setback of the corresponding zoning district.
5. Accessory buildings on through lots shall not be closer to either street than a distance equal to the required front yard of such lot.

6. Accessory buildings that are not a guesthouse as defined by the Queen Creek Zoning Ordinance shall be allowed to install an electrical meter. Any accessory building that is later converted to a guest house shall be required to remove the meter and connect to the electrical service of the main residence and meet all of the terms and conditions stated in Section 6.1.B., Accessory Dwelling Units.
 7. Accessory buildings used in conjunction with a home occupation shall be subject to the requirements of Section 6.4 Home-Based Occupations.
 8. Covered structures, such as stables, for the purpose of sheltering animals are considered detached accessory buildings and shall conform to standards set forth in Section 6.2.
- B. Detached accessory buildings in Rural Zoning Districts A-1, AT, R1-190, R1-154, R1-108, R1-54, R1-43:
1. Detached accessory buildings (dwelling units, garages, sheds, barns, workshops, ramadas, pergolas, etc.) are not required to match the design of the primary residence. The color(s) of detached accessory buildings should be consistent with the primary residence.
 2. Shade structures for animals may be designed with alternative materials and colors.

ARTICLE 6 – SUPPLEMENTAL USE REGULATIONS

*Home Owner's Associations may have additional requirements.

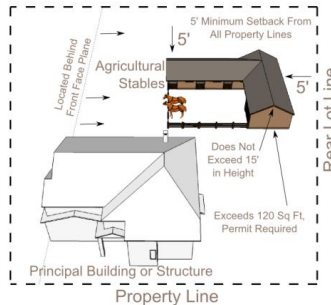
- C. Detached accessory buildings in Suburban Zoning Districts R1-35, R1-18, R1-15, R1-12, and Urban Zoning Districts R1-9, R1-8, R1-7, R1-6, R1-5, R-4, R-3, R-2, and ~~TCDC~~.
1. Detached accessory buildings (dwelling units, garages, sheds, workshops, ramadas, pergolas, etc.) shall be of the same architectural design, including building materials, roof type, and color as the primary residence.
 2. Barns and other shade structures for animals (applicable in R1-35 only) shall be of the same architectural design, including building materials, roof type, and color as the primary residence.
- D. *Detached Accessory Dwelling Units.* Detached accessory dwelling units, where permitted pursuant to Section 4.6 of this Ordinance, shall not be established except in accordance with the following criteria in addition to the criteria set forth in Section 6.1.A hereto:
1. Detached accessory dwelling units shall comply with the minimum yard and intensity of use regulations as set forth in Section 4.7 of this Ordinance;
 2. Total square footage of a detached accessory dwelling unit, including attached garages and covered patios, shall not exceed fifty percent (50%) of the under roof square footage of the primary structure;
 3. Detached accessory dwelling units shall be connected to the primary structure's utilities and meter, subject to the exceptions set forth in subsection 4 hereto;
 4. Detached accessory dwelling units shall be connected to the primary structure's central sewer connection, however, a separate septic system may be allowed;
 5. Only one (1) accessory dwelling unit shall be permitted per lot; and,
6. Required parking for the detached accessory dwelling unit shall be located on the property of the principal structure in accordance with the standards established in Section 5.6 of this Ordinance.
- E. *Swimming Pools.* The following standards shall apply where swimming pools are permitted as an accessory use.
1. A swimming pool shall not be located in the required front yard or a side yard required for vehicle access, required landscaped areas or closer than three feet (3') from the water's edge to any lot line.
 2. All fish ponds and other contained bodies of water, either above or below ground level, with the container being eighteen inches (18") or more in depth and / or wider than eight feet (8') at any point measured in the long axis shall conform to the location and enclosure requirements for swimming pools.
 3. Swimming pool shall be secured from unauthorized access by an enclosure as provided in Town Code Chapter 7.
- F. *Tennis Courts.* Where permitted as an accessory use, private tennis courts may be allowed up to 10 feet from side and / or rear property lines. Tennis court fences or walls shall not exceed twelve feet (12') in height or six feet (6') in height in any required side or rear yard. Any lights for the tennis court shall be consistent with the height provisions for accessory uses in Section 6.1 and shall be shielded so as to not direct or reflect light on adjoining properties, pursuant to Section 5.4 of this Ordinance.
- G. *Conflict with Other Regulations.* If there is a conflict between the accessory dwelling unit standards of this Section and any other requirement of this Ordinance, the standards of this Section shall control. Otherwise, accessory dwelling units are subject to all other applicable requirements of this Ordinance.

ARTICLE 6 – SUPPLEMENTAL USE REGULATIONS

6.2 Animal Regulations

A. *Purpose and Scope.* The purpose is to provide rules and regulations for the keeping of agricultural animals, household pets and other animals so that these animals do not become a nuisance, hazard, and / or health problem to the adjoining neighbors and the general public.

1. The area used for grazing, exercising, or training of said animals shall be securely fenced to prevent the animals from straying, or a suitable restraint shall be provided to prevent straying. For lots less than one (1) acre in size, no confinement area shall be located in the front yard, and the grazing of livestock shall be limited to the side and rear yards.
2. Fencing shall be required for all agricultural animals and shall consist of a view or partial view type fence, pipe rail or other similar fencing material, or a wall of sufficient height to restrain the animal(s). Such fence or wall shall be maintained and kept in a sound condition at all times.
3. Where permitted, stables used for the keeping of agricultural animals shall be located behind the front face plane of the principal building or structure. Stables shall be set back a minimum of five feet (5') from the rear property and five feet (5') from the side property lines. Stables shall not exceed the height regulations of the zoning district in which they are located. Where allowed to be located within the setbacks, stable height shall not exceed fifteen feet (15'). Any structure one-hundred twenty (120) square feet or larger is required to obtain a building permit as established in Section 3.2 of this Ordinance.



4. Where permitted by Section 4.6 of this Ordinance, private stables for the housing of agricultural animals shall be constructed so as to facilitate maintenance in a clean and sanitary condition. Sheet metal buildings are discouraged. See section 6.1.A of this ordinance for additional regulations.
5. Corrals, or yard areas used for the keeping of agricultural animals on lots less than one (1) acre shall be located within the rear half of the lot (or side yard) or parcel and shall be enclosed by a view or partial view-type fence, pipe rail or other similar fencing material, or wall of sufficient height to restrain the animal(s). Such fence or wall shall be maintained and kept in a sound condition at all times.

Table 6.2-1 Permitted Animal Units Allowance

Square Footage Of Residential Lot	Number of Animal Units Permitted
35,000 sf to 39,999 sf	2
40,000 sf to 43,559 sf	3
43,560 sf and larger*	4
<i>Exceptions:</i>	
<ul style="list-style-type: none"> • One (1) additional animal unit permitted per 3,000 sf in excess of one (1) acre (43,560 sf). • Offspring (under the age of six (6) months) of animals on-site, do not count towards the number of permitted animal units. • Animals used for educational purposes as stated in Subsection F do not count towards the number of permitted animal units. 	

ARTICLE 6 – SUPPLEMENTAL USE REGULATIONS

One (1) animal unit shall consist of the following:

- One (1) large livestock animal (weaned beef animal over six (6) months of age, horse, llama, alpaca, mule, burro, ostrich or similar animals). Swine are only permitted as part of an educational project as stated in Section 6.2 of this Ordinance) or;
- Five (5) medium livestock animals (goats, sheep, or similar animals) or;
- Ten (10) small livestock animals (rabbits, ducks, chickens, geese, fowl (excluding pea fowl) or similar animals.

6. Chickens in smaller lot residential zoning districts.

- a. On each lot that is at least 5,000 square feet and less than 10,000 square feet in area, up to 5 total chickens are permitted.
- b. On each lot that is at least 10,000 square feet and less than 35,000 square feet in area, up to 10 total chickens are permitted.
- c. Roosters are only permitted on lots one (1) acre and larger.
- d. Aviaries (i.e. chicken coops) shall be located within the building envelope or the rear one-half of the lot. If located within the rear one-half of the lot, the aviary shall be a minimum of five (5) feet from any property line. All aviaries shall be no taller than six (6) feet in height and screened by a six (6) foot tall block wall.
- e. The maintaining and keeping of chickens within the Town shall be allowed only so long as they not cause, create, contribute to or become a public nuisance due to noise, odors, dust, accumulation of animal waste, garbage, refuse or other obnoxious or putrescible material, or for any other like reason. For purposes of this subsection, a public nuisance is defined as maintaining any of the conditions described above to the

extent that one or more adjacent property owners are restricted in the use of their property due to the existence of the public nuisance.

7. Animal wastes shall be stored at least fifty feet (50') from any property line, open space, drainage channel or surface waters and shall not violate the health and sanitation provisions of the Town Code and Maricopa County's Health Code.

B. *Household Pets.*

1. It shall be unlawful to keep any household pet or animal as defined in this ordinance in such a manner so as to disturb the peace, comfort or health of any person residing within the Town. Any person violating any provisions of this chapter shall be subject to civil penalties as determined by the Town municipal court authority.
 - a. It shall be unlawful to keep any animal in such condition that any offensive, disagreeable or noxious smell or odor shall arise therefrom to the injury, annoyance or inconvenience of any inhabitant of the neighborhood thereof.
 - b. The keeping of all animals within the Town is subject to all pertinent regulations of the town, county and the state.
 - c. The premises upon which animals, livestock and poultry are kept shall always be sanitary and subject to inspection and regulation by the Town Code Enforcement Division.
 - d. The maintaining and keeping of animals within the Town shall be allowed only so long as they not cause, create, contribute to or become a public nuisance due to noise, the presence of flies, mosquitoes, insects, vermin, rodent harborage, odors, dust, standing water, accumulation of manure, garbage, refuse or other obnoxious or putrescible material, or for any other like reason. For purposes of this subsection, public nuisance is defined as maintaining any of the conditions described above to the

ARTICLE 6 – SUPPLEMENTAL USE REGULATIONS

extent that one or more adjacent property owners are restricted in the use of their property due to the existence of the public nuisance.

- e. This subsection does not apply to areas properly zoned and actively utilized for agricultural purposes.
 - 2. The requirements of subsection 1 above shall not apply to those small animals kept within a residence including fish, cats, small birds (parakeets, parrots), rodents (mice, rats), and reptiles (non-poisonous snakes, lizards).
 - 3. Dogs confined in kennels shall not be kept closer than twenty feet (20') from the nearest principal residential structure on an adjacent property. Such permission may be revoked at any time. Upon revocation, the owner of the animal(s) shall have thirty (30) days to move the animal(s) so that compliance is achieved. All agreeing parties shall have their signatures notarized.
- C. *Kennels*. Facilities for the boarding of all dogs and other household pets shall conform to the following:
- 1. No shelter or building used for boarding of said animals or the storage of feed and supplies shall be located closer than thirty feet (30') from any property line.
 - 2. A conditional use permit is required for commercial boarding and kennel facilities.
 - 3. Animal wastes shall not be stored any closer than fifty feet (50') from any property line, open space, drainage channel, or surface waters.
 - 4. The area used for grazing, exercising or training of said animals shall be securely fenced to prevent the animals from straying or a suitable restraint shall be provided to prevent straying.
- D. *Animal Husbandry*. Offspring (under the age of six (6) months of age) of animals on-site is not counted toward the number of permitted animal units.
- E. *Animal Husbandry for Educational Purposes*.
- 1. Any agricultural/livestock activity or project conducted primarily for educational purposes or school credits, are permitted in the R1-35 and larger zoning districts.
 - 2. Under this provision, animals utilized in projects are not counted toward the number of permitted animal units. Animals may include swine. The following criteria shall be met:
 - a. Active membership must be maintained and verification of such may be required upon request; and,
 - b. A sign designating a given member in residence must be posted on the property at all times any such project or activity is in progress.
- F. *Bees and Bee Keeping*. The rearing and breeding of honeybees; apiculture.
- 1. *Definitions*. The following definitions shall apply to the use of bees and bee keeping.
 - a. "Apiary" means one or more hives or colonies of bees at one location.
 - b. "Colony" means the inhabitation of the hive including the queen, drones, worker bees and brood.
 - c. "Hives" means the domicile of bees including any receptacles or containers inhabited by bees.
 - d. "Swarm" means a population of transient bees that have not permanently established themselves.
 - 2. *Permits*. The following shall be required to obtain a permit for the operation of apiculture activities:
 - a. Prior to the keeping of any hive, colony or apiary within the limits of the town, all persons shall be required to obtain a beekeeping license issued by the town clerk. The application form for the license shall include the name, address and telephone number of the person

ARTICLE 6 – SUPPLEMENTAL USE REGULATIONS

seeking the license as well as the name, address and telephone number of the property owner. If the applicant is other than the property owner, then the application shall also include written permission of the owner for the use of the property for keeping a hive, colony or apiary. The form shall also include a drawing of the property indicating the location for the keeping of the hive, colony or apiary and an acknowledgment that prior to the placing of the hive, colony or apiary upon the property that an adequate supply of water is available on the property in close proximity to the hive, colony or apiary.

- b. An annual fee of ten dollars shall be charged and collected for the issuance of each license and a separate license will be required for each separate location at which bee keeping will occur.
 - c. Any receptacle or container inhabited by bees shall be marked on the outside in such a manner as to reflect the license number issued by the town.
 - d. A permanent and adequate water supply must be available on the property at all times within thirty feet of the hive, colony or apiary.
 - e. All hives, colonies and apiaries shall be located no closer than thirty feet to any exterior property line.
3. *Prohibited Acts.* The following are prohibited:
- a. The keeping of bees whether or not for commercial purposes without first having obtained a permit.
 - b. Failure to provide adequate water supply as set forth subsection d above.
 - c. Any act or omission the result of which is to allow bees to be kept in such a manner so that they present a hazard to the public health, safety and welfare of the residents.

4. *Exceptions.* The provisions of this section do not apply to any property owner upon whose property a swarm of transient bees are attempting to or have established a domicile.
5. *Penalty.* Upon conviction of a violation of any provision of this Section, the first offense shall be punished as a petty offense and all subsequent convictions within a two-year period shall be treated as class I misdemeanors.
6. *Abandoned Hives, Colonies and Apiaries.* Any hive, colony or apiary which does not contain the marking requirements, the water supply requirement of Section 6.2.F and for which no permit has been issued shall be presumed to be abandoned. The town upon a complaint may take all action necessary to remove the abandoned hive, colony or apiary from the property.

6.3 Group Residential Facilities

A. *Purpose.*

1. Group Residential Facilities are defined as set forth in Article 1 of this document.
2. The purpose of these regulations is to permit persons requiring common support, care, training, supervision, or counseling to reside in single family residential neighborhoods, while preserving the residential character of the neighborhood.
3. A complete application shall be submitted to the Development Services Department on a form established by the Department.
4. Prior to registration, a request for zoning confirmation may be submitted to the Development Services Department to confirm that the proposed location of the Group care home is permitted under Article 4 of this document.
5. Group Residential Facilities are permitted in all residential zoning districts as specified in this Ordinance (see table 4.6-1), subject to final approval by the Development Services Department. The

ARTICLE 6 – SUPPLEMENTAL USE REGULATIONS

Development Services Department shall review all applications for Group Residential Facilities submitted pursuant to this section. Group Residential Facilities shall be located, developed, and operated in compliance with the following standards:

- a. The Group Residential Facility provides twenty-four-hour assistance to no more than ten (10) persons. In determining the number of persons served by a Group Residential Facility, the following individuals shall not be counted: the operator of the facility, members of the operator's family, and persons employed at the facility as staff.
 - b. No signs, graphics, displays, or other visual means of identifying Group Residential Facilities shall be visible from a public street.
 - c. Large and/or multiple trash receptacles not usually found in the residential area in which the Group Residential Facility is located shall be completely screened from public view.
 - d. The Group Residential Facility shall comply with all applicable Building and Fire Safety regulations.
 - e. Group Residential Facilities shall not be located within one-thousand two hundred (1,200) feet from any existing Group Residential Facility. For the purposes of this Section, all distances shall be measured from the property lines of the Group Residential Facility, including any rights-of-way.
 - f. All Group Residential Facilities shall be subject to an annual inspection by the Town of Queen Creek to ensure compliance with applicable law, including the standards set forth in this Section.
6. Any applicable requirements or provisions of State law, including but not limited to any applicable requirements set forth in Title 36 of the Arizona Revised Statutes, shall apply in addition to the provisions set forth in this Section. To the extent that applicable State law

conflicts with the provisions of this Section, such laws shall preempt any conflicting term, but shall not affect the remaining provisions of this Section.

6.4 Home-Based Occupations

A. *Purpose.* A home based occupation is permitted as an accessory use in all residential districts. The purpose of the home based occupation regulations and performance standards are:

1. To establish criteria for operation of home based occupation in dwelling units within residential districts;
2. To ensure that such home based occupations are compatible with, and do not have a deleterious effect on nearby residential properties and uses;
3. To allow residents to use their residences as places to enhance or fulfill personal economic goals, under certain specified standards, and criteria;
4. To enable the fair and consistent enforcement of home based occupations; and,
5. To promote and protect the public health, safety and general welfare.

B. *Standards.* The following performance standards shall apply to all home-based occupations in all zoning districts:

1. Obtain permits, per Section 3.2.G and conforms to applicable town ordinances and regulations;
2. Home shall continue to be used and maintained as a residence and maintain a residential character and appearance;
3. Not more than twenty-five percent (25%) of the gross floor area of the primary structure to be used for the home based occupation;
4. No exterior indication of a non-residential use, other than one (1) non-illuminated sign not exceeding three (3) square feet

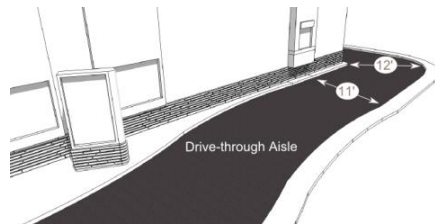
ARTICLE 6 – SUPPLEMENTAL USE REGULATIONS

attached to the building or placed in a window;

5. Full-time home resident is the business operator;
6. Only one (1) non-resident employee is allowed on lots zoned R1-35 and larger;
7. The home is not to be used as a location for the assembly of employees for instruction or dispatch to other locations;
8. Five (5) or fewer clients per day. Customer hours between 8:00 a.m. and 6:00 p.m.;
9. Music, art, sports, or similar lessons: Five (5) or fewer clients per day;
10. Storage of all products and use of all equipment, and materials shall be done within an enclosed building;
11. No hazardous equipment or hazardous or toxic chemicals or materials shall be kept at the property;
12. Parking shall be provided only on the driveway or in the garage/carport and shall not create hazards or street congestion. Overnight on-street parking is not permitted;
13. Storage of goods and materials shall be inside and shall not include flammable, combustible or explosive materials;
14. Outside storage of heavy equipment or materials shall be prohibited; and,
15. No generation of dust, odors, noise, vibration or electrical interference or fluctuation shall be perceptible beyond the property line.
16. Home Day Care:
 - a. Six (6) or fewer children per day allowed in all zoning districts.
 - b. Up to twelve (12) children per day allowed in R1-35 and larger zoning districts.

6.5 In-Vehicle Service Facilities

- A. *Description.* In-vehicle sales and service uses include all uses which perform sales and / or services in vehicles, or to vehicles which may be occupied at the time of such activity. Such uses often have traffic volumes which exhibits their highest levels concurrent peak traffic flows on adjacent roads. Examples of such land uses include drive-in, drive-up, and drive-through facilities, vehicular fuel stations, and car washes. If performed in conjunction with a principal use, in-vehicle sales and service land uses shall considered accessory.
- B. *Performance Standards.* All in-vehicle services facilities are subject to a conditional use permit review procedure.
 1. Establishments providing in-vehicle service facilities may be permitted in the C-2 ~~and Town Center~~ districts only.
 2. Pedestrian walkways should not intersect the drive-through drive aisles, but where they do, they shall have clear visibility, and they must be emphasized by enriched paving, such as products to similar to boomanite, stone, etc.)
 3. Drive-through aisles shall have a minimum twelve foot (12') width on curves and a minimum eleven foot (11') width on straight sections.

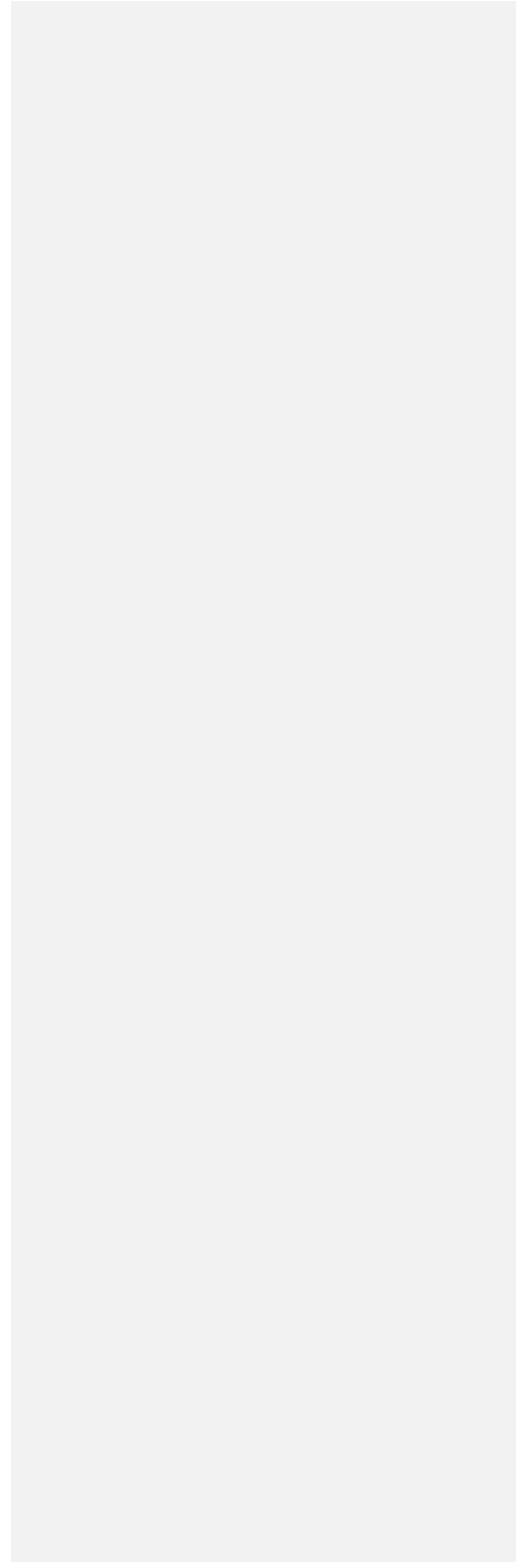


4. *Vehicle Stacking.* Drive-through lanes for all restaurants shall provide at least 160 total feet of stacking distance (80 feet of stacking distance between pick-up windows and order-placing speakers, and at least 80 feet of stacking distance between order-placing speakers and the entry to the drive-through lane).

Zoning Ordinance

Article 7.0

Sign Regulations



ARTICLE 7 – SIGN REGULATIONS

7.0 Sign Regulations

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7.1 Purpose and Enforcement

A. The purpose of the sign regulations is to establish reasonable regulations to promote economic vitality, a visually attractive environment, and vehicular and to protect the public health and safety. The purpose is addressed through the following guiding principles:

1. To preserve and protect the public health, safety and general welfare by ensuring properly designed and located signs within the Town of Queen Creek;
2. To promote and aid the public and private sectors in the identification, location, and advertisement of goods and services throughout the Town;
3. To enhance the beauty, unique character, and quality of the Town of Queen Creek that will attract commerce, businesses, residents, and visitors;
4. To promote economic development and the value of commercial properties, be sensitive to surrounding land uses and maintain an attractive community appearance;
5. To encourage development of private property in harmony with the desired character of the town while providing due regard for the public and private interests involved;
6. To promote the effectiveness of signs by encouraging signs that are clear and legible and by preventing over-concentration, improper placement, and excessive size.

B. *Enforcement.* The Planning Administrator is hereby authorized and delegated the authority to commence an action to enforce the provisions of this Ordinance, pursuant to A.R.S. §9-462.05.A, §9-462.05.B, and Section 2.5 of this Ordinance.

C. *Removal.* The Planning Administrator or designee may confiscate or cause to be confiscated any signs in violation of this article. Such signs shall be deemed a nuisance and subject to be impounded as evidence or to be disposed of without prior notice.

D. *Exceptions.*

E-1) Sign standards in the Downtown Core (DC) district shall be in conformance with the DC Design Guidelines and Chapter 7 of the Design Standards. Alternative standards that meet the intent of the Zoning Ordinance may be considered by the Planning Administrator. Where a conflict arises between the applicability of the Zoning Ordinance and Design Guidelines in the DC district, the Planning Administrator shall make the final determination.

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7.2 General Regulations

A. *Permitted Signs in Each District.* Table 8.2.A-1 shows which types of signs are allowed in each zoning district.

1. Signs Permitted in Residential Zoning Districts. The following signs are permitted in Residential Zoning Districts, excluding R-2, R-3, and R-4:
 - a. Address Signs. Address signs shall not exceed two (2) square feet in area. Address signs which are readily visible from the street are required on all new construction prior to issuance of a certificate of occupancy.
 - b. Temporary Signs. Temporary real estate and miscellaneous signs as described in section 7.5.

ARTICLE 7 – SIGN REGULATIONS

c. On-Site Directional Signs. On-site directional signs are allowed pursuant to subsection 7.2.I

d. Other Signs Allowed.

1) Institutional and civic uses in a residential zone are allowed a total sign area based on the following street frontages:

Street Frontage (in feet)	Total Sign Area (in square feet)
0-50	16
51-100	24
101-250	32
251-500	40
500+	48

2) Residential Subdivision entry monument signs/features. Signage may be wall-mounted or freestanding, but shall not exceed ten feet (10') in height and thirty-two (32) square feet in area. If freestanding, the height is measured from the top of the adjacent curb or crown of roadway, whichever is higher. Entry monument signs/features shall be decorative and designed to match the predominant architectural character and materials of the neighborhood. A sign may be displayed on one (1) or both sides of a street providing direct access to the subdivision and serving as a major entry.

3) Residential subdivision entry monument signs/features taller than ten feet (10') in height and up to Twenty feet (20') in height may be considered by the Planning Administrator if the following enhanced design features are provided:

- a) Enhanced materials/finishes (i.e. stone, brick, tile roof, laser cut metal, etc.)
- b) Unique design features (i.e. tower elements, trellises, ramadas, archways, fountains/water features, seating areas, etc.)
- c) Increased landscaping and specialty lighting.



2. Signs Permitted In The R-2, R-3, and R-4 Residential Zoning Districts:

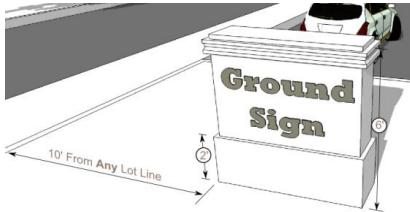
a. Any sign permitted by subsection A.1 of this section, subject to all sign regulations for the aforementioned districts;

b. Signs for a permitted use or building shall be limited to one (1) on the premises, subject to the following conditions:

- 1) Maximum Size: Twenty-four (24) square feet in area;
- 2) Located in the front yard;
- 3) If attached to a building, no part of such sign shall project more than one foot (1') from the building, nor shall it extend above the top of a parapet wall, or the eave line of gable, gambrel, mansard or similar type roof;
- 4) If such sign is ground-mounted, it shall include a minimum two foot (2') architectural planter or base. If an inorganic base is used, it shall be designed to match the predominant architectural character of the main building. Ground-mounted signs shall

ARTICLE 7 – SIGN REGULATIONS

be located at least ten feet (10') from any lot line and it shall not exceed six feet (6') in height; and,

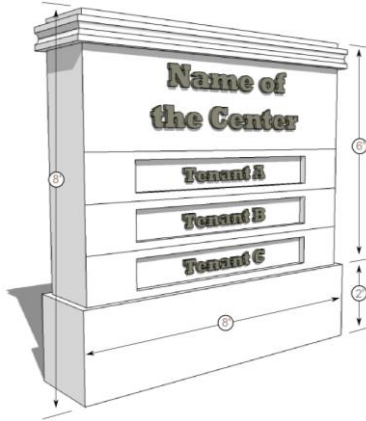


- 5) If such sign is illuminated, the source of illumination shall not be visible and no flashing, rolling, scrolling or intermittent illumination shall be employed.
3. Signs Permitted In Commercial Centers or Complexes (NC, AT, ~~TC~~, C-1, C-2, C-3, EMP-A and EMP-B) with three (3) or more businesses:
 - a. Prior to issuance of Sign Permits for any business or occupancy in a center or complex, a Comprehensive Sign Plan detailing the size, type, location, and color of all signage within the center/complex shall be submitted to the Planning Administrator along with the Major or Minor site plan for review and approval;
 - b. A Comprehensive Sign Plan that proposes a deviation from any of the requirements provided in this subsection shall be reviewed and approved by the Planning and Zoning Commission in accordance with subsection 7.2.A.8 of this Section;
 - c. The following signs are allowed in centers and complexes in the B-1, AT, ~~TC~~, C-1, C-2, C-3, EMP-A and EMP-B districts as part of the Comprehensive Sign Plan submittal:
 - 1) Building mounted identification signage for each permitted use or principal building, subject to the following conditions:
 - a) Building front wall signage shall not exceed one and a half (1 1/2)

square feet of sign area per lineal foot of building occupancy frontage;

- b) Side wall signage shall not exceed one-half (1/2) square feet of sign area per lineal foot of side wall;
 - c) Rear wall signage shall not exceed one-half (1/2) square feet of sign area per lineal foot of rear wall.
 - d) No part of such sign shall project more than one foot (1') nor extend above the height of the building;
 - e) Such sign may be illuminated the source of illumination shall not be visible and no flashing, rolling, scrolling or intermittent illumination shall be employed; and,
 - f) Total wall signage shall not exceed two-hundred fifty (250) square feet.
- 2) One (1) Identification ground-mounted sign containing the name of the center and the tenants subject to the following conditions:
 - a) Freestanding signs shall be decorative using a minimum two foot (2') architectural planter or base. If an inorganic base is used, it shall be designed to match the predominant architectural character of the main building.
 - b) Such ground sign shall not exceed forty-eight (48) square feet in sign area, nor shall it exceed eight feet (8') in height above grade nor shall it extend or project over any street or alley line;

ARTICLE 7 – SIGN REGULATIONS



- c) Parcels with six-hundred feet (600') are permitted two (2) ground-mounted signs per street frontage as determined by the Planning Administrator; and,
- d) One (1) additional sign is permitted for each additional three-hundred feet (300') of street frontage as determined by the Planning Administrator.
- 3) Any directional signs as needed not exceeding two (2) square feet in area per sign;
- 4) One (1) parking lot wall or ground sign per parking lot entry or exit not exceeding six (6) square feet in area and limited to off-street parking instructions and direction. Such sign may have interior illumination;
- 5) Any lighting shall be placed to reflect the light away from Residential Districts or Residences; and,
- 6) Temporary real estate, construction, and subdivision signs, pursuant to subsection 7.5.C.2.
4. Signs Permitted in The NC, ~~FC~~, and C-1 Commercial Districts for Individual Buildings Not Part of a Center or Complex:
 - a. Any sign allowed by this Ordinance in the Residential Zoning District is subject to the sign regulations of the respective district. When any use allowed in the foregoing residential districts is established in any commercial zoning district, the sign limitations of the district in which the use is first allowed shall apply, regardless of the zone in which the use is located;
 - b. Address signs which are readily visible from the street are required on all new commercial construction regardless of the zoning district prior to issuance of a Certificate of Occupancy;
 - c. On-site directional signs pursuant to Section 7.2.I;
 - d. One freestanding sign per street frontage, not exceeding twenty-four (24) square feet in area and six feet (6') in height, subject to the following conditions:
 - 1) Parcels with six-hundred feet (600') of street frontage are permitted two (2) freestanding signs per street frontage as determined by the Planning Administrator; and,
 - 2) One (1) additional sign is permitted for each additional three-hundred feet (300') of street frontage as determined by the Planning Administrator.
 - 3) Freestanding signs shall be decorative using a minimum two foot (2') architectural planter or base. If an inorganic base is used, it shall be designed to match the predominant

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architectural character of the main building.

- e. Building front wall signage shall not exceed one and a half (1 1/2) square foot of sign area per lineal foot of building occupancy frontage;



- f. Side wall signage shall not exceed one-half (1/2) square feet of sign area per lineal foot of side wall;
 - g. Rear wall signage shall not exceed one-half (1/2) square feet of sign area per lineal foot of rear wall;
 - h. No part of such sign shall project more than one foot (1') nor extend above the height of the building;
 - i. Such sign may be illuminated provided the source of illumination shall not be visible and no flashing, rolling, scrolling or intermittent illumination shall be employed;
 - j. Total wall signage shall not exceed one-hundred fifty (150) square feet; and,
 - k. Temporary real estate, construction, and subdivision signs pursuant to Section subsection 7.5.C.2.
5. Signs Permitted in The AT Agritainment and C-2, General Commercial District for Individual Buildings Not Part of a Center or Complex:

- a. One freestanding sign per street frontage.
 - b. Ground-mounted signs shall use a minimum two foot (2') architectural planter or base. If an inorganic base is used, it shall be designed to match the predominant architectural character of the main building. Ground-mounted signs shall not exceed eight feet (8') in height. Maximum sign area shall not exceed forty-eight (48) square feet;
 - c. Parcels with six-hundred feet (600') of street frontage are permitted two (2) freestanding signs per street frontage as determined by the Planning Administrator;
 - d. One (1) additional sign is permitted for each additional three-hundred feet (300') of street frontage as determined by the Planning Administrator.
 - e. Building front wall signage shall not exceed one and a half (1 1/2) square foot of sign area per lineal foot of building occupancy frontage;
 - f. Side wall signage shall not exceed one-half (1/2) square feet of sign area per lineal foot of side wall;
 - g. Rear wall signage shall not exceed one-half (1/2) square feet of sign area per lineal foot of rear wall;
 - h. No part of such sign shall project more than one foot (1') nor extend above the height of the building;
 - i. Such sign may be illuminated provided the source of illumination shall not be visible and no flashing, rolling, scrolling or intermittent illumination shall be employed; and,
 - j. Total wall signage shall not exceed one-hundred fifty (150) square feet.
6. Signs Permitted in The EMP-A and EMP-B Light Industrial District for Individual Buildings Not Part of a Center or Complex:

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1. Non-public signs in public rights-of-way or on public property;
 2. Signs mounted on a building roof;
 3. Signs having intermittent or flashing illumination, animated or moving parts, or that emit sound; wind-driven spinners, streamers, balloons, flags, search lights, strobe lights, holographic projections, laser light displays, beacons, bandit, and inflatable signs;
 4. Signs imitating official traffic control signs, or any sign or device obscuring actual municipal or other public traffic control signs or devices;
 5. Signs mounted on, or applied to trees, utility poles, rocks, or City owned property;
 6. Signs placed upon private property without the property owner's approval; and,
 7. Business identification/advertising signs in single-family zoning districts.
- D. Location. A-Frame Signs shall be located only:
 1. At grade level;
 2. Adjacent to the business being advertised, as follows:
 - a. Signs shall be placed on the business property being advertised within twenty feet (20') of the primary business entrance.



7.6 A-frame Signs

- A. A-frame signs shall be allowed without permit for businesses in the Commercial, Industrial, ~~Town Center~~, Office, Employment, and Public Facility/Institutional zoning districts. For the purposes of this section, a business is defined as one (1) entity per building or suite of ten-thousand (10,000) square feet or less if located in the Commercial, ~~Town Center~~, and Office Zoning Districts and up to thirty-thousand (30,000) square feet if located in the Employment and Public Facility/ Institutional Zoning Districts, subject to the following regulations:
- B. *Size*. Signs shall be no greater than thirty-six inches (36") in width and forty-eight inches (48") in height.
- C. *Number*. Up to two (2) A-Frame Signs shall be permitted per business. Only one (1) sign per business shall be permitted to be placed on any one (1) adjacent street frontage. In no event shall the combined number of A-Frame signs exceed two (2).
- E. *Display*. Signs shall be displayed only:
 1. During the hours the business is open to conduct business.
- F. *Prohibited Locations*. A-Frame Signs shall not be located:
 1. In raised or painted medians;
 2. Across any street from the business being advertised;
 3. In drive lanes, parking aisles or parking stalls;
 4. On equestrian or multi-use trails;

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5. So that less than a minimum of four feet (4') is clear for pedestrian passage on all sidewalks and walkways, or so as to cause a hazard to pedestrian traffic; and,

6. On fences, boulders, planters, other signs, vehicles, utility facilities, or any structure.

G. *Right-of-Way Placement.* Signs may not be placed in the right-of-way, except that such signs may be placed on the sidewalk within the ~~DCTC~~ zoning district provided placement is in compliance with American with Disabilities Act.

H. *Construction and Maintenance.* Signs shall be:

1. Constructed with a protective, water resistant coating impervious to weather conditions;
2. Constructed with cut vinyl or other weather resistant graphics and may contain zip tracks or Velcro for changing of cut vinyl graphics;
3. Of sufficient weight and durability to withstand wind gusts, storms; and,
4. Maintained in a professional manner free from chipping paint, cracks, gouges, loss of letters, and other maintenance issues.

I. Elements Prohibited on A-Frame Signs. The following shall be prohibited on A-Frame Signs along street frontages:

1. Any form of illumination, including flashing, blinking, or rotating lights;
2. Animation;
3. Reflective materials; and,
4. Attachments, including, but not limited to, balloons, ribbons, speakers, or other similar devices.

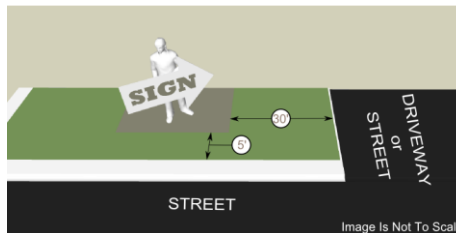
7.7 Sign Walkers

A. Sign walkers shall be permitted in conjunction with adjacent apartment, commercial and industrial areas in the R-3, R-4, NC, ~~FC~~, C-1, C-2, C-3, EMP-A and

EMP-B zoning districts, subject to the following requirements:

B. *Location.*

1. At least thirty feet (30') from a street or driveway intersection measured from the back of the curb, or edge of pavement if no curb exists.
2. At least five feet (5') from the street, measured from the back of curb or edge of pavement if no curb exists.
3. At grade level.
4. In front of property on which the advertised business or use is located.



C. *Prohibited Locations.*

1. Within a minimum of twenty feet (20') of any other sign walker.
2. In any location which interferes with the right-of-way for pedestrians, bicyclists and others located on a sidewalk.
3. In a raised or painted median.
4. In driveways, drive lanes, parking aisle or parking space.
5. On equestrian or multi-use trails.
6. On a fence, vehicle, utility facility, other sign or any other structure.
7. In a manner that results in sign walkers physically interacting with motorists, pedestrians or bicyclists.

D. *Number.*

1. Be no more than one (1) sign per business.

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2. Be displayed only during the hours the business is open to the public.
3. Be held, worn, or balanced at all times.
4. Be no greater than twelve (12) square feet per sign face, with a maximum of two (2) sign faces.
5. Not be worn by a sign walker in costume.

E. *Prohibited elements.*

1. Any form of illumination or animation on or within the sign.
2. The use of mirrors or other reflective materials.
3. Attachments to the sign including, but not limited to, balloons, ribbons, or speakers.

F. *Consistency with State Law.*

1. Notwithstanding the foregoing, sign walkers may use a public sidewalk, walkway, or pedestrian thoroughfare to the minimum extent provided by A.R.S. §4-499.13.

7.8 Sensitive Use Signs

A. *Sexually Oriented Businesses.* Signs shall be permitted in accordance with the following:

1. One (1) free-standing or monument sign shall be permitted per site in accordance with the following standards Maximum height shall be six feet (6') as measured from the adjacent curb or crown of the roadway. Sign area shall not exceed twenty-four (24) square feet. Free-standing signs shall have a substantial base and planter not to exceed two feet (2') in height. If an inorganic base is used, it shall be designed to match the predominant architectural character of the main building.
2. Window signs, permanent and / or temporary, are permitted up to twenty-five percent (25%), per window, of the

establishment's window area provided the following criteria are complied with:

- a. All such signs must be mounted, affixed or painted on the inside face of the window;
 - b. No such sign shall be illuminated, animated or emit sound; and,
 - c. Signs conforming to the above criteria shall be allowed in all zoning districts and shall not be considered a part of the aggregate allowed sign area.
3. Total sign area for each building or occupancy frontage shall not exceed one (1) square foot of sign area for each two (2) linear feet of street or occupancy frontage.
 4. In no case shall the total sign area exceed sixty-four (64) square feet of sign area for each building or occupancy including all ground and wall mounted signs.

B. *Prohibited Signs.* Signs not specifically authorized are prohibited including but not limited to the following:

1. *Animated Signs.* No animated sign shall be allowed;
2. *Flashing Signs.* Flashing signs, except those, which alternately display time and temperature having a maximum sign area of three (3) square feet;
3. *Signs Emitting Sound Substance.* Any signs emitting sound or emitting any substance;
4. *Obscene Signs.* No person, as principal agent or otherwise, shall exhibit post or display or cause or permit to be exhibited, posted or displayed, upon any advertising structure, any obscene statements, symbol or sign. A statement, symbol or sign is obscene within the meaning of this Ordinance when:
 - a. The average person, applying contemporary state standards would find that the item, taken as a whole appeals to the prurient interest;

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- b. The item depicts or describes, in a patently offensive way, sexual activity; and,
 - c. The item taken as a whole lacks serious literary, artistic, political, or scientific value.
5. *Miscellaneous Signs and Posters.* The tacking, painting pasting, or otherwise affixing of signs of posters of a miscellaneous character, visible from a public way, on the walls of the building, a shed, tree, shrub, ground cover, fences, utility poles or other structures, or upon vehicles where such vehicles are used primarily as a support for such signs or parked on the property;
6. *Pole Signs and / or Roof Signs;*
7. *Projecting Signs.* No sign shall project into the public right-of-way or beyond a street plan line;
8. *Portable Signs.*; and,
9. *Oversize Signs.* Signs which exceed 3 square feet in area and which are mounted, attached or painted on motor vehicles, trailers or boats and are parked on the premises.

restrictive than commercial speech. Any provision of this Sign Code that is found to be an unconstitutional limitation on freedom of speech by any court shall be severed from this Sign Code in a manner that preserves the Sign Code and protects freedom of speech.

7.9 Interpretation of this Article

- A. Where there is a conflict between the provisions of this Ordinance and provisions of other regulations of the Town of Queen, the provisions of this Ordinance shall apply.
- B. The provisions of this Ordinance shall apply to the erection, construction, alteration, use, location, and maintenance of all signs within the Town of Queen Creek except as specified in Section 7.2
- C. Any sign permitted by this Article may contain a non-commercial message in lieu of any other message.
- D. Any provision of this Sign Code that imposes a limitation on freedom of speech shall be construed in a manner that is viewpoint neutral and treats expressive speech either the same as or less



Queen Creek

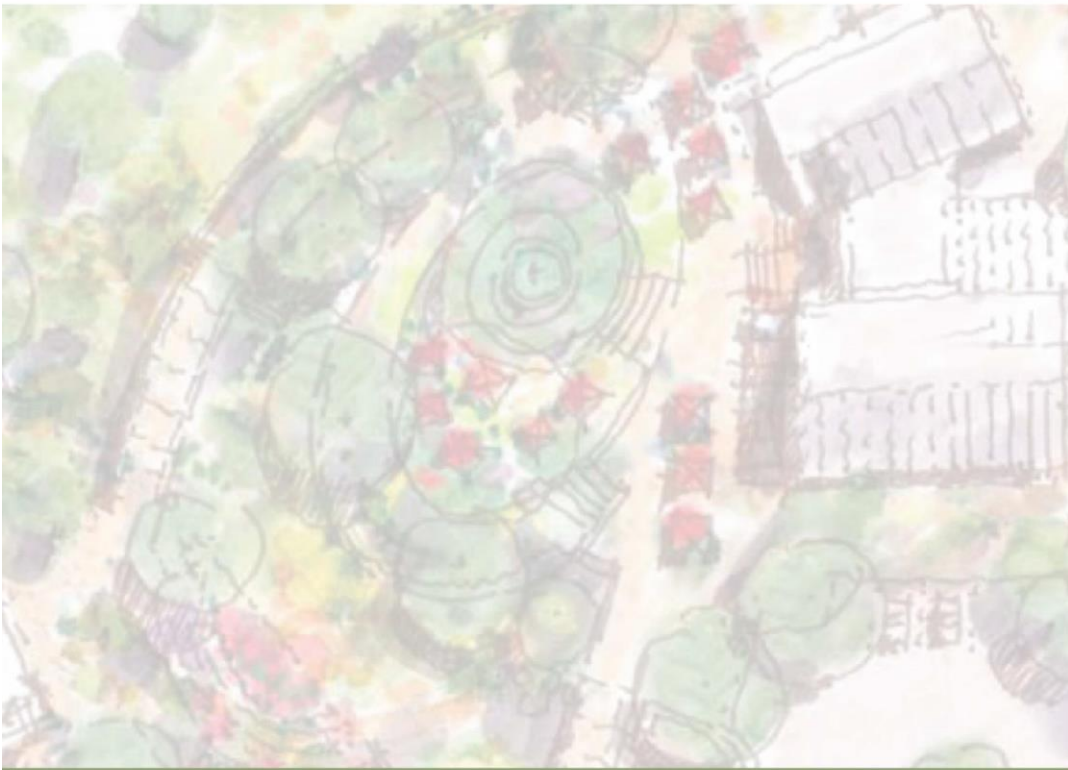
Design Standards





Queen Creek

Design Standards



GAMMAGE
BURNHAM
Attorneys at Law

TOWN OF QUEEN CREEK DESIGN STANDARDS

DS.0 Design Standards

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B. Applicability.

1. These design standards are intended to enhance and maintain the quality of Queen Creek's community by providing guidance for the design of new single-family residences, multi-family residences, commercial, and industrial zoning districts in the Town of Queen Creek. The Standards are composed of design guidelines. Design guidelines are policies intended to provide the basis for design review and approval and are subject to interpretation by staff, the Planning Commission and Town Council. When a valid demonstration can be made for deviating from a design guideline in order to achieve a better overall design, such requests are encouraged and will be given consideration in accordance with this document.

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2. All site plan, subdivision and design review processing and approval procedures covered by this document shall be governed by the Town of Queen Creek Zoning Ordinance and or Subdivision Regulations.

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2-3. All development in the Downtown Core (DC) district should be in general conformance with the design guidelines and standards covered in this document but shall be governed by Chapter DS.8. If any conflicts in applicability arise, the Planning Administrator shall make the final determination.

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DS.1 Introduction

A. *Purpose.* The purpose of the Town of Queen Creek Design Standards is to provide the development community with a consistent set of standards to guide the physical development and the visual quality of the community to be reviewed and approved with the site plan and preliminary plat process. These criteria are not to restrict imagination, innovation, or variety, but rather to assist in focusing design principles, which can result in creative solutions that will develop a satisfactory visual appearance within the town, preserve property values, and promote the public health, safety and general welfare, and the following:

1. To reflect, maintain, and enhance the friendly small town rural characteristics of Queen Creek and its surroundings;
2. To create a distinctive, high quality environment;
3. To encourage the design of sustainable development;
4. To encourage traditional neighborhoods and residential developments that vary in density, lot sizes, housing type, architectural style, and provide open space;
5. To provide design direction to all the projects in the Town; and,
6. To foster a sense of place and pride in visiting, working and living in the Town of Queen Creek.

C. Interpretation.

1. Guidelines which employ the word "should" are intended to be applied as stated. However, an alternative measure may be considered upon the approval of the Planning Administrator if it meets or exceeds the purpose of the guidelines.
2. Guidelines using the words "shall" or "must" are mandatory and must be included in the project's design aspect. However, an alternative measure may be considered upon the application for Administrative relief as referred to in Article 2 of the Zoning Ordinance.

TOWN OF QUEEN CREEK DESIGN STANDARDS

3. Guidelines using the word "encouraged" or "discouraged" or "promote" are desirable but not mandatory.
4. Refer to the Town of Queen Creek Zoning Ordinance for quantitative parking, landscaping, fence, wall, and lighting requirements.

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D. *How to use this document.*

1. This document includes photographs for the purpose of illustration and simplification. The images used to illustrate the compliance or non-compliance with the standards should be reviewed in context to the specific guidelines with which the image is associated and not necessarily with all the guidelines of this document. To the extent that there is any inconsistency between the text of this Ordinance and any such photograph the text shall control

DS.2 Architectural Styles

- A. *Purpose.* In order to preserve the small-town characteristics of Queen Creek, the following architectural styles shall serve as a guide. Architectural interpretation is encouraged. Evaluation of the appearance of a project shall be based on the quality of design, consistency with adopted architectural styles and its relationship to surroundings. The defining characteristics that are associated with each style provide a guide as to the appropriate height, massing, roof form, materials, windows, and details. In order for new designs to portray the same character as traditional architecture, it is important to maintain the integrity by following the defining characteristic of a specific style and not incorporating inconsistent element. Contemporary or modern interpretations of the architectural styles may be allowed.
- B. *Applicability.* These architectural styles are applicable to any new developments in the Town of Queen Creek. *Modern interpretations of architectural styles shall be permitted.*
- C. *Descriptions and Renderings.* The Town of Queen Creek has two major architectural characters: "Agricultural/Small Town" in the historic farm areas and "Desert Foothills" in the areas at the base of the San Tan Mountains (typically south of Hunt Highway).
 1. *Agricultural/Small Town.* Architectural character is inspired by the agrarian

buildings and sheds of the East Valley, the historic turn of the century neighborhoods of Downtown Phoenix and Tucson (Encanto, F.Q. Story, Roosevelt). The Small Town part of this character is composed of small scale buildings, with simple massing and hand crafted details. The designs are often modified to be appropriate to the desert climate with deep recessed windows, shade awnings, and limited use of wood. The agricultural parts of this character are composed of rustic buildings with simple shed forms, and historic use of shed roofs, wooden timber structures, and board formed concrete walls. In both parts, buildings are typically gathered around a formal open space like a town square or organized into compounds, separated or surrounded by open space.



2. *Desert Foothills.* Architecture character is inspired by the desert architecture of the foothills of the San Tan Mountains. This character is dominated by the natural desert landscape. Its colors, materials, massing and forms take their cue from the landscape of the Sonoran Desert. This character typically is a mix of old world Spanish, Tuscan and arid region architecture with contemporary and mid-century modern architecture. Buildings are often isolated in the landscape surrounded by natural, un-disturbed desert. Building forms often follow the terrain or step down hillsides with accents being provided in important civic or social settings.

TOWN OF QUEEN CREEK DESIGN STANDARDS



DS.3 General Design Concepts

A. *Introduction.* The following general concepts shall be incorporated into all new development along with the corresponding design guidelines found in DS.3 – DS.5. These concepts are key components to enhance the visual interest, community character, and pedestrian activity.

B. *Shade.*

1. Developments should provide shaded areas for their use and benefits.



2. Developments shall provide landscaping along arterial and collector streets for the comfort of pedestrian and bicycle users and street scene.

C. *Connecting Places.*

1. Site design shall include sidewalk, trail, or path connections within and adjacent to the development, when applicable.

2. The provision of secure bike storage through lockers, cages, or storage areas is encouraged to promote alternative transportation.

D. *Water and Turf Features.*

1. Turf shall be utilized within active open space and is discouraged in areas of passive open space.



2. Development should reduce potable water use for building sewage conveyance by 50% through the use of water-conserving fixtures (water closets, urinals) or non-potable water (captured rainwater, recycled greywater, and on-site or municipally treated wastewater).

E. *Gathering Places.*

1. Pocket parks, areas between developments, and transitional areas should provide shade, potted plants, water features, artwork, or seating.

TOWN OF QUEEN CREEK DESIGN STANDARDS



F. *Public art.*

1. When required, art shall be placed in a location that is accessible at the pedestrian level.



2. Art should incorporate the surrounding area and reflect the values of the Town.

G. *Entering and Inviting Features.*

1. Site-level development. Site development should consider distinguishing features and coordinated thematic elements to enhance project entry visibility from street right-of-way.
2. Building-level development. Building development should consider pedestrian-scale features that draw visual interest to main building entrances.

H. *Pedestrian Connectivity.*

1. Walkways shall connect to any trails or paths adjacent to the site to maintain connectivity in the Town.



2. All developments should be accessible by walking, bicycle, or vehicular travel through the use of sidewalks, bicycle lanes, and streets.

I. *Pedestrian and Bicycle Wayfinding.*

1. Wayfinding signs shall not be placed within the pedestrian or bicyclist area that would cause an obstruction
2. Wayfinding signs should be a clear and concise functioning system that provides directional support for pedestrian and or bicycle users.



J. *Community Mailboxes (Cluster Box Units).*

Cluster box units (CBU) are free-standing, pedestal-mounted clustered mailboxes located in various locations throughout a residential community containing multiple individually locked mailboxes and parcel compartments. All CBU's shall be designed to include a decorative enclosure on five sides that is constructed of a combination

TOWN OF QUEEN CREEK DESIGN STANDARDS

of decorative stone veneer, stucco, brick/block materials, etc. to complement the architectural design theme, monumentation and walls of the neighborhood.



DS.4 Single-Family Residential Standards

A. *Purpose.* The purpose of this Section is to guide architectural integrity in order to assure that these neighborhoods are sustainable and continue to make a positive contribution to the community in the years to come. Neighborhoods designed according to these principles increase in value as they mature, rather than requiring ongoing public reinvestment that is often needed in poorly designed neighborhoods where there is little pride of ownership and lack of property maintenance. The purposes of these provisions are:

1. To supplement the zoning regulations applied to site built, modular and manufactured homes with additional standards and procedures which will promote a satisfactory living environment for residents of single family

homes, and encourage a mix of homes and other types of housing within the Town;

2. To permit greater diversity in the types of housing communities; and,
3. To ensure that all new single family dwellings are compatible with other forms of housing.
4. To create attractive, enduring and sustainable neighborhoods.

B. *Applicability.*

1. These Standards apply to all new single-family structures on individual lots, including new subdivisions, custom homes and master planned communities. These Standards do not apply to subdivisions or master planned communities with approved development agreements, the conditions of which would preclude the ability to fully comply with these guidelines. These Standards are provided for the use of homeowners, builders, contractors, designers, Town staff and Town decision makers.

2. Small-scale development may propose alternative design standards to the Planning Administrator. Alternative design standards may include design character and features from previously approved developments adjacent to proposed small-scale development.

C. *Residential Design Review Application/Approval Process.*

1. Prior to submitting an application for Design Review approval the applicant shall attend a Pre-Application Meeting with a representative of the Development Services Department.
2. Applications for Design Review shall be filed with the Development Services Department on form(s) provided and shall include all of the information identified in the application form(s), Design Regulations, and any other data that may be required by the Planning Administrator that is needed for review of the application.

TOWN OF QUEEN CREEK DESIGN STANDARDS

3. Applications shall be signed by the property owner(s) or an authorized agent of the property owner(s) and all applicable fees shall be paid when applications are submitted.
4. The Planning Administrator shall review the application submittal for compliance with all applicable guidelines within this ordinance. The approval of said application shall be in accordance with Article 3, Section 3.3.C and 3.3.D.2 of the Town Zoning Ordinance.
5. In the event of a denial, no development activities shall be authorized until a new application for Design Review approval has been submitted and approved.
6. The approval date of the Design Review approval shall be the date on which the application was approved by the Planning Commission. Design Review approvals are tied to other development approvals (i.e. Building Permit, Standard Plan Building Permit Review), which will be identified in the notification of Design Review approval.
7. *Amendments to previously approved Design Review Applications.* Up to two (2) additional production home plans may be approved by the Planning Administrator if the proposed plans are in substantial conformance with the initial submittal. No more than two (2) additional plans shall be approved per calendar year.

D. *Design Guidelines.*

1. *Neighborhood Character.* Each neighborhood type (Rural/Estate, Suburban and Urban) has a unique character based on the existing landscape, topography, lot size and development pattern. Guidelines are provided to communicate the three primary types of neighborhood character found in Queen Creek. The balance between manmade and landscape elements will also help to reinforce each type of character.
 - a) In Rural and Estate Neighborhoods (A-1, R1-190, R1-145, R1-108, R1-54, R1-43), the balance between the buildings

and landscaping should substantially favor the landscaping. In general, open space and vegetation dominate; architectural and man-made elements are apparent, but secondary. Rural uses, such as horses and view fencing, hedgerows along property boundaries and generous setbacks from the street will visually contribute to the rural and estate character.



- b) In Suburban Neighborhoods (R1-35, R1-18, R-15, R1-12), the man-made and open space elements of the community should be balanced. Internal open space and external transitioning shall be maximized to provide the necessary balance with the man-made elements. Setbacks for and between buildings and along public ways become more pronounced. Solid fencing or walls should be partially limited, with the area adjacent to the community open space in a partial-view style of fencing.
- c) In Urban Neighborhoods (R1-9, R1-7, R1-5, and R1-4), architecture and the man-made elements are the predominant features and thus must be carefully crafted to avoid becoming generic and stale in form. Setbacks for and between buildings are reduced proportionately to the size of the lots. Front yards may be reduced and street presence becomes more prominent for porches and architectural elements if the garage/auto area is proportionately recessed from the street. Privacy is generally obtained in the interior spaces of small walled courtyards or fenced yards. Sufficient open space shall be provided between or within

TOWN OF QUEEN CREEK DESIGN STANDARDS

developments for effective contrast and balance to the buildings and the land.



2. *Streetscape*. It is the street that defines the character of the neighborhood. Therefore guidelines have been created to introduce sufficient variety to create interest without becoming excessive to the point of creating a chaotic street scene. It is also important to create a clear transition from the public space of the street to the private space of the home. Clearly identifying paths for people to move through this sequence creates space that enhances community while maintaining privacy. The following streetscape guidelines shall apply:

- a) A customized entrance should be provided at the entry street intersecting the arterial or major collector which should include architectural features such as, water feature, sculpture, monument signage, special landscaping, specialty pavement, enhanced fence wall details or a boulevard median.
- b) Production home builders are required to provide landscaping in all planted areas within the front yards of single-family detached home lots prior to a certificate of occupancy.
- c) For model home complexes, production home builders are required to:
 - 1) Offer at least three (3) significantly different front yard landscape options per plan, one of which shall be a low-water usage xeriscape option.

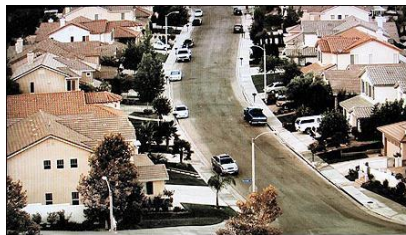
2) The use of drought-tolerant trees, shrubs and groundcovers is required.

3) The predominant use of grass is prohibited. Limit turf areas (including artificial turf) to a maximum of 30 percent of the total lot. Where turf is provided, the grass area should be large enough to be useable and watered efficiently.

4) Model home complex parking lots shall contain trees and landscaping consistent with the landscape design of the lots that contain the model homes. Landscaping should be used to screen and soften the parking areas and long expanses of privacy walls.

d) Repetitious elevations shall be avoided. The same elevations shall not be utilized across from or adjacent to each other. A sufficient number of plans to create variety and diversity shall be provided. All tract home subdivisions shall have a minimum of four (4) floor plans with three (3) unique elevations per floor plan. Unique elevations shall be structurally different with different roof types facing the street as described in subsection DS.4.C.2.e below.

e) Monotonous, uniform roof forms shall be avoided. Roof forms shall be varied by incorporating different building heights and / or ridgeline orientation.



f) The front elevation shall feature a pedestrian scaled entry which is clearly visible when standing at the front property line. Pedestrian scaled entry may include gates, arbors, portal, and similar features with courtyard forward plans.

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g) Color in new subdivision development:

- 1) The primary exterior body colors should be neutral earthy colors. No bright, bold or primary colors shall be used for primary body colors. The trim and accent colors should complement the primary body color.
- 2) A minimum of seven (7) distinct combinations of colors and roof materials shall be provided to further promote visual interest. There shall not be a predominant singular color. Less color combinations may be considered in smaller subdivisions.



- h) Open gable roofs emphasizing the lack of detail should be avoided. The home shall have a pitched roof with a slope of not less than 3:12 pitch. The exception to the roof pitch requirements is for Santa Fe/Pueblo or other flat roof dominant architectural styles. The roof overhang shall not be less than one (1) foot measured from the vertical side of the dwelling unit. When carports, garages, porches or similar structures are attached as an integral part of the dwelling unit, the Planning Administrator may waive the eave requirement.

- i) Development should provide visual interest through the use of accent materials (such as stone or brick veneer) such that the application replicates the authentic means of construction (for example, all visible sides of an architectural element are covered as if the entire element was constructed of masonry). When continuing the material around a corner from a front to side elevation, it should be terminated by an architectural

element such as an offset, column, intersecting wall or fence.



- j) All on-lot fencing facing a public street should be designed to match the standard plan's materials and primary color or that of the subdivision theme wall.
- k) Driveways for three-car or larger forward-facing garages shall incorporate alternative paving design elements stamped concrete, concrete engraving, intricately sawed or grooved patterns, concrete pavers, and colored concrete to soften the appearance of large impervious surfaces.
- l) Alley loaded garages are encouraged, especially for small lot subdivisions.



3. *Building Design.*

- a) All residential buildings shall have a permanent foundation and a garage to store a minimum of two (2) vehicles. Interior dimensions of a garage shall be a minimum of twenty (20) feet wide by twenty (20) feet deep.
- b) The dwelling unit shall have a garage with roofing and siding complimentary to the primary structure.
- c) The dwelling shall be covered by an exterior material of a color, material, and appearance that is compatible with those of existing single-family dwellings including, but not limited to, the following:
 - 1) Residential cementation lap siding; brick, stone or masonry veneer;

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- 2) Frame or block stucco siding; skip trowel preferred;
 - 3) Other siding materials which are determined by the Planning Administrator to be compatible with the above-referenced materials;
 - 4) The building materials of a project shall be durable, require low maintenance, and be of a substantial quality. Organic wood products for decorative architectural elements and / or siding should be discouraged; and,
 - 5) Flat or corrugated sheet metal shall not be used for exterior siding material.
- d) All street side elevations of a structure shall provide visual interest by incorporating overhanging eaves, recessed windows, or other building details.
- 
- e) The building materials of a project shall be durable and require low maintenance.
- f) Windows should be balanced, equally-spaced and equally-proportioned in the building mass. All windows on a home shall comply with at least one of the two requirements below:
- 1) Windows shall be recessed a minimum of 2" from the face of the adjacent wall plane; or,
 - 2) Windows shall have style-appropriate trim detail at the sill, head, and
- jamb. Windows with no recess or no trim are not allowed.
- g) Window treatments shall have an Architectural theme that is carried through on all sides of the structure.
- h) An all-weather, hard surfaced, covered outdoor rear patio area of not less than five (5) percent of the home square footage for any single-family detached home on a lot eighteen thousand (18,000) square feet or less. The rear patio shall not be less than six (6) feet in depth and shall be designed to be integrated with the architecture of the home, including the primary structure material, colors and roof design, and be appropriately related to open areas of the lot for the purpose of providing suitable outdoor living space to supplement the limited interior spaces.
- i) Canopies and awnings should be attached to any home and patios can be enclosed and used for recreation or sun room purposes. When enclosed for living purposes, such shall be considered as part of the home and a permit required, issued by the Planning Administrator, before such enclosure can be used for living purposes.
- j) Windows and doors should be in proportion to one another, and aligned on each elevation to bring a sense of order.
- 
- k) A durable, low-maintenance roof consisting of non-reflective materials customarily used for residential construction shall be provided, and if following a traditional architectural style, in accordance with the defining characteristic as shown in Section DS.2 of this document.

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l) *Garage Frontage and Location.*

- 1) Front loaded garages shall be recessed a minimum of five feet (5') from the front plane of the living area to provide interest and relief from the street.
- 2) Significantly recessed garages, detached garages, and side entry garages are encouraged.
- 3) A minimum of three (3) distinctly different garage door designs shall be provided as a standard feature for all plans of production homes.
- 4) In the R1-5 and R1-7 zoning districts, the garages should be varied in order to reduce repetition and prevent monotony. Variations may include orientation, change in garage plane, and / or alternative architectural and material treatments.
- 5) The garage shall match the architectural style, roof type, and material palette of the primary structure.
- 6) Vehicular access to rear yards with sufficient space to store cars, small boats and recreational vehicles should be provided wherever possible. Storage areas shall be completely screened through the use of masonry fence walls, solid gates and landscaping.
- 7) RV garages and oversize garage doors should be set back at least ten (10) feet from the primary structure.

- m) *Garage Dominance.* Homes and buildings in Queen Creek should have a timeless look to their architecture, and should not be dominated by large garage doors on the front of the home or building. Garages have become a desirable element of modern homes and are used for both parking and storage. Because garages often are accessed by a single door sixteen feet (16') wide or wider, their appearance can easily dominate the entire façade of a home especially on smaller, narrower

homes or buildings. While a home or building need not go to extraordinary measures to hide a garage door, the use of the following techniques are recommended to minimize their appearance.

- 1) The front elevation shall prominently feature an entrance for persons rather than automobiles through superior design. Garage doors shall be de-emphasized and not be the most prominent architectural feature of the house.
- 2) Front facing garages shall be recessed by a minimum of five feet (5') from the front plane of the home in order to provide interest and relief for the streetscape.
- 3) Provide engaging architecture on the rest of home (covered porch, large recessed picture window with brick sill or tile surround, stone or brick veneer).
- 4) Avoid ornate detailing (such as a Mission parapet) on the garage mass. Remove decorative detail (brick or stone wainscot) from the garage mass and add it on the livable mass of the home.



- 5) Provide one and a half or two story massing so that the garage is a smaller part of the overall front façade of the home.

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- 6) When style appropriate provide balcony or deck on the second level to provide interest over the garage.



- 7) Avoid large gables over the garage. Use hip roofs, shed roofs or flat roofs instead to minimize the garage massing.

- 8) Turn the garage ninety degrees to the street and make the front façade appear as a livable portion of the home.



- 9) When possible accentuate it with massing (tower), color, lighting and architectural detail.

- 10) Provide coach house details to the garage door so that it appears to be wooden or style appropriately divided into smaller elements. Avoid a single large blank element.

- 11) Provide a pergola (trellis, lattice, or arbor) above the garage door to vary the shade and shadowing on the door.



- 12) Deeply recess the door twelve to twenty-four inches (12" - 24") with an appropriate sized beam or structural element to hold up the home or roof over the large opening in historic building techniques.

- 13) Use two single car garage doors rather than one two-car garage door to create smaller massing.

- 14) Use pavers or decorative paving to break up or reduce the visual impact and glare from a typical concrete driveway.

- 15) Make the door color match or darker than the body color of the home so that it recedes visually. Do not use accent colors on the garage door.

4. *Open Space.*

- a) Turf shall be utilized for active open space within a neighborhood.

- b) The use of turf is discouraged in areas of passive open space and along streets.

- c) Refer to Section 5.5 of the Zoning Ordinance for Open Space Requirements.

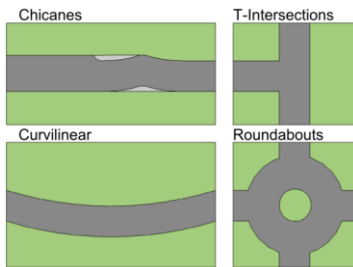
- d) Tot Lots or playground equipment shall be centrally located for ease of accessibility for the neighborhood and be covered by shade structures or mature landscaping.

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5. Access and Circulation.

- a) T-type intersections are encouraged on local streets.
- b) Pedestrian connectivity should not be impeded if cul-de-sac streets are utilized
- c) Local streets shall be curvilinear if exceeding over one-thousand (1,000) feet in length or shall utilize traffic calming measures such as chicanes, chokers, and roundabouts.



- d) Flag lots in residential subdivisions may be permitted so long as sufficient fire safety access is provided, subject to review and approval by the Planning Administrator.

E. Manufactured / Modular Homes.

1. Any manufactured or modular home on an individual lot shall conform to the same building setback standards, side and rear yard requirements, standards for enclosures, access, vehicle parking, and square footage standards and

requirements to which a conventional single-family residential dwelling on the same lot would be subject.

2. The dwelling shall be attached to a permanent foundation system in compliance the International Conference of Building Officials "Guidelines for Manufactured Housing Installation," as may be amended, and the following requirements:
 - a) All wheels, hitches, axles, transporting lights and removable towing apparatus shall be permanently removed prior to installation of the dwelling unit;
 - b) The foundation shall be excavated and shall have continuous skirting or backfill leaving no uncovered open areas excepting vents and crawl spaces. The foundation shall be exposed no more than twelve (12) inches above grade;
 - c) For homes which are narrower than sixteen (16) feet in width, the unit shall be oriented on the lot so that its long axis is parallel to the street.

DS.5 Multi-Family Residential Standards

- A. *Purpose.* The purpose of these standards is to provide design guidelines to improve the appearance of design and functionality of multi-family development, to recognize the importance of design in the economic success of the urban areas of the Town, and to ensure the adequate protection of the surrounding area. These guidelines define the character of the areas which serve as transitional land in close proximity to shopping, employment, and residential.
- B. *Applicability.* Within an R-2, R-3, R-4, and permissible non-residential zoning district(s), the following standards shall apply to multi-family dwelling units:
- C. *Design Guidelines.*
 1. *Site Layout.*

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- a) Multi-family buildings shall be separated by a minimum of fifteen (15) feet.
- b) The site design shall incorporate natural amenities and features into the development plan such as prominent view corridors, washes and significant vegetation to enhance the character of the development.
- c) The transition between multi-family residential and existing single family residential areas shall be enhanced to achieve maximum compatibility through screening and buffer setbacks (see Section 5.3).



- d) *Entry and Character.*
 - 1) Wherever applicable, a combination of ornamental landscaping, landscaped medians, water features, architectural monuments, signs, decorative walls and paving should be incorporated into the themed entry and shall reflect the overall architectural identity and character of the development,
 - 2) The primary entry into the development shall be distinguished with hardscape materials such as paver, street prints, and / or color blocks.
2. *Streetscape.*
 - 1) For safe and comfortable pedestrian environments, amenities such as ramadas, benches, tot lots, and water features should be provided within the development.
 - 2) For pedestrian and bicycle friendly environment, amenities, such as trails, bike lanes, and sidewalks, should be provided to encourage walking and bicycling.
 - 3) Wherever applicable a combination of one or more of the following: landscaping, berming and screen walls should be used to screen views of parked cars adjacent to the streetscape.
3. *Building Design.*
 - a) *Materials and Colors.*
 - 1) The color palette and materials shall be appropriate to the context.
 - 2) Flat or corrugated sheet metal shall not be used for exterior siding material.
 - 3) The building materials of a project shall be durable and require low maintenance
 - b) *Building Massing.*
 - 1) The use of projecting private balconies, building wall recesses, building pop-outs, varied wall planes, arched dormers, decorative window treatment, brick or stone veneers, and other architectural elements is encouraged so as to provide visual interest.
 - 2) The visual impact of large monolithic structures should be minimized by creating a cluster of small buildings.
 - 3) The use of landscaping as a design element is encouraged to reduce building mass.
 - 4) Multiple architectural features shall be integrated into the building to provide visual interest and variation.

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c) *Windows.*

- 1) Windows should be balanced, equally-spaced and equally-proportioned in the building mass
- 2) Windows shall employ design details as appropriate to the architecture style.
- 3) Unifying architectural elements shall be used to carry a window pattern across a façade.
- 4) Window and door type, material, shape and proportion shall complete the architectural style of the building.

d) *Roof Line.*

- 1) Avoid massive straight rooflines with flat appearances.
- 2) Minimize the bulk and massive appearance of large structures through the use of sloping varied rooflines, consisting of varying roof heights using variations in the height, directions, and shapes of the roofline to visually break up a large structure.
- 3) Incorporate varied building heights at the street.

4. *Open Space.*

- a) The multifamily development should include active recreation amenities for residents such as pools, tennis courts or playgrounds and gathering spaces.



- b) Active open space should be located in centralized locations which is accessible by the entire community.

- c) A minimum of four hundred (400) square feet of usable common open space shall be provided for each multi-family dwelling unit for active recreational needs of residents. Usable open space excludes parking areas, required landscape areas, land within a floodway, water bodies, and land with greater than fifteen percent (15%) slope. Open space provided, pursuant to this requirement, shall be accessible to all residents of the development and shall measure at least thirty feet (30') across at its narrowest dimension.



- d) The Planning Administrator may waive up to fifty percent (50%) of the open space requirement if the development satisfies one of the following criteria:

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- 1) All units are located within one thousand feet (1,000') of a public park as measured along a public sidewalk, trail or bikeway; and,
 - 2) The development includes, on-site, a portion of the Town's trail system; or,
 - 3) Another situation subject to review and approval by the Planning Administrator.
5. *Access and Circulation.*
- a) The development shall provide pedestrian access within the development and to adjacent non-residential areas by incorporating wall and landscape penetrations into the pedestrian circulation.
 - b) The development shall provide a continuous walkway internally and shall separate the walkway from vehicular traffic movements except where drive aisle crossing are necessary.
 - c) The on-site pedestrian circulation system shall link the various site amenities, such as play area, club house, pools, adjacent streets, trails, and bus stops.
 - d) Pedestrian walkway shall be distinguished from the vehicle driveway using different hardscape materials or by providing a landscape buffer.
6. *Parking Canopies.*
- a) The color of any metal parking canopies shall fit with the color palette of the development.
 - b) Parking canopies should have a fascia around the perimeter to provide some visual dimension to the metal parking canopy.
 - c) Any lighting used with a metal parking canopy shall include fully-shielded light fixtures.
7. *Utility and Mechanical Equipment.*
- a) Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened and designed to appear as an integral part of the building.

DS.6 Non-Residential Standards

A. *Purpose.* The purpose of these guidelines is:

1. To ensure successful integration of the safe, well-designed and attractive non-residential development into the community;
2. To protect the character of existing nearby neighborhoods;
3. To promote compatibility between non-residential development and adjacent residential uses;
4. To enhance the quality of nonresidential development in the Town;
5. Encourage long-term business success; and,
6. Ensure walkability within the project and connections to adjacent developments.

B. *Applicability.* These guidelines are applicable to all new nonresidential development in the Town, alteration to the exterior façade of the existing building and reconstruction of the existing structures.

C. *Design Guidelines.*

1. *Site Layout.* Architecture and the man-made element is the predominant feature and thus must be carefully designed to create a small town appearance and to be pedestrian friendly. In the Town Center area, street presence is should be emphasized with the buildings located at the street and vehicular parking is on-street or in joint use parking lots located to the side or rear of the buildings.

- a) All building elevations which face a public street or are adjacent to residential uses or residential zoning

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districts shall not use metal or corrugated metal as a primary material.

- b) All buildings shall incorporate a variety of massing and building heights, and stepping roof lines.
- c) Commercial projects adjacent to existing and proposed residential uses should consider setbacks, heights, and scale.



- d) Buildings on pads should be located close to arterial streets to create a strong sense of place.
- e) Drive-through uses should not be adjacent to residential uses. Speaker box, menu boards, pneumatic tube systems, automatic or manual car washes shall be located away from such uses to mitigate sound and light emissions.
- f) An incorporation of shade trees, trellis structures, and canopies should be used in large projects over five (5) acres throughout all pedestrian walkways.
- g) A reduction of the "heat island" effect should be mitigated by increasing shaded areas throughout parking lots.



- h) Office, technical and corporate employment facilities should be scaled (built in proportion relative to size and lot coverage) to the surrounding area.
- i) For a mixed-use that includes areas of Employment A land uses, a campus-type employment site should be provided.
- j) Entry Character.
 - 1) The main vehicular entrance should be aligned with the anchor tenant of the site.
 - 2) Alternative paving, mature landscaping, or public art should be incorporated as a focal point for the site.



- k) *Relationship of Building and Site to Adjoining Area.*

- 1) Adjacent building of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.
 - 2) Landscape transition to adjoining properties shall be provided.
 - 3) Harmony in texture, lines and masses is required. Monotony shall be avoided.
2. *Streetscape.*
- a) *Street Furniture.* Street furniture such as benches, waste containers, bicycle racks, and bollards should be design and style appropriate to ensure compatibility with the architecture of

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surrounding buildings and the general area.



b) *Lighting Requirements.* Provide safe vehicular, bicycle, and pedestrian travel within the development through utilization of bollards, main entry lighting, and parking lot lighting when applicable.

c) *Pedestrian Amenities/Public Space.*

- 1) Pedestrian and customer entrances shall provide shade and protection from the weather by utilizing arcades, awnings, or colonnades.



- 2) All main entrances shall be accessible by walkway and walkways should connect throughout the site.
- 3) Areas between buildings and breezeways should provide potted plants, water features, artwork, or seating.
- 4) Site design should include an element of architectural features that incorporate a gathering area.
- 5) Site design should incorporate pedestrian and bicycle accessibility to

all adjacent streets by providing sidewalks, bicycle lanes, or trails.

- 6) Best efforts shall be made to mitigate any vehicular and pedestrian interference through site layout and clearly identified lanes and paths.
- 7) Bicycle parking should be provided in close proximity to the main entrance and shall not impede pedestrian travel by providing extended curbing or landscaping.
- 8) All pedestrian walkways shall provide functional shade when adjacent to buildings through arcades, eaves, or tree planting.



d) *Building Design.* Materials in Town Center are encouraged to be predominantly brick versus stucco. All buildings shall be constructed of reinforced masonry, concrete, wood, or metal frame. The use of metal buildings, such as, but not limited to corrugated steel, are prohibited. Use of ornamental metal as an architectural design/accent feature may be permitted.

e) Building colors shall follow the following guidelines:

- 1) Large areas of white or black color shall be avoided.
- 2) The color palette chosen for new structures should be compatible with the colors of adjacent structures. An exception is where the colors of

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adjacent structures strongly diverge from these guidelines.

- 3) Wherever possible, the number of colors appearing on the structure's exterior shall be minimized. Small commercial structures should use not more than three (3) colors.



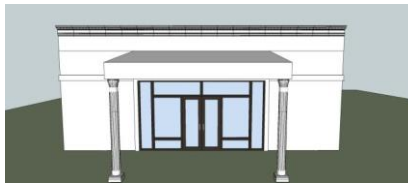
- 4) Bold primary colors shall only be used on accent elements, such as door and window frames and architectural details. Bold colors shall not be used as bands, stripes, wainscots or parapet caps.
- 5) All colors and or surfaces shall not exceed a light reflectance value (LRV) of 60%, unless otherwise approved by the Planning Director.
- 6) Architectural detailing should be painted to complement the facade and tie in with adjacent structures.
- f) *Building Massing.* Building mass of adjacent buildings shall not vary more than fifteen percent (15%). Building mass is the volumetric shape of a structure including sides, and roofs, and the size of the base, or footprint.
- g) *Windows.*
 - 1) Windows and doors shall include visually prominent framing and other character elements. Materials, colors, shape and proportions shall

complement the architectural style of the building.

- 2) Commercial developments in excess of 50,000 square feet shall provide twenty-five percent (25%) of the entry façade in windows. Industrial developments shall provide fifteen percent (15%) of the entry façade in windows.
- 3) Windows shall employ design details appropriate to the architecture such as arched windows, shutters, awnings and canopies to break the scale of the façade into smaller components.

h) *Building Façades.*

- 1) All streetside elevations of a structure and elevations where pedestrian access is provided shall provide visual interest and design themes. Sides of buildings that extend more than thirty (30) feet in length shall provide a pitch roof element, windows, porch or other design feature to break up the long, continuous and otherwise uninterrupted blank wall. Flat roof buildings shall have an articulated base course and cornice, or similar architectural treatment for all sides visibly exposed.



- 2) The base course shall align with either kick plate or sill level of the first story. The cornice shall terminate or cap the top of a building wall, may project horizontally from the vertical wall plane, and may be ornamented with moldings, brackets, vigas, tile or other details.
- 3) Scuppers and/or downspouts are not allowed on any elevation of a building that faces a street or pedestrian arrival.

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i) *Roof Types and Materials.*

- 1) Roof materials shall be consistent with the architectural styles set forth in Section DS.2 of this document. Gable roofs no flatter than a 9/12 pitch shall be used to the extent possible in the Town Center area. Where hipped roofs are used, the pitch shall be no flatter than a 6/12 ratio.
- 2) Both gable and hipped roofs shall provide overhang eaves on all sides that extend a minimum of one foot beyond the building wall.
- 3) Flat roofs may be used with the Pueblo architectural design. Mansard roofs are prohibited.
- 4) Architectural elements that add visual interest to roofs, such as dormers, belvederes, masonry or brick chimneys, cupolas, clock towers and other similar elements are encouraged.

j) *Building Entrances.*

- 1) All main entrances to buildings shall be the focal point of design. Architectural elements should include: lintels, pediments, pilasters, columns, porches, railings, balustrades.



3. *Open Space.*

- a) Where possible, private open space and common open space should be designed to create a sense of place and should be used as opportunities to allow for gathering areas.



- b) For open space requirements, refer to Section 5.5 of the Zoning Ordinance.

4. *Access and Circulation.*

- a) The number of ingress and egress points shall be minimized through the use of shared driveways with adjoining uses when applicable.
- b) Traffic calming measures, such as chicanes, traffic circles, or alternative paving, should be considered to promote safe pedestrian and bicycle access.



- c) Drive-through uses with high volumes should design the site with adequate stacking measures.
- d) Corrals for shopping carts should match the architectural and material palette of the primary building, landscape palette, and be located adjacent to landscape islands.

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5. *Utilities and Mechanical Equipment.*

- a) Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened and designed to appear as an integral part of the building.

6. *Signage.*

- a) Every structure and commercial complex shall be designed with a precise concept for signage. Provisions for sign placement, sign scale in relationship with building, and sign readability shall be considered in developing the signage concept. All signage shall be compatible with the building architecture and site design relative to color, material and placement.
- b) Monument-base signs are the preferred alternative for business identification whenever possible. Where several tenants occupy the same site, individual wall mount signs are appropriate in combination with a monument sign identifying the development and address.
- c) The use of backlit individually cut letter signs is strongly encouraged. Wall painted signs and murals are prohibited, except when utilized for public art purposes.
- d) Each development site shall be appropriately signed to give directions to loading and receiving areas, visitor parking and other special areas.
- e) Refer to Article 7 of the Town of Queen Creek Zoning Ordinance for area, size, and location regulations.

7. *Screening / Storage / Loading Areas / Trash Enclosures.*

- a) Outdoor storage and trash enclosures shall complement the architectural and material palette of the primary building.
- b) Loading areas and trash enclosures should be located away from single-

family residential uses, main thoroughfares, and site entrances when possible.



- c) Trash enclosure locations should be easily accessible by the tenants.
 - d) Roll-up doors shall be recessed at least twelve (12) inches into the building and shall match in color.
- ### 8. *Donation or Recycling Drop-Off Boxes.*
- In all non-residential zoning districts, Donation or Recycling Drop-Off Boxes are permitted only in accordance with the following standards and procedures:
- a) All drop-off boxes are permitted only as a use accessory to an established and primary permitted use. Boxes are subject to the approval of a Zoning Permit by the Development Services Department, and upon receipt of written authorization by the property owner, or his legal representative.
 - b) All drop-off boxes shall not obstruct pedestrian or vehicular circulation, nor be located in public rights-of-way, required building setbacks, landscape areas, drive aisles, required parking spaces, fire lanes, loading zones, or any other location that may cause hazardous conditions, constitute a threat to the public safety, or create a condition detrimental to surrounding land uses and developments.
 - c) Each drop-off box shall have a firmly closing lid and shall have a capacity no greater than six (6) cubic yards. No box shall exceed seven (7) feet in height.

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- d) Drop-off boxes may be constructed of painted metal, rubber, wood, or plastic and shall be properly maintained in a safe and good condition.
 - e) Drop-off boxes shall be clearly marked to identify the specific items and materials requested to be left for donation, the name of the operator or owners of the donation container, and a telephone number where the owner, operator or agent of the owner or operator may be reached at any time. The drop-off box shall also display a notice stating that no items or materials shall be left outside of the drop off box.
 - f) Occupation of parking spaces by the boxes shall not reduce the number of available parking spaces below the minimum number required for the site.
 - g) All donated and or dropped off items must be collected and stored in the associated drop-off box. All items or materials shall not be left outside of drop off boxes, and the area around each drop-off box shall be maintained by the owner or operator, or the property owner, free of litter and any other undesirable materials.
 - h) Boxes not located or maintained in compliance with this Article shall be subject to revocation of the Zoning Permit.
9. *Public Art.*
- a) Public art should celebrate any distinct characteristics found in the surrounding area around the site.



- b) Pieces shall be placed in public view and accessible to a pedestrian.
- c) Art should not impede or block pedestrian travel within the site.

D. *Additional Requirements for All Commercial Uses.*

1. Buildings detached from the main commercial development within the same commercial center (pad buildings) shall be designed in a complimentary architectural style, and incorporate the same materials, colors and landscaping as the host development.
2. The use of standardized "corporate" architectural styles associated with chain type restaurants, convenience store and / or automobile service stations are prohibited. Applicants should be encouraged to incorporate local elements to compliment the "corporate" style.
3. Placement of structures should consider the existing built context, the location of incompatible land uses, the location of major traffic generators as well as an analysis of a site's characteristics, particular influences and design goals embodied by the Town.
4. Structures shall be designed in a manner that will complement the adjacent structures. Sites shall be developed in a coordinated manner to provide order and diversity and avoid a jumbled, confused development.
5. Whenever possible, new structures should be clustered. This creates plazas or gathering spaces and prevents long "barrack-like" rows of structures. When clustering is impractical, a visual link between separate structures should be established. This link can be accomplished through the use of an arcade system, trellis or other open structure.
6. Locate structures and on-site circulation systems to minimize pedestrian/vehicle conflicts and not create new ones where possible. Link structures to the public

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sidewalk where possible with textured paving, landscaping, and trellises.



7. Recognize the importance of spaces between structures as "outdoor rooms" that are the public realm. Outdoor spaces should have clear, recognizable shapes that reflect careful planning and are not simply "after thought" areas between structures.
8. Loading facilities shall not be located at the front of the structure where it is difficult to adequately screen them from public view.

~~E. Additional Requirements for All Town Center Uses.~~

- ~~1. All buildings shall have their principal entrance opening to a street, square, plaza, or sidewalk. Pedestrian access from the public sidewalk, street right-of-way or driveway to the principal structure shall be provided through an improved surface.~~
- ~~2. The first floors of all buildings shall be designed to encourage and to complement pedestrian-scale activity by the use of windows and doors arranged so that the uses are visible from and / or accessible to the street on not less than fifty percent (50%) of the length of the first floor street frontage. Not less than fifty percent (50%) of the length and twenty five percent (25%) of the surface of the building entry façade of the primary structure(s) shall be in public entrances or windows (including retail display windows). Where windows are used, they shall be transparent. Solid walls shall not exceed twenty (20) feet in length.~~



- ~~3. In order to stimulate pedestrian activity, the first floor (street level) of any new building abutting a major arterial roadway, minor arterial roadway or major collector roadway shall devote not less than fifty percent (50%) of the net first floor area to retail uses. All street level retail uses with sidewalk frontage shall be furnished with an individual entrance and direct access to the sidewalk in addition to any other access which should be provided. This standard shall not apply to any lot with a street frontage of less than twenty-four (24) feet.~~

- ~~4. Doors shall be recessed into the face of the building to provide a sense of entry and to add variety to the streetscape. The recess depth shall not be less than the entry width.~~
- ~~5. Not less than one (1) linear foot of seating shall be provided for each thirty (30) square feet of open space. Seating shall be not less than twenty-four (24) inches high and fifteen (15) inches deep. At least two (2) of the following amenities shall be provided in an open space area: ornamental fountain, water feature, sculpture, arbor, trellis, planted bed, drinking fountain, clock pedestal, awning, or canopy.~~



- ~~6. Canopies, awnings, and similar appurtenances should be constructed at~~

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~~the entrance to any building subject to the following criteria: (1) such appurtenance shall be constructed of rigid or flexible material designed to complement the streetscape, and (2) any such appurtenance may extend from the building up to one-half (2) of the width of the sidewalk area in front of the building or nine (9) feet, whichever is less, subject to any encroachment permit which may be required by the Arizona Department of Transportation, Maricopa County, or the Town. In no case shall any such facility extend beyond the curb line of any public facility, nor shall it interfere with the growth or maintenance of street trees. A minimum overhead clearance of eight (8) feet from the sidewalk shall be maintained.~~

~~7. No surface parking shall be permitted in front of a principal structure. Parking shall be located to the rear of the principal structure or structures, except to the extent that side parking is allowed as provided herein. Parking areas shall not occupy more than twenty-five percent (25%) of the width of the lot at any point extending one hundred feet (100') from the frontage line.~~

~~8. Off-street surface parking shall be screened from the view of public streets in accordance with the parking lot screening requirements in Parking Standards.~~



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TOWN OF QUEEN CREEK DESIGN STANDARDS

DS.7: Downtown Core (DC) District

A. Purpose: This Downtown Core section incorporates the Town Center Downtown Core Design Guidelines manual by reference. Please refer to the DC Design Guidelines Manual for additional design considerations. The purpose of the Queen Creek's Downtown Core (DC) Design Guidelines is to define the qualities of architecture, urban design, and public space that make for successful projects and communities, and to serve as a tool for guiding individual projects to meet those expectations through the Town's Design Review Program. The goals associated with this section are based on the following principles:

- a. The Downtown Core should not be a typical commercial strip mall environment that is made up of "big-box" commercial chain stores and/or drive-thru restaurants.
- b. The Downtown Core is envisioned to become a destination oriented environment that focuses on pedestrian oriented, compact development that is integrated with more specialty oriented use related to retail, dining, entertainment, services, residences and recreation.

B. Applicability: Within the DC zoning district, the following standards shall apply to all future development.

C. Design Guidelines:

1. Urban Block Massing

- a) No parking lots shall be located in front of the façades adjacent to primary or secondary streets.
- b) Parking lots shall be strategically located behind most building masses and accessed primarily from secondary and tertiary streets.
- c) Build-to-lines, which may include patios, courtyards, and alternative designs that meet the intent of the

Design Guidelines, shall be required for at least 75% along primary streets and a minimum of 40% on secondary streets.

- d) No single building mass longer than 100' shall be allowed without the incorporation of pedestrian links from parking to sidewalk (second story mass can be continuous)
- e) Alleyways (pedestrian connections between public sidewalks and linking private parcel parking lots shall have a minimum width of 20'
- f) Transparency and access between inside and out will mean that more people are aware of what is happening in alleys, creating greater safety. With improved safety, more pedestrians and cyclists will use alleys as secondary entrances, and businesses will be able to open within alleys, providing yet more eyes on the alley.



2. Urban Block Patterns

- a) Any single side block length shall be in the range of 300' to 450'. Total perimeter block length shall not exceed 1600' unless providing key added value to the overall urban fabric (any block dedicated to open space shall be the exception).
- b) Blocks shall be organized within at least two of the three proposed street sections from the Town Center Plan Update (primary, secondary and or tertiary).
- c) Where blocks meet in a three-way or four way intersection, the resulting layout should be safe,

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TOWN OF QUEEN CREEK DESIGN STANDARDS

functional and meet all Town engineering and site plan requirements.

- d) East-West connector roads should be utilized to establish north and south ends of blocks.

2. Building Facades and Entrances

- a) Blade signs shall be the preferred sign type along building entrances.
- b) Glass storefronts shall be used for promoting merchandise in an organized and attractive manner with only minimal secondary signage.
- c) Any outdoor merchandise sales shall be allowed per current Town requirements and not placed within the public sidewalk.
- d) Each principle building shall include at least 3 of the following features at the entrances:
- i. Canopies or porticos;
 - ii. Overhead or arcades
 - iii. Outdoor patios;
 - iv. Display windows;
 - v. Raised parapets over entrance doors;
 - vi. Architectural details such as tile work and/or moldings'
 - vii. Integral planter or seating areas.
 - viii. Other features as approved by the Planning Administrator.



3. Outdoor Spaces.

- a) Outdoor dining space located at the front of the building shall be carefully coordinated with the Town staff to ensure continuity (dining service with alcohol shall meet required codes including fence enclosures)
- b) Outdoor service oriented uses with dumpsters and or recycling bins should be screened from view.

4. Architecture Character and Materials

- a) No more than three main building elements shall be utilized in the orchestration of the elevation (including painted stucco/EFIS)
- b) Window treatments at the street level should be the dominant element.
- c) No true ribbon windows shall be used on any floor
- d) All building elevations facing a public street shall have at least one main entry
- e) Bright colors shall be avoided on buildings facades (paint or finishes), roofs, and windows.
- f) Building facades, colors and materials should be consistent with the Towns architectural standards which includes the use low reflectance, subtle, neutral, or earth tone colors.



5. Signage.

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- a) Total wall signage shall not exceed one hundred and fifty (150) square feet.
- b) All temporary signs are subject to the zoning ordinance's regulations and processes;
- c) Materials, colors and detailed shall be compatible with those used for the building.
- d) Banner or blade signs shall not be less than eight feet 8' from the base of the building.
- e) No sign shall project into the public right-of-way, except upon approval.
- f) Sandwich signs shall be allowed for use on the property within 20' of the business entrance.
- g) Flashing and sound signs are prohibited.



6. Lighting

- a) Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings and art.
- b) Each project and building shall incorporate a system of lighting that contributes to the night- time experience, including façade uplighting, sign and display window illumination, landscape, and streetscape lighting to be reviewed during the development process.
- c) Make sure the alley is clean and well lit. Doors and windows opening onto alleys are signs of

use and safety for pedestrians. Stores and businesses bordering alleys become places of interest, drawing more pedestrians in.

7. Parking lots

- a) Parking lots shall integrate main drive aisles to appear more like streets, and shall include sidewalks, landscaping including trees, and pedestrian scaled lighting.
- b) Within any parking area located behind a building, there shall be at least one tree planted every 10 to 12 stalls.
- c) Parking aisles shall be organized to create a central pedestrian access to building entries.



8. Existing Buildings

- a) Property owners planning to remodel existing structures and change current uses may conform with the Downtown Core Area zoning requirements.
- b) New constructions and/or remodel projects in the Downtown Core shall follow the proposed Design Guidelines for Architecture Character and Materials.



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TOWN OF QUEEN CREEK DESIGN STANDARDS

9. Urban Block Patterns

- a) Any single side block length shall be in the range of 300' to 450'. Total perimeter block length shall not exceed 1600' unless providing key added value to the overall urban fabric (any block dedicated to open space shall be the exception).
- b) Blocks shall be organized within at least two of the three proposed street sections from the Town Center Plan Update (primary, secondary and or tertiary).
- c) Where blocks meet in a three-way or four way intersection, the resulting layout should be safe, functional and meet all Town engineering and site plan requirements.
- d) East-West connector roads should be utilized to establish north and south ends of blocks.



10. Sidewalks Life & Patterns

- a) Sidewalks shall be a minimum of 8' clear along primary and secondary streets and 6' wide along tertiary streets (not including the designated landscape planting buffer separating the sidewalk from curb).
- b) Any proposed mid-block crossing shall utilize a HAWK (pedestrian mid-block signalized crossing system) or a like system approved by the Town.
- c) Sidewalks in the public realm shall have furnishings and features that are organized on the "curbside" of

the street section in order to ensure flexibility for future integration on the adjoining private realm parcels.

- d) Sidewalk life shall not be limited to private sector realm improvements, but is made best by a careful integration of private and public-sector improvements.



11. Urban Furnishings

- a) While all furnishings are not expected to be the same design or from the same manufacturer for every location, placement of adjacent benches, trash cans, recycling bins (i.e.; when paired together) shall be of the same design/ product.
- b) No street furnishings shall be placed in or near an accessible curb ramp.
- c) All furnishings shall include a detail and/or mechanism that allows the specific item to be secured to the pavement so it cannot be removed (unless the Town provides movable furniture in areas such as the Village Green) . In the case of trash and recycling cans, select a product that has internal bins that can be easily accessible by maintenance personnel.
- d) Urban furnishing materials should consist of quality, low maintenance materials that can withstand weather and use.
- e) Environmentally eco-friendly materials such as resin wicker, recycle materials, cast aluminum, and other materials may be considered.

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12. Trees and Landscape

- a) Mesquite and Palo Verde tree species shall not be planted as street trees.
- b) All planting shall include drip irrigation water systems that are highly sensitive to low water use.
- c) If street trees are located in tree grates, planting soils shall be specially "prepared" to accommodate urban conditions, and; tree pits should be connected below pavement with planting "trenches" that provide greater degrees of soils, oxygen, nutrients and irrigation for proper root growth.
- d) No monoculture landscape design and associated street trees planting shall be allowed.
- e) Artificial turf can be used in small and shaded areas only, and not in the Village Green (plaza / square). The reason is that the upfront cost of synthetic grass can be high, it also gets extremely hot in direct

sunlight, and it is not real.

- f) All tree planting should be complemented by generous areas of ground cover, small low shrubs and perennials. In addition, lawn areas may be utilized in medians and accent areas adjacent to and near sidewalks.



13. Village Square and Open Space

- a) The Village Green shall act as an early phase catalyst to help support future private sector capital investments.
- b) The minimum size for the Village Green should be 39,000 square feet.
- c) The Village Green shall be located near the "center" of Downtown Core and face Ellsworth Road.
- d) The Village Green shall be generally square in form and be fronted by at least two streets (one being Old Ellsworth Road and the second being either a public or private street).

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