City of Phoenix

Meeting Location:
City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona 85003

City of Phoenix

Agenda

Wednesday, November 19, 2025

2:30 PM

phoenix.gov

City Council Formal Meeting

*****REVISED November 18, 2025*****
Items Requested to be Continued: 39 and 69

If viewing this packet electronically in PDF, open and use bookmarks to navigate easily from one item to another.

OPTIONS TO ACCESS THIS MEETING

Virtual Request to speak at a meeting:

- Register online by visiting the City Council Meetings page on phoenix.gov at least 2 hours prior to the start of this meeting. Then, click on this link at the time of the meeting and join the Webex to speak: https://phoenixcitycouncil.webex.com/phoenixcitycouncil/onstage/g.php?MTID=e08fd308d7e7696d58b5ff5ace1e0458f

- Register via telephone at 602-262-6001 at least 2 hours prior to the start of this meeting, noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

In-Person Requests to speak at a meeting:

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive 1 hour prior to the start of this meeting. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.

- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

At the time of the meeting:

- Watch the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.

- Call-in to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 2551 192 0662# (for English) or 2555 967 2693# (for Spanish). Press # again when prompted for attendee ID.

- Watch the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.

- Members of the public may attend this meeting in person. Physical access to the meeting location will be available starting 1 hour prior to the meeting.

Para nuestros residentes de habla hispana:

- Para registrarse para hablar en español, llame al 602-262-6001 al menos 2 horas antes del inicio de esta reunión e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2555 967 2693#. El intérprete le indicará cuando sea su turno de hablar.

- Para solamente escuchar la reunión en español, llame a este mismo número el día de la reunión (602-666-0783; ingrese el número de identificación de la reunión 2555 967 2693#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

- Para asistir a la reunión en persona, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.

- Miembros del público pueden asistir a esta reunión en persona. El acceso físico al lugar de la reunión estará disponible comenzando una hora antes de la reunión.

CALL TO ORDER AND ROLL CALL

BOARDS AND COMMISSIONS

1 **Mayor and Council Appointments to Boards and Commissions** Page 14

Attachments

Attachment A - Boards and Commissions Appointments.pdf

2 **Appointment of Municipal Court Judges - Citywide** Page 17

LIQUOR LICENSES, BINGO, AND OFF-TRACK BETTING LICENSE APPLICATIONS

3 **Liquor License - Special Event - St. Gabriel the Archangel Roman Catholic Parish Cave Creek - District 2** Page 18

4 **Liquor License - The Henry - District 2** Page 19

Attachments

Attachment A - The Henry - Data.pdf
Attachment B - The Henry - Map.pdf

5 **Liquor License - Durant's - District 4** Page 23

Attachments

Attachment A - Durant's - Data.pdf
Attachment B - Durant's - Map.pdf

6 **Liquor License - Select Beverage - District 6** Page 29

7 **Liquor License - AJ's #159 - District 6** Page 31

Attachments

Attachment A - AJ's #159 - Data.pdf
Attachment B - AJ's #159 - Map.pdf

8 **Liquor License - Ledu Thai - District 6** Page 35

Attachments

Attachment A - Ledu Thai - Data.pdf
Attachment B - Ledu Thai - Map.pdf

9 **Liquor License - Shio Ramen & Bar - District 6** Page 40

Attachments

Attachment A - Shio Ramen & Bar - Data.pdf
Attachment B - Shio Ramen & Bar - Map.pdf

10 **Liquor License - Special Event - The Alliance Francaise of Greater Phoenix - District 7** Page 46

11 **Liquor License - 7-Eleven #19158F - District 7** Page 47

Attachments

Attachment A - 7-Eleven #19158F - Data.pdf
Attachment B - 7-Eleven #19158F - Map.pdf

12 **Liquor License - Pony's Miches Michelada Bar & Grill - District 7** Page 53

Attachments

Attachment A - Pony's Miches Michelada Bar & Grill - Data.pdf
Attachment B - Pony's Miches Michelada Bar & Grill - Map.pdf

13 **Liquor License - Revolucion Tacos & Cantina - District 7** Page 58

Attachments

Attachment A - Revolucion Tacos & Cantina - Data.pdf
Attachment B - Revolucion Tacos & Cantina - Map.pdf

14 **Liquor License - Culinary Gangster - District 8** Page 63

Attachments

Attachment A - Culinary Gangster - Data.pdf
Attachment B - Culinary Gangster - Map.pdf

15 **Liquor License - King Salmon - District 8** Page 68

Attachments

Attachment A - King Salmon - Data.pdf
Attachment B - King Salmon - Map.pdf

PAYMENT ORDINANCE (Ordinance S-52391) (Items 16-17)

16 **Rayne Water Conditioning, Inc.** Page 73

17 **Foundation Instruments Inc.** Page 74

ADMINISTRATION

18 **(CONTINUED FROM OCTOBER 15, 2025) - Amendments to the City's Combined Classification and Pay Ordinance (S-51144) - In Accordance with the Recommendations of Human Resources Committee 637 (Ordinance S-52351) - Citywide** Page 75

19 **Amendments to the City's Combined Classification and Pay Ordinance (S-51144) in Accordance with Human Resources Committee 638 Recommendations (Ordinance S-52430) - Citywide** Page 79

20 **Acquisition of Real Property for the 47th Avenue Basin and Channel Project Located North of Buckeye Road and West of 47th Avenue (Ordinance S-52395) - District 7** Page 80

21 **Acceptance of an Easement for Drainage Purposes (Ordinance S-52399) - District 5** Page 82

22 **Acceptance and Dedication of a Deed and Easements for Roadway, Public Utility, and Sidewalk Purposes (Ordinance S-52407) - Districts 2, 3, 6 & 8** Page 83

23 **Ballot Sorting System Lease, Including Training, Maintenance, and Repair - RFP 21-001 - Amendment - City Clerk (Ordinance S-52403) - Citywide** Page 85

24 **Information Technology (IT) Professional Services Contract - Letter of Agreement to Extend Cooperative Purchasing Agreement for Multi-Temporary Staffing Services (Ordinance S-52396) - Citywide** Page 87

25 **Project Managers and Business Analyst - Amendment (Ordinance S-52422) - Citywide** Page 89

26 **Request Retroactive Authorization to Apply for, Accept and Disburse Funding from The United States Conference of Mayors Healthy and Sustainable Communities Grant Program (Ordinance S-52423) - Citywide** Page 91

27 **Contract Award Recommendation and Payment Authority for Independent Legal Counsel Services for the Local Fire and Police Pension Boards - Kelley Law Group (Ordinance S-52427) - Citywide** Page 93

28 **Contract Award Recommendation and Payment Authority for Investment Consulting Services for 401(A)/457 Plans and Post Employment Health Plans (PEHP) - Fiduciary Consulting Group (Ordinance S-52415) - Citywide** Page 94

COMMUNITY SERVICES

29 **Request to Amend Victim Services and Prosecutor's Office Client Transportation Services Contract 157030 (Ordinance S-52394) - Citywide** Page 95

30 **Amend Contract 159170 for Bobby Yang, DDS, LLC (Ordinance S-52410) - Districts 1, 3, 4, 5, 7 & 8** Page 97

31 **Online Electric Repair Manuals Contract - RFA 25-0766 Request for Award (Ordinance S-52432) - Citywide** Page 99

32 **Landscape Sprinkler and Irrigation Supplies - COOP 21-069 - Amendment (Ordinance S-52401) - Citywide** Page 101

33 **Intergovernmental Agreement with Arizona State University (ASU) for Universal Student Placements (Ordinance S-52431) - Citywide** Page 102

ECONOMIC DEVELOPMENT

34 **Phoenix Sister Cities, Inc. Contract - Request to Award (Ordinance S-52414) - Citywide** Page 103

35 **Employer-Developed Registered Apprenticeship Employer Program Contracts (Ordinance S-52424) - Citywide** Page 106

36 **Employer-Developed Registered Apprenticeship Program Memoranda of Understanding with Maricopa County Community College District and Northern Arizona University (Ordinance S-52425) - Citywide** Page 109

37 **Resolution to Participate in and Support Bid to Host 2028 USATF Olympic Trials Marathon and Related Events (Resolution 22347) - Citywide** Page 112

PUBLIC SAFETY

38 **Avionics Equipment, Supplies, and Maintenance Contract - RFA 26-0083 Request for Award - Police Department (Ordinance S-52393) - Citywide** Page 114

*39 *****REQUEST TO CONTINUE (SEE ATTACHED MEMO)*** Versaterm CommunityConnect and Call Triage Software Licenses Contract - RFA 25-0570 - Request for Award (Ordinance S-52406) - Citywide** Page 116

Attachments

Item 39 -Request to Continue Memo.pdf

40 **NVLS (LEARN) Database Subscription Services - RFA 18-011 - Amendment (Ordinance S-52433) - Citywide** Page 119

41 **Retroactive Authorization to Apply for the Governor's Office of Youth, Faith and Family Arizona Children's Justice Act Grant Program (Ordinance S-52419) - Citywide** Page 122

42 **Retroactive Authorization to Apply for the 2025 DNA Capacity Enhancement and Backlog Reduction (CEBR) Formula Grant Program (Ordinance S-52420) - Citywide** Page 124

43 **Retroactive Authorization to Apply For, Accept and Enter Into an Agreement for the FY 2025 Paul Coverdell Forensic Science Improvement Formula Grant Program (Ordinance S-52421) - Citywide** Page 125

44 **Request Authorization for Sale of Canine Deichmann (Ordinance S-52428) - Citywide** Page 126

45 **Request Authorization for Sale of Canine Usirev (Ordinance S-52429) - Citywide** Page 127

TRANSPORTATION AND INFRASTRUCTURE

46 **Voluntary Acquisition of Real Property Located at 113 S. 36th Street for Phoenix Sky Harbor International Airport (Ordinance S-52417) - District 8** Page 128

47 **Phoenix Sky Harbor International Airport Terminal 4 Fire Pump and Service Entrance Section Replacement - Construction Manager at Risk Services Amendment - AV21000107 (Ordinance S-52405) - District 8** Page 130

48 **Phoenix Sky Harbor International Airport Facilities and Services Fuel Island Relocation - Design-Bid-Build Services - AV16000033 (Ordinance S-52411) - District 8** Page 132

49 **Mobility Vehicles and Vehicle Conversion Services - Cooperative Contract 155116 (Ordinance S-52426) - Citywide** Page 134

Attachments

Attachment A - Draft Ordinance.pdf

50 **Purchase of Vehicle Batteries - IFB 26-FSD-011 - Contract Recommendation (Ordinance S-52404) - Citywide** Page 138

Attachments

Attachment A.pdf

51 **Security Systems Design, Installation, and Maintenance - RFP 26-FMD-024 - Request for Award (Ordinance S-52400) - Citywide** Page 142

52 **Traffic Signal Control Cabinets - IFB 18-265 - Amendment (Ordinance S-52413) - Citywide** Page 144

53 **Traffic Signal Poles and Components - COOP 20-083 Amendment (Ordinance S-52398) - Citywide** Page 146

54 **Illuminated Street Signs Fabrication and Installation Contract - IFB-26-0030 - Request for Award (Ordinance S-52402) - Citywide** Page 148

55 **Pavement Marking Tape Contract - IFB 26-0037 - Request for Award (Ordinance S-52409) - Citywide** Page 150

56 **Polymer Modified MasterSeal and Tire Rubber Modified Surface Seal Contract - RFA 26-0022 - Request for Award (Ordinance S-52434) - Citywide** Page 152

57 **Apply for the United States Department of Transportation Innovative Finance and Asset Concession (IFAC) Grant Opportunity for Federal Fiscal Years 2024 - 26, Build America Bureau (Ordinance S-52397) - Citywide** Page 154

58 **Central City Transportation Study - ST89340698 - Engineering Services (Ordinance S-52412) - Districts 3, 4 & 6** Page 156

59 **Citywide Architectural On-Call Services for Calendar Years 2026-28 (Ordinance S-52416) - Citywide** Page 158

Attachments

Attachment A.pdf

60 **Authorize Revisions to Phoenix City Code Chapter 32 (Ordinance G-7448) - Citywide** Page 162

Attachments

Attachment A-Phoenix City Code Chapter 32 - Draft.pdf

61 **City's Floodplain Management Plan Update (Resolution 22345) - Citywide** Page 196

Attachments

Attachment A - Floodplain Management Plan.pdf

62 **Conveyor System Equipment - IFB-26-0088 - Request for Award (Ordinance S-52408) - Citywide** Page 199

PLANNING AND ZONING MATTERS

63 **Abandonment of Right-of-Way - ABND 250013 - 1920 W. Thunderbird Road (Resolution 22346) - District 3** Page 201

64 **Street Name Change from 40th Street to Crown Canyon Court (Ordinance S-52392) - District 6** Page 202

Attachments

Attachment A - Existing-Proposed Map Exhibit - Combined.pdf

65 **Authorization to Amend the Mayo Flyover Study Area Intergovernmental Agreement (Contract 157597-0) (Ordinance S-52418) - District 2** Page 205

Attachments

Attachment A.pdf

66 **Public Hearing and Ordinance Adoption - Rezoning Application Z-47-25-1 (Howard's Ace Hardware PUD) - Approximately 210 Feet East of the Northeast Corner of 43rd Avenue and Bell Road (Ordinance G-7449) - District 1** Page 212

Attachments

Attachment A - Draft Ordinance - Z-47-25-1.docx
Attachment B - Staff Report - Z-47-25-1
Attachment C - VPC Summaries - Z-47-25-1.pdf

67 **Public Hearing and Ordinance Adoption - Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-25--Z-29-12-7(5) - Southeast Corner of 99th Avenue and Thomas Road (Ordinance G-7451) - District 5** Page 244

Attachments

Attachment A - Draft Ordinance - PHO-1-25--Z-29-12-7(5.pdf
Attachment B - VPC Summary - PHO-1-25--Z-29-12-7(5).pdf
Attachment C - PHO Summary - PHO-1-25--Z-29-12-7(5).pdf

68 **Authorization to Grant Sheely Ted D / ET AL c/o William Sheely / ET AL (Sheely Center) a Binding Waiver of Enforcement (Waiver) of the Special Permit Provisions for Data Centers (Ordinance S-52435) - District 5** Page 261

*69 ***REQUEST TO CONTINUE (SEE ATTACHED MEMO)*** **Public Hearing and Ordinance Adoption - Rezoning Application Z-29-A-14-1 (Metro North Corporate Park PUD) - Approximately 550 Feet South of the Southwest Corner of Thunderbird Road and Black Canyon Highway (Ordinance G-7450) - District 1** Page 263

Attachments

Item 69 - Request to Continue Memo.pdf
Attachment A - Draft Ordinance - Z-29-A-14-1.docx
Attachment B - Staff Report - Z-29-A-14-1.pdf

70 **Authorization to Grant LKY Real Estate Fund IV Limited Partnership L.L.L.P (LKY) a Binding Waiver of Enforcement (Waiver) of the Special Permit Provisions for Data Centers (Ordinance S-52436) - District 8** Page 289

71 **(CONTINUED FROM NOVEMBER 5, 2025) - Public Hearing - Amend City Code - Ordinance Adoption - Middle Housing - Z-TA-1-25-Y (Ordinance G-7446) - Citywide** Page 291

Attachments

Attachment A - Draft Ordinance - Z-TA-1-25-Y.pdf
Attachment B - Staff Report - Z-TA-1-25-Y and Z-3-25-4-7-8.pdf
Attachment C - VPC Summaries - Z-TA-1-25-Y.pdf
Attachment D - PC Summary - Z-TA-1-25-Y.pdf
Attachment E - Support Correspondence - Z-TA-1-25-Y.pdf
Attachment F - Opposition Correspondence - Z-TA-1-25-Y.pdf

72 **(CONTINUED FROM NOVEMBER 5, 2025) - Public Hearing and Ordinance Adoption - Rezoning Application Z-3-25-4-7-8 - Middle Housing Overlay District - Various Parcels Located Within One Mile of the Downtown (Ordinance G-7447) - Districts 4, 7 & 8** Page 860

Attachments

Attachment A - Draft Ordinance - Z-3-25-4-7-8.pdf
Attachment B - Staff Report - Z-3-25-4-7-8.pdf
Attachment C - VPC Summaries - Z-3-25-4-7-8.pdf
Attachment D - PC Summary - Z-3-25-4-7-8.pdf
Attachment E - Support Correspondence - Z-3-25-4-7-8.pdf
Attachment F - Opposition Correspondence - Z-3-25-4-7-8.pdf

REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

000 CITIZEN COMMENTS

ADJOURN

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 1

Mayor and Council Appointments to Boards and Commissions

Summary

This item transmits recommendations from the Mayor and Council for appointment or reappointment to City Boards and Commissions.

Responsible Department

This item is submitted by the Mayor's Office.

ATTACHMENT A

City of Phoenix

To: City Council **Date:** November 19, 2025

From: Mayor Kate Gallego

Subject: BOARDS AND COMMISSIONS – APPOINTEES

The purpose of this memo is to provide recommendations for appointments to the following Boards and Commissions:

Central City Village Planning Committee

I recommend the following for reappointment:

Cyndy Gaughan
Ms. Gaughan will serve a second term to expire November 19, 2027.

Development Advisory Board

I recommend the following for reappointment:

Nathan Sonoskey
Mr. Sonoskey will serve a second term to expire November 19, 2028.

Industrial Development Authority of the City of Phoenix

I recommend the following for reappointment:

Bruce Mosby
Mr. Mosby will serve a third term to expire November 1, 2031.

Phoenix Arts and Culture Commission

I recommend the following for reappointment as Chair:

Robert Nolan
Mr. Nolan will serve a second term as Chair to expire November 19, 2026.

I recommend the following for reappointment:

Debra Larson

Ms. Larson will serve a second term to expire November 19, 2028.

Dante Mitchell
Mr. Mitchell will serve a second term to expire November 19, 2028.

Sierra Ochoa
Ms. Ochoa will serve a second term to expire November 19, 2028.

Sophie O'Keefe-Zelman
Ms. O'Keefe-Zelman will serve a second term to expire November 19, 2028.

Public Defender Review Committee

I recommend the following for reappointment:

Jamie Garcia
Mr. Garcia will serve a second term to expire November 19, 2029.

Thomas Moring
Mr. Moring will serve a fourth term to expire November 19, 2029.

John Phebus
Mr. Phebus will serve a second term to expire November 19, 2029.

I recommend the following for appointment:

Jenni Abbott-Bayardi
Ms. Abbott-Bayardi is a Member of the Washington Elementary School District Governing Board. She fills a vacancy for a term to expire November 19, 2029.

Melissa Ho
Ms. Ho is the Associate General Counsel at Cavco Industries, Inc. and a resident of District 4. She fills a vacancy for a term to expire November 19, 2029.

South Mountain Village Planning Committee

I recommend the following for appointment:

Manish Gupta
Mr. Gupta is the Founder of Reliance Group Arizona and a resident of District 8. He fills a vacancy for a term to expire November 19, 2027.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 2

Appointment of Municipal Court Judges - Citywide

This item requests to appoint the following individuals as judges of the Phoenix Municipal Court: Brett Hutchison and Christine Mulleneaux to terms expiring on November 19, 2029.

Summary

On September 29, 2025, the Judicial Selection Advisory Board (JSAB) recommended seven candidates to be interviewed by the Public Safety and Justice Subcommittee.

On November 5, 2025, after interviews and public comment, the Public Safety and Justice Subcommittee unanimously recommended Brett Hutchison and Christine Mulleneaux each to be appointed as judges of the Phoenix Municipal Court.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the City Council Office.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 3

Liquor License - Special Event - St. Gabriel the Archangel Roman Catholic Parish Cave Creek - District 2

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Larry Hansen

Location
32648 N. Cave Creek Road
Council District: 2

Function
Ceremony

Date(s) - Time(s) / Expected Attendance
December 13, 2025 - 6 p.m. to 9 p.m. / 100 attendees

Staff Recommendation
Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 4

Liquor License - The Henry - District 2

Request for a liquor license. Arizona State License Application 357453.

Summary

Applicant
Samuel Fox, Agent

License Type
Series 12 - Restaurant

Location
7000 E. Mayo Boulevard, Bldg. 27
Zoning Classification: PUD/PCD
Council District: 2

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit. This business is currently under construction with plans to open in February 2026.

The 60-day limit for processing this application is November 24, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have owned and operated restaurants in Phoenix in compliance with all liquor laws over the last 26 years. I have completed the Department of Liquor and Licenses Control liquor service training."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The Henry is a neighborhood restaurant that serves upscale American Cuisine. We believe that the public will benefit by enjoying a cocktail, a glass of wine or a cold beer with their dine-in meal."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - The Henry - Data
Attachment B - The Henry - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: THE HENRY

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	6	4
Beer and Wine Bar	7	2	2
Liquor Store	9	2	2
Hotel	11	1	1
Restaurant	12	24	19

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	22.45	35.35
Violent Crimes	12.31	1.93	1.8

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

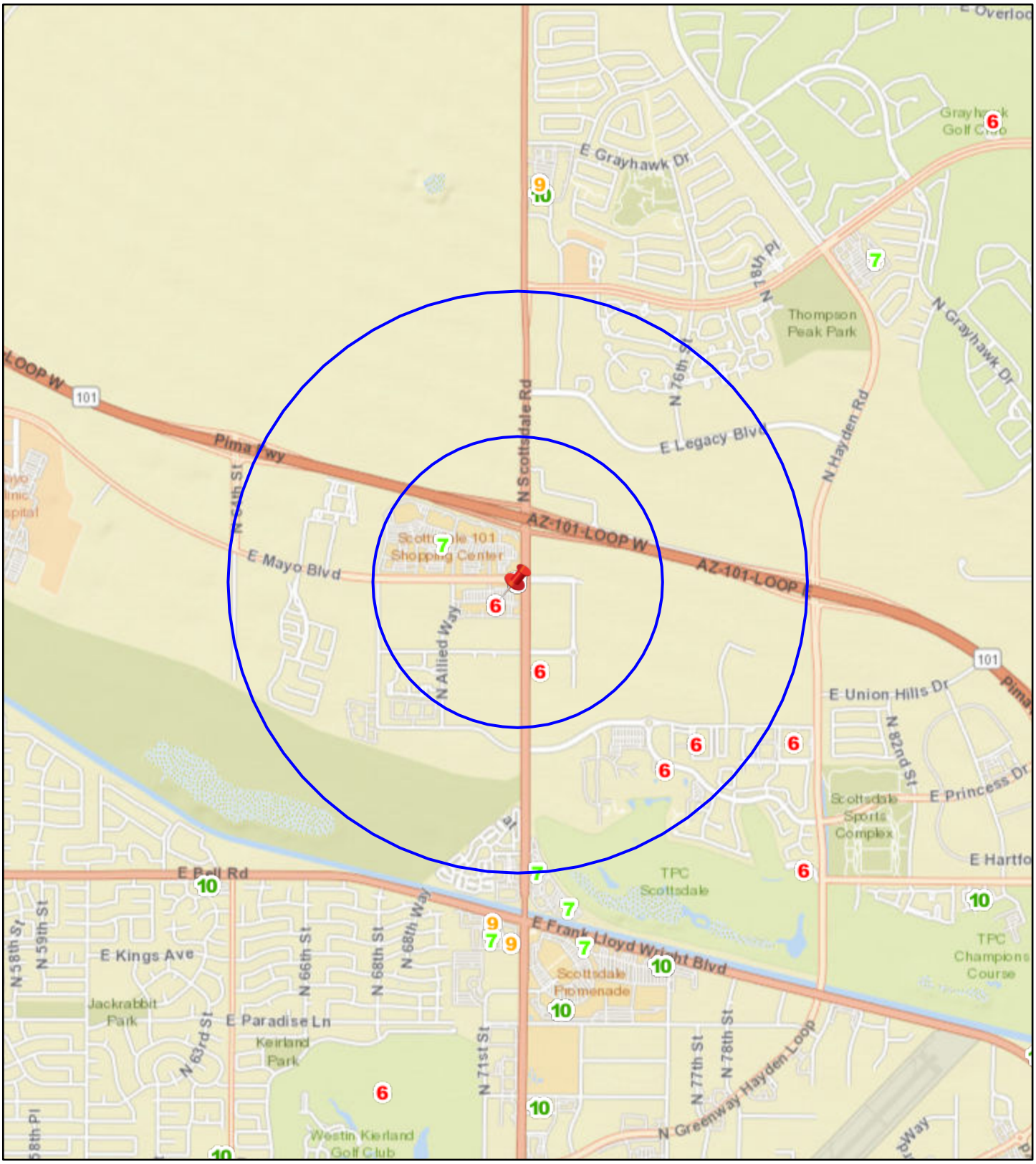
Description	Average	1/2 Mile Average
Parcels w/Violations	41	0
Total Violations	69	0

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
2168442	2908	504	449	334
2168452	2059	251	338	168
6152011	656	0	41	20
6152012	6102	515	722	1020
Average	1601	393	60	177

Liquor License Map: THE HENRY

7000 E MAYO BLVD



Date: 10/31/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 5

Liquor License - Durant's - District 4

Request for a liquor license. Arizona State License Application 360584.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 12 - Restaurant

Location
2611 N. Central Avenue
Zoning Classification: C-2 HRI TOD-1
Council District: 4

This request is for a new liquor license for a restaurant. This location is currently licensed for liquor sales with a Series 6 - Bar, liquor license.

The 60-day limit for processing this application is November 22, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Durant's (Series 6)
2611 N. Central Avenue, Phoenix
Calls for police service: 2
Liquor license violations: None

Steak 44 (Series 12)
5101 N. 44th Street, Phoenix
Calls for police service: 8
Liquor license violations: None

Ocean 44 (Series 12)
4748 N. Goldwater Boulevard, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Michael Dominick's Lincoln Avenue Prime Steakhouse (Series 12)
15169 N. Scottsdale Road, Ste. C100, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"We are committed to responsible service, supporting the local economy through job creation and community engagement."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Durant's has been a beloved part of Phoenix, AZ for 75 years, serving generations with great food and warm hospitality. As one of the longest standing establishments in the area, our restaurant is not just a place to eat-it's a gathering spot that has hosted

countless celebrations, milestones, & everyday moments for our loyal patrons. A liquor license will allow us to enhance the dining experience, remain competitive, & continue attracting visitors to the area. This license will help us preserve the legacy while providing an even better experience for our guests."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - Durant's - Data
Attachment B - Durant's - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: DURANT'S

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Wholesaler	4	1	0
Bar	6	7	4
Beer and Wine Bar	7	9	3
Liquor Store	9	7	2
Beer and Wine Store	10	11	5
Hotel	11	1	1
Restaurant	12	47	19
Club	14	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	174.94	147.23
Violent Crimes	12.31	29.96	49.36

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

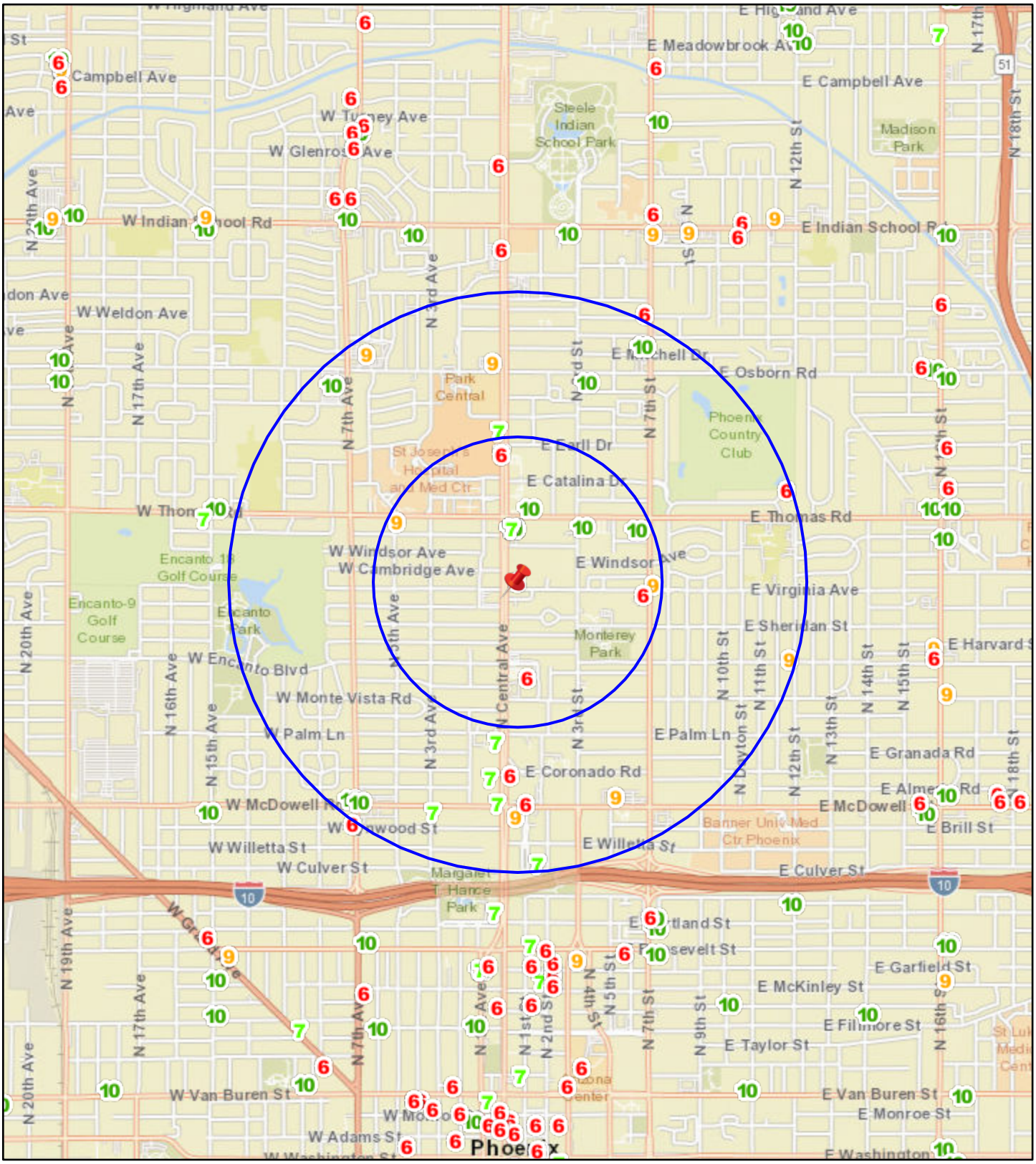
Description	Average	1/2 Mile Average
Parcels w/Violations	41	35
Total Violations	69	51

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1105013	486	47	63	125
1105022	2166	436	185	339
1117004	1426	315	66	49
1118001	962	221	108	264
1118002	846	361	100	89
1118003	1247	510	88	26
1118004	1423	507	117	200
Average	1601	393	60	177

Liquor License Map: DURANT'S

2611 N CENTRAL AVE



Date: 4/7/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 6

Liquor License - Select Beverage - District 6

Request for a liquor license. Arizona State License Application 360669.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 4 - Wholesaler

Location
5448 E. Washington Street, Ste. 2
Zoning Classification: A-1
Council District: 6

This request is for a new liquor license for a wholesaler. This location was not previously licensed for liquor sales and does not have an interim permit. This business has plans to open in December 2025.

The 60-day limit for processing this application is November 29, 2025.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling,

grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: “Applicant is committed to upholding the highest standards for alcohol sales and services and is committed to uphold all laws and regulations.”

Staff Recommendation
Staff recommends approval of this application.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 7

Liquor License - AJ's #159 - District 6

Request for a liquor license. Arizona State License Application 360502.

Summary

Applicant
Ralph Woodward, Agent

License Type
Series 7 - Beer and Wine Bar

Location
4430 E. Camelback Road
Zoning Classification: C-1 ACSPD
Council District: 6

This request is for a location transfer of a liquor license for a beer and wine bar. This location is currently licensed for liquor sales with a Series 9 - Liquor Store, liquor license. A bar is not a permitted use by-right in a C-1 zoning district.

The 60-day limit for processing this application is November 24, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the

applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"AJ's Fine Foods operates under well-defined policies and security measures that ensure full compliance with regulatory requirements. Our consistent record of responsible management reflects our qualifications to hold a liquor license. We take seriously our role as a trusted member of the community and are dedicated to conducting alcohol sales in a safe, lawful, and professional manner."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We strive to grow and improve our business with continued focus on the needs of our customers. We remain committed to the betterment of our communities through service and support as well as the future of our environment through sustainability efforts. With more than 100 stores across the state, we are one of Arizona's largest employers and give back to the communities we serve."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - AJ's #159 - Data
Attachment B - AJ's #159 - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: AJ'S #159

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	2	2
Beer and Wine Bar	7	3	1
Liquor Store	9	3	2
Beer and Wine Store	10	3	0
Restaurant	12	17	8

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	43.84	60.29
Violent Crimes	12.31	3.34	3.82

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

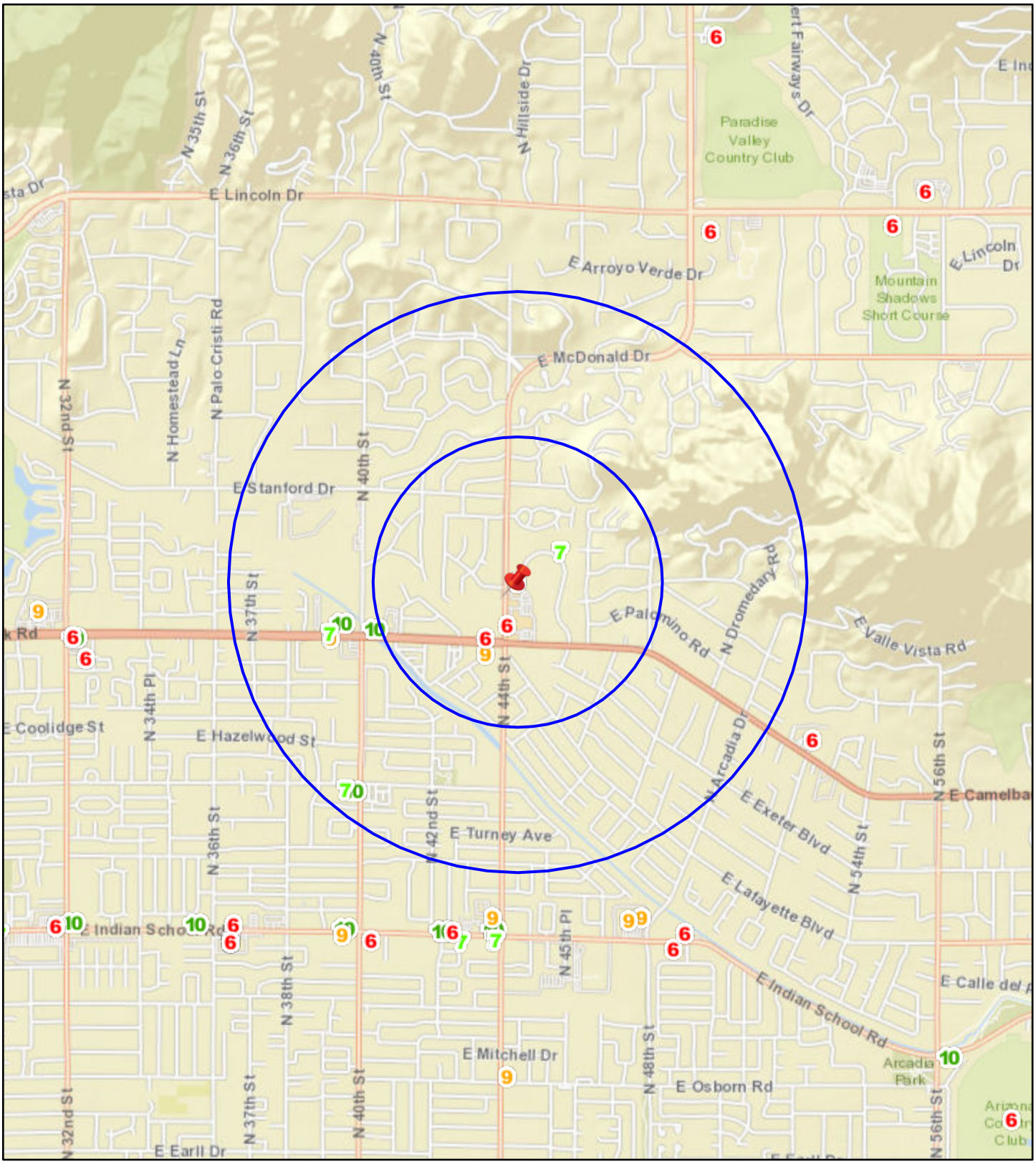
Description	Average	1/2 Mile Average
Parcels w/Violations	40	12
Total Violations	69	22

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1079001	613	250	119	10
1079002	1935	618	83	416
1079003	984	146	151	113
1081001	2154	620	106	51
1082001	1074	308	30	111
Average	1601	393	60	177

Liquor License Map: AJ'S #159

4430 E CAMELBACK RD



Date: 11/12/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 8

Liquor License - Ledu Thai - District 6

Request for a liquor license. Arizona State License Application 361360.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 12 - Restaurant

Location
5813 N. 7th Street, Ste. 150
Zoning Classification: C-2
Council District: 6

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is November 24, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Ledu Thai Restaurant (Series 12)
915 N. 5th Street, Phoenix
Calls for police service: None
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have attended both the basic and managment Title 4 training certs. I am a hands on owner now owing two Ledu Thai restaurants."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Ledu is a Thai word, that means 'season'. Thai cuisineis a blend of both food and culture, and the seasonal nature of produce allows us to change the menu to match the time of year. Every dish is from a homemade recipe that can be found in any Thai home. Our meals are built from high quality ingredients sourced locally. We hope you will enjoy eating our food as much as we enjoy making it."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Ledu Thai - Data
Attachment B - Ledu Thai - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: LEDU THAI

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	0
Bar	6	4	2
Beer and Wine Bar	7	8	0
Liquor Store	9	6	3
Beer and Wine Store	10	6	1
Restaurant	12	46	15

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	114.14	122.71
Violent Crimes	12.31	13.32	15.71

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

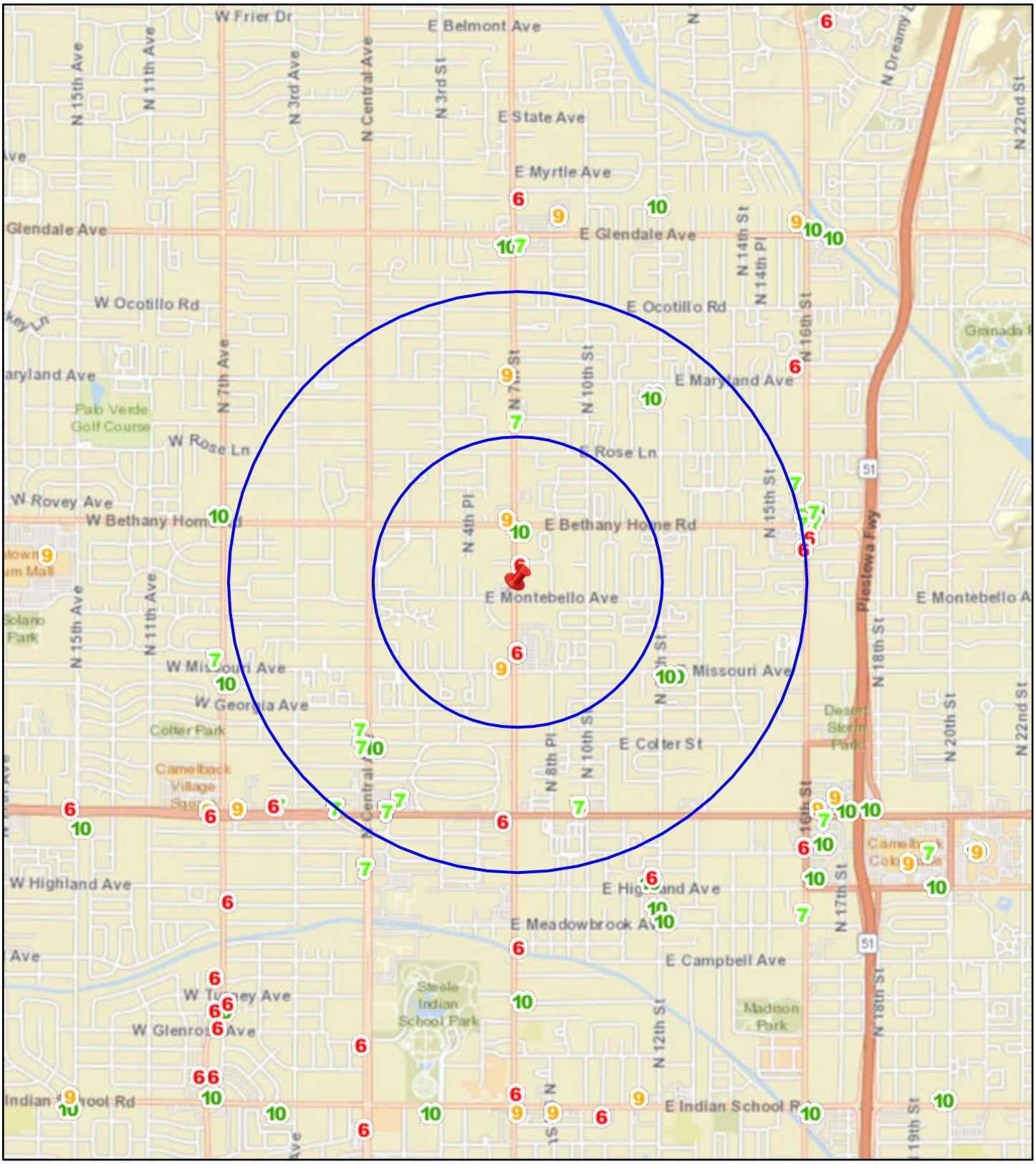
Description	Average	1/2 Mile Average
Parcels w/Violations	40	57
Total Violations	69	86

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1065012	1472	331	210	121
1066002	1827	640	71	48
1075001	942	355	22	43
1075002	1050	361	52	21
1076011	925	208	31	52
1076012	1255	262	47	84
1076013	997	362	76	88
1076021	1302	519	41	25
Average	1601	393	60	177

Liquor License Map: LEDU THAI

5813 N 7TH ST



Date: 9/26/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 9

Liquor License - Shio Ramen & Bar - District 6

Request for a liquor license. Arizona State License Application 360957.

Summary

Applicant
Joseph Kim, Agent

License Type
Series 12 - Restaurant

Location
3961 E. Camelback Road
Zoning Classification: C-2
Council District: 6

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit. This business has plans to open in December 2025.

The 60-day limit for processing this application is November 23, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Sushiholic (Series 12)
3943 E. Camelback Road, Phoenix
Calls for police service: None
Liquor license violations: None

Sushiholic Scottsdale (Series 12)
1455 N. Scottsdale Road, Ste. 115, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Sushivibe (Series 12)
100 E. Camelback Road, Ste. 154, Phoenix
Calls for police service: 78
Liquor license violations: None

Shio Ramen & Crudo (Series 12)
1455 N. Scottsdale Road, Ste. 105, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have been chef/owner since 2006. I am a responsible operator who understands and follows all laws governing the sale and service of alcohol. This establishment is our 8th location here ins metro Phoenix valley."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Family friendly sit-down dining establishment filling an exsisting restaurant

establishment and hiring locally, serving locally."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Shio Ramen & Bar - Data
Attachment B - Shio Ramen & Bar - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: SHIO RAMEN & BAR

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	4	1
Beer and Wine Bar	7	3	1
Liquor Store	9	3	2
Beer and Wine Store	10	5	2
Hotel	11	1	0
Restaurant	12	22	9

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	64.88	87.04
Violent Crimes	12.31	4.67	7.43

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

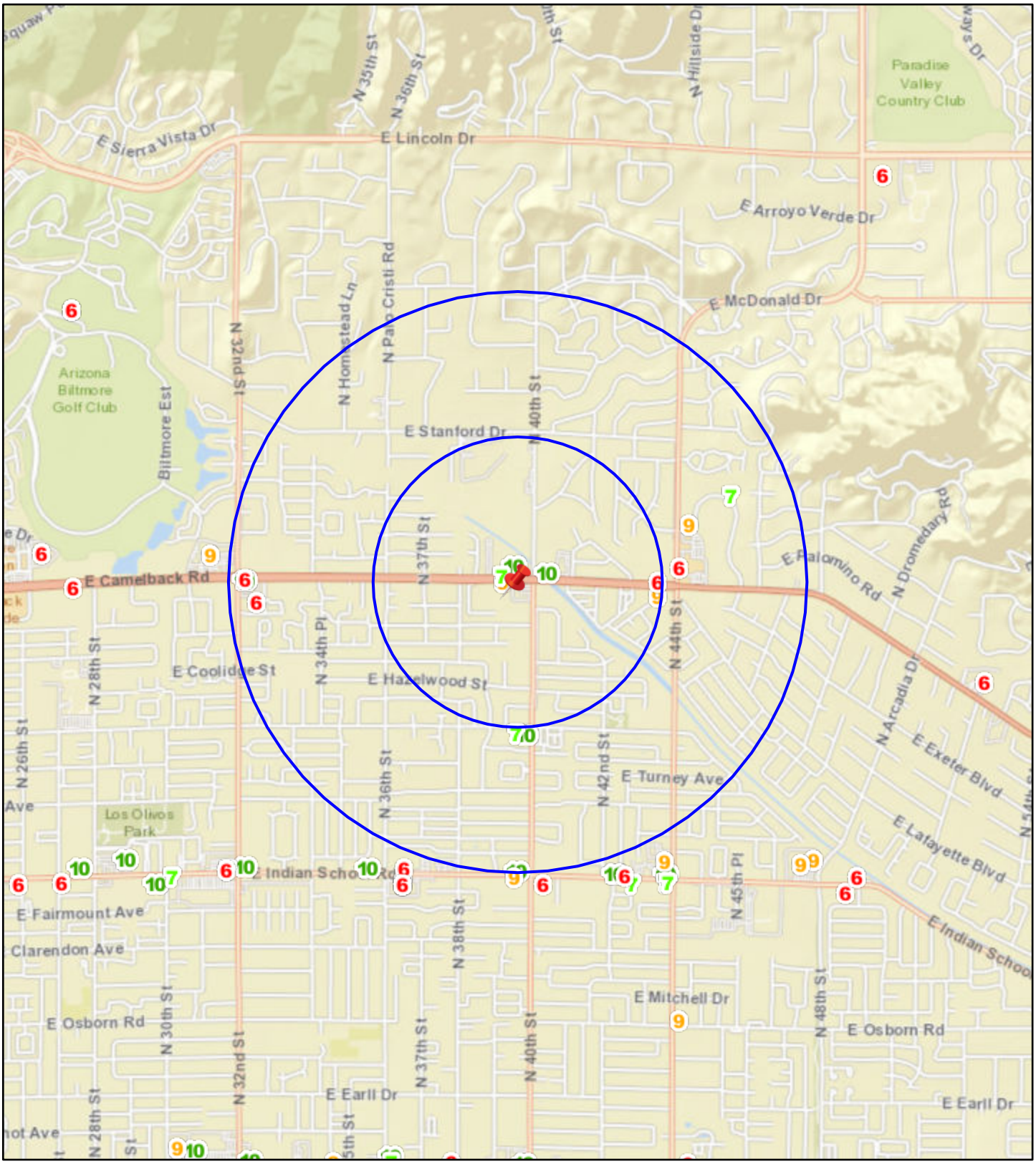
Description	Average	1/2 Mile Average
Parcels w/Violations	40	17
Total Violations	68	30

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1051033	1995	840	98	98
1079003	984	146	151	113
1081001	2154	620	106	51
1082001	1074	308	30	111
1083011	884	307	31	42
1083012	1555	525	75	108
1083013	1416	316	40	58
1083022	1419	351	90	116
Average	1601	393	60	177

Liquor License Map: SHIO RAMEN & BAR

3961 E CAMELBACK RD



Date: 11/12/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 10

Liquor License - Special Event - The Alliance Francaise of Greater Phoenix - District 7

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Jeannine Bobin

Location
429 W. Jackson Street
Council District: 7

Function
Art Show

Date(s) - Time(s) / Expected Attendance
December 7, 2025 - 5 p.m. to 8 p.m. / 100 attendees

Staff Recommendation
Staff recommends approval of this application.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 11

Liquor License - 7-Eleven #19158F - District 7

Request for a liquor license. Arizona State License Application 361477.

Summary

Applicant
Kulwinder Kaur, Agent

License Type
Series 10 - Beer and Wine Store

Location
5901 W. McDowell Road
Zoning Classification: C-2
Council District: 7

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is December 1, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

7-Eleven #16082F (Series 10)
4831 N. 75th Avenue, Phoenix
Calls for police service: 61
Liquor license violations: None

7-Eleven #27518E (Series 10)
4840 N. 67th Avenue, Phoenix
Calls for police service: 73
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards for business and maintaining compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"7-Eleven is a on-stop shop for convenience items. The stores offer a wide variety of goods, including fresh and ready-to eat foods, home and personal care products, snacks, and drinks. Applicant would like to offer beer and wine to customers 21 and over."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - 7-Eleven #19158F - Data
Attachment B - 7-Eleven #19158F - Map

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: 7-ELEVEN #19158F

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	4	0
Liquor Store	9	4	1
Beer and Wine Store	10	8	5
Hotel	11	1	0
Restaurant	12	3	2

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	138.45	200.53
Violent Crimes	12.31	33.35	46.17

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

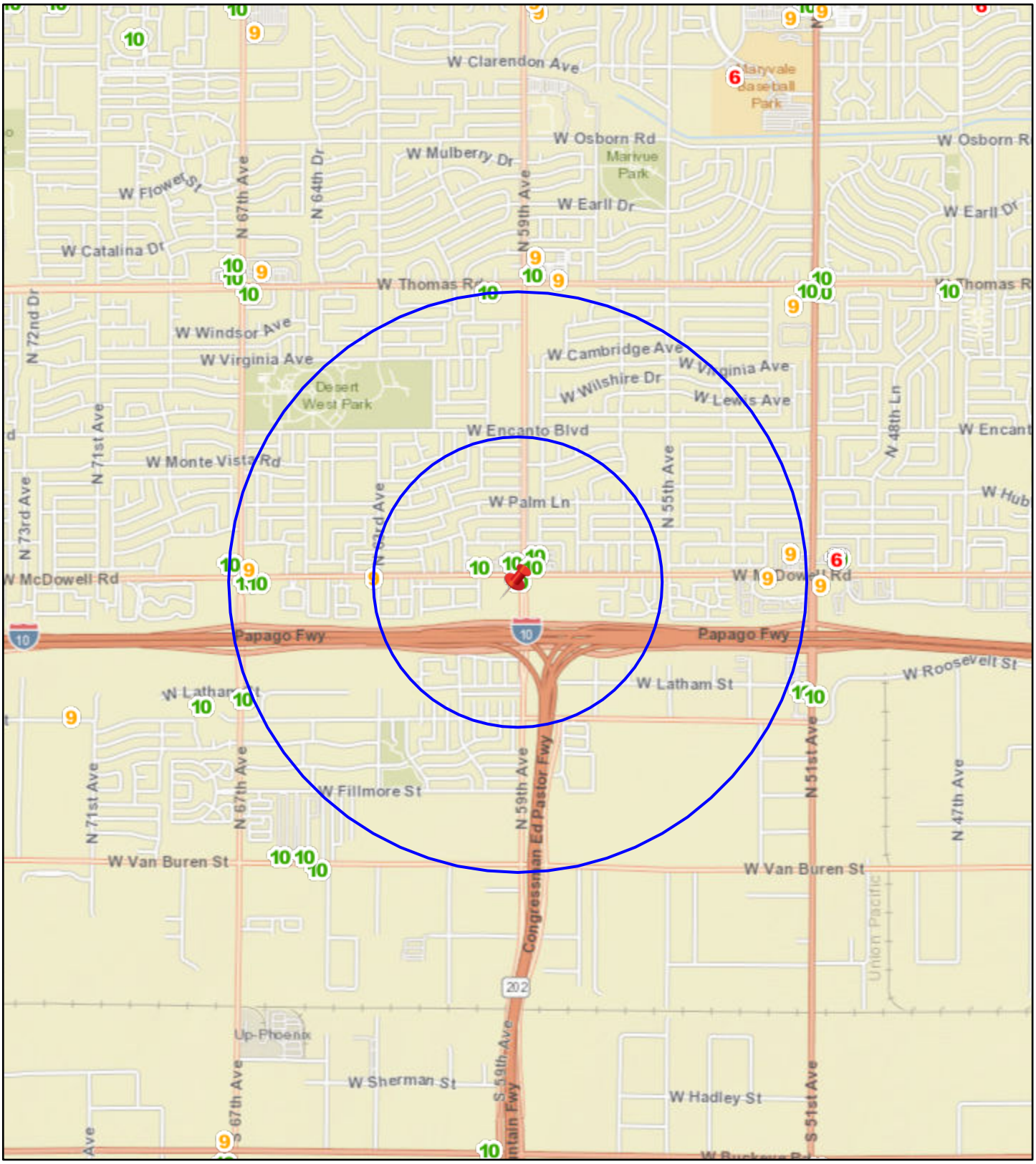
Description	Average	1/2 Mile Average
Parcels w/Violations	40	112
Total Violations	68	166

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1124021	2810	555	14	1178
1125021	3155	406	19	297
1125022	1213	281	5	364
1125023	1131	281	4	119
1125072	1429	0	55	491
1125122	310	0	333	236
1125211	2161	0	57	199
1125212	1092	0	74	213
1125221	3399	358	7	243
1125222	849	162	2	287
1125223	2328	445	104	23
Average	1601	393	60	177

Liquor License Map: 7-ELEVEN #19158F

5901 W MCDOWELL RD



Date: 11/12/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 12

Liquor License - Pony's Miches Michelada Bar & Grill - District 7

Request for a liquor license. Arizona State License Application 362326.

Summary

Applicant
Sergio Escamilla, Agent

License Type
Series 12 - Restaurant

Location
105 W. Portland Street
Zoning Classification: DTC-Downtown Gateway
Council District: 7

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is December 1, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I am duly licensed attorney in two states, CA (since 2009), and Arizona (since 2007). I successfully run ELG Accident Attorneys (since 2009), and we already run a successful restaurant, PoNy's Miches, in Goodyear Arizona (opened in 2024). We serve award winning food, and we were recognized by council and Goodyear Mayor as "Best Mom & Pop" business in 2024."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We are community cognizant business. We expect to bring good food, jobs, and enhance and contribute to the vibrant downtown Phoenix landscape. We expect to work hand in hand and collaborate with community organizations and existing businesses, to further generate and promote our downtown Phoenix culture and experiences."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - Pony's Miches Michelada Bar & Grill - Data
Attachment B - Pony's Miches Michelada Bar & Grill - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: PONY'S MICHES MICHELADA BAR & GRILL

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	20	8
Government	5	28	16
Bar	6	191	57
Beer and Wine Bar	7	60	32
Liquor Store	9	28	12
Beer and Wine Store	10	60	16
Hotel	11	24	0
Restaurant	12	440	168
Club	14	8	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	258.46	343.94
Violent Crimes	12.31	55.86	63.48

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

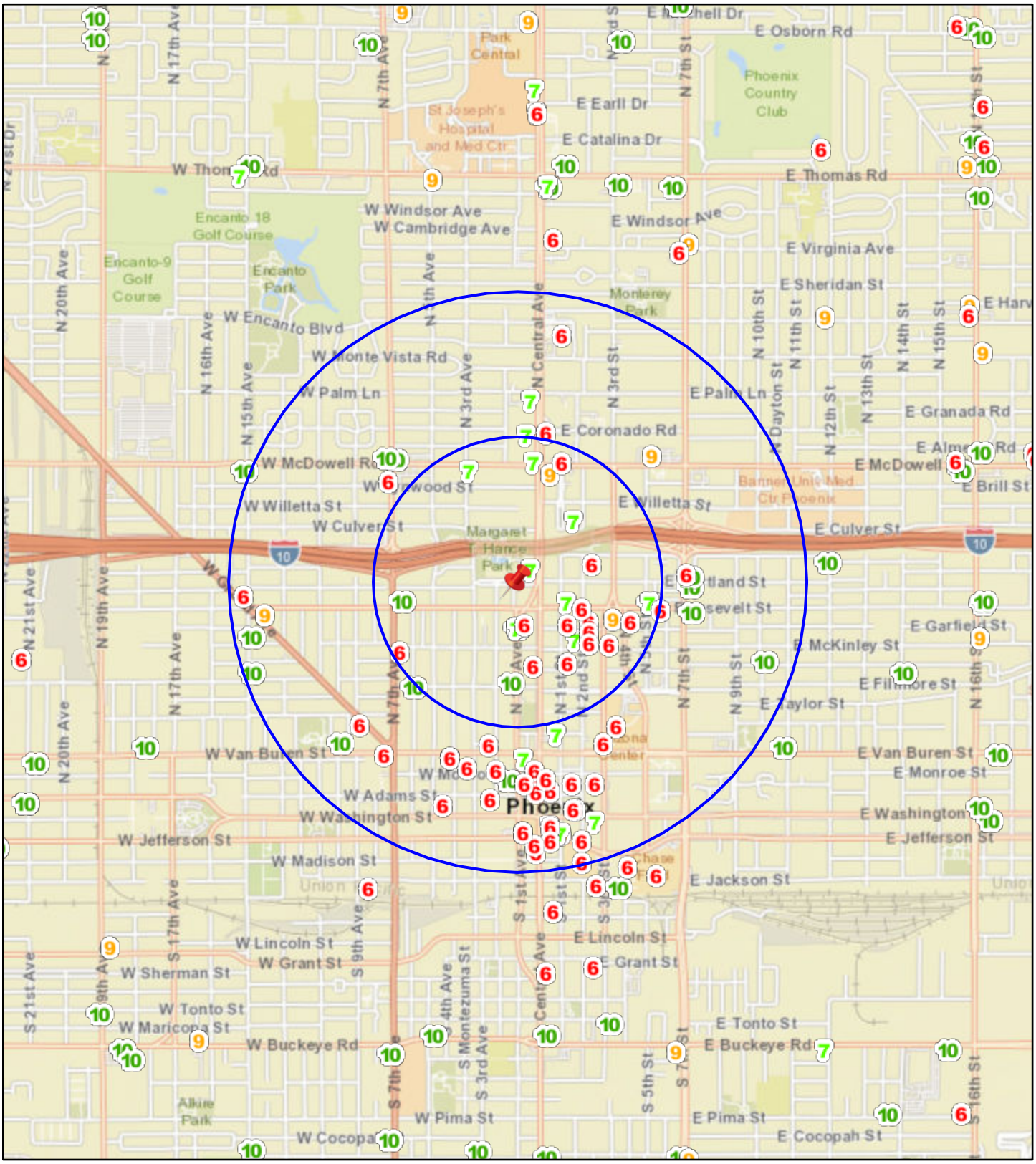
Description	Average	1/2 Mile Average
Parcels w/Violations	40	53
Total Violations	68	94

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1118002	846	361	100	89
1118004	1423	507	117	200
1129001	1399	521	53	62
1129002	671	102	83	94
1130001	2898	331	199	515
1130002	1364	179	221	139
1131001	1929	146	155	743
1131002	2026	50	492	845
1131003	2654	2	355	297
Average	1601	393	60	177

Liquor License Map: PONY'S MICHES MICHELADA BAR & GRILL

105 W PORTLAND ST



Date: 10/16/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 13

Liquor License - Revolucion Tacos & Cantina - District 7

Request for a liquor license. Arizona State License Application 361052.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 12 - Restaurant

Location
1001 N. Central Avenue, 1st Floor
Zoning Classification: DTC-Downtown Gateway
Council District: 7

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is November 21, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days. Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the

applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Revolucion Tacos & Cantina is located on the first floor and the park-like outdoor space of the 9-story building on the northeast corner of Roosevelt and North Central Avenue. The casual, neighborhood restaurant will feature traditional Mexican street food, freshly-made gourmet appetizers, tacos,quesadillas,burritos and sides in a vibrant, lively atmosphere with Mexican cultural elements. Applicant would like to offer alcoholic beverages to guests 21 and over as incident to the authentic dishes they enjoy."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - Revolucion Tacos & Cantina - Data
Attachment B - Revolucion Tacos & Cantina - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: REVOLUCION TACOS & CANTINA

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	5	2
Government	5	7	5
Bar	6	42	15
Beer and Wine Bar	7	9	6
Liquor Store	9	4	1
Beer and Wine Store	10	15	4
Hotel	11	7	1
Restaurant	12	108	46
Club	14	2	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	265.39	394.05
Violent Crimes	12.31	59.6	77.49

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

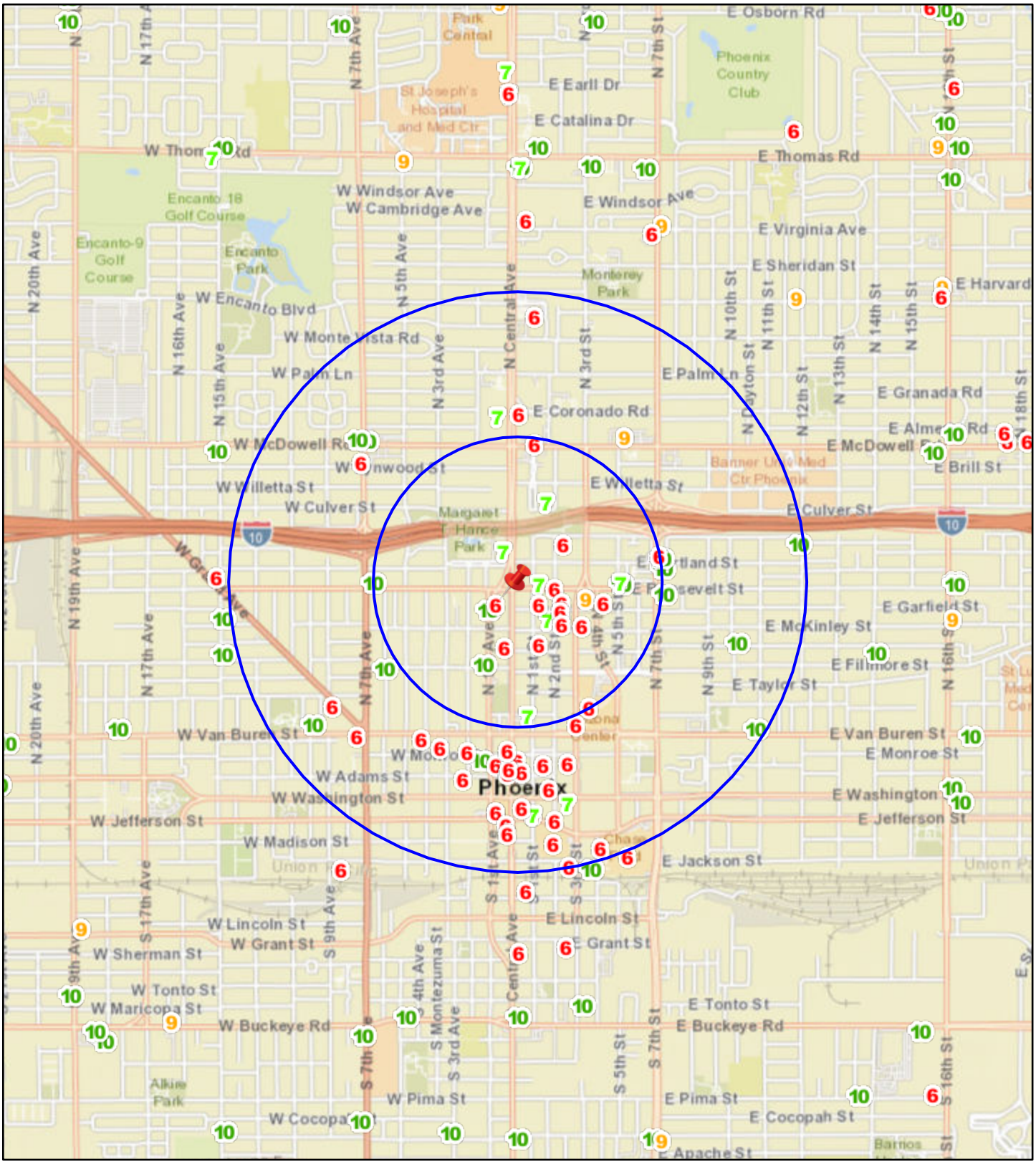
Description	Average	1/2 Mile Average
Parcels w/Violations	40	52
Total Violations	68	92

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1118002	846	361	100	89
1118004	1423	507	117	200
1130001	2898	331	199	515
1130002	1364	179	221	139
1131001	1929	146	155	743
1131002	2026	50	492	845
1131003	2654	2	355	297
1132021	740	87	52	190
1132041	1507	221	53	310
Average	1601	393	60	177

Liquor License Map: REVOLUCION TACOS & CANTINA

1001 N CENTRAL AVE



Date: 10/22/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 14

Liquor License - Culinary Gangster - District 8

Request for a liquor license. Arizona State License Application 361404.

Summary

Applicant
Lauren Merrett, Agent

License Type
Series 12 - Restaurant

Location
513 E. Roosevelt Street
Zoning Classification: DTC-Evans Churchill East
Council District: 8

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is November 24, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"The owners are confident in their ability to responsibly manage and operate a business with a liquor license, supported by a track record of reliability and qualifications. Their experience commitment to compliance, and understanding of regulatory requirements make me a suitable candidate for holding a liquor license in the city of Phoenix."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The issuance of the liquor license is deemed necessary for public convenience and is in the best interest of the community. This decision is grounded in careful consideration of factors that contribute to the overall well-being of our community, fostering responsible and regulated access to alcoholic beverages."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - Culinary Gangster - Data
Attachment B - Culinary Gangster - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: CULINARY GANGSTER

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	0
Microbrewery	3	4	2
Wholesaler	4	1	0
Government	5	7	4
Bar	6	48	16
Beer and Wine Bar	7	15	6
Liquor Store	9	6	2
Beer and Wine Store	10	15	7
Hotel	11	7	2
Restaurant	12	115	40
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	263.11	303.07
Violent Crimes	12.31	56.31	63.48

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

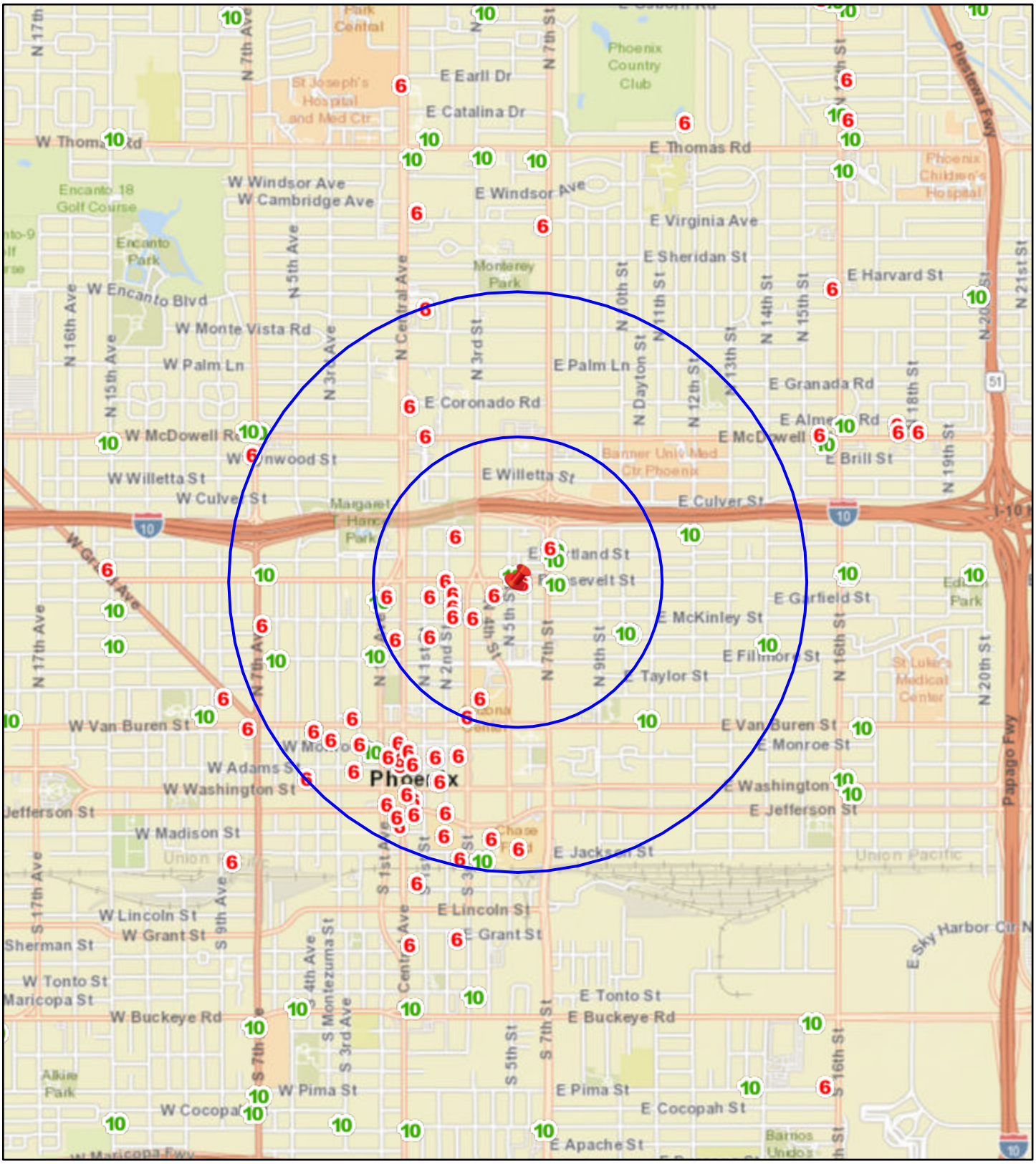
Description	Average	1/2 Mile Average
Parcels w/Violations	40	92
Total Violations	68	150

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1118004	1423	507	117	200
1130001	2898	331	199	515
1130002	1364	179	221	139
1131002	2026	50	492	845
1131003	2654	2	355	297
1132021	740	87	52	190
1132022	1347	118	99	594
1132041	1507	221	53	310
1132042	506	63	11	131
1141001	2605	227	111	276
Average	1601	393	60	177

Liquor License Map: CULINARY GANGSTER

513 E ROOSEVELT ST



Date: 10/27/2025

N

0 0.17 0.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 15

Liquor License - King Salmon - District 8

Request for a liquor license. Arizona State License Application 359313.

Summary

Applicant
Jinseok Lee, Agent

License Type
Series 12 - Restaurant

Location
4041 E. Thomas Road, #115
Zoning Classification: C-2
Council District: 8

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is November 23, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within

the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

King Salmon (Series 12)
2825N. Central Avenue, Phoenix
Calls for police service: 2
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have successful experience operating restaurants and understand the responsibility that comes with serving alcohol. My staff will be properly trained in responsible service, and I am committed to maintaining compliance with all laws and regulations to ensure safe and professional operations."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Customers often request alcoholic beverages to enjoy with our Japanese and Korean cuisine. Offering beer, sake, and cocktails will provide a complete dining experience, attract more visitors, support the local economy, and enhance the community's dining options."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - King Salmon - Data
Attachment B - King Salmon - Map

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

Liquor License Data: KING SALMON

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	1	1
Bar	6	6	3
Beer and Wine Bar	7	1	0
Liquor Store	9	5	1
Beer and Wine Store	10	11	2
Restaurant	12	14	9

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	257.98	343.09
Violent Crimes	12.31	35.93	30.04

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within ½ mile radius

Property Violation Data

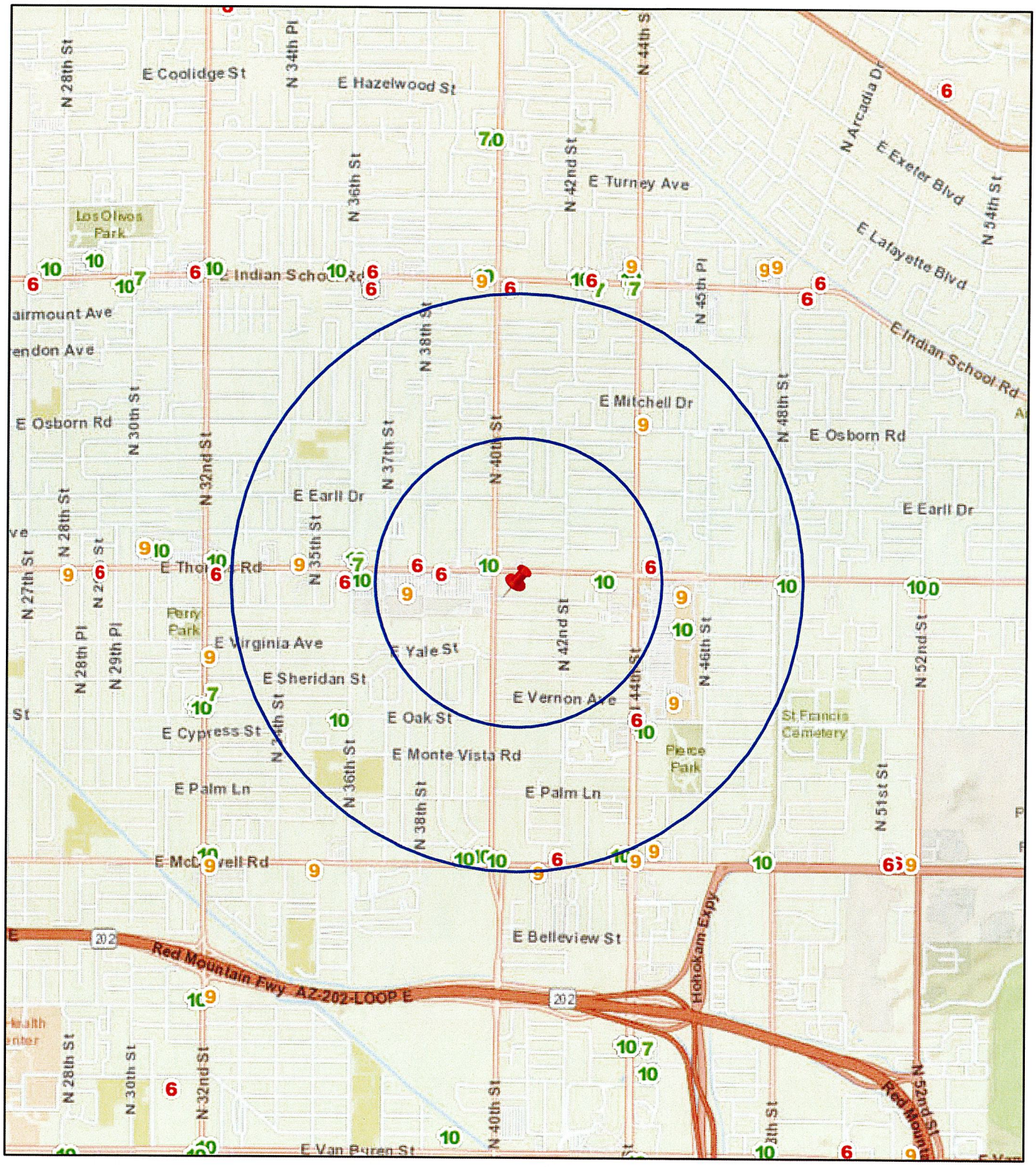
Description	Average	1/2 Mile Average
Parcels w/Violations	40	41
Total Violations	68	57

Census 2020 Data 1/2 Mile Radius

BlockGroup	2020 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1109021	2051	122	184	126
1109022	2584	472	149	528
1110003	1062	353	53	0
1110004	975	299	41	0
1113001	1455	236	32	22
1113002	990	338	35	9
1113005	668	30	40	15
1114021	2076	212	21	573
1114022	1469	312	56	270
Average	1601	393	60	177

Liquor License Map: KING SALMON

4041 E THOMAS RD



Date: 9/29/2025

N

0 0.170.35 0.7 1.05 1.4 mi

City Clerk Department

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 16

Rayne Water Conditioning, Inc.

For $40,000 in payment authority for a new contract, entered on or about January 1, 2026, for a term of two years, with three one-year options, for water softener exchange and reverse osmosis rental services for the Phoenix Convention Center Department. The contract will provide all labor, materials, supplies, and services necessary for the maintenance, repair, and replacement of water softener tanks and related equipment, as needed across various locations.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 17

Foundation Instruments Inc.

For $91,000 in payment authority to purchase a Trihalomethane (THM) Rapid Response on-line chemical analyzer for the Water Services Department. The instrument will be used daily at the Lake Pleasant Water Treatment Plant to meet Environmental Protection Agency Safe Drinking Water Act requirements, ensuring accurate THM analysis and supporting the delivery of safe drinking water to residents.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 18

(CONTINUED FROM OCTOBER 15, 2025) - Amendments to the City's Combined Classification and Pay Ordinance (S-51144) - In Accordance with the Recommendations of Human Resources Committee 637 (Ordinance S-52351) - Citywide

Regrade the classification of Maintenance/Planner Scheduler, Job Code: 50440, Salary Plan: 004, Grade/Range: 252 ($41,642 - $90,917/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Technicians, FLSA Status: Non-exempt to Grade/Range: 256 ($45,926 - $100,235/annual) effective on October 27, 2025.

Regrade the classification of Welder, Job Code: 74400, Salary Plan: 002, Grade/Range: 149 ($38,688 - $84,469/annual), Labor Unit Code: 001, Benefit Category: 001, EEO-4 Category: Skilled Craft, FLSA Status: Non-exempt to Grade/Range: 155 ($44,803 - $97,781/annual) effective on October 27, 2025.

Regrade the assignment to the classification of Welder*U2, Job Code: 74401, Salary Plan: 004, Grade/Range: 249 ($38,688 - $84,469/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Skilled Craft, FLSA Status: Non-exempt to Grade/Range: 255 ($44,803 - $97,781/annual) effective on October 27, 2025.

Retitle the classification of Neighborhood Preservation Inspector I, Job Code: 60670, Salary Plan: 006, Grade/Range: 353 ($42,661 - $93,122/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Non-exempt to Neighborhood Preservation Inspector effective on October 27, 2025.

Establish the assignment to the classification of Neighborhood Preservation Inspector*Lead, Job Code: 60671, Salary Plan: 006, Grade/Range: 355 ($44,803 - $97,781/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Non-exempt effective on October 27, 2025.

Retitle the classification of Neighborhood Preservation Inspector II, Job Code: 60680, Salary Plan: 001, Grade/Range: 059 ($49,379 - $107,806/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Technicians, FLSA Status: Exempt to Neighborhood Preservation Supervisor effective on October 27, 2025.

Retitle the classification of Compliance Supervisor, Job Code: 18550, Salary Plan: 001, Grade/Range: 069 ($63,045 - $137,592/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Compliance Manager effective on October 27, 2025.

Regrade the classification of O&M Technician, Job Code: 50370, Salary Plan: 004, Grade/Range: 245 ($35,110 - $76,627/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Service Maintenance, FLSA Status: Non-exempt to Grade/Range: 246 ($35,984 - $78,541/annual) effective on October 27, 2025.

Regrade the assignment of the classification of O&M Technician*SCBA, Job Code: 50371, Salary Plan: 004, Grade/Range: 246 ($35,984 - $78,541/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Service Maintenance, FLSA Status: Non-exempt to Grade/Range: 248 ($37,773 - $82,451/annual) effective on October 27, 2025.

Regrade the classification of Fuel System Support Technician, Job Code: 73420, Salary Plan: 004, Grade/Range: 239 ($31,845 - $66,186/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Service Maintenance, FLSA Status: Non-exempt to Grade/Range: 245 ($35,110 - $76,627/annual) effective on October 27, 2025.

Regrade the classification of Deputy City Manager (NC), Job Code: 06080, Salary Plan: 018, Grade/Range: 930 ($217,485 - $304,491/annual), Labor Unit Code: 008, Benefit Category: 010, EEO-4 Category: Officials and Administrators, FLSA Status: Exempt to Grade/Range: 933 ($251,771 - $351,755/annual) effective on October 27, 2025.

Modify salary plan for the classification of Assistant City Manager (NC), Job Code: 06100, Salary Plan: 018, Grade/Range: 935 ($260,998 - $365,394/annual), Labor Unit Code: 008, Benefit Category: 010, EEO-4 Category: Officials and Administrators, FLSA Status: Exempt to Grade/Range: 935 ($294,572 - $411,553/annual) effective on October 27, 2025.

Establish the classification of Police Communications Trainee (NC), Job Code: 01740, Salary Plan: 006, Grade/Range: 345 ($35,110 - $76,627/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Administrative Support, FLSA Status: Non-exempt effective on November 10, 2025.

Regrade the classification of Police Communications Operator, Job Code: 01830, Salary Plan: 006, Grade/Range: 345 ($35,110 - $76,627/annual), Labor Unit Code:

003, Benefit Category: 003, EEO-4 Category: Administrative Support, FLSA Status: Non-exempt to Grade/Range: 347 ($36,858 - $80,454/annual) effective on November 10, 2025.

Regrade the assignment of the classification of Police Communications Operator*Radio/911, Job Code: 01832, Salary Plan: 006, Grade/Range: 347 ($36,858 - $80,454/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Administrative Support, FLSA Status: Non-exempt to Grade/Range: 349 ($38,688 - $84,469/annual) effective on November 10, 2025.

Establish the assignment of the classification of Police Communications Operator Radio/911*Trainer, Job Code: 01834, Salary Plan: 006, Grade/Range: 351 ($40,643 - $88,691/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Administrative Support, FLSA Status: Non-exempt effective on November 10, 2025.

Regrade the assignment of the classification of Police Communications Operator*Lead Radio/911, Job Code: 01833, Salary Plan: 006, Grade/Range: 349 ($38,688 - $84,469/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Administrative Support, FLSA Status: Non-exempt to Grade/Range: 351 ($40,643 - $88,691/annual) effective on November 10, 2025.

Regrade the classification of Fire Emergency Dispatcher, Job Code: 01820, Salary Plan: 006, Grade/Range: 347 ($36,858 - $80,454/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Administrative Support, FLSA Status: Non-exempt to Grade/Range: 349 ($38,688 - $84,469/annual) effective on November 10, 2025.

Regrade the assignment to the classification of Fire Emergency Dispatcher*Lead, Job Code: 01822, Salary Plan: 006, Grade/Range: 349 ($38,688 - $84,469/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Administrative Support, FLSA Status: Non-exempt to Grade/Range: 351 ($40,643 - $88,691/annual) effective on November 10, 2025.

Summary

Effective August 7, 2023, the City implemented a systemic overhaul of its compensation structure. Following this implementation, additional adjustments have been identified to address and restore internal alignment within specific job families or career paths. These changes stem from the findings of the Classification and Compensation study. Staff respectfully requests approval of the adjustments listed above.

Financial Impact
The estimated initial cost for this action is $344,000.

Concurrence/Previous Council Action
On September 25, 2025, Human Resources Committee 637 reviewed and recommended these modifications for approval.

Responsible Department
This item is submitted by Deputy City Manager David Mathews and the Human Resources Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 19

Amendments to the City's Combined Classification and Pay Ordinance (S-51144) in Accordance with Human Resources Committee 638 Recommendations (Ordinance S-52430) - Citywide

Regrade the classification of Detention Supervisor, Job Code: 62150, Salary Plan: 001, Grade/Range: 047 ($36,858 - $80,454/annual), Labor Unit Code: 007, Benefits Category: 007, EEO-4 Category: Professionals, FLSA Status: Non-exempt to Grade/Range: 057 ($47,029 - $102,669/annual).

Regrade the classification of Detention Officer, Job Code: 62130, Salary Plan: 006, Grade/Range: 343 ($33,426 - $72,966/annual), Labor Unit Code: 003, Benefits Category: 003, EEO-4 Category: Protective Service Nonsworn, FLSA Status: Non-exempt to Grade/Range: 347 ($36,858 - $80,454/annual).

Summary
Effective August 7, 2023, the City implemented a systemic overhaul of its compensation structure. Following this implementation, additional adjustments have been identified to address and restore internal alignment within specific job families or career paths. These changes stem from the findings of the Classification and Compensation study. Staff respectfully requests approval of the adjustments listed above.

Financial Impact
There is no estimated initial cost for this action.

Concurrence/Previous Council Action
On October 29, 2025, Human Resources Committee 638 reviewed and recommended these modifications for approval effective January 5, 2026.

Responsible Department
This item is submitted by Deputy City Manager David Mathews and the Human Resources Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 20

Acquisition of Real Property for the 47th Avenue Basin and Channel Project Located North of Buckeye Road and West of 47th Avenue (Ordinance S-52395) - District 7

Request to authorize the City Manager, or his designee, to acquire all real property and related property interests either by donation, purchase within the City's appraised value, or purchase at a settlement amount arrived at through mediation and determined by the City Manager or designee to be reasonable under the circumstances, or by the power of eminent domain, for the 47th Avenue Basin and Channel Project. Further request to authorize dedication of land with roadway and/or public improvements to public use for right of way purposes via a separate recording instrument, accept and grant all easements along the alignment and execute all necessary licenses and agreements in furtherance of this ordinance. Further request authorization to provide relocation costs and allow occupants time to relocate, as may be necessary to and in furtherance of this acquisition. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

This project is in collaboration with the Flood Control District of Maricopa County. The acquisition of approximately 18.55 acres is required for construction of flood mitigation measures as identified by the Durango Area Drainage Master Plan (DADMP) Study. The DADMP provides for a 100-year flood mitigation and includes a detention basin that will be created at the northwest corner of 47th Avenue and Buckeye Road. The basin will attenuate peak water discharges in the 47th Avenue Channel.

The parcels affected by this project are 4710 West Buckeye Road and 920 South 47th Avenue, identified by Maricopa County Assessor's parcel numbers 104-21-004K and 104-21-004P.

Financial Impact

Funding is available from the Street Transportation Department's storm drainage impact fee budget.

Location

North of Buckeye Road, West of 47th Avenue.

Council District: 7

Responsible Department
This item is submitted by City Manager Jeffrey Barton, the City Engineer and the Street Transportation and Finance departments.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 21

Acceptance of an Easement for Drainage Purposes (Ordinance S-52399) - District 5

Request for the City Council to accept an easement for drainage purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

Summary

Accepting the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easements (a)
MCR: 20250552026
Applicant and Grantor: TTRG AZ Phoenix 99th McDowell Dev, LLC; its successor and assigns
Date: September 24, 2025
Purpose: Drainage
Location: 1819 N. 99th Avenue
APN: 102-33-525
File: FN 250084
Council District: 5

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 22

Acceptance and Dedication of a Deed and Easements for Roadway, Public Utility, and Sidewalk Purposes (Ordinance S-52407) - Districts 2, 3, 6 & 8

Request for the City Council to accept and dedicate a deed and easements for roadway, public utility, and sidewalk purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

Summary

Accepting and dedicating the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Deed (a)
MCR: 20250580189
Applicant and Grantor: North Gateway Core Acreage Investors LLC; Hare Investments LLC; its successor and assigns
Date: October 7, 2025
Purpose: Roadway
Location: 32201 N. 31st Avenue
APN: 204-11-026
File: 250099
Council District: 2

Easement (b)
MCR: 20250580190
Applicant and Grantor: North Gateway Core Acreage Investors LLC; Hare Investments LLC; its successor and assigns
Date: October 7, 2025
Purpose: Sidewalk and Public Utility
Location: 32201 N. 31st Avenue
APN: 204-11-026
File: 250099
Council District: 2

Easement (c)

MCR: 20250563669
Applicant and Grantor: Islamic Center of Arizona; its successor and assigns
Date: September 30, 2025
Purpose: Public Utility
Location: 9026 N. 9th Street
APN: 159-36-105A; 159-36-105B
File: 250064
Council District: 3

Easement (d)
MCR: 20250563864
Applicant and Grantor: 4633 N. 44th Street, LLC; its successor and assigns
Date: September 30, 2025
Purpose: Sidewalk
Location: 4633 N. 44th Street
APN: 171-35-029A
File: 250089
Council District: 6

Easement (e)
MCR: 20250568437
Applicant and Grantor: Ramesh C. Somaiya / Pratibha Somaiya; its successor and assigns
Date: October 1, 2025
Purpose: Sidewalk
Location: 2501 E. Southern Avenue
APN: 122-88-025A
File: 250096
Council District: 8

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 23

Ballot Sorting System Lease, Including Training, Maintenance, and Repair - RFP 21-001 - Amendment - City Clerk (Ordinance S-52403) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to contract 153411 with Runbeck Election Services, LLC to extend the contract term and add additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $87,000.

Summary

This contract will provide continued use of the ballot envelope sorting system to process early ballots and other election materials in an efficient, accurate, and timely manner. The City of Phoenix City Clerk Department conducts Runoff and Special Elections for the City. Most voters in City of Phoenix elections vote using a ballot they received in the mail. There are currently 857,656 registered voters in Phoenix, with almost 645,500 of these voters on the Active Early Voting List (AEVL). Voters in the AEVL are automatically sent an early ballot by mail for each election in which they are eligible to vote, unless a voter requests the ballot not be mailed. Prior to this contract, mail in ballot envelopes were sorted manually by City staff.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term

Upon approval, the contract will be extended through November 30, 2027.

Financial Impact

Upon approval of $87,000 in additional funds, the revised aggregate value of the contract will not exceed $450,000. Funds are available in the City Clerk Department’s operating budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:
• Ballot Sorting System Lease, Including Training, Maintenance, and Repair - Requirements Contract 153411 (Ordinance S-47104) on November 18, 2020.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the City Clerk Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 24

Information Technology (IT) Professional Services Contract - Letter of Agreement to Extend Cooperative Purchasing Agreement for Multi-Temporary Staffing Services (Ordinance S-52396) - Citywide

Request to authorize the City Manager, or his designee, to enter into a Letter of Agreement (LOA) with Guidesoft, Inc. to reinstate the terms and conditions and extend Contract 148480, Information Technology (IT) Professional Services, through June 30, 2026. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed; request continued use of the funds previously approved by Ordinance S-50143.

Summary
The purpose of this LOA is to continue to provide consulting and project management services through a Managed Service Provider (MSP) for IT professional services. The MSP IT professional services include but are not limited to sourcing, assignment and management of projects, system implementation, data conversion and hardware and software configuration. Additionally, this contract will enable the City to obtain MSP IT staff to assist with ongoing work assignments allowing City staff to focus on strategic initiatives when necessary.

Procurement Information
In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances- After the Fact. Reinstatement of Contract 148480 through the LOA will ensure continuity of services and operations. Further, the LOA will allow departments adequate time to fully utilize their remaining encumbered funds, while also providing a transition period for future needs.

Contract Term
The term of the LOA will be from on or about November 19, 2025, through June 30, 2026.

Financial Impact
The aggregate contract value will not exceed $23,351,000. No additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

• Multi-Temporary Staffing Services - Managed Services Provider Contract 148480 (Ordinance S-44975) on September 5, 2018.
• Multi-Temporary Staffing Services - Managed Services Provider Contract 148480 (Ordinance S-45196) on December 5, 2018.
• Multi-Temporary Staffing Services - Managed Services Provider Contract 148480 (Ordinance S-46189) on November 20, 2019.
• Multi-Temporary Staffing Services - Managed Services Provider Contract 148480 (Ordinance S-47922) on September 8, 2021.
• Multi-Temporary Staffing Services - Managed Services Provider Contract 148480 (Ordinance S-48944) on August 31, 2022.
• Multi-Temporary Staffing Services - Managed Services Provider Contract 148480 (Ordinance S-49970) on June 28, 2023.
• Multi-Temporary Staffing Services - Managed Services Provider Contract 148480 (Ordinance S-50143) on September 6, 2023.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Finance Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 25

Project Managers and Business Analyst - Amendment (Ordinance S-52422) - Citywide

Request to authorize the City Manager, or his designee, to execute amendments to contracts with CE Wilson Consulting, LLC (Contract 144530); Envision, LLC (Contract 144528); IntraEdge, Inc. (Contract 144532); KollaSoft, Inc. (Contract 144531); and Scott Business Group, LLC (Contract 144533) to extend the contract term for professional Information Technology (IT) project management and business analysis services for the Information Technology Services (ITS) Department and in support of various departments. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are required; request to continue using ordinance S-50461.

Summary

These contracts provide project managers and business analysts to augment staff in support of critical IT projects. The ability to utilize these contracts has allowed ITS to support and avoid disruption of critical projects and initiatives. Projects underway are Fire Computer-Aided Dispatch (CAD) Modernization, Learning Management System, Customer Care and Billing Upgrade, Citywide Power BI, Microsoft Project Online support, phone system migration and upgrade, and various others. The additional contract term allows the City to continue supporting existing engagements without delays or loss of project knowledge.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term

Upon approval, the contracts will be extended through June 30, 2026.

Financial Impact

The aggregate value of the contracts will not exceed $17 million, and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

• Project Managers and Business Analyst, Contracts 144530, 144528, 144532, 144531, and 144533 (Ordinance S-43212) on February 1, 2017.
• Project Managers and Business Analyst, Contracts 144530, 144528, 144532, 144531, and 144533 (Ordinance S-47817) on July 1, 2021.
• Project Managers and Business Analyst, Contracts 144530, 144528, 144532, 144531, and 144533 (Ordinance S-48293) on January 26, 2022.
• Project Managers and Business Analyst, Contracts 144530, 144528, 144532, 144531, and 144533 (Ordinance S-49376) on January 25, 2023.
• Project Managers and Business Analyst, Contracts 144530, 144528, 144532, 144531, and 144533 (Ordinance S-50461) on January 3, 2024.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Information Technology Services Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 26

Request Retroactive Authorization to Apply for, Accept and Disburse Funding from The United States Conference of Mayors Healthy and Sustainable Communities Grant Program (Ordinance S-52423) - Citywide

Request to authorize the City Manager, or his designee, to apply for, and, if awarded, accept funding from The United States Conference of Mayors, Healthy and Sustainable Communities Grant Awards. The total grant amount ranges from $75,000 - $275,000 for a large city. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item for the life of the grant, as well as disburse funds to project partners as detailed in the project application.

Summary

Since 2012, the Childhood Obesity Prevention/Environmental Health and Sustainability Awards, a partnership between The United States Conference of Mayors and the American Beverage Association has awarded nearly $6 million to cities of all sizes across the country to support programs that aim to improve the health and wellness of the nation's children, families, neighborhoods, and cities.

All member cities of The United States Conference of Mayors are eligible to apply and receive this award. Each application must include a signed letter of support from the Mayor. There is no limit on the number of applications that can be supported and submitted for consideration. The City is a member of The United States Conference of Mayors submitted two applications for consideration. The award aims to support programs that engage community members and promote or stimulate behavior change, in the categories of a) healthy communities; b) environmental health and sustainability, or c) a hybrid of both.

A total of $1 million will be awarded to nine cities, in three population categories: Small City (population less than 75,000; Medium City (population 75,000-250,000 and Large City (population more than 250,000), of which the City of Phoenix applications will be evaluated. If selected for funding, the first-place award amount is $275,000, second place is $100,000 and third place is $75,000.

The two applications submitted for consideration include:

- Street Transportation Department is proposing the School Community, Garden,

Food Truck, and Active Living Initiative, a comprehensive school-based initiative combining a community garden, student-run food truck, active transportation infrastructure, and a rewards-based fitness program. The project promotes sustainability, healthy living, entrepreneurship, and physical activity while fostering a strong sense of community and environmental stewardship. The project will have a focus in the Laveen community.

- Housing Department is proposing the Healthy Homes Edison-Eastlake Project, a vital response to the health and environmental challenges residents face. It will provide hands-on education in nutrition, gardening, and zero-waste practices, while promoting physical activity and safe, walk able neighborhoods. By coordinating with existing initiatives and by incorporating new components in three focus areas such as, gardening and nutrition; physical activity and safety; and environmental stewardship.

The winners of the 2026 Awards will be announced during the 94th Winter Meeting of The United States Conference of Mayors.

Financial Impact
There is no impact on the General Fund. Funding will be provided by the United States Conference of Mayors. No matching funds are required.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Office of Government Relations.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 27

Contract Award Recommendation and Payment Authority for Independent Legal Counsel Services for the Local Fire and Police Pension Boards - Kelley Law Group (Ordinance S-52427) - Citywide

This report requests City Council approval in payment authority for a new contract with Kelley Law Group.

Summary

Kelley Law Group has been awarded a contract to provide independent legal counsel services for the Local Fire and Police Pension Boards (the Boards) following a recent competitive procurement. The total contract value will not exceed $110,000. Arizona Revised Statutes requires the Boards to utilize independent legal counsel employed by the Boards and independent of the employer and employee organization. The Boards approved the agreement at their November 4, 2025, meetings.

Contract Term

The contract term is for five years to be entered on or about December 1, 2025, through December 31, 2030.

Financial Impact

The Agreement will have an aggregate cost of $110,000 over the life of the contract. Funds are available in the Retirement Office's operating budget.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Retirement Office.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 28

Contract Award Recommendation and Payment Authority for Investment Consulting Services for 401(A)/457 Plans and Post Employment Health Plans (PEHP) - Fiduciary Consulting Group (Ordinance S-52415) - Citywide

This report requests City Council approval in payment authority for a new contract with Morgan Stanley Institutional Investment Advisors, LLC, (dba Fiduciary Consulting Group), a wholly owned subsidiary of Morgan Stanley Capital Management, LLC ("Fiduciary Consulting Group").

Summary

Fiduciary Consulting Group has been awarded a contract to provide consulting services to the 401(A)/457 ("Deferred Compensation Plan", "DCP") and PEHP Plans following a recent competitive procurement. The total contract value is not to exceed $600,000. Funds to be paid from the Deferred Compensation Program Trust. No General Funds are used for this request. The Boards approved the agreement on November 13, 2025.

Contract Term

The contract term is for five years to be entered on or about December 1, 2025, through December 31, 2030.

Financial Impact

The Agreement will have a cost of $120,000 annually and will not exceed $600,000 over the life of the contract. The consulting service fees are paid from the City of Phoenix Employees' Deferred Compensation Program Trust. The Trust's funding source is retained revenue from the DCP investment earnings and are restricted.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Retirement Office.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 29

Request to Amend Victim Services and Prosecutor's Office Client Transportation Services Contract 157030 (Ordinance S-52394) - Citywide

Request to authorize the City Manager, or his designee, to amend Canyon Taxi, LLC Contract 157030 to add $6,000 in additional funds. The revised total contract value will not exceed $21,366. Further request authorization for the City Controller to disburse all funds related to this item for the life of the contract.

Summary

The Human Services Department (HSD) Victim Services Division (VSD) utilizes Canyon Taxi, LLC to provide transportation for victims of violent crimes. Often, VSD clients lack transportation and do not live near supportive services providers. To remove this barrier, staff use taxi services to transport victims to supportive services and back home.

The Law Department Victim Services Unit uses taxi services to transport victims of violent crimes to court hearings or to social services agencies for supportive services. This transportation is essential because a victim may need to testify in a case or be taken to an agency that provides support throughout the legal process.

The additional funding will support the City's Head Start Birth to Five program's use of taxicab services. Head Start provides comprehensive education and social services through two programs: Early Head Start (serving children from birth to three years old) and Head Start (serving children from three to five years old). These programs deliver services to children and families in core areas of early learning, health, socialization, and family well-being while engaging parents as partners.

Contract Term

The contract term remains unchanged, ending on July 31, 2027, with no options to extend.

Financial Impact

The total value of the contract will not exceed $21,366. Funding is available from the Department of Health and Human Services, the Human Services and the Law departments' budgets.

Concurrence/Previous Council Action
City Council approved the RFQ on August 31, 2022, Ordinance S-48952.

Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 30

Amend Contract 159170 for Bobby Yang, DDS, LLC (Ordinance S-52410) - Districts 1, 3, 4, 5, 7 & 8

Request authorization for the City Manager, or his designee, to amend Contract 159170, Bobby Yang, DDS, LLC, to add $288,000 in additional funds. The revised total contract value will not exceed $668,000. Further request authorization for the City Controller to disburse all funds related to this item for the life of the contract. Funds are available from the United States Department of Health and Human Services, Administration of Children, Youth, and Families (DHHS).

Summary

Head Start provides comprehensive education and social services through two programs: Early Head Start (serving children from birth to three years old) and Head Start (serving children from three to five years old). These programs deliver services to children and families in core areas of early learning, health, socialization, and family well-being while engaging parents as partners.

Dental care is important for children because untreated dental problems inevitably lead to severe pain, systemic infection, and sometimes death. Children with untreated dental problems often have trouble eating, have behavioral problems due to the pain, and perform poorly in school.

Head Start regulations require all children to undergo annual dental exams. Unfortunately, in Arizona, the resources available for free or reduced-cost dental care are extremely limited, and the demand far exceeds the available resources. For this reason, funding for dental services is the primary means by which uninsured children can access the necessary dental care.

Procurement Information

Bobby Yang, DDS, LLC, was initially awarded through a Request for Qualifications (RFQu), RFQu-22-EDU-77. One offer was received on June 23, 2023, in response to the RFQu.

Contract Term

The term of the contract remains unchanged from September 1, 2023, through August

30, 2028.

Financial Impact
Expenditures will not exceed $668,000. Funding is available from the DHHS.

Concurrence/Previous Council Action
- City Council approved the RFQu on August 8, 2023, Ordinance S-50092. It was approved by the Head Start Policy Council on January 9, 2023, by a vote of 14-0.
- City Council approved Ordinance S-51478 on December 4, 2024, to add $130,000 in funding. It was approved by the Head Start Policy Council on November 18, 2024, by a vote of 11-0.
- This item was approved by the Head Start Policy Council on October 27, 2025, by a vote of 11-0.

Location
- Bobby Yang, DDS, LLC: 1515 E. Bethany Home Road, Suite 140, Phoenix, AZ 85014
- Bobby Yang, DDS, LLC: 19636 N. 27th Avenue, Suite 403, Phoenix, AZ 85027
- Bobby Yang, DDS, LLC: 9305 W. Thomas Road, Suite 580, Phoenix, AZ 85037

Council Districts: 1, 3, 4, 5, 7 and 8.

Responsible Department
This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 31

Online Electric Repair Manuals Contract - RFA 25-0766 Request for Award (Ordinance S-52432) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with SAMS Technical Publishing, LLC to provide online electronic repair manuals for the Library Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $50,000.

Summary

This contract will provide library patrons with online access to SAMS Technical Publishing's QuickFact and PhotoFact collections. These technical manuals include comprehensive resources for repairing and troubleshooting consumer electronic devices. These manuals include exclusive schematics and service guidelines from over 150 electronic manufactures. The manufacture manuals will support service technicians, hobbyists and researchers involved in electronic repair, historical study, and vocational training. Without access to the electric repair manuals, the library would be unable to fulfill a critical aspect of its service mission.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition. SAMS Technical Publishing is the exclusive active publisher of technical repair manuals for a broad range of consumer electronic devices, including radio, television, and audio equipment. Its database features the original equipment manufacture manuals and schematics, offering the most accurate and authoritative service information available.

Contract Term

The contract will begin on or about April 1, 2026, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed $50,000 for the five-year aggregate term. Funding is available in the Library Department's operating budget.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Library Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 32

Landscape Sprinkler and Irrigation Supplies - COOP 21-069 - Amendment (Ordinance S-52401) - Citywide

Request to authorize the City Manager or his designee to allow additional expenditures under Contract No.154605 with Sprinkler World of Arizona, Inc. for the purchase of landscape sprinkler and irrigation supplies for the Aviation and Parks and Recreation departments. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $388,500.

Summary
The Contract will continue to provide the Aviation and Parks and Recreation departments with an array of sprinkler and irrigation supplies and parts used to repair and maintain various types of irrigation systems located in landscaped areas owned or maintained by the City. The landscape sprinkler and irrigation supplies and parts provided through the Contract will ensure all grass, trees, and shrubbery at various locations are watered and enhance and maintain their quality.

Contract Term
The Contract term remains unchanged and ends on June 30, 2026.

Financial Impact
Upon approval of $388,500 in additional funds, the revised aggregate cost of the Contract will not exceed $1,963,500. Funds are available in the Aviation and Parks and Recreation departments' operating budgets.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
• Landscape Sprinkler and Irrigation Supplies - COOP 21-069 Ordinance S-47686 on June 18, 2021.

Responsible Department
This item is submitted by Deputy City Managers David Mathews and Amber Williamson and the Parks and Recreation and Aviation departments.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 33

Intergovernmental Agreement with Arizona State University (ASU) for Universal Student Placements (Ordinance S-52431) - Citywide

Request to authorize the City Manager, or his designee, to allow Volunteer PHX to enter into an Intergovernmental Agreement with the Arizona Board of Regents on behalf of Arizona State University (ASU), for student placements. This agreement will serve as a universal agreement for all ASU Colleges and Programs at all degree levels.

Summary

Arizona State University is a public research university with a wide range of academic programs and a commitment to student excellence. ASU is focused on innovation, serving the public interest, and is nationally and internationally acclaimed for their programs.

The city offers a unique opportunity and setting for community student placements through a variety of city departments and offices.

Volunteer PHX provides coordination of the City's volunteer opportunities, including volunteer placements and internships. Building on an existing relationship with ASU, Volunteer PHX will work closely with city departments to initiate and coordinate routine opportunities for student placements across programs enhancing the capacity of departments to address issues while supporting the education and development of the local workforce.

Contract Term

The agreement will be valid for five years from the date of execution by all parties.

Financial Impact

There is no financial impact for the activities associated with this agreement.

Responsible Department

This item is submitted by Deputy City Manager David Mathews and the Volunteer PHX Office.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 34

Phoenix Sister Cities, Inc. Contract - Request to Award (Ordinance S-52414) - Citywide

Request to authorize the City Manager, or his designee, to execute a five-year agreement with Phoenix Sister Cities, Inc., beginning July 1, 2026, through June 30, 2031, to support program coordination in youth and education, municipal and technical cooperation, business, and arts and culture with Phoenix's 11 Sister Cities. Further request to authorize the City Controller to disburse all funds related to this item. The total aggregate value of the contract will not exceed $1,775,000.

Summary

Phoenix Sister Cities, Inc. (PSC) is a 501(c)(3) nonprofit organization established in 1972. It is responsible for coordinating exchange programs in youth and education, municipal and technical cooperation, business, and arts and culture with Phoenix's 11 Sister Cities. Currently, the City of Phoenix has Sister Cities relationships with Calgary, Canada; Catania, Italy; Chengdu, China; Ennis, Ireland; Hermosillo, Mexico; Himeji, Japan; Grenoble, France; Prague, Czech Republic; Ramat-Gan, Israel; Suwon, South Korea; and Taipei, Taiwan.

PSC exists to create people-to-people relationships between the residents of Phoenix and its Sister Cities through commercial, educational, cultural and artistic exchange programs and events that create and sustain global, long-term, international partnerships and business opportunities for Phoenix. The City of Phoenix has contracted with PSC since the mid-1980s. The organization is administered by a Board of Directors composed of PSC Commissioner appointed by the Mayor and approved by the City Council, and the chairpersons of the 11 Sister Cities committees and the Disability Awareness Committee. Currently, five other community members serve as at -large Board members.

During the last contract period, July 1, 2021 through June 30, 2026, PSC coordinated the following:

- Six delegation trips for elected officials, business leaders and members of the community. These delegations visited: Hermosillo, Mexico (2022); Taipei, Taiwan, Suwon, South Korea, and Himeji, Japan (2023); Ennis, Ireland (2023); Grenoble, France (2024); Catania, Italy (2024); and, Prague, Czech Republic (2025). Each

delegation trip included meetings with elected officials in the sister city, discussions with leaders in the arts and cultural communities, and dialogues and round-tables with business leaders.

- Delegation visits from Suwon, South Korea (2021, 2023 and 2024); Ennis, Ireland (2024); Ramat Gan, Israel (2022); and Taipei, Taiwan (2019). PSC also hosted trade missions from Calgary, Canada (2022, 2023 and 2024) and business missions from Prague, Czech Republic (2022 and 2023).
- Youth Ambassador Exchanges for Phoenix-resident high school sophomore and juniors in 2022, 2023, 2024 and 2025. PSC also worked with Ajou University in Suwon, South Korea to organize an exchange of law students in 2023, 2024 and 2025.
- Several major cultural events with community partners. In 2022 and 2023, thousands of guests celebrated El Grito, recognizing Phoenix's relationship with Hermosillo, Mexico. In 2022, 2023, 2024 and 2025, Phoenix celebrated Double Ten - Taiwan's national holiday, recognizing Phoenix's relationship with Taipei. This year, Double Ten drew more than 5,000 participants to ASU West for a traditional Asian night market.
- The 2024 and 2025 Phoenix Global Forum, in partnership with the International Economic Forum of the Americas. Drawing hundreds of C-Suite representatives of international companies, participants explored the many issues associated with globalization and the knowledge required to realize long-term sustainable growth.
- The negotiation and ultimately successful signing of a sister cities agreement with Suwon, South Korea in October 2021.
- The development of a soft-landing for companies from Phoenix's sister cities. Currently, two companies from Taiwan and two companies from Calgary, Canada are resident at Galvanize.

Beginning in Fiscal Year (FY) 2026-27, funding for PSC will support:

- Youth Ambassador scholarships to increase opportunities for youth/families unable to afford program costs (e.g., airfare, hosting).
- Staff support for the adoption of up to four new Sister Cities: Braga, Portugal; a city in Africa - discussions are underway with Cape Town, South Africa; Medellin, Colombia; and a city in Australia - perhaps in the region around Melbourne (contingent upon City Council approval).
- Staff support for Business Development programs - including a project to increase foreign direct investment in Phoenix; and expansion of efforts to attract businesses from Phoenix's sister cities.
- Support for programming associated with the 50th anniversaries with sister cities Hermosillo, Mexico (2026); Himeji, Japan (2026); and, Taipei, Taiwan (2029).

The PSC program has been recognized by Sister Cities International for its excellence, receiving a number of awards during the past three decades as Best Overall Program, for Innovation in Youth Education, Innovation in Business, Trade and Professional Exchange, and for Best Overall Program in the United States (for a city with a population over 500,001). Most recently, PSC received the Best Overall Program (for a city with a population over 300,001) in 2022.

City funds pay for staff salaries and benefits. All PSC exchanges, events and travel are privately funded. The estimated annual expenditures for the five-year contract term are as follows:

- FY 2026-27: $345,000
- FY 2027-28: $350,000
- FY 2028-29: $355,000
- FY 2029-30: $360,000
- FY 2030-31: $365,000

Procurement Information and Contract Term
In compliance with Section I, Paragraph 6 of Administrative Regulation 3.10, this procurement is a Special Circumstance Without Competition Determination. If approved, the term of this new five-year contract will be July 1, 2026 through June 30, 2031. There are no options to extend this contract beyond the five-year period.

Financial Impact
The total aggregate value of the five-year contract will not exceed $1,775,000. Funding is available in the Community and Economic Development Department's Operating budget.

Concurrence/Previous Council Action
This item was recommended for approval by the Economic Development and the Arts Subcommittee at the November 12, 2025 meeting by a vote of 4-0.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Community and Economic Development Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 35

Employer-Developed Registered Apprenticeship Employer Program Contracts (Ordinance S-52424) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into contracts with employers and other entities that will participate in employer-developed Registered Apprenticeship Programs and provide funding to support these programs. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse all funds related to this item. The total aggregate value of the contracts will not exceed $650,000.

Summary

The Phoenix Business and Workforce Development Board (Board) provides strategic guidance for workforce programs and coordinates efforts with employers, education partners, and state agencies to develop career pathways in high-demand sectors for the City. The Board was established as a requirement of the City's Workforce Innovation and Opportunity Act (WIOA) grant funds, in addition to providing this critical community stakeholder feedback and direction for Phoenix.

The Board identified apprenticeship expansion as a key focal point in its strategic plan to strengthen the regional talent pipeline and meet employer workforce needs. While the Board provides strategic oversight and program sponsorship, the Community and Economic Development Department (CEDD), serves as the registered apprenticeship program sponsor and fiscal intermediary. In this role, CEDD is responsible for executing contracts, managing funds, and ensuring compliance with all applicable state, federal, and City requirements. These employer-developed apprenticeship programs are separate from and not a part of the City of Phoenix's existing registered apprenticeship training programs.

Working with the U.S. Department of Labor’s (DOL) Industry Intermediary, the National Institute for Industry and Career Advancements (NIICA), the Board collaborated with education and industry partners to create training standards for Registered Apprenticeship Programs that can be replicated across employers. In January 2024, the City registered its first apprenticeship program in the semiconductor and advanced manufacturing field for Industrial Maintenance Technicians (Facilities Technicians) in partnership with the Maricopa Community College District (MCCCD) and TSMC

Arizona Corporation. Subsequently, two additional programs were launched:

- Manufacturing Technician Apprenticeship-Equipment Technician (Program length: 12-18 months).
- Nanotechnology Technician Apprenticeship-Process Technician (Program length: 24 -36 months).

The Registered Apprenticeship Programs were developed collaboratively with MCCCD's Estrella Mountain and Rio Salado community colleges and Northern Arizona University (NAU). These programs provide a pathway for participants to advance within the semiconductor and advanced manufacturing sectors. Apprenticeships combine paid employment with structured related technical instruction (RTI), allowing participants to earn while they learn. Nationally, 93 percent of apprentices remain employed after completion, and every $1 invested in apprenticeship programs yields a $1.47 return on investment.

The first apprenticeship program, with eight Facilities Technicians, began in April 2024, and was supported through the City's AZQuest Grant, a DOL National Dislocated Worker Grant in partnership with the Arizona Office of Economic Opportunity. A second cohort, including 10 Process Technicians, 18 Manufacturing Technicians, and 18 Facilities Technicians costing $127,502, was funded by the SEMI Foundation through the Arizona Commerce Authority Apprenticeship Expansion Grant. Moving forward, the estimated program costs per participant ranges from $1,300 to $5,000, with future cohorts estimated at approximately $216,666 annually, reflecting the investment required to deliver high-quality training and support services.

If this request is approved, CEDD staff will coordinate with education partners and employers to ensure delivery of RTI, maintain participant and employer records and report outcomes through the DOL Registered Apprenticeship Partners Information Database System (RAPIDS), coordinate with the Arizona Department of Economic Security Apprenticeship Office, and promote apprenticeship opportunities within the community. Staff will also administer employer contracts, monitor wage progression schedules, and ensure equal opportunity compliance. Through its sponsorship role, the City provides employers with a streamlined pathway to participate in Registered Apprenticeship Programs while ensuring accountability, quality, and alignment with the Board's and City's workforce priorities.

Employer contracts will: 1) define on-the-job training standards, mentorship expectations, and performance reporting; 2) ensure compliance with safety, nondiscrimination, and equal opportunity laws; 3) provide for submission of apprentice progress, hours worked, and wage updates; and 4) specify funding obligations to

support the apprenticeships, education, and administrative and compliance costs. CEDD will also continue to oversee program operations, including employer outreach, coordination with partners, management of funds, and collaboration with the Arizona Department of Economic Security Apprenticeship Office.

The program is currently supported by staff funded by WIOA; however, approval of this action would allow the City to offset staff and administrative costs through the funding received from participating employers and other entities.

Contract Term
The term of the contracts will be three years.

Financial Impact
The total aggregate value of the contracts will not exceed $650,000. Funding will be provided from participating employers and other entities. There is no impact to the General Fund.

Concurrence/Previous Council Action
This item was recommended for approval at the Economic Development and the Arts Subcommittee meeting on November 12, 2025.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Community and Economic Development Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 36

Employer-Developed Registered Apprenticeship Program Memoranda of Understanding with Maricopa County Community College District and Northern Arizona University (Ordinance S-52425) - Citywide

Request to authorize the City Manager, or the City Manager's designee, to enter into Memoranda of Understanding (MOUs) with the Maricopa County Community College District (MCCCD) and Northern Arizona University (NAU) to provide related technical instruction (RTI) and educational services for the Phoenix Business and Workforce Development Board (Board) employer-developed apprenticeship programs. Further request authorization for the City Controller to disburse all funds related to this item. The total aggregate value will not exceed $650,000.

Summary

The Board provides strategic guidance for workforce programs under the Workforce Innovation and Opportunity Act (WIOA), collaborating with employers, education institutions, and state agencies to develop career pathways in high-demand sectors. As outlined in its strategic plan, the Board has identified apprenticeship expansion as a key strategy to strengthen the regional talent pipeline and address employer workforce needs. While the Board offers strategic oversight and program sponsorship, the Community and Economic Development Department (CEDD), serves as the registered apprenticeship program sponsor and fiscal intermediary. In this role, CEDD is responsible for executing agreements, managing funds, and ensuring compliance with all applicable state, federal, and City requirements. These employer-developed apprenticeship programs are separate from and not a part of the City of Phoenix's existing registered apprenticeship training programs

Apprenticeships combine paid employment with structured RTI, allowing participants to earn while they learn. Nationally, 93 percent of apprentices remain employed after completion, and every $1 invested in apprenticeship programs yields a $1.47 return on investment. The Board, in partnership with the U.S. Department of Labor's (USDOL) Industry Intermediary, the National Institute for Industry and Career Advancements (NIICA), collaborated with education and industry partners to develop standardized training programs that can be replicated across employers.

In January 2024, CEDD registered its first Employer-Developed Registered

Apprenticeship program in semiconductor and advanced manufacturing for Industrial Maintenance Technician (Facilities Technician), in partnership with MCCCD and TSMC Arizona Corporation. Subsequently, two additional programs were launched:

- Manufacturing Technician Apprenticeship - Equipment Technician (12-18 months).
- Nanotechnology Technician Apprenticeship - Process Technician (24-36 months).

These programs were developed collaboratively with NAU and MCCCD's Estrella Mountain and Rio Salado community colleges. They provide clear pathways for participants to advance within the semiconductor and advanced manufacturing sectors. Estimated program costs per participant range from $1,300 to $5,000, with future cohorts estimated at approximately $216,666 annually, reflecting the investment required to deliver high-quality training and support services.

The first apprenticeship program, with eight Facilities Technicians, began in April 2024 and was supported through the City's AZQuest Grant, a USDOL National Dislocated Worker Grant in partnership with the Arizona Office of Economic Opportunity. A second cohort, including 10 Process Technicians, 18 Manufacturing Technicians, and 18 Facilities Technicians was supported by a $127,502 grant from the SEMI Foundation through the Arizona Commerce Authority Apprenticeship Expansion Grant.

To ensure program quality and accountability, Memoranda of Understanding (MOUs) will be established with MCCCD and NAU. These MOUs outline classroom instruction, payment processes, and record-keeping requirements; include data-sharing provisions to track enrollment, joint marketing efforts and coordination of letters of support and outcomes; ensure instruction aligns with approved apprenticeship standards; and require regular progress reports and invoices tied to performance and payment schedules.

CEDD staff coordinate with education partners and employers to deliver RTI, maintain participant and employer records, and report outcomes through the U.S. Department of Labor's Register Apprenticeship Partners Information System (RAPIDS), coordinate with Arizona Department of Economic Security Apprenticeship Office, and promote apprenticeship opportunities within the community.

As part of the proposed MOU terms for MCCCD and NAU, CEDD will expend funds received through the employer contracts and other entities from the Employer Developed Registered Apprenticeship Program. This request is in alignment with the City's strategic plan to focus on Economic Development and Education, CEDD's goals to develop a skilled workforce in high-growth and high-wage sectors, and the Board’s Strategic Plan to strengthen employer partnerships and create sustainable career

pathways in high-demand industries.

Contract Term
The term of the MOUs will be three years with one two-year renewal option.

Financial Impact
The total aggregate value of the MOUs will not exceed $650,000. Funding will be provided by the Employer Agreements and other entities. There is no impact to the General Fund.

Concurrence/Previous Council Action
This item was recommended for approval at the Economic Development and the Arts Subcommittee meeting on November 12, 2025.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Community and Economic Development Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 37

Resolution to Participate in and Support Bid to Host 2028 USATF Olympic Trials Marathon and Related Events (Resolution 22347) - Citywide

Request to authorize a resolution to express support for, and authorize the City's participation in, the bid to host the 2028 USA Track & Field (USATF) Olympic Trials Marathon and related events.

Summary

As part of the USATF-required bid submittals, the Phoenix Sports & Events Commission, a division of Visit Phoenix, has requested a declaration of support from the City of Phoenix for the 2028 USATF Olympic Trials Marathon bid. This resolution will express the City's support for the bid through the commitment of general government services including: assistance with permitting coordination, licensing and plan reviews; facilitating branding, décor, signage and street pole banners; providing a dedicated Citywide liaison; street transportation and traffic coordination; public safety support and emergency preparedness services at no cost; and use of certain City-controlled venues at no cost for official USATF or United States Olympic & Paralympic Committee (USOPC) events.

The 2028 USATF Olympic Trials Marathon and a mass participation marathon would take place on Phoenix streets. Lodging and other meeting activities would also be held in Phoenix. The expo for a mass participation marathon would be held at the Phoenix Convention Center. These events would take place in March of 2028. A hotel room block commitment of roughly 1,500 rooms would be housed in Phoenix to support athletes, coaches, media, USATF and USOPC staff and officials. Based on event history, over 100,000 total spectators are expected.

There are many benefits to cities who host the USATF Olympic Trials Marathon. Based on previous iterations of the USATF Olympic Trials Marathon, host cities can expect to realize an overall economic impact of $13.5 million. These events would also bring 250 national and international media members to Phoenix, showcasing the City on television broadcasts to 1.6 million viewers nationally across NBC and Peacock, as well as approximately 21 million social media impressions resulting in estimated media value of $27 million.

Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the Phoenix Convention Center Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 38

Avionics Equipment, Supplies, and Maintenance Contract - RFA 26-0083 Request for Award - Police Department (Ordinance S-52393) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Cutter Aviation Phoenix, Inc. to provide aircraft parts, equipment, supplies and maintenance for the Police Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $850,000.

Summary

This contract will provide the Phoenix Police Department's Air Support Unit (ASU) with aircraft parts, avionics equipment, maintenance and repair services, support and annual training as required by Federal Aviation Administration (FAA) regulations for the Department's PC-12, fixed-wing and rotor aircraft. Aircraft that are not airworthy are restricted from flight (grounded), potentially jeopardizing the safety of patrol officers and residents if patrol and other critical public safety operations cease to be conducted. This contract will supply the variety of parts and services needed by the ASU within an acceptable time frame in order to ensure proper operation of aircraft and prevent groundings for an extended period of time.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition. Cutter Aviation is the only Pilatus Service Center in Arizona, thus the only vendor authorized to service the Phoenix Police Department's ASU aircraft.

Contract Term

The contract will begin on or about December 1, 2025, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed $850,000 for the five-year aggregate term. Funding is available in the Police Department's operating budget.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** *39

REQUEST TO CONTINUE (SEE ATTACHED MEMO) Versaterm CommunityConnect and Call Triage Software Licenses Contract - RFA 25-0570 - Request for Award (Ordinance S-52406) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Versaterm Public Safety US, Inc. to provide Versaterm CommunityConnect and Call Triage Software Licenses for the Police Department. Further request to authorize the City Controller to disburse all funds related to this item. Further request an exception to the indemnification and assumption of liability provisions of Phoenix City Code Section 42-18. The total value of the contract will not exceed $7,001,967.

Summary

This contract will provide software licenses for the CommunityConnect and Call Triage services. The CommunityConnect service is used by the Police Department to provide automated communication and follow-up with crime victims and reporting parties from initial incident reporting through incarceration. The City is required to provide a victim notification system in compliance with House Bill 2482, which is now part of State statute, and the CommunityConnect service meets those requirements. This service is critical to Police Department operations as it enables efficient management of victim notifications and will improve communication with the community.

The Call Triage service is an automated resolution emergency call system. The Police Department Communications Bureau will use this system to triage incoming non-emergency calls and provide automated resolution to a portion of requests without the need for staff to engage with the caller on non-emergency phone lines. This service provides a solution to the staffing needs of the Communications Bureau and will help ensure that national standard call answering metrics are met by the Department.

These items have been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition. Versaterm Public Safety US, Inc. is the

exclusive provider of the CommunityConnect and Call Triage software licenses which are utilized by the Police Department.

Contract Term
The contract will begin on or about July 1, 2026, for a three-year term with two one-year options to extend.

Financial Impact
The aggregate contract value will not exceed $7,001,967 for the five-year aggregate term. Funding is available in the Police Department's operating budget.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

To: Lori Bays
Assistant City Manager

Date: November 17, 2025

From: Matthew Giordano MG
Police Chief

Subject: REQUEST TO CONTINUE ITEM 39, VERSATERM COMMUNITYCONNECT AND CALL TRIAGE LICENSES CONTRACT, RFA 25-0570-REQUEST FOR AWARD FROM THE NOVEMBER 19, 2025, FORMAL CITY COUNCIL AGENDA TO THE DECEMBER 3, 2025, FORMAL AGENDA.

The Police Department requests approval to continue Item 39, Versaterm Community Connect and Call Triage Licenses Contract – RFA 25-0570, from the November 19, 2025, Formal City Council Meeting agenda to the December 3, 2025, Formal City Council Meeting.

Approved by:

Lori Bays
Assistant City Manager

11/17/25
Date

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 40

NVLS (LEARN) Database Subscription Services - RFA 18-011 - Amendment (Ordinance S-52433) - Citywide

Request to authorize the City Manager, or his designee, to execute amendments to Contract 150498 with Vigilant Solutions, LLC for an entity change to Motorola Solutions, Inc. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed and request to continue using prior applicable ordinances.

Summary

This contract provides Phoenix Police Department (PPD) with automatic license plate reader equipment and subscription services to the National Vehicle Location Service (NVLS) database. The service also includes the Law Enforcement Archival and Reporting Network (LEARN) database, an online analytic platform that allows license plate data and images to be aggregated and analyzed for law enforcement. LEARN is a hosted solution that allows data sharing interoperability with other law enforcement agencies nationwide.

Together, the NVLS-LEARN subscription service helps reduce auto thefts and related crimes involving vehicles, increases auto theft vehicle recovery rates, and increases investigative leads to identify and recover vehicles used in the commission of both property and violent crimes.

The data collected by each City of Phoenix License Plate Readers (LPRs) is retained by Motorola in a Criminal Justice Information System (CJIS) compliant, cloud-based environment for a retention period defined by the City of Phoenix, which will be a 6 month retention schedule. All data collected is owned by the PPD and Motorola does not sell any law enforcement data to any third party vendors.

Motorola's database platform is designed to give each agency full control over its data-sharing preferences. Agencies may choose to share data with local, county, state, federal, and tribal partners. PPD will allow automated data sharing with Arizona law enforcement agencies for use in local law enforcement activities only.

As a condition of automated data sharing, PPD requires audit access to any agency's

database portal that accesses Phoenix data. This audit access must allow Phoenix to:

- Identify who is accessing Phoenix data
- Understand how the data is being used, including a reason for requesting the data

This requirement ensures transparency and accountability in accordance with current industry standards for secure data-sharing environments. Failure to provide audit access will result in the termination of data-sharing between the PPD and the non-compliant agency.

Any request that is from an agency outside Arizona or that is not for a local law enforcement purpose only (i.e., a request from a multi-jurisdictional task force) will be reviewed on a case by case basis and will include review by the Law Department.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term
The contract term remains unchanged, ending on June 18, 2029.

Financial Impact
The aggregate value of the contract will not exceed $2,427,000, and no additional funds are needed.

Concurrence/Previous Council Action
The City Council previously reviewed this request:

- National Vehicle Location Service Database - Requirements Contract 150498 (Ordinance S-45846) on June 26, 2019.
- National Vehicle Location Service Database Contract 150498 (Ordinance S-46372) on February 19, 2020.
- (CONTINUED FROM FEBRUARY 19, 2020) National Vehicle Location Service Database Contract 150498 (Ordinance S-46372) on March 4, 2020.
- National Vehicle Location Service Database Subscription and Service Contract 150498 (Ordinance S-50944) on May 29, 2024.
- NVLS (LEARN) Database Subscription Services Contract 150498 (Ordinance S-52035) on June 4, 2025.
- (CONTINUED FROM JUNE 4, 2025) NVLS (LEARN) Database Subscription Services Contract 150498 (Ordinance S-52035) on June 18, 2025; Ordinance S-52035 withdrawn on July 2, 2025.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 41

Retroactive Authorization to Apply for the Governor's Office of Youth, Faith and Family Arizona Children's Justice Act Grant Program (Ordinance S-52419) - Citywide

Request to authorize the City Manager, or his designee, to allow the Police Department to retroactively apply for, accept, and enter into an agreement with the Governor's Office of Youth, Faith and Family for the Arizona Children's Justice Act Grant Program. The grant amount will not exceed $50,000. No matching funds are required. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

Summary

This program aims to reform state systems and improve responses to child abuse and neglect, with a focus on child sexual abuse, exploitation, and maltreatment-related fatalities. It supports efforts to reduce trauma to child victims and strengthen the investigation and prosecution of these cases. Funding will assist in enhancing multidisciplinary coordination, training mandatory reporters, and supporting child and family advocacy centers.

The requested funding will be used to expand the Police Department's Family Investigations Bureau's Digital Forensics Lab by acquiring advanced forensic software, providing specialized training, and increasing staffing capacity. These enhancements will support more efficient processing of digital evidence, reduce case backlogs, and improve the quality of forensic analysis in child abuse and exploitation investigations. The Family Investigations Bureau's Digital Forensics Lab will work in close coordination with investigative units, advocacy centers, and multidisciplinary teams to ensure a trauma-informed approach that aligns with broader public safety and victim support strategies. This investment is designed to strengthen case outcomes, reduce investigative delays, and enhance the department's ability to respond effectively to technology-driven crimes against children.

The grant application was due on October 10, 2025. If authorization is denied, the grant application will be rescinded.

Contract Term
The contract term will be for two years from the date of the approved award.

Financial Impact
No matching funds are required.

Responsible Department
This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 42

Retroactive Authorization to Apply for the 2025 DNA Capacity Enhancement and Backlog Reduction (CEBR) Formula Grant Program (Ordinance S-52420) - Citywide

Request to authorize the City Manager, or his designee, to allow the Police Department to retroactively apply for, accept, and enter into an agreement with the Bureau of Justice Assistance for the 2025 DNA Capacity Enhancement and Backlog Reduction (Formula) grant program in an amount not to exceed $557,333. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

Summary

The Police Department's Laboratory Services Bureau (LSB) has applied for and been awarded funds through this grant program for several years. This grant funding is to provide for the processing, recording, screening, and analysis of forensic DNA and/or DNA database samples. The grant objective is to increase the capacity of public forensic DNA and DNA database laboratories to process more samples, thereby, reducing the backlog. All DNA profiles will be entered into the combined DNA Index System and, where applicable, uploaded to the National DNA Index System.

If awarded, grant funding will be utilized for forensic scientist overtime, related fringe benefits, equipment, travel, training, consultants for outsourcing DNA testing, and other costs to improve the quality and timeliness of forensic DNA analysis.

The grant application was due on October 29, 2025. If authorization is denied, the grant application will be rescinded.

Contract Term

The contract term will be for three years from the date of the approved award.

Financial Impact

No matching funds are required.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 43

Retroactive Authorization to Apply For, Accept and Enter Into an Agreement for the FY 2025 Paul Coverdell Forensic Science Improvement Formula Grant Program (Ordinance S-52421) - Citywide

Request to authorize the City Manager, or his designee, to allow the Police Department to retroactively apply for, accept, and enter into an agreement with the Arizona Criminal Justice Commission for the FY 2025 Paul Coverdell Forensic Science Improvement Formula grant program in an amount not to exceed $134,836. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

The Police Department has applied for these grant funds over the past several years. Funding is used to implement innovative solutions to the backlog issues facing many crime laboratories nationwide. The Police Department's Crime Laboratory has made significant strides in addressing these issues by utilizing these grant funds as part of a comprehensive approach to support and enhance the services provided to the criminal justice community. Funding will be utilized for overtime, related fringe benefits, and supplies to improve the timeliness of forensic science services and to address the backlogs in the analysis of forensic evidence.

The grant application was due on October 17, 2025. If authorization is denied, the grant application will be rescinded.

Contract Term

The contract term will be for three years from the date of the approved award.

Financial Impact

No matching funds are required.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 44

Request Authorization for Sale of Canine Deichmann (Ordinance S-52428) - Citywide

Request to authorize the City Manager, or his designee, to approve the sale of Police canine Deichmann to Officer Steven Mead for $1.00. Officer Mead is assigned to the Tactical Support Bureau and has requested to retire and purchased his assigned canine Deichmann in accordance with Administrative Regulation 4.21. Officer Mead will be retiring from the Police Department on or about December 3, 2025.

Summary

Police service dog Deichmann is eight years old, and has been assigned to the Tactical Support Bureau since 2018, where he has been assigned to Officer Mead. Canine Deichmann has met the Bureau's standard of five years of service and, due to his age and bond with his handler, it is requested that he be allowed to retire.

This request is for the authorization of the sale of Police service canine Deichmann for $1.00. The purchase of canine Deichmann is being made by Officer Mead, who will retire from the Department December 2025, and agrees to accept full responsibility and liability for canine Deichmann, and to care for him for the remainder of his life.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 45

Request Authorization for Sale of Canine Usirev (Ordinance S-52429) - Citywide

Request to authorize the City Manager, or his designee, to approve the sale of Police canine Usirev to Officer Michael Massey for $1.00. Officer Massey is assigned to the Tactical Support Bureau's Canine Unit and has requested to purchase and retire his assigned canine Usirev in accordance with Administrative Regulation 4.21. Canine Usirev has been diagnosed with a severe spine condition that could seriously compromise his health if he continues to be deployed in his current capacity.

Summary

Canine Usirev is seven years old and has been assigned to the K-9 Unit and Officer Massey since January 2020. On October 16, 2025, canine Usirev was diagnosed with a severe spine condition by the City-contracted veterinarian who recommended Usirev be retired from service due to the risk his diagnosis poses to his health and the safety of Officer Massey while working with him in a Police capacity.

This request is for the authorization of the sale of Police service canine Usirev for $1.00. The purchase of canine Usirev is being made by Officer Massey, who agrees to accept full responsibility and liability for him, and to care for him for the remainder of his life.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays and the Police Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 46

Voluntary Acquisition of Real Property Located at 113 S. 36th Street for Phoenix Sky Harbor International Airport (Ordinance S-52417) - District 8

Request to authorize the City Manager, or his designee, to perform all acts necessary to acquire real property located at 113 S. 36th Street in fee simple title, together with associated improvements and appurtenances. Acquisition is to be by voluntary purchase from Dianna Frances Manning, a widow, as her sole and separate property and Lucille Ann Cannon, an unmarried woman (Manning and Cannon) at a price not to exceed appraised value plus usual and customary closing costs. The purchase agreement may contain other terms and conditions deemed necessary or appropriate. Further request authorization for the City Controller to disburse, and for the City Treasurer to accept, all funds related to this item.

Summary

The real property to be acquired is owned by Manning and Cannon, totals approximately 6,098 square feet and is adjacent to Aviation controlled property. The real property is strategically located north of Phoenix Sky Harbor International Airport's north airfield operations and is within the Airport's North Voluntary Property Acquisition Program. This property consists of one parcel which is an unoccupied vacant lot with a chain link fence securing the property.

Once the property is acquired, the Aviation Department will incorporate the vacant lot with the adjacent Aviation controlled property.

The parcel to be acquired is identified by Maricopa County Assessor's Parcel Number 121-26-024.

Financial Impact

Funding is available in the Aviation Department's Capital Improvement Program.

Location

113 S. 36th Street
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the Aviation and Finance departments.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 47

Phoenix Sky Harbor International Airport Terminal 4 Fire Pump and Service Entrance Section Replacement - Construction Manager at Risk Services Amendment - AV21000107 (Ordinance S-52405) - District 8

Request to authorize the City Manager or his designee to execute an amendment to Agreement 157883 with CHASSE Building Team, Inc. to provide additional Construction Manager at Risk Services for the project. Further request to authorize execution of amendments to the Agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in the amendment will not exceed $13,120,000.

Summary

The purpose of the project is to replace and upgrade the Phoenix Sky Harbor International Airport Terminal 4 processor fire pump and the connected service entrance section electrical equipment to support the existing and new fire pump loads and to comply with fire and electrical code requirements. A study of the existing Terminal 4 protection system, prepared by SmithGroup, Inc. as part of the construction of new Terminal 4 South Concourse 1, found that the existing fire pump currently serving Terminal 4 needs to be replaced. In addition, the 30-year old electrical service needs to be upgraded to accommodate the new fire pumps.

The amendment is necessary to cover the balance of the project scope of work, including the installation of long lead electrical equipment, installation of temporary power service required to maintain Terminal 4 operations throughout construction, and for electrical work associated with Arizona Public Service equipment upgrade. The amendment will provide additional funds to the Agreement.

Contract Term

The term of the Agreement remains unchanged from the issuance of the Notice to Proceed. Work scope identified and incorporated into the Agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the Agreement. No additional changes may be executed after the end of the term.

- The initial Agreement for Construction Manager at Risk Services was approved for an amount not to exceed $1,250,000, including all subcontractor and reimbursable costs.
- An amendment to the Agreement for construction manager at risk services was approved for an additional amount not to exceed $4,227,344, for a new total amount not to exceed $5,477,344, including all subcontractor and reimbursable costs.
- The amendment will increase the cost of the Agreement by an additional $13,120,000, for a new total amount not to exceed $18,597,344, including all subcontractor and reimbursable costs.

Funds for the amendment is available in the Aviation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to the execution of any amendments. Payments may be made up to Agreement limits for all rendered Agreement services, which may extend past the Agreement termination.

Concurrence/Previous Council Action
The City Council approved:
- Architectural Services Agreement 155909 (Ordinance S-48324) on February 16, 2022.
- Construction Manager at Risk Services Agreement 157883 (Ordinance S-49443) on March 1, 2023.
- Construction Manager at Risk Services Amendment to Agreement 157883 (Ordinance S-50864) on May 15, 2024.

Location
2485 E. Buckeye Road
Council District: 8

Responsible Department
This item is submitted by City Manager Jeffrey Barton, Deputy City Manager Amber Williamson, the Aviation Department and the City Engineer.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 48

Phoenix Sky Harbor International Airport Facilities and Services Fuel Island Relocation - Design-Bid-Build Services - AV16000033 (Ordinance S-52411) - District 8

Request to authorize the City Manager or his designee to accept Sun Eagle Corporation as the lowest-priced, responsive, and responsible bidder and to execute an agreement with Sun Eagle Corporation for Design-Bid-Build Services for the Phoenix Sky Harbor International Airport Facilities and Services Fuel Island Relocation project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed $3 million.

Summary

The purpose of the project is to construct a new fueling site within the Aviation Department's Facilities and Services complex near the southeast corner of the intersection of Buckeye and Copperhead Roads.

Sun Eagle Corporation's services include constructing three aboveground 12,000-gallon fuel storage tanks, multiple product dispensers, associated piping, and secondary containment; and miscellaneous site work. Construction services will also include providing power supply, lighting, fire suppression system, Fuel Master Database management system, any necessary data and communication systems, and rehabilitation of an existing canopy.

The selection was made using an Invitation for Bids procurement process set forth in section 34-201 of the Arizona Revised Statutes. Four bids were received on September 2, 2025, and were sent to the Equal Opportunity Department for review to determine subcontractor eligibility and contractor responsiveness in demonstrating responsiveness to Small Business Enterprise program requirements.

The Opinion of Probable Cost and the three lowest-priced, responsive, and responsible bidders are listed below:

Opinion of Probable Cost: $3,696,955.86
Sun Eagle Corporation: $3,000,000.00
TSG Constructors, LLC: $3,322,878.00

Basalt Building Group, LLC: $4,140,432.08

Bidders who were deemed non-responsive are listed below in alphabetical order:

A.R. Mays Construction

The bid award amount is within the total budget for the project.

Contract Term
The term of the agreement is 365 calendar days from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for Sun Eagle Corporation will not exceed $3 million, including all subcontractor and reimbursable costs.

Funding is available in the Aviation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the term of the agreement.

Location
2485 E. Buckeye Road
Council District: 8

Responsible Department
This item is submitted by City Manager Jeffrey Barton, Deputy City Manager Amber Williamson, the Aviation Department and the City Engineer.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 49

Mobility Vehicles and Vehicle Conversion Services - Cooperative Contract 155116 (Ordinance S-52426) - Citywide

Request to authorize the City Manager, or his designee, to authorize additional funds for Contract 155116 with Model 1 Commercial Vehicles, Inc., formerly known as Creative Bus Sales, Inc., to procure mobility vehicles and vehicle conversion services for the Public Transit Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional funds will not exceed $9,200,000.

Summary

The Public Transit Department purchases Dial-a-Ride vehicles and circulators for use in Phoenix's transit programs. Additionally, as the designated recipient for Federal Transit Administration (FTA) grant programs for the Phoenix region, the department also procures similar vehicles on behalf of grant subrecipients of the FTA's Enhanced Mobility of Seniors and Individuals with Disabilities Section 5310 program.

Additional funds are needed for new requests for vehicles from subrecipients and for the Dial-a-Ride program, and to allow for the purchase of additional vehicles while the State conducts a new solicitation. The current contract is a cooperative agreement with the State of Arizona which expires later this fiscal year. The State is proceeding with a new solicitation, and the department intends to utilize the contract(s) resulting from that competitive procurement.

Procurement Information

This contract was entered into through cooperative agreement CTR054848 with the State of Arizona in accordance with Administrative Regulation 3.10 and the City Code.

Contract Term

The contract has a five-year term that began on May 1, 2021.

Financial Impact

Additional funds for this contract will not exceed $9,200,000 for a total aggregate contract amount of $34,200,000. Funds are available in the Public Transit Department's budget.

Responsible Department

This item is submitted by Deputy City Manager Amber Williamson and the Public Transit Department.

ORDINANCE S-

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO AUTHORIZE ADDITIONAL FUNDS UNDER A STATE OF ARIZONA COOPERATIVE PURCHASING AGREEMENT WITH MODEL 1 COMMERCIAL VEHICLES INCORPORATED TO PROCURE MOBILITY SERVICES AND VEHICLE CONVERSION SERVICES; AND FURTHER AUTHORIZING THE CITY CONTROLLER TO DISBURSE ADDITIONAL FUNDS.

_____

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

SECTION 1. The City Manager or the City Manager's designee authorizes additional funds under contract number 1551116 with Model 1 Commercial Vehicle Sales, Inc. under a State of Arizona Cooperative Purchasing Agreement to procure mobility services and vehicle conversion services for the Public Transit Department. Total additional funds will not exceed nine million two hundred thousand dollars ($9,200,000) with a total contract cost not to exceed thirty-four million two hundred thousand dollars ($34,200,000). The contract expires on April 26, 2026.

SECTION 2. The City Controller is authorized to disburse the necessary funds.

. . .

. . .

. . .

. . .

DRAFT

PASSED by the City Council of the City of Phoenix this 19th day of November 2025.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

BY: _____ SMJ
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

SMJ:gt:LF25-2318:11/19/25:4897-3640-3318

DRAFT

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 50

Purchase of Vehicle Batteries - IFB 26-FSD-011 - Contract Recommendation (Ordinance S-52404) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with D.J. Walworth Enterprises Inc. dba Interstate Battery of Arizona; Inland Kenworth Inc.; J's Mobile Battery; Continental Battery Company; Elliott Auto Supply Co. Inc.; USD Inc.; Cummins Inc. dba Cummins Sales and Services; Batteries Plus Bulbs; National Auto Parts Warehouse, LLC; and Parts Authority, LLC for the purchase of new vehicle batteries. Further request authorization for the City Controller to disburse all funds related to this item. The total aggregate value of the contracts will not exceed $4,054,380.

Summary
The Public Works Department (PWD) is responsible for maintaining approximately 7,900 City-owned vehicles, ranging from light-duty sedans to heavy-duty units such as fire apparatus and refuse trucks. PWD Fleet Services purchases more than 6,000 vehicle batteries annually, and these contracts will ensure a reliable inventory to expedite battery replacement and minimize downtime. The Aviation Department, which maintains its own fleet, will also utilize these contracts for the same purpose.

Procurement Information
Invitation for Bid (IFB) 26-FSD-011 was conducted in accordance with Administrative Regulation 3.10. The Public Works Department, Procurement section received 11 bids. The IFB included four groups and eight line items that all had successful bids. The bids, found in **Attachment A**, are being recommended as the lowest responsible and responsive bids.

Contract Term
The contracts will begin on or about December 1, 2025, for an initial three-year term, with two, one-year options to extend.

Financial Impact
The estimated annual expenditure is $810,876, with a total aggregate contract value not to exceed $4,054,380.

Funding is available in the Public Works and Aviation departments' budgets.

Responsible Department
This item is submitted by Deputy City Managers Ginger Spencer and Amber Williamson and the Public Works and Aviation departments.

ATTACHMENT A

Group One / A - Good (1 Year Warranty)- Automotive and Light Duty Truck													
				D.J. Walworth Enterprises Inc dba		Award Recommendation	Inland Kenworth		Award Recommendation	J's Mobile Battery		Award Recommendation
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Discount (%)	Check Yes	Unit Cost	Discount (%)	Check Yes	Unit Cost	Discount (%)	Check Yes
1	BCI GROUP SIZE-24	1	EA	$65.95	10.%	☑	$102.19	12.%	☐	$108.96	2.%	☐
2	BCI GROUP SIZE-27	1	EA	$104.95	30.%	☑	$110.71	12.%	☐	$120.22	2.%	☐
3	BCI GROUP SIZE-34	1	EA	$69.95	10.%	☑	$100.15	12.%	☐	$108.69	2.%	☐
4	BCI GROUP SIZE-48	1	EA	$69.95	10.%	☑	$111.85	12.%	☐	$118.66	2.%	☐
5	BCI GROUP SIZE-58	1	EA	$104.95	30.%	☐	$111.85	12.%	☐	$103.19	2.%	☑
6	BCI GROUP SIZE-58R	1	EA	$133.95	30.%	☐	$88.03	12.%	☑	$103.19	2.%	☐
7	BCI GROUP SIZE-65	1	EA	$69.95	10.%	☑	$101.43	12.%	☐	$122.22	2.%	☐
8	BCI GROUP SIZE-65AGM	1	EA	$222.95	30.%	☐	$189.07	12.%	☑	$219.71	2.%	☐
9	BCI GROUP SIZE-75	1	EA	$65.95	10.%	☑	$89.08	12.%	☐	$108.45	2.%	☐
10	BCI GROUP SIZE-78	1	EA	$69.95	10.%	☑	$97.44	12.%	☐	$118.40	2.%	☐
11	BCI GROUP SIZE-86	1	EA	$124.95	30.%	☐	$97.49	12.%	☑	$103.48	2.%	☐
12	BCI GROUP SIZE-90	1	EA	$65.95	10.%	☑	$103.63	12.%	☐	$121.66	2.%	☐
13	BCI GROUP SIZE-94R	1	EA	$81.95	10.%	☑	$128.36	12.%	☐	$134.20	2.%	☐

Group One / B - Better (2-3 Year Warranty) - Automotive and Light Duty Truck									
				Continental Battery Company		Award Recommendation	Inland Kenworth		Award Recommendation
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Discount (%)	Yes	Unit Cost	Discount (%)	Yes
1	BCI GROUP SIZE-24	1	EA	$89.21	15.%	☑	$102.19	12.%	☐
2	BCI GROUP SIZE-27	1	EA	$105.40	10.%	☑	$110.71	12.%	☐
3	BCI GROUP SIZE-34	1	EA	$107.31	15.%	☐	$100.15	12.%	☑
4	BCI GROUP SIZE-48	1	EA	$104.34	10.%	☑	$111.85	12.%	☐
5	BCI GROUP SIZE-58	1	EA	$73.93	10.%	☑	$111.85	12.%	☐
6	BCI GROUP SIZE-58R	1	EA	$77.61	15.%	☑	$88.03	12.%	☐
7	BCI GROUP SIZE-65	1	EA	$111.74	15.%	☐	$101.43	12.%	☑
8	BCI GROUP SIZE-	1	EA	$173.98	15.%	☑	$189.07	12.%	☐
9	BCI GROUP SIZE-75	1	EA	$90.56	15.%	☐	$89.08	12.%	☑
10	BCI GROUP SIZE-78	1	EA	$98.03	15.%	☐	$97.44	12.%	☑
11	BCI GROUP SIZE-86	1	EA	$84.31	15.%	☑	$97.49	12.%	☐
12	BCI GROUP SIZE-90	1	EA	$84.46	15.%	☑	$103.63	12.%	☐
13	BCI GROUP SIZE-94R	1	EA	$112.10	25.%	☑	$128.36	12.%	☐

Group One / C - Best (3+ Years or More Warranty) - Automotive and Light Duty Truck									
				Illiott auto supply co in		Award Recommendation	Inland Kenworth		Award Recommendation
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Discount (%)	Yes	Unit Cost	Discount (%)	Yes
1	BCI GROUP SIZE-24	1	EA	$98.61	0.%	☑	$102.19	12.%	☐
2	BCI GROUP SIZE-27	1	EA	$116.67	0.%	☐	$110.71	12.%	☑
3	BCI GROUP SIZE-34	1	EA	$122.66	0.%	☐	$100.15	12.%	☑
4	BCI GROUP SIZE-48	1	EA	$126.39	0.%	☐	$111.85	12.%	☑
5	BCI GROUP SIZE-58	1	EA	$91.67	0.%	☑	$111.85	12.%	☐
6	BCI GROUP SIZE-58R	1	EA	$94.14	0.%	☐	$88.03	12.%	☑
7	BCI GROUP SIZE-65	1	EA	$113.85	0.%	☐	$101.43	12.%	☑
8	BCI GROUP SIZE-	1	EA	$185.44	0.%	☑	$189.07	12.%	☐
9	BCI GROUP SIZE-75	1	EA	$124.09	0.%	☐	$89.08	12.%	☑
10	BCI GROUP SIZE-78	1	EA	$114.11	0.%	☐	$97.44	12.%	☑
11	BCI GROUP SIZE-86	1	EA	$105.56	0.%	☐	$97.49	12.%	☑
12	BCI GROUP SIZE-90	1	EA	$109.72	0.%	☐	$103.63	12.%	☑
13	BCI GROUP SIZE-94R	1	EA	$148.61	0.%	☐	$128.36	12.%	☑

Group Two / A - Good (1 Year Warranty)-Medium Duty Truck-(BCI Group 31, Auto Post and Stud cable attachment, Alternates will be						
				Inland Kenworth		Award Recommendation
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Discount (%)	Yes
1	BCI GROUP SIZE-	1	EA	$109.79	12.%	☑
2	BCI GROUP SIZE-	1	EA	$83.99	12.%	☑
3	BCI GROUP SIZE-31	1	EA	$93.99	12.%	☑

oup Two / B - Better (2-3 Year Warranty) - Medium Duty Truck (BCI Group 31, Auto Post and Stud cable attachment, Alternates will be accepte									
				Continental Battery Company		Award Recommendation	Inland Kenworth		Award Recommendation
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Discount (%)	Yes	Unit Cost	Discount (%)	Yes
1	BCI GROUP SIZE-	1	EA	$114.71	5.%	☑	$133.46	12.%	☐
2	BCI GROUP SIZE-	1	EA	$114.71	5.%	☑	$122.41	12.%	☐
3	BCI GROUP SIZE-31	1	EA	No Bid	No Bid	☐	$127.35	12.%	☑

Group Two / C - Best (5 Year Warranty) - Medium Duty Truck (BCI Group 31, Auto Post and Stud cable attachment, Alternates will be accepted)						
				Parts Authority LLC		Award Recommendation
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Discount (%)	Yes
1	BCI GROUP SIZE-	1	EA	$120.16	72.%	☑
2	BCI GROUP SIZE-	1	EA	$120.16	72.%	☑
3	BCI GROUP SIZE-31	1	EA	$120.16	72.%	☑

Group Three / A -Good (1 Year Warranty) - Generator - Serviceable Type (with accessible cells, not sealed/maintenance fee)												
				Cummins Inc		Award Recommendation	Inland Kenworth		Award Recommendation	J's Mobile Battery		Award Recommendation
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Discount (%)	Yes	Unit Cost	Discount (%)	Yes	Unit Cost	Discount (%)	Yes
1	BCI GROUP SIZE-4D	1	EA	$144.60	28.%	☑	$183.72	12.%	☐	$268.56	2.%	☐
2	BCI GROUP SIZE-8D	1	EA	$248.28	28.%	☐	$212.66	12.%	☑	$281.87	2.%	☐
3	BCI GROUP SIZE-31-	1	EA	$258.45	25.%	☐	$133.46	12.%	☐	$126.95	2.%	☑

Group Three / B -Better (2-3 Year Warranty) - Generator - Serviceable Type (with accessible cells, not sealed/maintenance fee)						
				Inland Kenworth		Award Recommendation
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Discount (%)	Yes
1	BCI GROUP SIZE-4D	1	EA	$183.72	12.%	☑

2	BCI GROUP SIZE-8D	1	EA	$212.66	12.%	☑
3	BCI GROUP SIZE-31-	1	EA	$109.44	12.%	☐

Group Three / C - Best (5 Year Warranty) - Generator - Serviceable Type (with accessible cells, not sealed/maintenance fee)						
				Illiott auto supply co ir		Award Recommendation
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Discount (%)	Yes
1	BCI GROUP SIZE-4D	1	EA	$202.08	0.%	☑
2	BCI GROUP SIZE-8D	1	EA	$274.81	0.%	☑
3	BCI GROUP SIZE-31-	1	EA	$139.52	0.%	☑

Group Four / A -Good (1 Year Warranty) - Misc. Equipment and Powersports														
				D.J. Walworth Enterprises Inc dba		Award Recommendation	Inland Kenworth		Award Recommendation	J's Mobile Battery		Award Recommendation	USD Inc.		Award Recommendation
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Discount (%)	Yes	Unit Cost	Discount (%)	Yes	Unit Cost	Discount (%)	Yes	Unit Cost	Discount (%)	Yes
1	BCI GROUP SIZE-U1	1	EA	$43.95	15.%	☑	$98.64	12.%	☐	$66.84	2.%	☐	$72.43	48.%	☐
2	BCI GROUP SIZE-24	1	EA	$94.95	28.%	☐	$90.37	12.%	☑	$120.50	2.%	☐	$167.80	48.%	☐
3	BCI GROUP SIZE-GC2	1	EA	$164.95	24.%	☐	$169.36	12.%	☐	$121.50	2.%	☑	$338.43	48.%	☐
4	BCI GROUP SIZE-14L-	1	EA	$61.95	20.%	☐	$84.82	12.%	☐	$56.90	2.%	☑	$72.51	48.%	☐
5	BCI GROUP SIZE-	1	EA	$73.95	20.%	☐	$88.00	12.%	☐	$89.94	2.%	☐	$72.51	48.%	☑
6	BCI GROUP SIZE-	1	EA	$99.95	20.%	☐	$123.43	12.%	☐	$60.50	2.%	☑	$150.84	48.%	☐
7	BCI GROUP SIZE-40	1	EA	$204.95	26.%	☐	$217.49	12.%	☐	$113.83	2.%	☑	$151.11	48.%	☐

Group Four / B - Better (2-3 Year Warranty) - Misc. Equipment and Powersports														
				Continental Battery Company		Award Recommendation	Illiott auto supply co ir		Award Recommendation	Inland Kenworth		Award Recommendation	National Auto Parts Warehouse LLC		Award Recommendation
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Discount (%)	Yes	Unit Cost	Discount (%)	Yes	Unit Cost	Discount (%)	Yes	Unit Cost	Discount (%)	Yes
1	BCI GROUP SIZE-U1	1	EA	No Bid	No Bid	☐	$120.72	70.%	☐	$98.64	12.%	☐	$75.96	51.356%	☑
2	BCI GROUP SIZE-24	1	EA	$89.21	15.%	☑	$97.95	0.%	☑	$90.37	12.%	☐	$146.94	44.2766%	☐
3	BCI GROUP SIZE-GC2	1	EA	$122.79	5.%	☑	$277.31	70.%	☐	$169.36	12.%	☐	No Bid	No Bid	☐
4	BCI GROUP SIZE-14L-	1	EA	$66.59	10.%	☑	$107.55	70.%	☐	$84.82	12.%	☐	No Bid	No Bid	☐
5	BCI GROUP SIZE-	1	EA	No Bid	No Bid	☐	$111.11	0.%	☐	$88.00	12.%	☑	No Bid	No Bid	☐
6	BCI GROUP SIZE-	1	EA	$100.72	5.%	☑	$437.38	70.%	☐	$123.43	12.%	☐	No Bid	No Bid	☐
7	BCI GROUP SIZE-40	1	EA	$217.28	5.%	☐	$202.08	0.%	☑	$217.49	12.%	☐	No Bid	No Bid	☐

Group Four / C - Best (3+ Years or More Warranty) - Misc. Equipment and Powersports						
				Illiott auto supply co ir		Award Recommendation
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Discount (%)	Yes
1	BCI GROUP SIZE-U1	1	EA	$120.72	70.%	☑
2	BCI GROUP SIZE-24	1	EA	$97.95	0.%	☑
3	BCI GROUP SIZE-GC2	1	EA	$277.31	70.%	☑
4	BCI GROUP SIZE-14L-	1	EA	$107.55	70.%	☑
5	BCI GROUP SIZE-	1	EA	$111.11	0.%	☑
6	BCI GROUP SIZE-	1	EA	$437.38	70.%	☑
7	BCI GROUP SIZE-40	1	EA	$202.08	0.%	☑

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 51

Security Systems Design, Installation, and Maintenance - RFP 26-FMD-024 - Request for Award (Ordinance S-52400) - Citywide

Request to authorize the City Manager, or his designee, to enter into contracts with Premise One, LLC; Convergint Technologies, LLC; Enterprise Security, Inc.; Stone Security, LLC; and D.H. Pace Company, Inc. to provide security systems design, installation, and maintenance at multiple City facilities for the Public Works Department. Further request authorization for the City Controller to disburse all funds related to this item. The total aggregate amount of all contracts will not exceed $15,829,356.

Summary

These contracts will provide comprehensive design, installation, maintenance, repairs, and troubleshooting services for the City's security systems including access control, intrusion detection, closed-circuit television, and intercom systems. Security systems are currently installed in approximately 360 City facilities, including those operated by the Fire, Police, Public Transit, Public Works, and many additional departments. Awarding these contracts will ensure the City continues to maintain, upgrade, and modernize its security infrastructure in compliance with current safety and technology standards.

Procurement Information

A Request for Proposal was conducted in accordance with Administrative Regulation 3.10. A total of 11 proposals were received, one of which was deemed non-responsive. Following evaluation based on the published criteria, five offerors were determined to be responsive and responsible to the solicitation requirements. The evaluation committee and Procurement Officer recommend award to the following highest scoring firms:

- Premise One, LLC
- Convergint Technologies, LLC
- Enterprise Security, Inc.
- Stone Security, LLC
- D.H. Pace Company, Inc.

Contract Term
The contracts will begin on or about February 1, 2026, for a three-year term, with a two -year option to extend.

Financial Impact
The combined total value of the contracts shall not exceed $15,829,356. Funds are available in the Public Works Department operating and Capital Improvement Program budget.

Responsible Department
This item is submitted by Deputy City Manager Ginger Spencer and the Public Works Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 52

Traffic Signal Control Cabinets - IFB 18-265 - Amendment (Ordinance S-52413) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 149214 with Econolite Control Products, Inc. for an assignment from Econolite Control Products, Inc. to Paradigm Traffic Systems, Inc. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed; request to continue using Ordinance S-50543.

Summary

This contract provides traffic signal control cabinets for use in new installations of traffic signals and High-Intensity Activated Crosswalks (HAWKS) associated with capital improvement and development projects. The cabinets will also be used to replace existing cabinets as they near the end of life or are damaged. The cabinets house the components which operate the traffic signals and serve as the main distribution of voltage to the field devices. The cabinets are a vital part of the traffic signal infrastructure throughout the city, thereby supporting the safe movement of vehicular/non-vehicular traffic and pedestrians.

Contract Term

The contract term remains unchanged, ending on February 28, 2026.

Financial Impact

The aggregate value of the contract will not exceed $11,500,000, and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Traffic Signal Control Cabinets Contract 149214 (Ordinance S-50543) on February 7, 2024.
- Traffic Signal Control Cabinets Contract 149214 (Ordinance S-49089) on October 26, 2022.
- Traffic Signal Control Cabinets - Requirements Contract 149214 (Ordinance S-45338) on January 23, 2019.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 53

Traffic Signal Poles and Components - COOP 20-083 Amendment (Ordinance S-52398) - Citywide

Request to authorize the City Manager, or his designee, to execute amendments to contracts 152955, 152961, 152971, and 152991 with AM Signal, LLC.; Sierra Transportation & Technologies, LLC; Paradigm Traffic Systems, Inc.; and Advanced Traffic Products, Inc. to extend the contract term and add additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $1,000,000.

Summary

These contracts will provide the Street Transportation Department with traffic signal equipment, parts and supplies necessary to perform the core function of the Traffic Signal shop, which is to maintain the existing Citywide infrastructure of over 1,200 signalized intersections for the safety of the traveling public and to continually adapt to changing technology as it pertains to traffic signal systems.

Contract Term

Upon approval, the contracts will be extended through February 28, 2026.

Financial Impact

Upon approval of $1,000,000 in additional funds, the revised aggregate value of the contracts will not exceed $6,000,000. Funds are available in the Street Transportation Department’s operating budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Traffic Signal Poles and Components Contracts 152971, 152991, 152955, 152993, 152961, 152962, and 152959 (Ordinance S-46788) on June 24, 2020.
- Traffic Signal Poles and Components Contracts 152971, 152991, 152955, 152993, 152961, 152962, and 152959 (Ordinance S-50630) on March 6, 2024.
- Traffic Signal Poles and Components Contracts 152971, 152991, 152955, 152993, and 152961 (Ordinance S-51982) on June 4, 2025.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 54

Illuminated Street Signs Fabrication and Installation Contract - IFB-26-0030 - Request for Award (Ordinance S-52402) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Everbrite West, LLC to provide Illuminated Street Signs Fabrication and Installation for the Street Transportation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $8,000,000.

Summary

This Contract is administered by the Traffic Services Division, Signal Shop Section, of the Street Transportation Department and governs the fabrication and installation of illuminated street signage throughout the City of Phoenix. These signs are critical for ensuring visibility and wayfinding at signalized intersections, particularly during nighttime and low-light conditions.

Illuminated street name signs are the established standard at all signalized intersections within the City in alignment with municipal safety protocols and traffic engineering best practices. Their consistent use supports uniformity across the transportation network, enhances public safety and facilitates efficient navigation for motorists, pedestrians and emergency responders.

The scope of this Contract enables the City to maintain and expand its illuminated signage infrastructure as new intersections are constructed or existing ones are upgraded. It also ensures compliance with applicable design standards, electrical codes and visibility requirements set forth by the City and relevant transportation authorities.

Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

One vendor submitted a bid deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder
Everbrite West, LLC: $8,000,000.

Contract Term
The contract will begin on December 1, 2025, for a five-year term.

Financial Impact
The aggregate contract value will not exceed $8,000,000.

Funding is available in the Street Transportation Department's operating budget.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 55

Pavement Marking Tape Contract - IFB 26-0037 - Request for Award (Ordinance S-52409) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with 3M Company to provide Pavement Marking Tape for the Street Transportation Department. Further request to authorize the City Controller to disburse all funds and the City Treasurer to accept funds related to this item. The total value of the contract will not exceed $1,100,000.

Summary

This contract will provide retro-reflective, preformed and patterned marking tape that is used by the Traffic Services Division of the Street Transportation Department for pavement marking activities which comply with the Manual on Uniform Traffic Control Devices for Streets and Highways standards within the City of Phoenix right-of-way. Pavement marking activities include lane lines, preformed words and symbols and edge lines used for guiding the traveling public within the right-of-way.

Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

One vendor submitted a bid deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder
3M Company

Following award, this contract will be available to other public entities for cooperative purchasing through RFxPremier. The City, as the lead public entity in the underlying solicitation, may generate revenue as a result of the participation of other public entities.

Contract Term

The contract will begin on or about January 1, 2026, for a five-year term with no

options to extend.

Financial Impact
The aggregate contract value will not exceed $1,100,000. Funding is available in the Street Transportation Department's operating budget.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 56

Polymer Modified MasterSeal and Tire Rubber Modified Surface Seal Contract - RFA 26-0022 - Request for Award (Ordinance S-52434) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Musgrove Enterprises, L.L.C. dba SealMaster Arizona to provide Polymer Modified MasterSeal and Tire Rubber Modified Surface Seal for the Street Transportation and Aviation Departments. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $9,750,000.

Summary

This contract will provide Polymer Modified MasterSeal (PMM), Liquid Road-RTU, and OptiPave asphalt emulsion pavement sealer. These products are used by the Street Transportation and Aviation departments, on an as-needed basis, to seal asphalt roadways throughout the City and roads and runways at City airports. The products deliver protection against oxidation, water intrusion and other environmental wear, which minimizes the need for frequent seal coating and lowers maintenance costs. The Street Transportation Department is the majority user of this contract.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: **Sole Source.** These products are only available through Musgrove Enterprises LLC, dba SealMaster Arizona and can be picked up at the SealMaster terminal in quantities that can be used for the purpose of sealing asphalt streets without having to store the products long term, and thus affecting the integrity of the product. SealMaster is the only manufacturer of these products in the Phoenix area, and no other products can be substituted.

Contract Term

The contract will begin on or about February 1, 2026, for a five-year term with no options to extend.

Financial Impact

The aggregate contract value will not exceed $9,750,000 for the five-year aggregate term. Funding is available in the Street Transportation and Aviation departments'

operating budgets.

Responsible Department

This item is submitted by City Manager Jeffrey Barton, Deputy City Manager Amber Williamson and the Street Transportation and Aviation departments.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 57

Apply for the United States Department of Transportation Innovative Finance and Asset Concession (IFAC) Grant Opportunity for Federal Fiscal Years 2024 - 26, Build America Bureau (Ordinance S-52397) - Citywide

Request to retroactively authorize the City Manager, or designee, to apply for, accept, and if awarded, enter into agreement(s) for disbursement of federal funding from the United States Department of Transportation (USDOT) through the Federal Fiscal Years (FFYs) 2024-26 Innovative Finance and Asset Concession (IFAC) Grant. If awarded, the funding will be used to initiate a planning grant. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. Funding for this grant opportunity is available through the Build America Bureau. The total grant funds applied for will not exceed $1 million, with no local match.

Summary

On August 13, 2025, the USDOT announced the IFAC Grant Notice of Funding Opportunity. The IFAC Grant aims to help public entities scan their existing assets to unlock their value and explore innovative financing, alternative delivery, and public-private partnership opportunities. A significant focus of the IFAC Grant is to identify existing assets that have the potential to provide additional public benefits through asset concessions. In January 2025, the City of Phoenix identified 13 bridges requiring replacement or rehabilitation due to structural deficiencies, functional obsolescence, or scour-critical conditions. This analysis did not consider life-cycle costs or economic impacts in the constrained annual maintenance budget of approximately $1.5 million.

The Bridge Asset Scan and Prioritization Project will build on this study to:

- Expand the bridge prioritization analysis to consider life-cycle costs, economic costs and benefits, federal requirement implications, and potential efficiencies created by bundling bridges in single procurement(s).
- Evaluate opportunities to address a broader range of asset needs by evaluating innovative construction methodologies and alternative delivery approaches.
- Conduct a market study, risk assessment, preliminary cost estimation, and additional technical evaluating as needed or shortlist bundled bridges to determine viability.
- Evaluate Transportation Infrastructure Finance and Innovation Act (TIFIA) eligibility

and the potential use of TIFIA by the City and/or a private partner.
- Strengthen the department's capacity building and integrate lessons learned from national examples of bundled bridge procurements to support future public-private partnership opportunities, including developing public outreach and communication materials.

Under the program eligibility, the State of Arizona has up to $4 million dollars of funding opportunity available for this round since no funds were awarded to any local, county or state entity within Arizona in any previous IFAC awards.

The deadline for the grant application was Wednesday, October 1, 2025.

Financial Impact
The City requested $1 million in IFAC funding. There is no financial impact to the City, as a local agency match is not required.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the Street Transportation Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 58

Central City Transportation Study - ST89340698 - Engineering Services (Ordinance S-52412) - Districts 3, 4 & 6

Request to authorize the City Manager, or his designee, to enter into an agreement with WSP USA, Inc. to provide Engineering Services for the Central City Transportation Study project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for all services will not exceed $1 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to evaluate the capacity and connectivity of both existing and planned transportation networks and compare them to projected travel demand of the area of 19th Avenue to the west, 16th Street to the east, McDowell Road to the south, and Dunlap Avenue to the north. The findings from this analysis will help prioritize ongoing projects and identify any additional projects or strategies require to fill gaps in the area's future transportation network.

WSP USA, Inc.'s services include, but are not limited to: project management and meetings, literature review, data collection, corridor analysis, public outreach, and a final report.

Procurement Information

The selection was made using a qualifications-based selection process set forth in

section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Eight firms submitted proposals and are listed below:

Selected Firm
Rank 1: WSP USA, Inc.

Additional Proposers
Rank 2: Wilson & Company, Inc.
Rank 3: Y2K Engineering, LLC
Rank 4: Mobility Matrix, LLC
Rank 5: CivTech, Inc.
Rank 6: Fehr & Peers
Rank 7: Greenlight Traffic Engineering, LLC
Rank 8: Southwest Traffic Engineering, LLC

Contract Term
The term of the agreement is 540 calendar days from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for WSP USA, Inc. will not exceed $1 million, including all subconsultant and reimbursable costs.

Funding is available in the Street Transportation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location
General Location: 19th Avenue to the west, 16th Street to the east, McDowell Road to the south, and Dunlap Avenue to the north
Council Districts: 3, 4, and 6

Responsible Department
This item is submitted by City Manager Jeffrey Barton, the Street Transportation Department and the City Engineer.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 59

Citywide Architectural On-Call Services for Calendar Years 2026-28 (Ordinance S -52416) - Citywide

Request to authorize the City Manager, or his designee, to enter into separate agreements with the 15 consultants listed in **Attachment A**, to provide Architectural On-Call services Citywide for Calendar Years 2026 to 2028. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for all services will not exceed $12 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The On-Call consultants will be responsible for providing On-Call Architectural services that include, but are not limited to: design, construction administration and observation and/or inspection, cost estimating, project management, tenant improvements, historic preservation, facilities assessments and condition surveys, programming, master planning, plan review quality assurance and or quality control, exterior facades, site improvements, and other architectural-related services citywide.

Procurement Information

The selections were made using a qualifications-based selection process set forth in section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-604(H), the City may not publicly release information on proposals received

or the scoring results until an agreement is awarded. Fifty-eight firms submitted proposals and are listed in **Attachment A**.

Contract Term
The term of each agreement is up to three years, or up to $800,000, whichever occurs first. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for each of the On-Call consultants will not exceed $800,000, including all subconsultants and reimbursable costs. The total fee for all services will not exceed $12 million.

Funding is available in the Citywide department's Capital Improvement Program and Operating budgets. The Budget and Research Department will review and approve funding availability prior to issuance of any On-Call task order of $100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the City Engineer.

ATTACHMENT A

Selected Firms:

Rank 1: Holly Street Studio, LLC
Rank 2: LEA - Architects, LLC
Rank 3: Stantec Architecture, Inc
Rank 4: Perlman Architects of Arizona, Inc
Rank 5: Multistudio, Inc
Rank 6: RSP Architects, Ltd
Rank 7: Marlene Imirzain & Assocoates, LLC
Rank 8: BWS Architects
Rank 9: Motley Design Group, LLC
Rank 10: Smithgroup, Inc.
Rank 11: Arrington Watkins Architects, LLC
Rank 12: HDR Architecture, Inc.
Rank 13: DFDG Architecture
Rank 14: Wilson & Company, Inc
Rank 15: Richard & Kennedy Architects, LLC

Additional Proposers:

Rank 16: M. Arthur Gensler, JR & Associates, Inc
Rank 17: Dekker Designs, LLC
Rank 18: Architekton
Rank 19: DWL Architects-Planners, Inc
Rank 20: FM Solutions Management, LLC
Rank 21: GLHN Architects & Engineers, Inc
Rank 22: Cole Architects, PLLC
Rank 23: GH2 Architects, LLC
Rank 24: Lamar Johnson Collaborative, LLC
Rank 25: WORKSBUREAU
Rank 26: Grace Design Studios, LLC
Rank 27: SPS + Architects, LLC
Rank 28: Larson Design Group
Rank 29: Wendell Burnette Architects, Inc.
Rank 30: Farnsworth Group, Inc.
Rank 31: LAST Architects, LLC
Rank 32: FFKR Architects
Rank 33: Lightvox Studio

Rank 34: Spur Design, LLC
Rank 35: EMC2 Group, Inc.
Rank 36: Industrial Design, LLC
Rank 37: suoLL, LLC
Rank 38: Hale Collective, LLC
Rank 39: Architectural Resource Team, Inc
Rank 40: Nicklaus Engineering, Inc
Rank 41: James R Childers Architect, Inc.
Rank 42: Kezlo Group, LLC
Rank 43: Hamilton Architecture, PLLC
Rank 44: C&S Engineers, Inc.
Rank 45: KME Architects, LLC
Rank 46: STG Design - Susman Tisdale Gayle Architects, Inc
Rank 47: RAR Architects, PLLC
Rank 48: Partner Assessment Co.
Rank 49: Architechnology, Inc.
Rank 50: DUST Architects
Rank 51: Taz Khatri Studios - Blooming Rock Development, LLC
Rank 52: Mercado Design Build Studio, LLC
Rank 53: Avid Architects, LLC
Rank 54: RS Architects LLC.
Rank 55: Norris Design AZ, LLC
Rank 56: 1919 Architects
Rank 57: Bureau Veritas North America, Inc
Rank 58: Mintropy, LLC

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 60

Authorize Revisions to Phoenix City Code Chapter 32 (Ordinance G-7448) - Citywide

Request City Council approval to amend Phoenix City Code 32B (Floodplains) to update definitions to better align with current Federal Emergency Management Agency (FEMA) standards and correct minor code deficiencies identified by Arizona Department of Water Resources (ADWR) as part of the 2025 Community Assistance Visit (CAV) .

Summary

The National Flood Insurance Program (NFIP) Community Rating System (CRS) was implemented in 1990 as a voluntary program for recognizing and encouraging community floodplain management activities that exceed minimum NFIP standards. Under the CRS, flood insurance premium rates are discounted to reward community actions that meet the three goals of the CRS:

- Reduce flood damage to insurable property.
- Strengthen and support the insurance aspects of the NFIP.
- Encourage a comprehensive approach to floodplain management.

During the City of Phoenix 2025 CRS Cycle Verification, it was recommended that the Definitions section, Section 32B-5, of Phoenix City Code 32B (Floodplains) (**Attachment A**) be updated to better align with current FEMA or State standards.

The list of revised definitions include:

- Accessory structure
- CLOMR
- Encroachment
- Structure

The following definition was added:

- Chief Engineer

Additionally, Section 32B-14 Abatement of Violations was recommended to be renamed Notice of Violations and updated to use the process cited in A.R.S § 48-

3615.01(A). Lastly, it was also recommended that Section 32B-18.B.1 - Substantial Improvement and Substantial Damage Procedures be updated to provide greater clarity.

Financial Impact
There is no financial impact to the City.

Concurrence/Previous Council Action
- City Council authorized revisions to Phoenix City Code Chapter 32 (Ordinance G-7116) on May 31, 2023.
- On October 16, 2025, Transportation Infrastructure and Planning Committee recommended City Council approval to amend Phoenix City Code Chapter 32B with a 3-0 vote.

Responsible Department
This item is submitted by City Manager Jeffrey Barton and the City Engineer.

Chapter 32B
FLOODPLAINS[1]

Article I.
Authorization and Purpose
Sec. 32B-1. Authorization and findings.
Sec. 32B-2. Purpose.
Sec. 32B-3. Methods of reducing flood losses.
Sec. 32B-4. Implementation.
Article II.
Definitions
Sec. 32B-5. Definitions.
Article III.
General Provisions
Sec. 32B-6. Lands to which this chapter applies.
Sec. 32B-7. Basis for establishing special flood hazard areas.
Sec. 32B-8. Compliance.
Sec. 32B-9. Abrogation and greater restrictions.
Sec. 32B-9A. Interpretation.
Sec. 32B-10. Disclaimer of liability.
Sec. 32B-11. Statutory exceptions.
Sec. 32B-12. Violations.
Sec. 32B-13. Declaration of public nuisance.
Sec. 32B-14. ~~Abatement of violations~~Notice of Violations.
Sec. 32B-15. Reserved.
Sec. 32B-16. Severability.
Article IV.
Administration
Sec. 32B-17. Designation of the Floodplain Administrator.
Sec. 32B-18. Duties and responsibilities of the Floodplain Administrator.
Sec. 32B-19. Establishment of development permit.
Article V.
Provisions for Flood Hazard Reduction
Sec. 32B-20. Standards of construction.

Sec. 32B-21. Standards for storage of materials and equipment.
Sec. 32B-22. Standards for water supply and waste disposal systems.
Sec. 32B-23. Additional development standards, including subdivisions.
Sec. 32B-24. Standards for manufactured homes.
Sec. 32B-25. Standards for recreational vehicles.
Sec. 32B-26. Floodways.
Article VI.
Variance Procedure
Sec. 32B-27. Nature of variances.
Sec. 32B-28. Board of Review.
Sec. 32B-29. Conditions for variances.

1 Cross reference—Development Advisory Board, § 2-164 et seq.; building regulations, ch. 9; subdivisions, ch. 32; grading and drainage, ch. 32A.

State Law reference—Floodplain management, A.R.S. § 48-3601 et seq.; municipal floodplain management programs, A.R.S. § 48-3610.

Article I.
Authorization and Purpose

Sec. 32B-1. Authorization and findings.

In Section 48-3610, Arizona Revised Statutes, the Arizona State Legislature authorized incorporated cities to adopt regulations in conformance with Section 48-3609, Arizona Revised Statutes, which are designed to promote the public health, safety and general welfare of its citizenry. Therefore, the Phoenix City Council finds as follows:

A. The special flood hazard areas of the City of Phoenix are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

B. These flood losses may be caused by the cumulative effect of obstructions in special flood hazard areas which increase flood heights and velocities and, when inadequately anchored, cause damage in other areas. Uses that are inadequately flood-proofed, elevated or otherwise protected from flood damage also contribute to the flood loss. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-2. Purpose.

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flooding in specific areas by provisions designed to:

A. Protect human life and health;

B. Minimize expenditure of public money for costly flood control projects;

C. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

D. Minimize prolonged business interruptions;

E. Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in special flood hazard areas;

F. Help maintain a stable tax base by providing for the sound use and development of special flood hazard areas so as to minimize blight areas caused by flooding;

G. Participate in and maintain eligibility for flood insurance and disaster relief. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-3. Methods of reducing flood losses.

A. These regulations take precedence over any less restrictive conflicting local laws, ordinances and codes.

B. In order to accomplish its purposes, this chapter includes methods and provisions to:

1. Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;

2. Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

3. Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;

4. Control filling, grading, dredging, and other development which may increase flood damage; and

5. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas. (Ord. No. G-5707, 2012)

Sec. 32B-4. Implementation.

To implement the regulation of the floodplain areas in the City of Phoenix, the City Council is designated as the Floodplain Board, and the City Engineer, or a City Engineer appointed designee, is designated as the administrative agent for these regulations, or Floodplain Administrator. (Ord. No. G-2027, § 2; Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Note—Formerly, § 32B-1

Article II.
Definitions

Sec. 32B-5. Definitions.

Unless specifically defined below, words or phrases used in this chapter must be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

Accessory structure means A STRUCTURE ON THE SAME PARCEL OF PROPERTY AS A PRINCIPAL STRUCTURE, THE USE OF WHICH IS INCIDENTAL TO THE USE OF THE PRINCIPAL STRUCTURE. ACCESSORY STRUCTURES MUST BE USED FOR PARKING OR STORAGE, BE LESS THAN 600 SQUARE FEET, REPRESENT A MINIMAL INVESTMENT BY OWNERS, AND HAVE LOW DAMAGE POTENTIAL. EXAMPLES OF ACCESSORY STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO: DETACHED GARAGES, STORAGE AND TOOL SHEDS, AND SMALL BOATHOUSES.~~a vehicular parking or storage structure located on the same parcel of property as a principal structure~~.

Formatted: Font: Not Italic

Appeal means a request for a review of the Floodplain Administrator's interpretation of any provision of this chapter or a request for a variance.

Area of shallow flooding means a designated AO or AH Zone on a community's flood insurance rate map (FIRM). These zones have a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Base flood means a flood that has a one percent chance of being equaled or exceeded in any given year (also called the "100-year flood").

Base flood elevation (BFE) means the computed water surface elevation resulting from a flood that has a one percent or greater chance of being equaled or exceeded in any given year.

Basement means any area of the building having its floor below grade on all sides.

Building. See *Structure*.

CHIEF ENGINEER: SEE "FLOODPLAIN ADMINISTRATOR"

CLOMR means Conditional Letter of Map Revision issued by FEMA. A LETTER FROM FEMA COMMENTING ON WHETHER A PROPOSED PROJECT, IF BUILT AS PROPOSED, OR PROPOSED HYDROLOGY CHANGES WOULD MEET MINIMUM NATIONAL FLOOD INSURANCE PROGRAM STANDARDS.

Community means any state, area or city thereof, or any Indian tribe or authorized tribal organization, or authorized native organization, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

Development means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, utilities, pipelines, mining, dredging, filling, grading, paving, or excavation or drilling operations or storage of equipment or materials.

Elevation certificate means an administrative tool of the National Flood Insurance Program (NFIP) that is used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

Encroachment means ACTIVITIES OR CONSTRUCTION WITHIN THE FLOODWAY INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, AND OTHER DEVELOPMENT. THESE ACTIVITIES ARE PROHIBITED WITHIN THE ADOPTED REGULATORY FLOODWAY UNLESS IT HAS BEEN DEMONSTRATED THROUGH HYDROLOGIC AND HYDRAULIC ANALYSES THAT THE PROPOSED ENCROACHMENT WOULD NOT RESULT IN ANY INCREASE IN FLOOD LEVELS.~~the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain~~.

Erosion means the gradual wearing away process of landmasses.

FEMA means the Federal Emergency Management Agency.

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from: (1) the overflow of floodwaters; and/or (2) the unusual and rapid accumulation or runoff of surface waters from any source.

Flood insurance rate map (FIRM) means the official map on which FEMA has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

Flood insurance study (FIS) means the official report provided by FEMA that includes flood profiles, FIRM, and the water surface elevations of the base flood.

Floodplain or flood prone area means any land area susceptible to being inundated by water from any source. See *Flood* or *flooding*.

Floodplain Administrator means the City of Phoenix City Engineer, or a City Engineer appointed designee, who is charged with administering and enforcing these floodplain management regulations.

Floodplain Board or Board means the City of Phoenix City Council or a board appointed by the Phoenix City Council.

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

Floodplain management regulations means this chapter and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as grading and erosion control) and other application of enforcement power which control development in flood prone areas. This term describes Federal, State or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

Floodproofing means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate the risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.

Flood-related erosion means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. This is also referred to as "regulatory floodway."

Functionally dependent use means a use which cannot perform its intended purpose unless it is located or carried out proximate to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

Governing body means the local governing unit, i.e., county or municipality, which is empowered to adopt and implement regulations to provide for the public health, safety and general welfare of its citizenry.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

    a. By an approved state program as determined by the Secretary of the Interior; or

    b. Directly by the Secretary of the Interior in states without approved programs.

LOMR means Letter of Map Revision issued by FEMA. It is an official amendment to the currently effective FEMA map.

Lowest floor means the lowest floor of the lowest enclosed area, including the basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of this chapter.

Manufactured home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term *manufactured home* also includes park trailers, travel trailers, and other similar recreational vehicles placed on a site for greater than 180 consecutive days. For insurance purposes the term *manufactured home* does not include park trailers, travel trailers, and other similar recreational vehicles.

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value means replacement cost of a structure less depreciation since construction.

Mean sea level means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD of 1929), North American Vertical Datum (NAVD) of 1988, or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

New construction means, for purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial flood insurance rate map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, *new construction* means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

Obstruction includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence,

rock, gravel, refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

One-hundred-year flood or 100-year flood means a flood having a one percent chance of being equaled or exceeded in any given year. See *Base flood*.

Person means any individual or the individual's agent, a firm, partnership, association, corporation, or any agent of the aforementioned groups, or this State or its agencies or cities.

Principal structure means a structure used or intended to be used for the principal use as permitted on such lot by the regulations of the zoning district in which it is located, exclusive of any detached accessory structures.

Recreational vehicle means a vehicle that is:

1. Built on a single chassis; and
2. Four hundred square feet or less when measured at the largest horizontal projection; and
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory flood elevation (RFE) means an elevation one foot above the base flood elevation for a watercourse.

Regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Riverine means relating to, formed by, or resembling a river (including tributaries), stream, or brook.

Sheet Flow Area. See *Area of shallow flooding*.

Special flood hazard area (SFHA) means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. These areas are designated as Zone A, AO, AE, A99, or AH on the FIRM and other areas as determined by the criteria adopted by the Director of the Arizona Department of Water Resources.

Start of construction includes substantial improvement and other proposed new development, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not the alteration affects the external dimensions of the building.

Structure means A WALLED AND ROOFED BUILDING THAT IS PRINCIPALLY ABOVE GROUND, WHERE "WALLED" IS CONSIDERED "TWO OR MORE OUTSIDE RIGID WALLS" AND ROOFED IS "A FULLY SECURED ROOF." THE TERM INCLUDES GAS AND LIQUID STORAGE TANKS AND MANUFACTURED HOMES. THE TERMS "STRUCTURE" AND "BUILDING" ARE USED INTERCHANGEABLY IN THE NFIP REGULATIONS.~~a walled and roofed building that is principally above ground; this includes a gas or liquid storage tank or a manufactured home~~.

Substantially damaged building means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the total cumulative cost of which tracked over a rolling five-year period equals or exceeds 50 percent of the market value of the structure before the *start of construction* of the improvement. This term includes structures which have incurred *substantial*

damage, regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations or State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to ensure safe living conditions; or

2. Any alteration of a *historic structure*; provided, that the alteration will not preclude the structure's continued designation as a *historic structure*.

Variance means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required by this chapter is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Watercourse means any lake, river, creek, stream, wash, arroyo, channel, or other topographic feature on or over which waters flow at least periodically. The term may include specifically designated areas in which flood damage may occur. (Ord. No. G-2027, § 2; Ord. No. G-3092, § 2; Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Cross reference—Definitions and rules of construction generally, § 1-2.

Note—Formerly, § 32B-2

Article III.
General Provisions

Sec. 32B-6. Lands to which this chapter applies.

This chapter applies to all special flood hazard areas within the corporate limits of the City of Phoenix. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-7. Basis for establishing special flood hazard areas.

The special flood hazard areas identified by FEMA in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for Maricopa County, Arizona and Incorporated Areas" dated September 30, 2005, with accompanying FIRMs dated September 30, 2005, and all subsequent amendments and/or revisions, are hereby adopted by reference and declared to be a part of this chapter. This FIS and attendant mapping is the minimum area of applicability of this chapter and may be supplemented by studies for other areas which allow implementation of this chapter and which are recommended to the Floodplain Administrator. The Floodplain Administrator, within its area of jurisdiction, will delineate (or may, by rule, require developers of land to delineate) for areas where development is ongoing or imminent, and thereafter as development becomes imminent, floodplains consistent with the criteria developed by FEMA and the Director of the Arizona Department of Water Resources. The FIS and FIRM panels are on file at City of Phoenix City Hall, 200 W. Washington Street, Phoenix, AZ 85003. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-8. Compliance.

All development of land, construction of residential, commercial or industrial structures, or future development within delineated floodplain areas is subject to the terms of this chapter and other applicable regulations. (Ord. No. G-5707, 2012)

Sec. 32B-9. Abrogation and greater restrictions.

This chapter is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this chapter and another ordinance, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. (Ord. No. G-5707, 2012)

Sec. 32B-9A. Interpretation.

In the interpretation of this chapter, all provisions will be:

A. Considered as minimum requirements;

B. Construed to achieve the purposes of this chapter; and

C. Deemed neither to limit nor repeal any other powers granted under State statutes. (Ord. No. G-6611, 2019)

Sec. 32B-10. Disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside the special flood hazard areas or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the City of Phoenix, any officer or employee thereof, the State of Arizona or FEMA, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder. (Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Sec. 32B-11. Statutory exceptions.

A. In accordance with Section 48-3609(I), Arizona Revised Statutes, unless expressly provided, this and any regulation adopted pursuant to this article does not affect:

1. Existing legal uses of property or the right to continuation of such legal use. However, if a nonconforming use of land or a building or structure is discontinued for 12 months, or destroyed to the extent of 50 percent of its value as determined by a competent appraiser, any further use must comply with this article and regulations of the City of Phoenix;

2. Reasonable repair or alteration of property for the purposes for which the property was legally used on August 3, 1984, or any regulation affecting such property takes effect, except that any alteration, addition or repair to a nonconforming building or structure which would result in increasing its flood damage potential by 50 percent or more must be either floodproofed or elevated to or above the regulatory flood elevation;

3. Reasonable repair of structures constructed with the written authorization required by Section 48-3613, Arizona Revised Statutes; and

4. Facilities constructed or installed pursuant to a certificate of environmental compatibility issued pursuant to Title 40, Chapter 2, Article 6.2, Arizona Revised Statutes.

B. Before the following types of construction authorized by Section 48-3613(B), Arizona Revised Statutes begins, the property owner or their agent must submit plans for the construction to the Floodplain Administrator for review and comment pursuant to Section 48-3613(C), Arizona Revised Statutes:

1. The construction of bridges, culverts, dikes and other structures necessary to the construction of public highways, roads and streets intersecting or crossing a watercourse;

2. The construction of storage dams for watering livestock or wildlife, structures on banks of a watercourse to prevent erosion of or damage to adjoining land if the structure will not divert, retard or obstruct the natural channel of the watercourse or dams for the conservation of floodwaters as permitted by Title 45, Chapter 6, Arizona Revised Statutes;

3. Construction of tailing dams and waste disposal areas for use in connection with mining and metallurgical operations. This subsection does not exempt those sand and gravel operations that will divert, retard or obstruct the flow of waters in any watercourse from complying with and acquiring authorization from the Floodplain Board pursuant to regulations adopted by the Floodplain Board under this article;

4. Other construction upon determination by the Floodplain Board that written authorization is unnecessary;

5. Any flood control district, county, city, town or other body from exercising powers granted to it under Title 48, Chapter 21, Article 1, Arizona Revised Statutes;

6. The construction of streams, waterways, lakes and other auxiliary facilities in conjunction with development of public parks and recreation facilities by a public agency or city; and

7. The construction and erection of poles, towers, foundations, support structures, guy wires and other facilities related to power transmission as constructed by any utility whether a public service corporation or a city.

C. In accordance with Section 48-3613(D), Arizona Revised Statutes, in addition to other penalties or remedies otherwise provided by law, this state, a city or a person who may be damaged or has been damaged as a result of the unauthorized diversion, retardation or obstruction of a watercourse has the right to commence, maintain and prosecute any appropriate action or pursue any remedy to enjoin, abate or otherwise prevent any person from violating or continuing to violate this section or regulations adopted pursuant to Title 48, Chapter 21, Article 1, Arizona Revised Statutes. If a person is found to be in violation of this section, the court shall require the violator to either comply with this section, if authorized by the Floodplain Board, or remove the obstruction and restore the watercourse to its original state. The court may also award such monetary damages as are appropriate to the injured parties resulting from violation including reasonable costs and attorney fees. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-12. Violations.

A. It is unlawful for a person to engage in any development or to divert, retard or obstruct the flow of waters in a watercourse if it creates a hazard to life or property without securing the written authorization required by Section 48-3613, Arizona Revised Statutes. Where the watercourse is a delineated floodplain, it is unlawful to engage in any development affecting the flow of waters without securing written authorization required by Section 48-3613, Arizona Revised Statutes.

B. Any person found guilty of violating any provision of this chapter shall be guilty of a Class 1 misdemeanor. Each day that a violation continues shall be a separate offense.

C. A person who without written authorization damages or interferes with a facility that is owned, operated, or otherwise under the jurisdiction of the community is liable for both of the following:

1. Any actual damages to persons or property that is caused by the damage or interference.

2. Payment of costs to the community for remediating the damage or interference. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-13. Declaration of public nuisance.

All development located or maintained within any special flood hazard area after August 8, 1973, in violation of this chapter, is a public nuisance and may be abated, prevented or restrained by action of the City. (Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Sec. 32B-14. ~~Abatement of violations~~NOTICE OF VIOLATIONS.

IF THE CHIEF ENGINEER FINDS THAT A PERSON HAS ENGAGED OR IS ENGAGING IN DEVELOPMENT IN THE FLOODPLAIN WITHOUT A FLOODPLAIN USE PERMIT, HAS ENGAGED OR IS ENGAGING IN ANY DEVELOPMENT THAT IS NOT IN COMPLIANCE WITH AN ACTIVE FLOODPLAIN USE PERMIT OR HAS DAMAGED OR INTERFERED WITH FACILITIES THAT ARE AUTHORIZED PURSUANT TO A.R.S. TITLE 48, CHAPTER 21 WITHOUT WRITTEN AUTHORIZATION OF THE FLOODPLAIN BOARD, THE CHIEF ENGINEER SHALL ISSUE A NOTICE OF VIOLATION TO THE OWNER, OCCUPANT OR MANAGER OF THE REAL PROPERTY ON WHICH THE DEVELOPMENT IS LOCATED OR TO THE PERSON WHO HAS DAMAGED OR INTERFERED WITH THE FACILITIES. THE NOTICE OF VIOLATION SHALL IDENTIFY THE VIOLATIONS OBSERVED AND ORDER THE VIOLATOR TO CEASE AND DESIST ANY ONGOING ACTIVITY THAT IS NOT IN COMPLIANCE WITH THE REGULATIONS ADOPTED PURSUANT TO A.R.S. TITLE 48, CHAPTER 21 OR THIS CHAPTER OR CEASE AND DESIST ANY DAMAGE OR INTERFERENCE THAT IS NOT AUTHORIZED BY THE BOARD. THE NOTICE OF VIOLATION SHALL INCLUDE THE DATE AND TIME BY WHICH THE PERSON MUST MAIL OR DELIVER A RESPONSE TO THE NOTICE OF VIOLATION.

~~Within 30 days of discovery of a violation of this chapter, the Floodplain Administrator shall submit a report to the Floodplain Board which shall include all information available to the Floodplain Administrator which is pertinent to said violation. Within 30 days of receipt of this report, the Floodplain Board shall either:~~

~~A. Take any necessary action to effect the abatement of such violation; or~~

~~B. Issue a variance to this chapter in accordance with the provisions of Article VI herein; or~~

~~C. Order the owner of the property upon which the violation exists to provide whatever additional information may be required for their determination. Such information must be provided to the Floodplain Administrator within 30 days of such order and the Floodplain Administrator shall submit an amended report to the Floodplain Board within 20 days. At the next regularly scheduled public meeting, the Floodplain Board shall either order the abatement of said violation or they shall grant a variance in accordance with the provisions of Article VI herein; or~~

~~D. Submit to the Federal Emergency Management Agency a declaration for denial of insurance, stating that the property is in violation of a cited State or local law, regulation or ordinance, pursuant to Section 1316 of the National Flood Insurance Act of 1968 as amended.~~ ~~(Ord. No. G-5707, 2012)~~

Sec. 32B-15. Reserved.

(Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Sec. 32B-16. Severability.

This chapter and the various parts thereof are hereby declared to be severable. Should any section of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this chapter as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid. (Ord. No. G-5707, 2012)

Article IV.
Administration

Sec. 32B-17. Designation of the Floodplain Administrator.

The City Engineer, or City Engineer appointed designee, is hereby appointed to administer, implement and enforce this chapter by granting or denying development permits in accordance with its provisions. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-18. Duties and responsibilities of the Floodplain Administrator.

A. *Permit review.* Review all development permits to determine that:

1. The permit requirements of this chapter have been satisfied;

2. All other required State and Federal permits have been obtained;

3. The site is reasonably safe from flooding;

4. In areas where a floodway has not been designated, that proposed development does not adversely affect the carrying capacity of areas where base flood elevations have been determined. For purposes of this chapter, *adversely affect* means that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point.

B. *Substantial improvement and substantial damage procedures.*

1. Using FEMA Publication P-758, "Substantial Improvement/Substantial Damage Desk Reference (2010)," ~~develop detailed procedures for~~ identify~~ing~~ and administer~~ing~~ requirements for substantial improvement and substantial damage, to include defining "market value~~.~~" which means~~ For Substantial Improvement and Substantial Damage procedures, "market value" refers to~~ THE HIGHEST STRUCTURE VALUE DETERMINED BY A

LICENSED APPRAISAL PROFESSIONAL, MARICOPA COUNTY ASSESSOR'S OFFICE, OR AS DETERMINED BY CITY OF PHOENIX DESIGNEE.

2. Ensure procedures are coordinated with other departments and divisions and implemented by community staff.

C. *Use of other base flood data.* When base flood elevation data has not been provided in accordance with Section 32B-7, the Floodplain Administrator will obtain, review and reasonably utilize any base flood elevation data available from a Federal, State or other source, in order to administer Article V of this chapter. Any such information must be consistent with the requirements of FEMA and the Director of the Arizona Department of Water Resources and may be submitted to the Floodplain Board for adoption.

D. Obtain and maintain for public inspection:

1. Certification required in Sections 32B-20(C)(1) and 32B-24 (lowest flow elevations, bottom of the structural frame and utilities);

2. Certification required in Section 32B-20(C)(2) (lowest floor elevations or floodproofing of nonresidential structures and utilities);

3. Certification required in Section 32B-20(C)(3) (flood vents);

4. Certification required in Section 32B-23(A)(2) (subdivisions and other proposed development standards);

5. Certification required in Section 32B-26(A) (floodway encroachments);

6. Records of all variance actions, including justification for their issuance; and

7. Obtain and maintain improvement and damage calculations, required for subsection B of this section, over a rolling five-year period.

E. *Notification of other entities.*

1. Whenever a watercourse is to be altered or relocated:

a. Notify adjacent communities and the Arizona Department of Water Resources prior to such alteration or relocation of a watercourse, and submit evidence of such notification to FEMA through appropriate notification means; and

b. Ensure that the flood carrying capacity of the altered or relocated portion of said watercourse be maintained.

2. *Base flood elevation and rate of flow due to physical alterations.*

a. Base flood elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available, the Floodplain Administrator will notify FEMA of the changes by submitting technical or scientific data in accordance with 44 CFR Section 65.3. Such a submission is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements will be based upon current data.

b. Within 120 days after completion of construction of any flood control protective works which changes the rate of flow during the flood or the configuration of the floodplain upstream or downstream from or adjacent to the project, the person or agency responsible for installation of the project must provide to the governing bodies of all jurisdictions affected by the project a new delineation of all floodplains affected by the project. The new delineation must be done according to the criteria adopted by the Director of the Arizona Department of Water Resources.

3. *Corporate boundary changes.* Notify FEMA of acquisition by means of annexation, incorporation or otherwise, of additional areas of jurisdiction.

F. *Map determinations.* Make interpretations, where needed, as to the exact location of the boundaries of the special flood hazard areas (e.g., where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary will be given a reasonable opportunity to appeal the interpretation as provided in Article VI of this chapter.

G. *Remedial actions.* Take actions on violations of this chapter as required in Section 32B-14.

H. *Policies and procedures.* Develop and adopt policies and procedures necessary to implement this chapter. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023; Ord. No. G-7218, § 1, 2024)

Sec. 32B-19. Establishment of development permit.

A development permit must be obtained before construction or development begins, including placement of manufactured homes, within any special flood hazard area established in Section 32B-7. Application for a development permit must be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions and elevation of the area in question, existing or proposed structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically, the following information is required:

A. Proposed elevation in relation to mean sea level of the lowest floor (including basement) of all structures. In Zone AO, elevation of existing highest adjacent natural grade and proposed elevation of lowest floor of all structures;

B. Proposed elevation in relation to mean sea level to which any nonresidential structure will be floodproofed;

C. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 32B-20(C)(2);

D. Base flood elevation data for subdivision proposals or other development greater than 50 lots or five acres, whichever is the lesser; and

E. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Article V.
Provisions for Flood Hazard Reduction

Sec. 32B-20. Standards of construction.

In all special flood hazard areas the following standards are required:

A. *Anchoring.*

1. All new construction and substantial improvements must be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy; and

2. All manufactured homes must meet the anchoring standards of Section 32B-24(A)(2).

B. *Construction materials and methods.*

1. All new construction and substantial improvements must be constructed with materials and utility equipment resistant to flood damage;

2. All new construction and substantial improvements must be constructed using methods and practices that minimize flood damage;

3. All new construction and substantial improvement and other proposed new development with mechanical and utility equipment utilized by the structure must be constructed to or above the regulatory flood elevation;

4. Within Zone AH or AO, adequate drainage paths must be constructed around structures on slopes to guide floodwaters around and away from proposed structures.

C. *Elevation and floodproofing.*

1. *Residential construction.* Residential construction, new or substantial improvement, must have the lowest floor, including basement, elevated to or above the regulatory flood elevation:

a. In Zone AO, the base flood elevation is determined from the FIRM panel. If unspecified, the required elevation is a minimum two feet above the highest adjacent grade.

b. In Zone A, where a BFE has not been determined, the base flood elevation is determined locally as set out in Section 32B-18(C).

c. In Zones AE and AH, the base flood elevation is determined from the FIS and/or FIRM.

d. A garage attached to a residential structure, constructed with the garage floor slab below the regulatory flood elevation, must be designed to allow for the automatic entry and exit of floodwaters and must be used solely for parking, access and/or storage. See subsection (C)(3) of this section.

Upon completion of the structure, the elevation of the lowest floor including basement must be certified by a registered professional engineer or surveyor, and verified by the community's building inspector to be properly elevated. Such certification and verification must be provided to the Floodplain Administrator.

2. *Nonresidential construction.* Nonresidential construction, new or substantial improvement, must either be elevated to conform with subsection (C)(1) of this section or together with attendant utility and sanitary facilities:

a. Be floodproofed below the elevation recommended under subsection (C)(1) of this section so that the structure is watertight with walls substantially impermeable to the passage of water; and

b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

c. Upon completion of the structure, certification by a registered professional engineer or surveyor that the elevation requirements of the lowest floor, including basement, of this section have been satisfied shall be provided to the Floodplain Administrator; or certification by a registered professional engineer or architect that the floodproofing standards of this section are satisfied shall be provided to the Floodplain Administrator for verification.

3. *Flood openings.* All new construction and substantial improvement with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, must be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must meet or exceed the following criteria:

a. For nonengineered openings:

(1) Have a minimum of two openings, on different sides of each enclosed area, having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.

(2) The bottom of all openings must be no higher than one foot above grade.

(3) Openings may be equipped with screens, louvers, valves, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwater; or

b. For engineered openings (or covers and devices):

(1) Are specifically designed and certified by a registered engineer or architect as meeting the required performance and design requirements.

(2) Have an evaluation report issued by the International Code Council Evaluation Service (ICC-ES), Inc., a subsidiary of the International Code Council, Inc.

4. *Manufactured homes.* Manufactured homes must meet the standards in Section 32B-24.

5. *Accessory structures.*

a. An "accessory structure" used solely for parking or storage, as defined in Article II of this chapter, may be constructed such that its floor is below the regulatory flood elevation, provided the structure is designed and constructed in accordance with the following requirements:

(1) Use of the accessory structure must be limited to parking or storage;

(2) The portions of the accessory structure located below the regulatory flood elevation must be built using flood-resistant materials;

(3) The accessory structure must be adequately anchored to prevent flotation, collapse and lateral movement;

(4) Any mechanical and utility equipment in the accessory structure must be elevated or floodproofed to or above the regulatory flood elevation;

(5) The accessory structure must comply with floodway encroachment provisions in Section 32B-26; and

(6) The accessory structure must be designed to allow for the automatic entry of flood waters in accordance with subsection (C)(3) of this section.

Accessory structures not meeting the above standards must be constructed in accordance with all applicable standards in this section.

Upon completion of an accessory structure, certification by a registered professional engineer, surveyor or local official that the requirements of this section have been satisfied must be provided to the Floodplain Administrator for verification.

6. *Machinery and service equipment.* All new construction, substantial improvement and other proposed new development must be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023; Ord. No. G-7218, § 2, 2024)

Sec. 32B-21. Standards for storage of materials and equipment.

A. The storage or processing of materials that could be injurious to human, animal or plant life if released due to damage from flooding is prohibited in special flood hazard areas.

B. Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning. (Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Sec. 32B-22. Standards for water supply and waste disposal systems.

A. All new or replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters.

B. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

C. Waste disposal systems shall not be installed wholly or partially in a regulatory floodway. (Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Sec. 32B-23. Additional development standards, including subdivisions.

A. All new subdivision proposals and other proposed development (including proposals for manufactured home parks and subdivisions), greater than 50 lots or five acres, whichever is the lesser, shall:

1. Identify the area of the special flood hazard area and the base flood elevation.

2. Identify on the final plans the elevation(s) of the proposed structure(s) and pads. If the site is filled above the base flood elevation, the final lowest floor and grade elevations shall be certified by a registered professional engineer or surveyor and provided to the Floodplain Administrator.

B. All subdivision proposals and other proposed development shall be consistent with the need to minimize flood damage.

C. All subdivision proposals and other proposed development shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

D. All subdivision proposals and other proposed development shall provide adequate drainage to reduce exposure to flood hazards. (Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Sec. 32B-24. Standards for manufactured homes.

A. All manufactured homes that are placed on site or substantially improved must:

1. Be elevated so that the bottom of the structural frame or the lowest point of any attached appliances, whichever is lower, is at or above the regulatory flood elevation; and

2. Be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not to be limited

to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

B. Upon completion of installation of the manufactured home, certification by a registered professional engineer or surveyor that the elevation requirements of this section have been satisfied must be provided to the Floodplain Administrator for verification. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-25. Standards for recreational vehicles.

All recreational vehicles placed on a site in a special flood hazard area shall:

A. Be on site for fewer than 180 consecutive days; or

B. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or

C. Meet the permit requirements of Article IV of this chapter and the elevation and anchoring requirements for manufactured homes in Section 32B-24. (Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Sec. 32B-26. Floodways.

Located within special flood hazard areas established in Section 32B-7 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, the following provisions apply:

A. Prohibit encroachments, including fill, new construction, substantial improvements and other development, unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

B. If this section is satisfied, all new construction and substantial improvements shall comply with all other applicable flood hazard reduction provisions of Article V. (Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Article VI.
Variance Procedure

Sec. 32B-27. Nature of variances.

A. The variance criteria set forth in this article are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this chapter would create hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants or the property owners.

Hardship means a situation that would result from a failure to grant the requested variance under this article. The variance must be exceptional, unusual, and peculiar to the property involved. Economic or financial reasons, inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors are not hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

B. It is the duty of the City of Phoenix to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below the regulatory flood elevation are so serious that variances from the flood elevation or from other requirements in the flood ordinance are quite rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this chapter are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen

out those situations in which alternatives other than a variance are more appropriate. (Ord. No. G-5707, 2012; Ord. No. G-7116, § 2, 2023)

Sec. 32B-28. Board of Review.

A. The Floodplain Board of the City of Phoenix shall hear and decide appeals and requests for variances from the requirements of this chapter.

B. The Floodplain Board shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this chapter.

C. In considering such applications, the Floodplain Board shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:

1. The danger that materials may be swept onto other lands to the injury of others;

2. The danger to life and property due to flooding or erosion damage;

3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

4. The importance of the services provided by the proposed facility to the community;

5. The necessity to the facility of a waterfront location, where applicable;

6. The availability of alternative locations for the proposed use, which are not subject to flooding or erosion damage;

7. The compatibility of the proposed use with existing and anticipated development;

8. The relationship of the proposed use to the Comprehensive Plan and Floodplain Management Program for that area;

9. The safety of access to the property in time of flood for ordinary and emergency vehicles;

10. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and

11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water system and streets and bridges.

D. Upon consideration of the factors of this section and the purposes of this chapter, the Floodplain Board may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.

E. Any applicant to whom a variance is granted will be given written notice over the signature of a community official that:

1. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as $25.00 for $100.00 of insurance coverage; and

2. Such construction below the regulatory flood level increases risks to life and property.

F. The Floodplain Administrator will maintain a record of all variance actions, including justification for their issuance. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

Sec. 32B-29. Conditions for variances.

A. Variances shall only be issued:

1. Upon determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;

2. For the repair, rehabilitation, or restoration of structures listed in the National Register of Historic Places or the Arizona Register of Historic Places, upon a determination that the proposed repair or rehabilitation will not preclude the structures' continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure;

3. Upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;

4. Upon a showing of good and sufficient cause;

5. Upon a determination that failure to grant the variance would result in hardship to the applicant;

6. Upon a showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to water. This includes only facilities defined in this chapter under "functionally dependent use."

B. Variances shall not be issued within any floodway if any increase in the base flood elevation would result.

C. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the regulatory flood elevation, provided the procedures of this chapter have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases. (Ord. No. G-5707, 2012; Ord. No. G-6611, 2019; Ord. No. G-7116, § 2, 2023)

The Phoenix City Code is current through Ordinance G-7402, passed July 2, 2025.

Disclaimer: The City Clerk's Office has the official version of the Phoenix City Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: www.phoenix.gov

Hosted by General Code.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 61

City's Floodplain Management Plan Update (Resolution 22345) - Citywide

Request City Council's approval and adoption of the 2025 edition of the City of Phoenix Floodplain Management Plan.

Summary

The City's current Floodplain Management Plan (FMP) was prepared in 2015 and adopted by the Council by resolution in 2016. The responsibility for floodplain management lies with many, including private property owners, business, industry, and the local, state, and federal government. Recognizing no one solution exists for reducing all flood hazards, planning provides a mechanism to identify the best alternatives within the capabilities of a jurisdiction. The City recognizes the strategic value of being proactive for residents at risk of flooding and prepared this update to the FMP, previously issued in May 2016. This FMP update **(Attachment A)** assess the flood hazards within the jurisdictional boundaries of the City, while maintaining an objective outlook toward the coordination with partner cities and agencies for collaborated efforts in reducing flood risk. The FMP update summarizes the previous completed plan elements, provides a review of progress achieved to date, and sets a roadmap for future actions to reduce flood risk. The FMP provides an overall strategy of programs, projects and mitigation measures aimed at reducing the adverse impacts of flood hazards on a community. The FMP also identifies flood risks, their impact to the community, and provides a prioritized action plan for reducing flood risks.

The City's Floodplain Management Team in the Office of the City Engineer has been following the plan to meet the current Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) guidelines, to reflect the City's historic and current floodplain management efforts and strengthen the support and opportunity for residents to experience cost savings on flood insurance premiums. The current plan assists the City in prioritizing flood management activities, identifying improvement projects to reduce flooding risks, educating the public, increasing local awareness of flooding risks, and creates successful partnerships with local, county, and government agencies. This plan also provides a great benefit for the City's participation in the Community Rating System (CRS), which currently ranks the City at Class 5, thereby providing property owners a 25 percent premium discount on their floodplain insurance policies.

The City's 2025 Floodplain Management Plan was developed following the 10-step process identified by the CRS Coordinators Manual:

- Organize
- Involve the Public
- Coordinate
- Assess the Hazard
- Assess the Problem
- Set Goals
- Review Possible Activities
- Draft an Action Plan
- Adopt the Plan
- Implement, Evaluate, Revise

Financial Impact

There is no financial impact to the City.

Concurrence/Previous Council Action

- On June 14, 2016, the Transportation and Infrastructure Subcommittee recommended City Council adoption of the 2016 edition of the City of Phoenix Floodplain Management Plan with a 3-0 vote.
- On June 22, 2016, the City Council adopted the Resolution for the plan.
- On October 16, 2025, Transportation, Infrastructure and Planning Committee recommended City Council adoption of the 2025 edition of the City of Phoenix Floodplain Management Plan with a 3-0 vote.

Responsible Department

This item is submitted by City Manager Jeffrey Barton and the City Engineer.

ATTACHMENT A

City of Phoenix Floodplain Management Plan

https://www.phoenix.gov/administration/departments/city-engineer/floodplain-management/floodplain-management-plan.html

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 62

Conveyor System Equipment - IFB-26-0088 - Request for Award (Ordinance S-52408) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with TW Associates, LLC dba MISCOwater to provide conveyor system equipment for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the agreement will not exceed $500,000.

Summary
This contract will provide Water Services with the ability to purchase equipment for the repair of the conveyor systems. The City of Phoenix requires the operation of conveyor systems to facilitate the removal of solids for wastewater treatment.

Procurement Information
An Invitation for Bid procurement was processed in accordance with the City of Phoenix Administrative Regulation 3.10.

One vendor submitted a bid and is listed below. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder
TW Associates, LLC dba MISCOwater $88,735.88 (annually)

Contract Term
The contract will begin on or about November 1, 2025 for a five-year term with no option to extend.

Financial Impact
The aggregate contract value will not exceed $500,000.

Funding is available in the Water Services Department's Operating Budget.

Responsible Department

This item was submitted by Deputy City Manager Ginger Spencer and the Water Services Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 63

Abandonment of Right-of-Way - ABND 250013 - 1920 W. Thunderbird Road (Resolution 22346) - District 3

Abandonment: 250013
Project: 01-356
Applicant: Michael Prefling
Request: To abandon 10-feet by 546-feet portion of right-of-way, adjacent to 1920 W. Thunderbird Road.
Date of Hearing: May 8, 2025

Location
Generally located at 1920 W. Thunderbird Road
Council District: 3

Financial Impact
Pursuant to Phoenix City Code Art. 5, Sec. 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the city, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

None. No consideration fee was required as part of this submittal, although filing fees were paid.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 64

Street Name Change from 40th Street to Crown Canyon Court (Ordinance S-52392) - District 6

Request to authorize the City Manager, or his designee, to change “40th Street” to “Crown Canyon Court” west of the City Limit Boundary (40th Street alignment) to its terminus, approximately 2100 feet to the northwest. This is a private street with 12 residential properties that would be affected by the change and includes nine vacant lots, two completed residences, and one residence under construction.There is a small portion of public roadway included in this change request that comprises approximately 500 square feet, located at the subdivision entrance which connects to 40th Street at the City Limit Boundary. Sufficient signatures have been gathered to meet the name change threshold requirement.

Summary

The Planning and Development Department requests that a portion of 40th Street be renamed Crown Canyon Court. The segment of roadway to be changed lies west of the City Limit Boundary (40th Street alignment) to its terminus, approximately 2100 feet to the northwest. This is a private street with 12 residential properties that would be affected by the change and includes 9 vacant lots, 2 completed residences, and one residence under construction.

The Police, Fire, Water, and Street Transportation Departments, and the United States Postal Service support this request.

Location

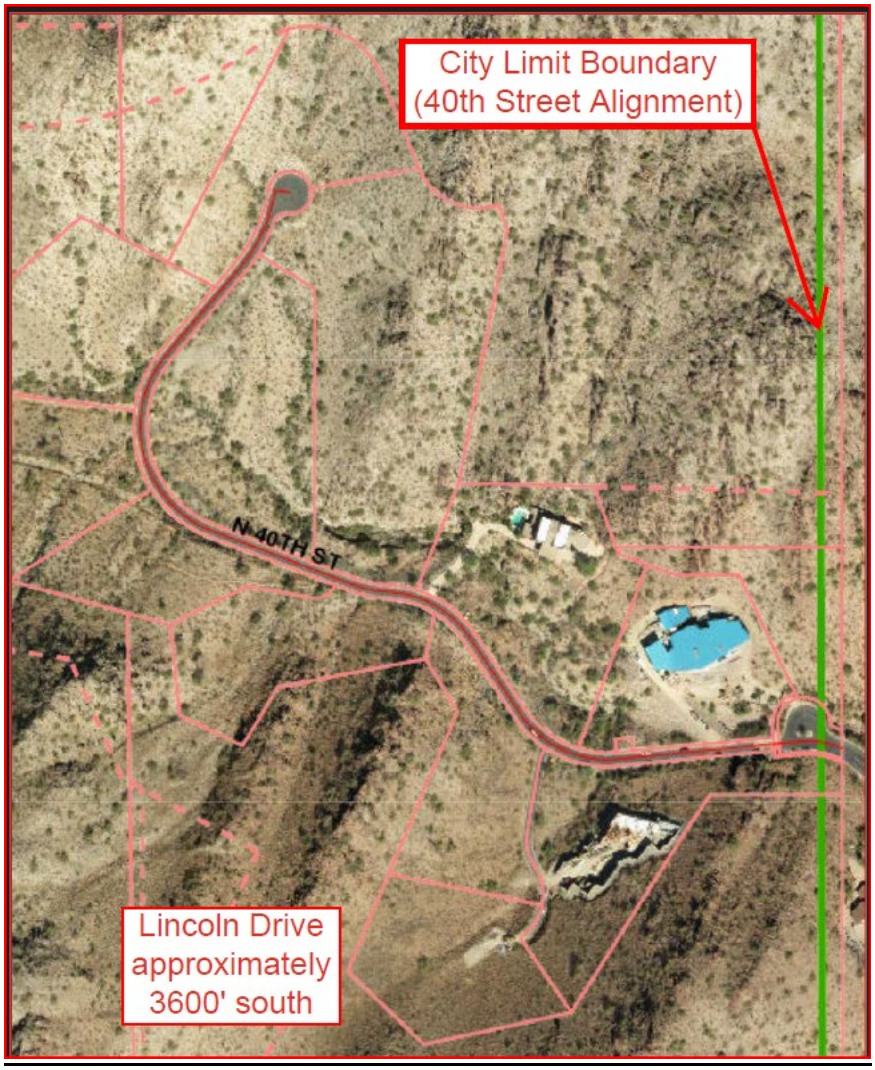
West of the City Limit Boundary (40th Street alignment), approximately 3600 feet north of Lincoln Drive.
Council District: 6

Responsible Department

This item is recommended by the Deputy City Manager Alan Stephenson and the Planning and Development Department.

Attachment A

EXISTING



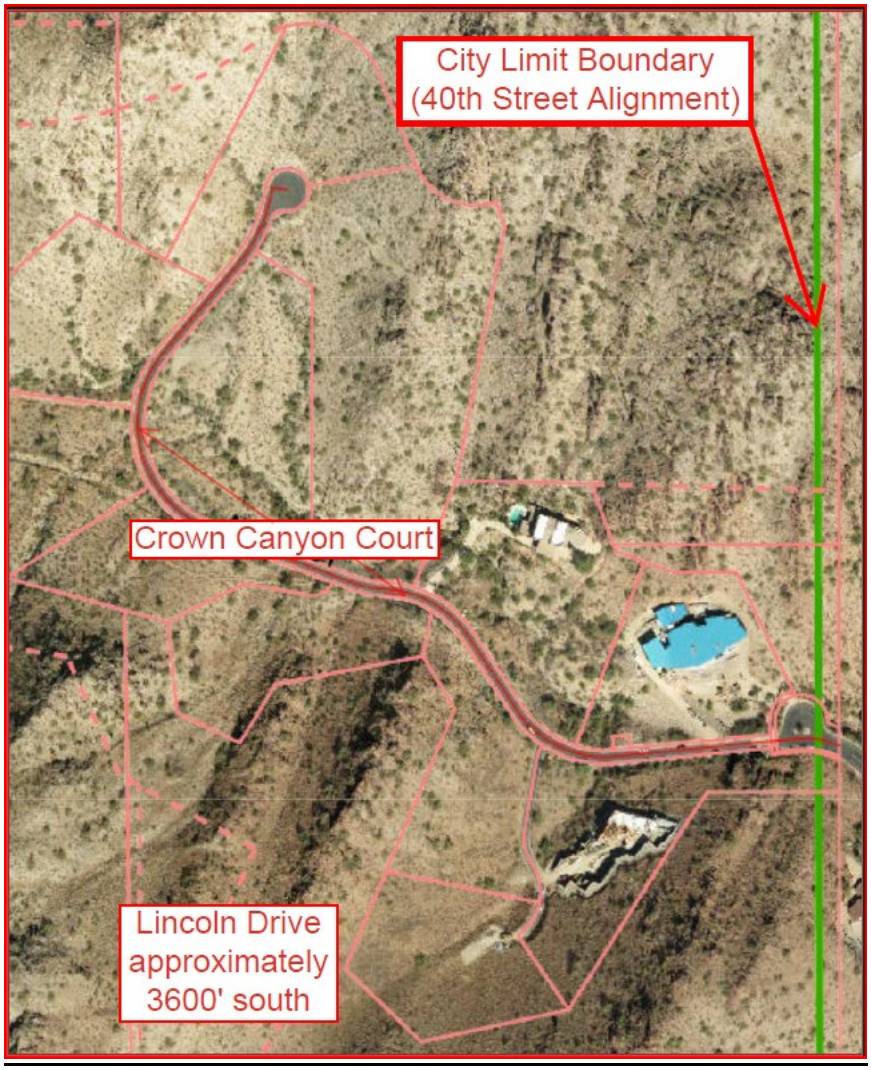
STREET NAME CHANGE

APPLICANT: PLANNING AND DEVELOPMENT DEAPRTMENT
RESPOSIBLE DEPARTMENT: PLANNING AND DEVELOPMENT

SCALE: NONE DATE: 2/13/25 APPLICATION NUMBER: 060113
QUARTER SECTION MAP: 23-36
CITY COUNCIL DISTRICT: 6

NORTH ⇧

PROPOSED



STREET NAME CHANGE

APPLICANT: PLANNING AND DEVELOPMENT DEAPRTMENT
RESPOSIBLE DEPARTMENT: PLANNING AND DEVELOPMENT

SCALE: NONE DATE: 2/13/25 APPLICATION NUMBER: 060113
QUARTER SECTION MAP: 23-36
CITY COUNCIL DISTRICT: 6

NORTH ⇧

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 65

Authorization to Amend the Mayo Flyover Study Area Intergovernmental Agreement (Contract 157597-0) (Ordinance S-52418) - District 2

Request to authorize the City Manager, or his designee, to revise the intergovernmental agreement between the City of Phoenix ("**City**") and the Arizona State Land Department ("**ASLD**"), collectively referred to as the "**Parties"**, outlining the parties' desire to reallocate certain Regional Funding obligations of ASLD Purchasers to different State Trust Land parcels and to modify the construction obligations of the Purchasers of the ASLD Superblock (SB) Parcel(s) 4L, 12C, 12L, and SB8.

Summary
The Parties desire to amend the original Mayo Flyover Intergovernmental Agreement to reallocate certain Regional Funding obligations of ASLD Purchasers to different State Trust Land parcels and to modify the construction obligations of the Purchasers of the ASLD SB Parcel(s) 4L, 12C, 12L, and SB8.

Financial Impact
No financial impact.

Concurrence/Previous Council Action
City Council has approved:
1. Authorization to execute an Intergovernmental Agreement with the Arizona State Land Department (ASLD) to assign street improvements and funding to ASLD land auctions within the Mayo Flyover Study Area (Ordinance S-49239) on December 7, 2022.

Location
Council District: 2

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

FIRST AMENDMENT TO MAYO FLYOVER STUDY AREA INTERGOVERNMENTAL AGREEMENT

This First Amendment to Mayo Flyover Study Area Intergovernmental Agreement (the "**First Amendment**") is entered into as of the ___ day of September, 2025 (the "**Effective Date**"), by and between the STATE OF ARIZONA, through the Arizona State Land Commissioner and State Land Department ("**ASLD**"), and the CITY OF PHOENIX, ARIZONA, a municipal corporation ("**City**"), collectively referred to as the "**Parties**."

RECITALS

A. The Parties entered into that Mayo Flyover Study Area Intergovernmental Agreement dated December 7, 2022 ("Mayo Flyover IGA").

B. The Parties now desire to amend the Mayo Flyover IGA to reallocate certain Regional Funding obligations of ASLD Purchasers to different State Trust Land parcels and to modify the construction obligations of the Purchasers of the ASLD SB Parcels(s) 4L, 12C, 12L, and SB 8.

NOW, THEREFORE, the Parties agree as follows:

AGREEMENT

1. Recitals, Definitions. Both Parties acknowledge that the recitals set forth above, which are incorporated herein by reference, are true and correct. Except as otherwise defined herein, all capitalized terms used herein shall have the meanings ascribed thereto in the Mayo Flyover IGA.

2. Authority for Agreement. Both Parties acknowledge that this agreement is an Intergovernmental Agreement within the meaning of Arizona Revised Statutes ("**A.R.S.**") § 11-951, et seq. ASLD enters into this agreement pursuant to A.R.S. §§ 37-102(B) (charge and control of all state trust lands), 37-132(A)(5) (impose conditions on the sale of state lands), and 37-335.06 (agreements to fund, install and reimburse costs of infrastructure on state lands). The City enters into this agreement pursuant to A.R.S. §§ 9-500.05(enter into development agreements setting forth conditions and financing of public infrastructure). The Parties represent to each other that they have full power and authority to enter into this agreement, that the individual executing the agreement below is legally authorized to do so on behalf of the Party, and that all necessary actions have been taken to give full force and effect to this agreement.

3. Section 5 of the Mayo Flyover IGA, Auction Notice, is revised as follows: For the improvements required in Sections 8 through 12 of this Agreement, ASLD agrees to identify the applicable Regional Improvements and/or Regional Funding requirements in upcoming auction notices along with a notice that, "Regional Funding assigned with this land sale may be excluded from the City of Phoenix Impact Fee program and is ineligible for impact fee credit." In the event the applicable City of Phoenix Infrastructure Improvements Plan (IIP) is amended to include qualifying improvements, the Parties may agree to consider such assignment for applicable credit through future negotiations.

4. Section 6 of the Mayo Flyover IGA, Timing of Sales, is replaced as follows: The improvements required in Sections 8 through 12 of the Mayo Flyover IGA, other than Regional Funding and Parcel SB6, are conditioned on ASLD's successful auction, resulting in the issuance of a Certificate of Purchase or patent, of the lands within three (3) years of the effective date of this First Amendment. If ASLD fails to issue a Certificate of Purchase or patent for a parcel assigned for improvements listed in Sections 8 through 12 of the Mayo Flyover IGA within three (3) years of the Effective Date of this First Amendment, ASLD will assign all unassigned improvements to the next purchaser of a parcel within the Study Area. ASLD will include in any auction notices for the ASLD Land that the improvements listed are considered regional mitigation and are not tied directly to impacts specific to their assigned parcels. The cost of Regional Improvements and Regional Funding assigned to any auction parcel shall not exceed fifteen percent (15%) of the appraised value for the auction parcel unless a greater amount is approved by the State Land Commissioner.

5. Section 8 of the Mayo Flyover IGA, Purchaser of SB 12 parcel sale, is replaced as follows: The Purchaser of SB 12C, ASLD Auction No. 53-123263, will be responsible for the acquisition and construction of the following improvements at the intersection of Black Mountain Boulevard and Deer Valley Drive:
    a. Southbound to westbound right turn lane
    b. Westbound to northbound right turn lane

    And improvements to the intersection of 40th Street and Deer Valley Drive:

    c. Eastbound to southbound right turn lane
    d. Westbound to northbound right turn lane

    The Purchaser of SB 12L, ASLD Auction No. 53-124423, will be responsible for a Regional Funding contribution of five (5) million dollars, which is the remaining portion of the

Regional Funding contribution previously required to be paid by the purchaser of PR MF3 pursuant to Section 12 of the Mayo Flyover IGA.

6. Section 9 of the Mayo Flyover IGA, Purchaser of SB 4L parcel sale, is replaced as follows: The purchaser of SB 4L will be responsible for construction of the traffic signal and associated roadway improvements at the intersection of 56th Street and Pinnacle Peak Road. Purchaser will additionally be responsible for the completion of the south half street construction of Deer Valley Drive from 40th Street to Tatum Boulevard as depicted in Exhibit A. In the event Deer Valley Drive from 40th Street to Tatum Boulevard has been constructed or is under obligation to be constructed from an adjacent parcel, the purchaser of SB 4L will be obligated to provide regional funding in the amount of three (3) million dollars, which amount shall be applied to reduce the Regional Funding contribution required to be paid by the purchaser of SB 6 pursuant to Section 11 of the Mayo Flyover IGA..

7. Section 12 of the Mayo Flyover IGA, Purchaser of Paradise Ridge Parcel MF3 sale, is replaced as follows: The Purchaser of Paradise Ridge Parcel MF3, ASLD Auction No. 53-123084, will be responsible for:

    a. The east half street of 64th Street from Mayo Boulevard to the southern limits of their property;
    b. The south half street completion of Mayo Boulevard adjacent to their frontage; and
    c. Regional funding contribution in the amount of five (5) million dollars.

8. Section 12.1 is to be added as follows: The Purchaser of Superblock 8 will be responsible for a Regional Funding contribution in the amount of ten (10) million dollars, which amount shall be applied to reduce the Regional Funding contribution required to be paid by the purchaser of SB 6 pursuant to Section 11 of the Mayo Flyover IGA. If not previously constructed by the purchaser of SB 4L, the purchaser of SB 8 will be responsible for completion of the south half street construction of Deer Valley Drive from 40th Street to Tatum Boulevard as depicted in Exhibit A. In the event Deer Valley Drive from 40th Street to Tatum Boulevard has previously been constructed, the purchaser of SB 8 will be obligated to provide additional Regional Funding in the amount of three (3) million dollars, which amount shall also be applied to reduce the Regional Funding contribution required to be paid by the purchaser of SB 6 pursuant to Section 11 of the Mayo Flyover IGA.

9. The first sentence of Section 17 of the Mayo Flyover IGA is replaced as follows: Regional Funding assigned will be collected by ASLD from the successful bidder on the day of auction and remitted to the City within thirty (30) days of auction.

10. Amendment. Except as otherwise amended hereby, all of the terms and provisions of the Mayo Flyover IGA shall remain in full force and effect. In the event of a conflict between the terms and provisions of this First Amendment and the terms and provisions of the Mayo Flyover IGA, the terms and provisions of this First Amendment will govern and prevail.

11. Multiple Counterparts. This First Amendment may be executed in multiple counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

12. Exhibits. The following exhibit is attached to this First amendment and made a part hereof:

    Exhibit A: Mayo Flyover Study Area Map

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

ARIZONA STATE LAND DEPARTMENT

By:_____
Robyn Sahid
State Land Commissioner

APPROVED AS TO FORM:
OFFICE OF THE ARIZONA ATTORNEY GENERAL

By:_____
Assistant Attorney General

CITY OF PHOENIX, an Arizona municipal corporation

By:_____

Alan Stephenson
Deputy City Manager

ATTEST:

_____

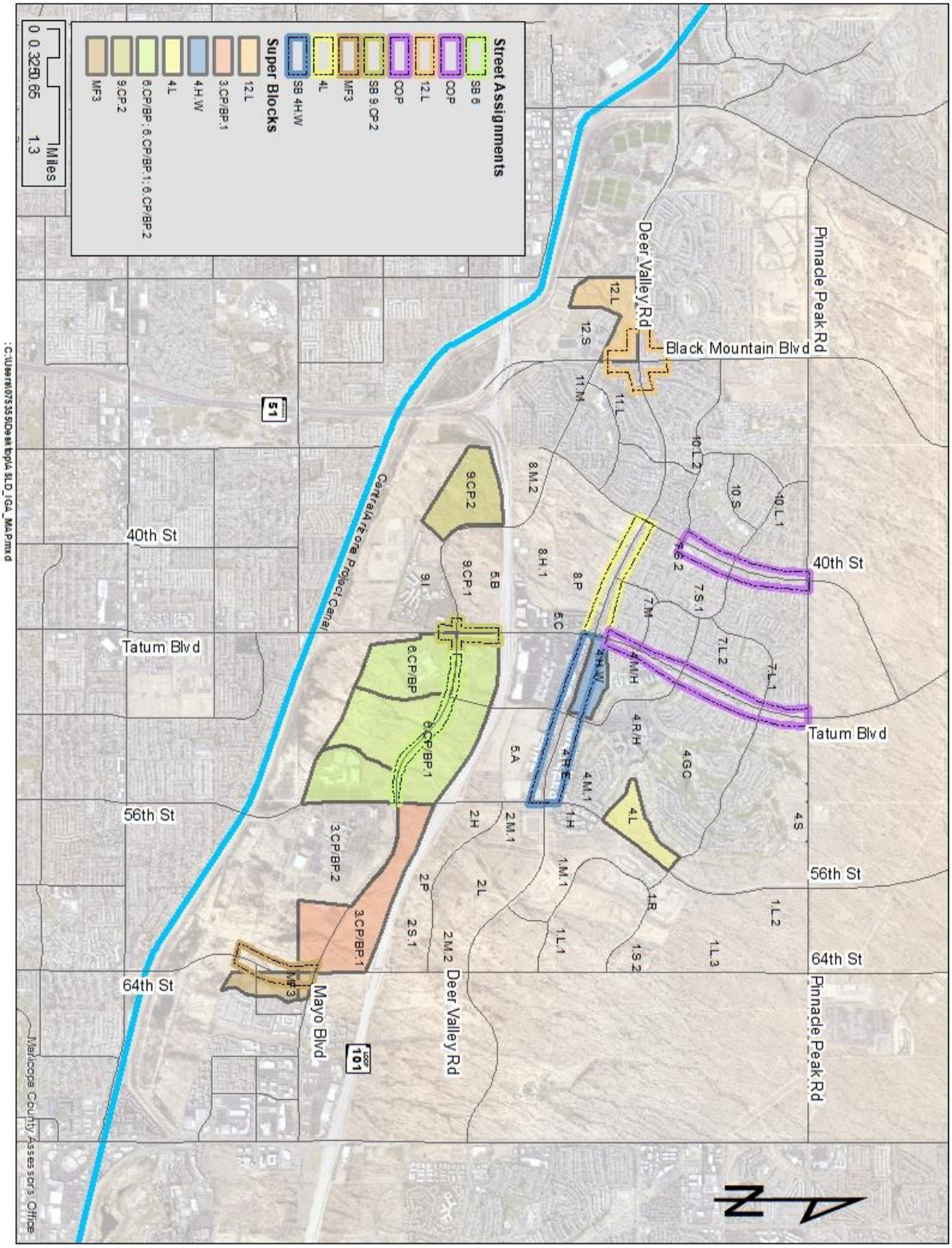
By:
City Clerk

APPROVED AS TO FORM:

_____

By:
City Attorney

ASLD 09.24.25


Street Assignments
SB 6
CCP
12.L
CCP
SB 9.CP.2
MF3
4L
SB 4H.W
Super Blocks
12.L
3.CP/BP.1
4.H.W
8.CP/BP.1;8.CP/BP.2
4.L
9.CP.2
MF3
0 0.325 0.65 1.3 Miles
Deer Valley Rd
Pinnacle Peak Rd
Black Mountain Blvd
40th St
Tatum Blvd
56th St
64th St
Mayo Blvd
Deer Valley Rd
Pinnacle Peak Rd
Central Arizona Project Canal
51
101
Maricopa County Assessor's Office
C:\Users\075358\Desktop\ASLD_IGA_MAP.mxd

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 66

Public Hearing and Ordinance Adoption - Rezoning Application Z-47-25-1 (Howard's Ace Hardware PUD) - Approximately 210 Feet East of the Northeast Corner of 43rd Avenue and Bell Road (Ordinance G-7449) - District 1

Request to hold a public meeting and consider amending the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-47-25-1 and rezone the site from PSC (Approved PSCOD) (Planned Shopping Center District, Approved Planned Shopping Center Overlay District) to PUD (Planned Unit Development) to allow retail and commercial uses.

Summary

Current Zoning: PSC (Approved PSCOD)
Proposed Zoning: PUD
Acreage: 6.00 acres
Proposal: Retail and commercial uses

Owner: Redland Holding, LLC
Applicant: Noel Griemsmann, Snell & Wilmer, LLP
Representative: Nick Wood, Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Information Only: The Deer Valley Village Planning Committee heard this item on August 19, 2025, for information only.
VPC Action: The Deer Valley Village Planning Committee heard this item on October 21, 2025, and recommended approval, per the staff recommendation, by a vote of 9-0.

PC Action: The Planning Commission is scheduled to hear this item on November 6, 2025.

Location

Approximately 210 feet east of the northeast corner of 43rd Avenue and Bell Road
Council District: 1
Parcel Addresses: 4238, 4240, and 4260 W. Bell Road

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE SITE DESCRIBED HEREIN (CASE Z-47-25-1) FROM PSC (APPROVED PSCOD) (PLANNED SHOPPING CENTER DISTRICT, APPROVED PLANNED SHOPPING CENTER OVERLAY DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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

SECTION 1. The zoning of a 6.00-acre site located 210 feet east of the northeast corner of 43rd Avenue and Bell Road in a portion of Section 34, Township 4 North, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from PSC (Approved PSCOD) (Planned Shopping Center District, Approved Planned Shopping Center Overlay District) to “PUD” (Planning Unit Development) to allow retail and commercial uses.

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

DRAFT

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Howard's Ace Hardware PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped September 29, 2025, as modified by the following stipulations.

    a. Front Cover: Add "City Council adopted: November 19, 2025"

    b. Page 8, Section D1.e Development Standards: Revise as follows:

    "The maximum building height shall be twenty-five (25) feet for any structure seventy-five (75) feet from a residential district. Such height may be increased by one (1) foot for each additional three (3) feet from the residence district beyond seventy-five (75) feet to a maximum of fifty-six (56) feet."

    c. Page 9, Section D2.b. Landscape Standards: Revise as follows:

    "Existing landscaping shall be in accordance with the existing approved landscape plan (Exhibit 4).

    When site improvements, new development, or building alterations exceed 2,000 square feet, from what is depicted on the site plan included as Exhibit 2, new landscaping improvements shall be designed and installed in accordance with Section 623 and Section 507 Tab A.II.A.3.

    Utility Conflict Resolution: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment."

    d. Page 10, Section D4.b Parking Standards: Revise as follows:

    "Surface or structured parking lots are permitted.

    For surface parking and parking garages, the combined depth of the parking space and the aisle width shall equal 60 feet for a double loaded aisle and 42 feet for a single loaded aisle."

DRAFT

e. Page 14, Section G1: City Enforced Standards: add the following language:

"• A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

• The project will incorporate recycling as part of its waste management program."

2. When site improvements, new development, or building alterations exceed 2,000 square feet, from what is depicted on the Exhibit 2 Site Plan in the PUD Narrative, the Bell Road right-of-way shall be brought up to the standards including:

   a. Dedication of right-of-way totaling a minimum of 70 feet for the north half of Bell Road.

   b. Detached sidewalk per the Streetscape Standards Section of the PUD Narrative.

   c. Incidental right-of-way improvements to bring adjacent rights-of-way up to City of Phoenix standards.

3. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

4. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

5. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

6. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County

DRAFT

Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 19th day of November, 2025.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Ed Zuercher, City Manager

Exhibits:
A – Legal Description (5 Pages)
B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-47-25-1

PARCEL NO. 1 (APN 207-18-589A):

PARCEL 1 OF LOT SPLIT OF LOT 2, ALBERTSON'S AMENDED, AS RECORDED IN BOOK 597 OF MAPS, PAGE 2, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, OF SAID ALBERTSON'S AMENDED, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 337, DESERT PINES UNIT FOUR, AS RECORDED IN BOOK 204 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, ALBERTSON'S AMENDED, A DISTANCE OF 217.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, ALBERTSON'S AMENDED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 2, ALBERTSON'S AMENDED, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, ALBERTSON'S AMENDED, A DISTANCE OF 97.52 FEET;

THENCE SOUTH 00 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 298.77 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 16 SECONDS WEST, A DISTANCE OF 21.33 FEET;

THENCE SOUTH 00 DEGREES 55 MINUTES 38 SECONDS EAST, A DISTANCE OF 371.39 FEET TO THE SOUTH LINE OF SAID LOT 2, ALBERTSON'S AMENDED, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD;

THENCE SOUTH 89 DEGREES 11 MINUTES 54 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 2, ALBERTSON'S AMENDED, A DISTANCE OF 84.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, ALBERTSON'S AMENDED;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2, ALBERTSON'S AMENDED, THE FOLLOWING 7 COURSES;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 222.02 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 186.71 FEET;

DRAFT

THENCE NORTH 00 DEGREES 45 MINUTES 51 SECONDS WEST, A DISTANCE OF 113.97 FEET;

THENCE NORTH 89 DEGREES 14 MINUTES 09 SECONDS EAST, A DISTANCE OF 199.47 FEET;

THENCE NORTH 00 DEGREES 41 MINUTES 16 SECONDS WEST, A DISTANCE OF 202.24 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 44 SECONDS WEST, A DISTANCE OF 8.66 FEET;

THENCE NORTH 00 DEGREES 32 MINUTES 55 SECONDS WEST, A DISTANCE OF 131.92 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL 1, LOT SPLIT FOR LOT 2, ALBERTSON'S AMENDED, AS RECORDED IN BOOK 1130 OF MAPS, PAGE 38, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2 (APN 207-18-589B):

PARCEL 2 OF LOT SPLIT OF LOT 2, ALBERTSON'S AMENDED, AS RECORDED IN BOOK 597 OF MAPS, PAGE 2, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, OF SAID ALBERTSON'S AMENDED, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 337, DESERT PINES UNIT FOUR, AS RECORDED IN BOOK 204 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID ALBERTSON'S AMENDED, A DISTANCE OF 315.43 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, ALBERTSON'S AMENDED, A DISTANCE OF 77.67 FEET;

THENCE SOUTH 00 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 163.65 FEET;

DRAFT

THENCE NORTH 89 DEGREES 15 MINUTES 16 SECONDS EAST, A DISTANCE OF 17.00 FEET;

THENCE SOUTH 00 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 119.79 FEET;

THENCE NORTH 89 DEGREES 15 MINUTES 16 SECONDS EAST, A DISTANCE OF 23.23 FEET;

THENCE SOUTH 00 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 46.28 FEET;

THENCE SOUTH 89 DEGREES 12 MINUTES 39 SECONDS WEST, A DISTANCE OF 8.93 FEET;

THENCE SOUTH 00 DEGREES 48 MINUTES 05 SECONDS EAST, A DISTANCE OF 340.37 FEET TO THE SOUTH LINE OF SAID LOT 2, ALBERTSON'S AMENDED, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD;

THENCE SOUTH 89 DEGREES 11 MINUTES 54 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 2, ALBERTSON'S AMENDED, A DISTANCE OF 129.45 FEET;

THENCE NORTH 00 DEGREES 55 MINUTES 38 SECONDS WEST, A DISTANCE OF 371.39 FEET;

THENCE NORTH 89 DEGREES 15 MINUTES 16 SECONDS EAST, A DISTANCE OF 21.33 FEET;

THENCE NORTH 00 DEGREES 44 MINUTES 44 SECONDS WEST, A DISTANCE OF 298.77 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL 2, LOT SPLIT FOR LOT 2, ALBERTSON'S AMENDED, AS RECORDED IN BOOK 1130 OF MAPS, PAGE 38, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3 (APN 207-18-589C):

PARCEL 3 OF LOT SPLIT OF LOT 2, ALBERTSON'S AMENDED, AS RECORDED IN BOOK 597 OF MAPS, PAGE 2, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, OF SAID ALBERTSON'S AMENDED, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 337,

DRAFT

DESERT PINES UNIT FOUR, AS RECORDED IN BOOK 204 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID ALBERTSON'S AMENDED, A DISTANCE OF 393.10 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, ALBERTSON'S AMENDED, A DISTANCE OF 276.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, ALBERTSON'S AMENDED, SAID POINT BEING ON THE WESTERLY LINE OF LOT 395 OF SAID DESERT PINES UNIT FOUR;

THENCE SOUTH 00 DEGREES 00 MINUTES 06 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 2, ALBERTSON'S AMENDED, SAID LINE BEING THE WESTERLY LINE OF LOTS 395 THROUGH 398, SAID DESERT PINES UNIT FOUR, A DISTANCE OF 266.66 FEET TO THE NORTHEASTERLY CORNER OF LOT 3, SAID ALBERTSON'S AMENDED;

THENCE ALONG THE COMMON LINE OF LOTS 2 AND 3, ALBERTSON'S AMENDED, THE FOLLOWING 7 COURSES;

THENCE NORTH 45 DEGREES 42 MINUTES 58 SECONDS WEST, A DISTANCE OF 103.35 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 44 SECONDS WEST, A DISTANCE OF 44.42 FEET;
THENCE SOUTH 00 DEGREES 41 MINUTES 16 SECONDS EAST, A DISTANCE OF 196.02 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 61.04 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 51 SECONDS EAST, A DISTANCE OF 226.23 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 38.37 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 51 SECONDS EAST, A DISTANCE OF 54.59 FEET TO THE SOUTH LINE OF SAID LOT 2, ALBERTSON'S AMENDED, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD;

THENCE SOUTH 89 DEGREES 11 MINUTES 54 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 2, ALBERTSON'S AMENDED, A DISTANCE OF 24.90 FEET;

DRAFT

THENCE NORTH 00 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 340.37 FEET;

THENCE NORTH 89 DEGREES 12 MINUTES 39 SECONDS EAST, A DISTANCE OF 8.93 FEET;

THENCE NORTH 00 DEGREES 44 MINUTES 44 SECONDS WEST, A DISTANCE OF 46.28 FEET;

THENCE SOUTH 89 DEGREES 15 MINUTES 16 SECONDS WEST, A DISTANCE OF 23.23 FEET;

THENCE NORTH 00 DEGREES 44 MINUTES 44 SECONDS WEST, A DISTANCE OF 119.79 FEET.

THENCE SOUTH 89 DEGREES 15 MINUTES 16 SECONDS WEST, A DISTANCE OF 17.00 FEET;

THENCE NORTH 00 DEGREES 44 MINUTES 44 SECONDS WEST, A DISTANCE OF 163.65 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL 3, LOT SPLIT FOR LOT 2, ALBERTSON'S AMENDED, AS RECORDED IN BOOK 1130 OF MAPS, PAGE 38, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

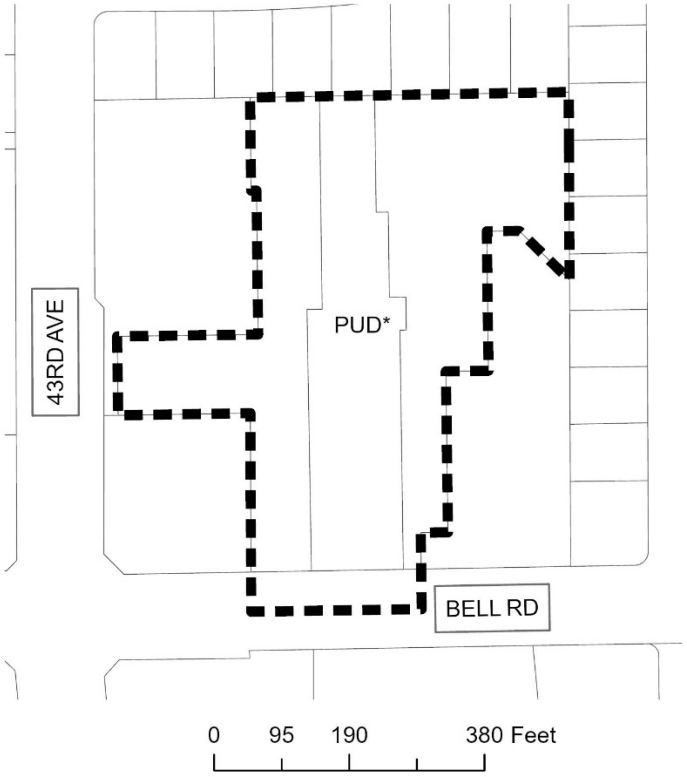
DRAFT

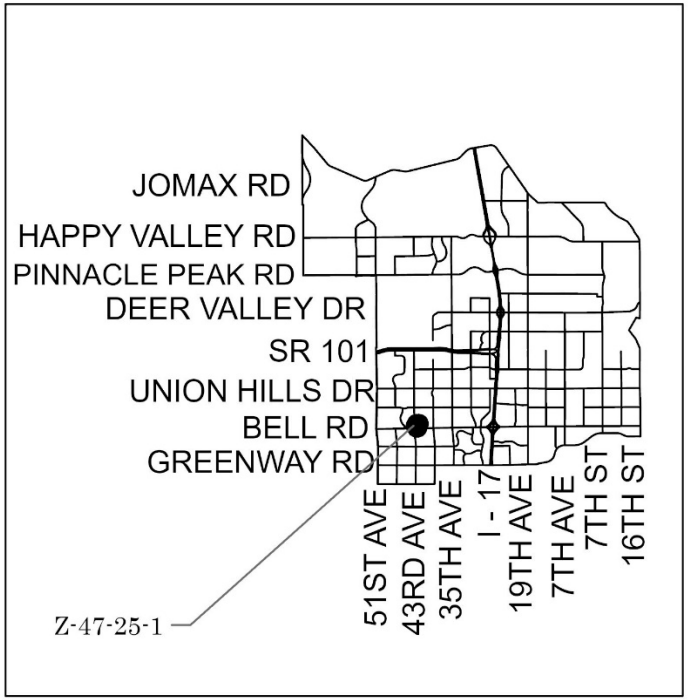
ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-47-25-1
Zoning Overlay: N/A
Planning Village: Deer Valley





NOT TO SCALE

N

Drawn Date: 10/21/2025

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2025 Ord\11-19-2025\11_19_2025.aprx

ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-47-25-1
(Howards' Ace Hardware PUD)
October 15, 2025

Deer Valley Village Planning Committee Meeting Date:	October 21, 2025
Planning Commission Hearing Date:	November 6, 2025
Request From:	PSC (Approved PSCOD) (Planned Shopping Center District, Approved Planned Shopping Center Overlay District) (6.00 acres)
Request To:	PUD (Planned Unit Development) (6.00 acres)
Proposed Use:	Planned Unit Development to allow retail and commercial uses
Location:	Approximately 210 feet east of the northeast corner of 43rd Avenue and Bell Road
Owner:	Redland Holding, LLC
Applicant:	Noel Griemsmann, Snell & Wilmer, LLP
Representative:	Nick Wood, Snell & Wilmer, LLP
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation	Commercial		
Street Map Classification	Bell Road	Major Arterial	55-feet north half street

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE;ENTREPRENEURS EMERGING ENTERPRISES; LAND USE PRINCIPLE; Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The PUD narrative only allows for commercial uses which will allow existing businesses to remain while facilitating future redevelopment of the site.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The PUD Narrative incorporates enhanced landscaping and shade standards that will help to provide shade for pedestrians and mitigate the urban heat island effect by covering hard surfaces thus cooling the micro-climate around the vicinity.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

The PUD narrative incorporates development standards that are sensitive to the surrounding area such as a height maximum and enhanced building setbacks.

Applicable Plans, Overlays and Initiatives

Complete Streets Guiding Principles: Background Item No. 6.

Comprehensive Bicycle Master Plan: Background Item No.7.

Shade Phoenix Plan: Background Item No. 8.

Conservation Measures for New Development: Background Item No. 9.

Phoenix Climate Action Plan: Background Item No. 10.

Zero Waste PHX: Background Item No. 11.

Surrounding Land Uses/Zoning

	Land Use	Zoning
On Site	Retail shopping center	PSC (Approved PSCOD)
North	Single-family residential	R1-8
East	Single-family residential Retail shopping center	R1-8 R1-8 PSCOD
South (Across Bell Road)	Retail shopping center	PSC
West	Retail shopping center Restaurant	PSC PSC (Approved PSCOD)
West (Across 43rd Avenue)	Retail shopping center	PSC

Background/Issues/Analysis

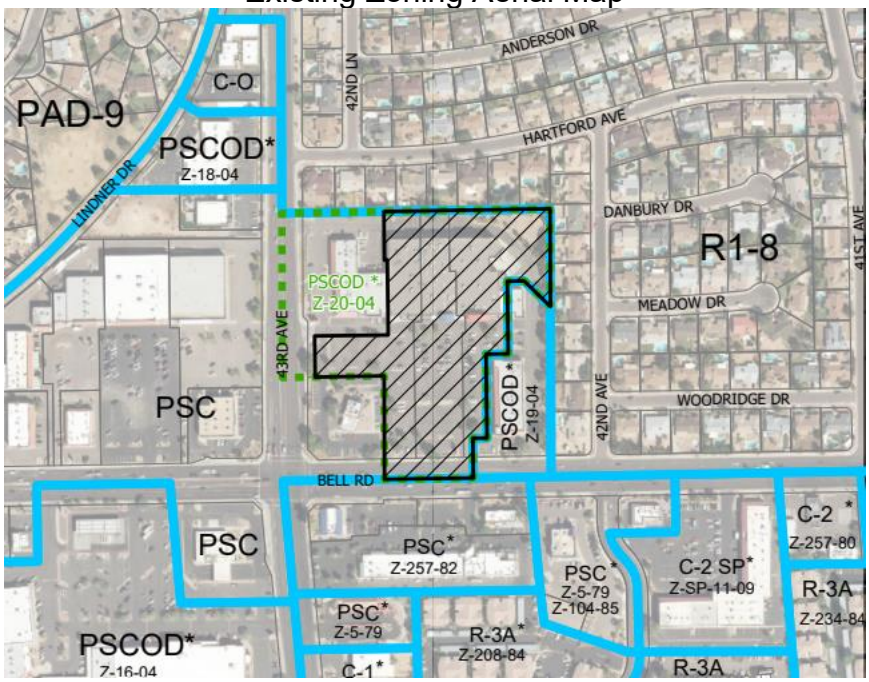
SUBJECT SITE

1. This request is to rezone 6.00 acres located approximately 210 feet east of the northeast corner of 43rd Avenue and Bell Road from PSC (Approved PSCOD) (Planned Shopping Center District, Approved Planned Shopping Center Overlay District) to PUD (Planned Unit Development) to allow retail and commercial uses. The proposed PUD includes appropriate development standards as well as a prohibition on certain uses that will allow the site to develop in a manner that is respectful of the existing single-family neighborhoods located in the immediate vicinity. The subject site is currently developed as a shopping center.

SURROUNDING LAND USES AND ZONING

2. The area to the north and east of the existing shopping center consists of a single-family residential neighborhood zoned R1-8 (Single-Family Residence District). To the south of the larger shopping center, across Bell Road, is an existing shopping center, also zoned PSC (Planned Shopping Center District). To the west of the larger shopping center, across 43rd Avenue, is another shopping center zoned PSC. The area of the subject PUD is irregular in shape and does not encompass the entirety of the existing shopping center; therefore, the subject PUD abuts portions of the original shopping center that retains the original PSC and PSC (Approved PSCOD) to the west, and PSCOD zoning to the east.

Existing Zoning Aerial Map

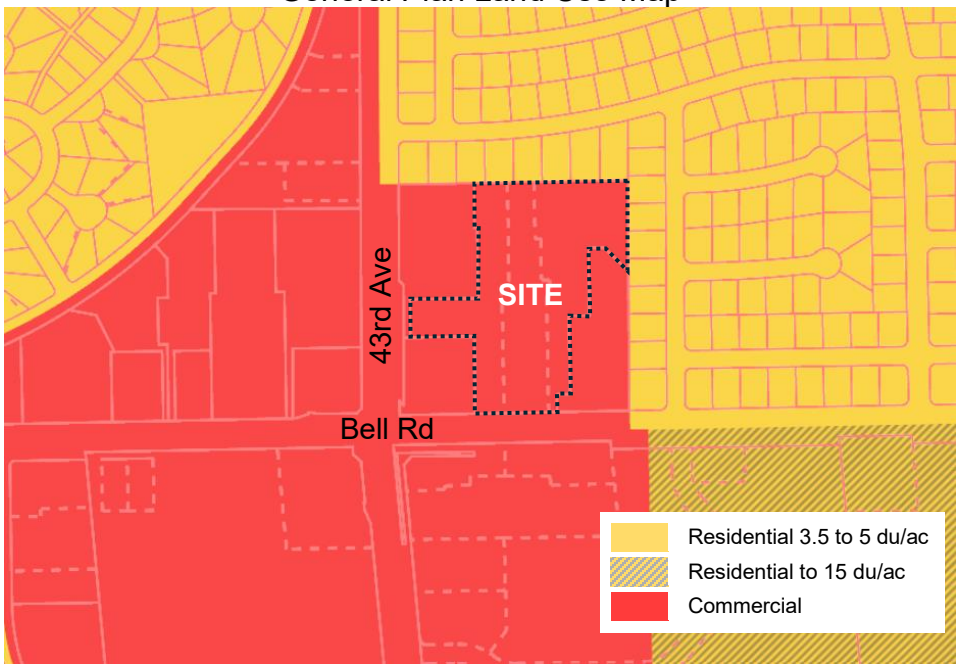


Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan Land Use Map designates the subject site as Commercial, as is the area to the south and west of the subject site, as well as the portion of the shopping center to the east. The area to the north and east of the site is designated as Residential 3.5 to 5 dwelling units per acre. The PUD proposes commercial uses which are consistent with the General Plan Land Use Map designation.

General Plan Land Use Map



Source: Planning and Development Department

PROPOSAL

4. The proposal was developed utilizing the Planned Unit Development (PUD) zoning district. The PUD is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

5. The PUD was designed to allow for a neighborhood commercial center with development standards that are specific to this site. Below is a summary of the proposed development plan and permitted uses for the subject site as described in the attached PUD Development Narrative date stamped September 29, 2025.

Conceptual Development Plan and Permitted Uses

The PUD proposes a regulatory framework structured around the recognition of the existing users coupled with the prospects for future redevelopment. In general, the primary uses that would be allowed under the PUD are consistent with C-2 uses as outlined in the Zoning Ordinance; however, the PUD also

includes a robust list of prohibited uses as outlined in Section C of the PUD Narrative. The list of prohibited uses includes but is not limited to adult businesses, marijuana dispensaries, residential uses, and data centers.

Development Standards

The PUD development narrative proposes development standards intended to respond to the existing conditions associated with the manner in which the site is currently developed. A summary of the development standards is provided below.

Table D1: Development Standards		
a.	**Density**	0 (Residential Not Permitted)
b.	**Minimum Lot Width / Depth**	No standard
c.	**Building Setbacks[1] Minimum**	
	North Perimeter	75 feet
	South (Bell Road)	50 feet
	East (Perimeter)	0 feet, unless adjacent to a Residential Zoning District then 75 feet
	Interior (Adjacent to parcels in overall center)	0 feet[2]
d.	**Building Separation (Minimum)**	0 feet
e.	**Building Height (Maximum)**	25 feet for any structure 75 feet from a residential district. Such height may be increased by 1 foot for each additional 3 feet from the residence district beyond 75 feet to a maximum of 56 feet. No structure shall contain more than 2 stories at a building height of 25 feet or less and not more than 4 stories.
f.	**Lot Coverage (Maximum)**	25% Exterior covered walkways which are not part of interior or enclosed malls, ramadas, and eave overhangs used for protection from the elements, but not used for commercial activity or parking shall not be included in computing the 25% coverage.
1	Setbacks measured from property lines, see Exhibit 3.	
2	Where applicable, minimum 70 feet measured from the 43rd Avenue right of way (to maintain consistency with existing surrounding development). Note the Property does not have frontage on 43rd Avenue.	

Generally, the development standards associated with this PUD are similar to typical Zoning Ordinance standards, with the exception of a 50-foot building setback adjacent to Bell Road, which exceeds the Zoning Ordinance standard. Staff notes that item “e” in Table D1 includes the phrase “No structure shall

contain more than 2 stories at a building height of 25 feet or less and not more than 4 stories". Upon further consideration, staff recommends this language be deleted from the narrative, which the applicant concurs. This is addressed in Stipulation No. 1.b.

Landscape Standards

Section D2 of the PUD discusses landscape standards applicable to the site. Sub-section D2.a establishes a 10-foot landscape setback for all perimeters except where adjacent to commercially zoned property, in which case the landscape setback is zero feet. Sub-section D2.b includes language regarding how new and future landscaping should occur; however, due to an oversight, this language conflicts with language contained in Section D3. Staff, therefore, recommends a stipulation that addresses this issue. This is included in Stipulation No. 1.c.

Parking Standards

The PUD refers to Section 702 of the Zoning Ordinance and includes a provision that addresses cross-parking. The PUD also provides standards relating to both surface and structured parking, as well as a provision for bicycle parking and truck loading spaces.

D4: Parking Standards		
a.	**Vehicle Parking**	All parking to conform to Section 702. Required parking spaces are permitted to be located off site within the adjacent overall commercial development in conformance with any cross parking and access agreements.
b.	**Parking Location, Automotive**	Surface or structured parking lots are permitted. See Section E1.g for vehicle screening requirements. Ordinance Section 702.B.2.b.(5) does not apply. For parking garages, the combined depth of the parking space and the aisle width shall equal 60 feet for a double loaded aisle and 42 feet for a single loaded aisle.
c.	**Parking Location, Bicycle**	To be installed in conformance with Section 1307.H, except as follows: (i) Inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided.
d.	**Loading Bay**	Service/Goods Loading Spaces shall conform to Section 702. Loading spaces more than 100 feet from the public street are not required to be screened from public street view. Such spaces shall be a 10 feet x 20 feet minimum in size, exclusive of access aisles and maneuvering space.

Item “b” in Table D4 includes the phrase “See Section E1.g for vehicle screening requirements”, which is ambiguous. Also, Item “b” in Table D4 includes the phrase “Ordinance Section 702.B.2.b.(5) does not apply”. The intent of that language was to allow for the reduction in the combined parking space depth and aisle width related to surface parking lots in the same manner as proposed for parking garage parking. For clarity, staff recommends, and the applicant concurs, that the language of D4.b be modified as follows:

“Surface or structured parking lots are permitted. ~~See Section E1.g for vehicle screening requirements. Ordinance Section 702.B.2.b.(5) does not apply~~.

For surface parking and parking garages, the combined depth of the parking space and the aisle width shall equal 60 feet for a double loaded aisle and 42 feet for a single loaded aisle.”

This is addressed in Stipulation No. 1.d.

Fences/Walls
Section D5 of the PUD Narrative states that fences and walls will comply with Section 703 of the Zoning Ordinance.

Shade
Section D6 of the PUD Narrative includes certain shading requirements, which are outlined below:

- 75 percent coverage for new public and private pedestrian pathways
- 75 percent coverage for bicycle parking
- 25 percent coverage for new parking areas

Site Lighting
Section D7 references Sections 704 and 507 Tab A.II.A.8 of the Zoning Ordinance and Section 23-100 of the City Code.

Design Guidelines
Section E1 references Section 507 Tab A of the Phoenix Zoning Ordinance for any new development that occurs on site.

Section E2 references Sections 623.E.5 and 703 of the Zoning Ordinance regarding any new street and perimeter landscaping. Section E2 also includes a provision that allows existing operations to follow the previously approved landscape plan until such time as the site is redeveloped.

Signage
This section of the PUD Narrative states that all signage will comply with Section 705 of the Phoenix Zoning Ordinance.

Sustainability

The PUD Narrative requires several sustainability principles within the development, including dual glaze windows with high performance low-e glazing and water efficiency standards. Staff recommends, however, that additional language be added to this section regarding Green Stormwater Infrastructure as further discussed in Background Item No. 10 below.

AREA PLANS, OVERLAY DISTRICT, AND INITIATIVES

6. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The PUD Narrative encourages the use of bicycles by providing for bicycle parking and requires a detached sidewalk along Bell Road when the site redevelops.

7. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The PUD Narrative includes provisions for bicycle parking.

8. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. The PUD Narrative requires 75 percent shade on all new sidewalks and internal pathways, and larger tree sizes within the landscape areas between the back of curb and sidewalk.

9. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. The PUD Narrative has numerous conservation measures such as smart irrigation controllers, limitations on the use of natural turf, and Green Stormwater Infrastructure features to reduce water waste.

10. **Phoenix Climate Action Plan**
In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in the Infrastructure portion of the PUD Narrative; however, staff recommends a stipulation to require that this provision be added to the Sustainability Section of the Narrative. This is addressed in Stipulation No. 1.e.

11. **Zero Waste PHX**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant stated in their submittal documents that the project will incorporate recycling as part of its waste management program; however, this provision should be included in the Sustainability Section of the PUD Narrative. Stipulation No. 1.e also addresses this issue.

COMMUNITY INPUT SUMMARY

12. As of the writing of this report, staff has received no items in support or opposition to the request.

INTERDEPARTMENTAL COMMENTS

13. The Street Transportation Department requested that the PUD Narrative include the following provisions, which are included in Section D3 of the PUD:

- Six-foot wide detached sidewalk;
- Ten-foot-wide landscape strip between back of curb and the sidewalk;
- Landscape strip planting standards to include 75 percent tree shade coverage;
- A provision that allows the sidewalk to be attached when adjacent to a right-turn deceleration lane or a bus bay.

In addition, the Street Transportation Department requested the following be implemented as it relates to Bell Road, when site improvements, new

development, or building alterations exceed 2,000 square feet as compared to the site plan dated June 25, 2025 (Exhibit 2 of the PUD Narrative). These criteria are included in recommended Stipulation No. 2.

- 70-foot half-width right-of-way for the north side of Bell Road;
- Detached sidewalks per the Streetscape Standards Section of the PUD;
- Incidental right-of-way improvements to bring adjacent rights-of-way up to city standards.

The Street Transportation Department also requested that the developer replace and construct all improvements in the right-of-way with all required elements and to ADA standards. These are included in Stipulations No. 3 and 4.

14. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery, and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 5.

15. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et. seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 6.

16. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit if applicable. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation.

2. The proposal incorporates enhanced standards that will result in a more walkable, shaded, and pedestrian-friendly environment.

3. The proposal incorporates development standards that are sensitive to the surrounding area such as a height maximum and enhanced building setbacks.

Stipulations

1. An updated Development Narrative for the Howard’s Ace Hardware PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development

Narrative date stamped September 29, 2025, as modified by the following stipulations.

a. Front Cover: Add “City Council adopted: [Insert Adoption date]”

b. Page 8, Section D1.e Development Standards: Revise as follows:

“The maximum building height shall be twenty-five (25) feet for any structure seventy-five (75) feet from a residential district. Such height may be increased by one (1) foot for each additional three (3) feet from the residence district beyond seventy-five (75) feet to a maximum of fifty-six (56) feet.

~~No structure shall contain more than two stories at a building height of twenty-five (25) feet or less and not more than four stories at a height between twenty-five (25) feet and fifty-six (56) feet.~~”

c. Page 9, Section D2.b. Landscape Standards: Revise as follows:

“Existing landscaping shall be in accordance with the existing approved landscape plan (Exhibit 4).

~~With new construction or expansion of existing structures, new landscaping shall be designed and installed in accordance with Section 623 of the Zoning Ordinance.~~

When site improvements, new development, or building alterations exceed 2,000 square feet, from what is depicted on the site plan included as Exhibit 2, new landscaping improvements shall be designed and installed in accordance with Section 623 and Section 507 Tab A.II.A.3.

~~In the event of full redevelopment of the Property, a detached sidewalk and landscape strip shall be constructed as follows:~~

~~A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed adjacent to the development and shall comply with the following standards, as approved by the Planning and Development Department.~~

~~The landscaping strip shall be planted with the following:~~

~~Minimum 2-inch caliper, single-trunk, large canopy, drought tolerant, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalk to achieve a minimum of 75% shade.~~

~~A minimum of five, 5-gallon drought-tolerant shrubs per tree.~~

~~A mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.~~

Utility Conflict Resolution: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment."

d. Page 10, Section D4.b Parking Standards: Revise as follows:

"Surface or structured parking lots are permitted. ~~See Section E1.g for vehicle screening requirements. Ordinance Section 702.B.2.b.(5) does not apply~~.

For surface parking and parking garages, the combined depth of the parking space and the aisle width shall equal 60 feet for a double loaded aisle and 42 feet for a single loaded aisle."

e. Page 14, Section G1: City Enforced Standards: add the following language:

"• A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

• The project will incorporate recycling as part of its waste management program."

2. When site improvements, new development, or building alterations exceed 2,000 square feet, from what is depicted on the Exhibit 2 Site Plan in the PUD Narrative, the Bell Road right-of-way shall be brought up to the standards including:

a. Dedication of right-of-way totaling a minimum of 70 feet for the north half of Bell Road.

b. Detached sidewalk per the Streetscape Standards Section of the PUD Narrative.

c. Incidental right-of-way improvements to bring adjacent rights-of-way up to City of Phoenix standards.

3. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and

upgrade all off-site improvements to be in compliance with current ADA guidelines.

4. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

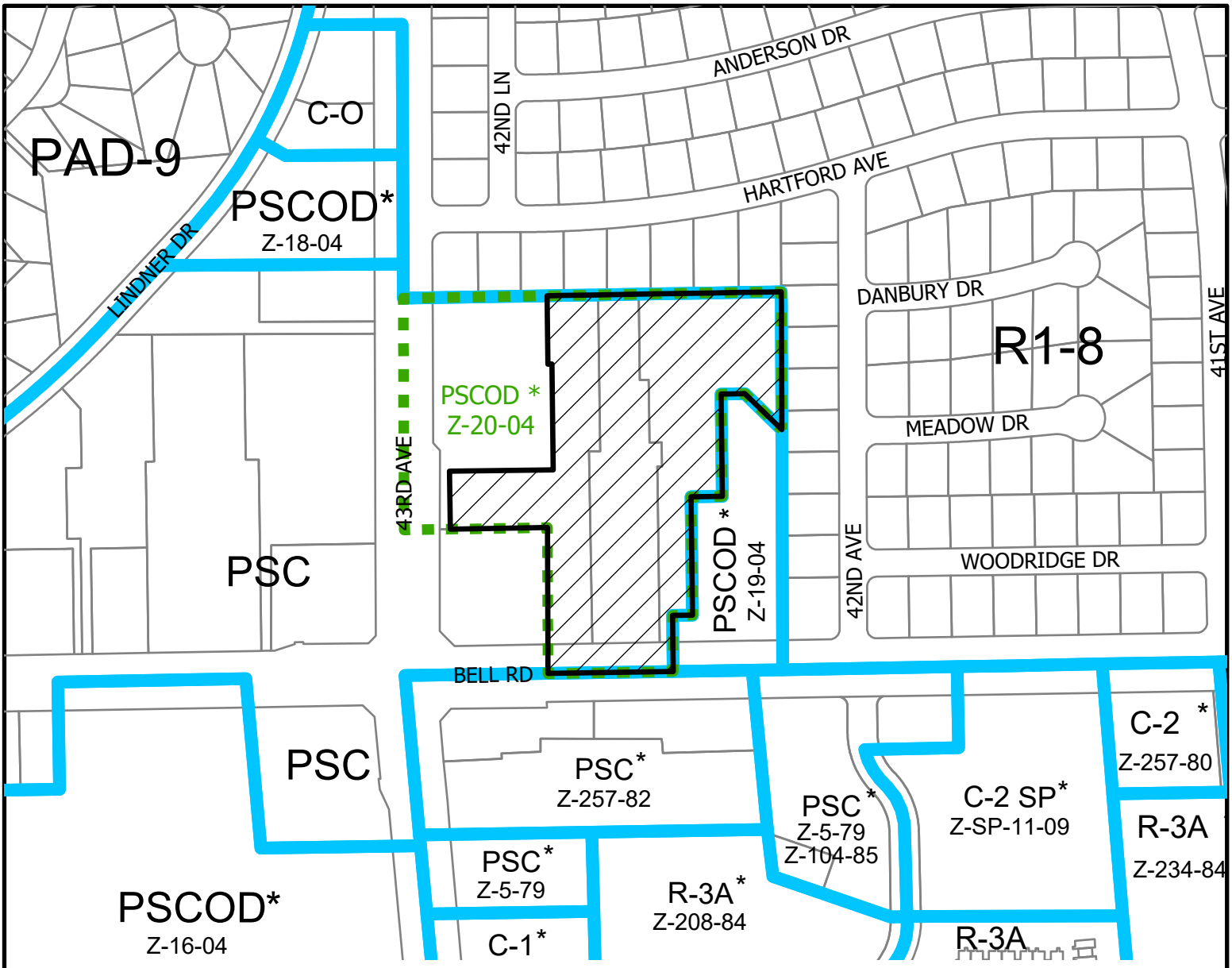
5. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

6. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer
Robert Kuhfuss
October 15, 2025

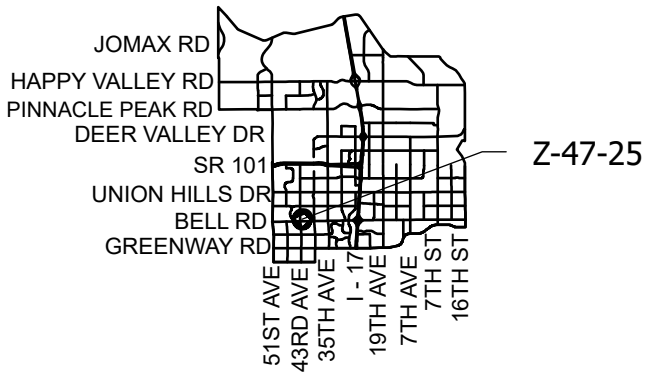
Team Leader
Racelle Escolar

Exhibits
Sketch Map
Aerial Map
Site Plan, date stamped April 30, 2025
Howard's Ace Hardware PUD, date stamped September 29, 2025



DEER VALLEY VILLAGE

COUNCIL DISTRICT: 1



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Snell & Wilmer, LLP
APPLICATION NO:	Z-47-25-1
DATE:	5/5/2025
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	6.00 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 37-19
ZONING MAP	M-6

REQUESTED CHANGE:

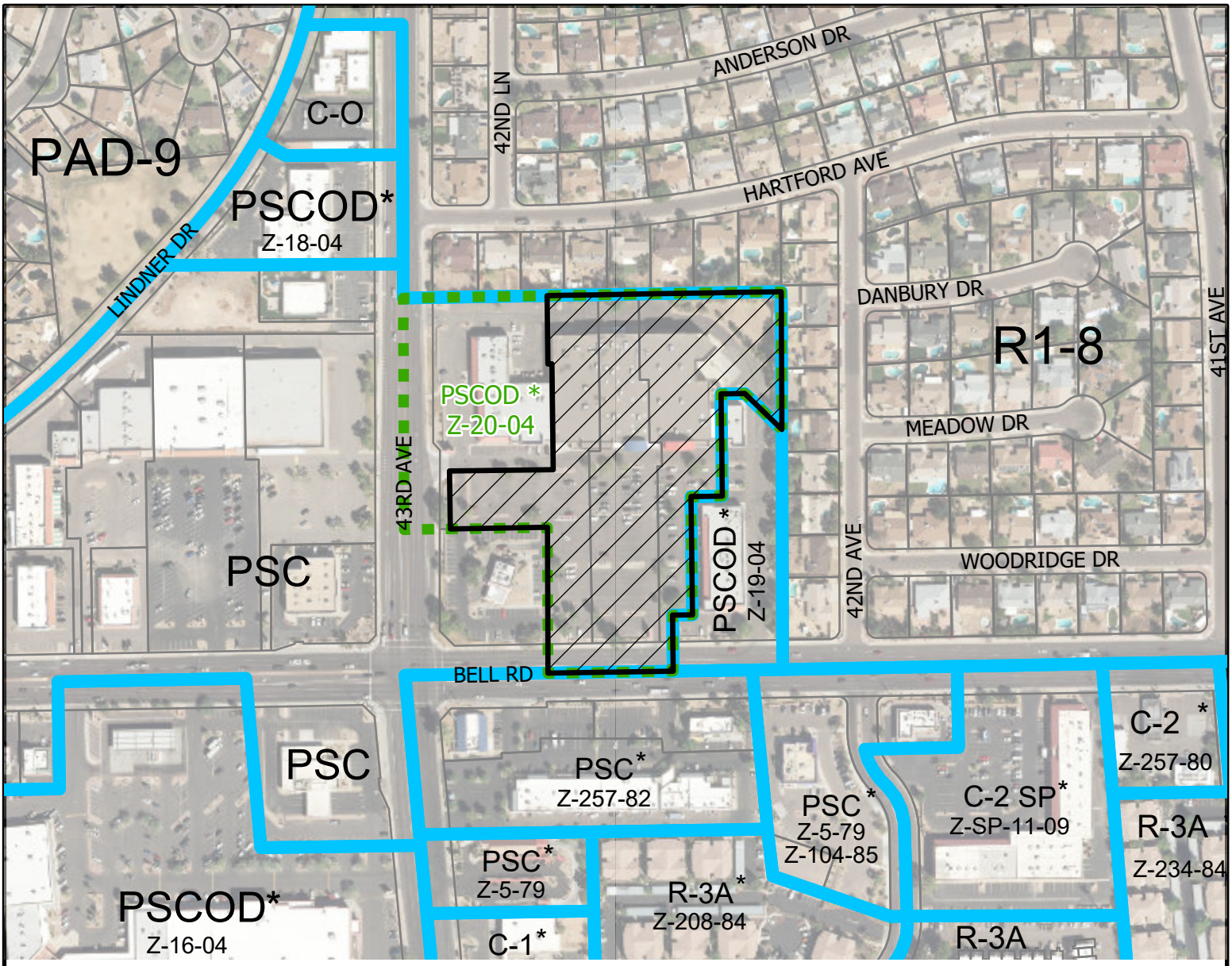
FROM: PSC (Approved PSCOD) (6.00 ac.)

TO: PUD (6.00 ac.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
PSC (Approved PSCOD)	0	0
PUD	0	0

* Maximum Units Allowed with P.R.D. Bonus

S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2025\Z-47-25.aprx

