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ORDINANCE G-

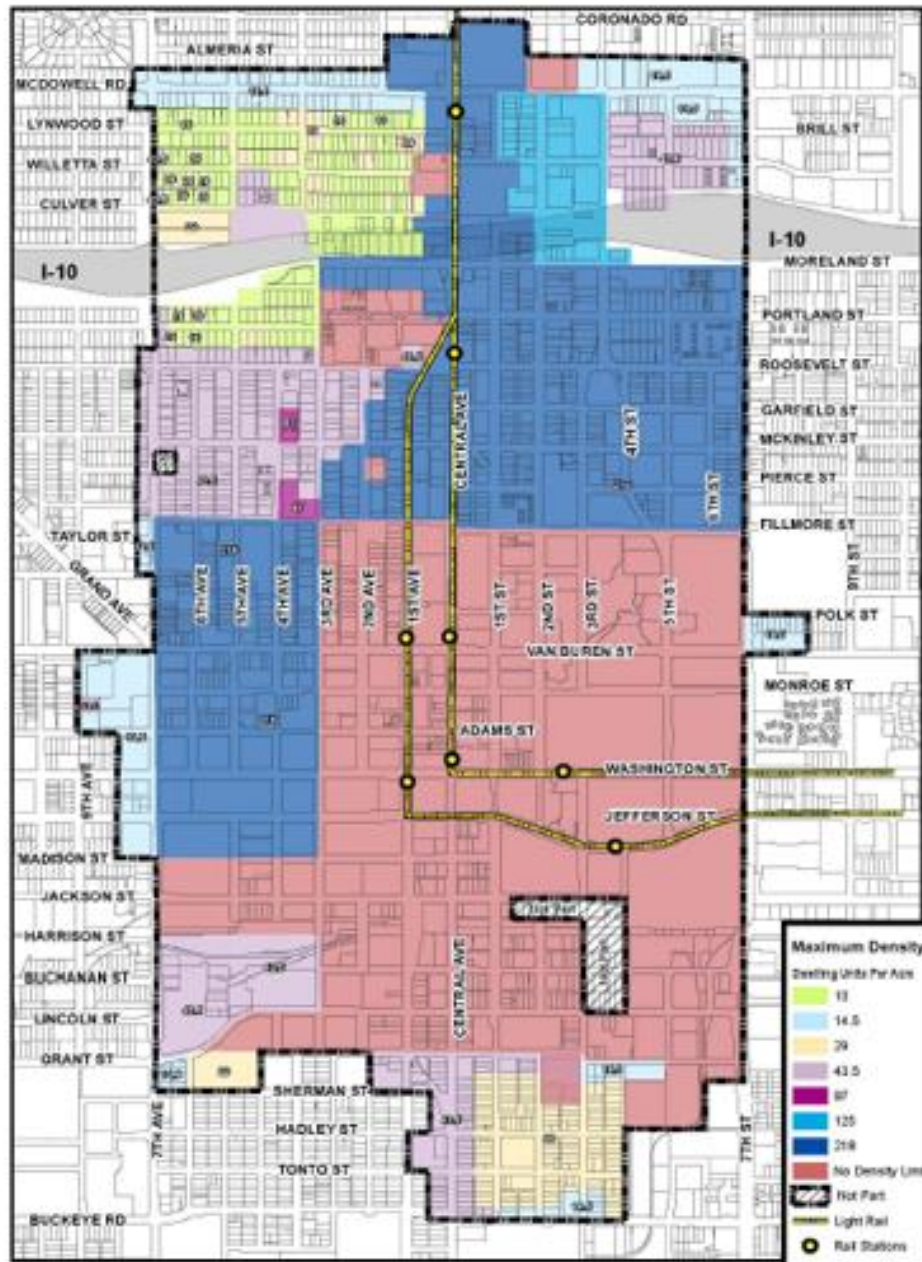
AN ORDINANCE AMENDING PORTIONS OF THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX BY ADDING CHAPTER 12, SECTION 1202 (REGULATING MAPS), AMENDING SECTION 1202.C. (MAXIMUM BUILDING HEIGHTS), SECTION 1202.D. (MAXIMUM DENSITIES), SECTION 1202.7.C. (GENERAL STANDARDS AND GUIDELINES), HISTORIC PRESERVATION STANDARDS) FOR HISTORIC PRESERVATION STANDARDS, AND AMEND SECTION 1221.G. (HEIGHT TRANSITION STANDARDS) TO ADD COMPLIANCE WITH CHARACTER AREAS AND 1222.B. (WAREHOUSE) TO ADD BUILDING SETBACKS AND STEPBACKS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1: That Chapter 12, Section 1202.C. (Regulating Maps, Maximum Building Height) is amended to increase the height designation for some parcels in the Warehouse Character area from 35 and 40 feet to 80 feet (140 feet with bonus) as follows:

SECTION 2: That Chapter 12, Section 1202.D. (Regulating Maps, Maximum density) is amended to change the maximum density for some parcels in the Warehouse Character Area from 14.5 and 29 dwelling units per acre to unlimited density as follows:

- D. The density for any parcel in the Downtown Area shall not exceed the following unless a density bonus is allowed by the Character Area and approved by the Planning and Development Department staff or an appeal is approved by the Design Review Committee (DRC) pursuant to Section [1223](#) requirements:



SECTION 3: That Chapter 12, Section 1207.C. (General Standards and Guidelines, Height Transition Standards) is amended to add clarifying language to read:

C. Height Transition Standards.

For all new development adjacent to lots of a lower height zone, a stepback shall be provided to compensate for disproportionate height disparities.

This additional stepback provides for building separation and circulation of air and light in a dense urban fabric.

1. The stepback shall be a minimum ten feet in width for the length of the building that is adjacent to the lower height zone and shall be measured from the required side or rear yard setback line.
2. When new development is adjacent to multiple lots of differing height zones lower than its own, then the stepback shall mirror the adjacent height zones.
3. A stepback shall not be required in the following circumstances UNLESS MODIFIED BY CHARACTER AREA STANDARDS:
 - a. There is a height difference of 20 feet or less between a proposed building and the adjacent height zone.
 - b. A building is adjacent to a height zone of 65 feet or greater.
 - c. A street or alley (not designated on Map 1202.F) separates different height zones.
 - d. The proposed new development is located ten or more feet beyond the required setback line.

SECTION 4: That Chapter 12, Section 1222.B. (Warehouse) is amended to add a new section 4.b. to add language addressing setbacks and stepbacks when adjacent to the Central Park Character Area to read as follows:

B. Development Standards.

4. **Minimum side and rear setbacks.**

a. *Primary building.*

(1) *Side:* 0 feet.

(2) *Rear:* 0 feet.

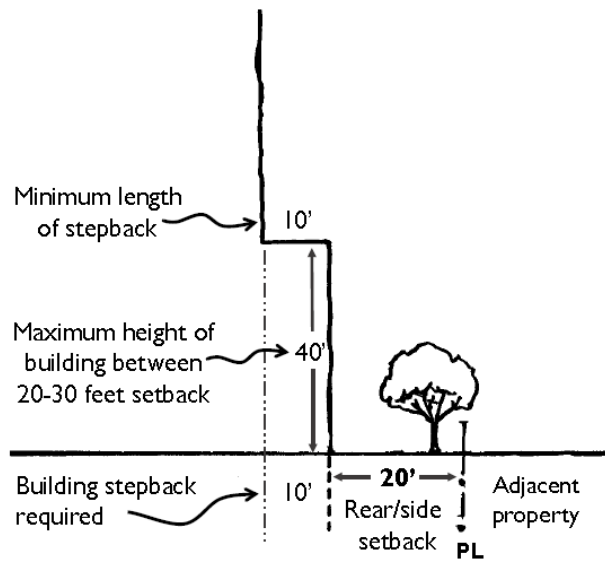
B. FOR NEW DEVELOPMENTS OVER 40 FEET IN HEIGHT ABUTTING A PROPERTY IN THE CENTRAL PARK CHARACTER AREA, AND NOT SEPARATED BY A **DEDICATED ALLEY OR STREET**, THE FOLLOWING ADDITIONAL REQUIREMENTS SHALL APPLY:

(1) ***SIDE:* MINIMUM 20-FOOT BUILDING SETBACK, INCLUDING A 10-FOOT LANDSCAPE SETBACK. THE LANDSCAPE SETBACK SHALL BE MEASURED FROM THE PROPERTY LINE.**

(2) ***REAR:* MINIMUM 20-FOOT BUILDING SETBACK, INCLUDING A 10-FOOT LANDSCAPE SETBACK. THE LANDSCAPE SETBACK SHALL BE MEASURED FROM THE PROPERTY LINE.**

(3) **THE BUILDING SHALL NOT EXCEED 40 FEET IN HEIGHT WHEN LOCATED BETWEEN 20 AND 30 FEET OF THE SIDE OR REAR PROPERTY LINE.**

(4) **A STEPBACK SHALL BE REQUIRED UNLESS THE PROPOSED NEW DEVELOPMENT IS LOCATED TEN OR MORE FEET BEYOND THE REQUIRED SETBACK LINE. A MINIMUM STEPBACK OF TEN FEET IN DEPTH FOR THE LENGTH/WIDTH OF THE BUILDING THAT IS ADJACENT TO THE CENTRAL PARK CHARACTER AREA IS REQUIRED. THE STEPBACK SHALL BE MEASURED FROM THE REQUIRED SIDE OR REAR YARD SETBACK LINE**



PASSED by the Council of the City of Phoenix this 1st day of March, 2017

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager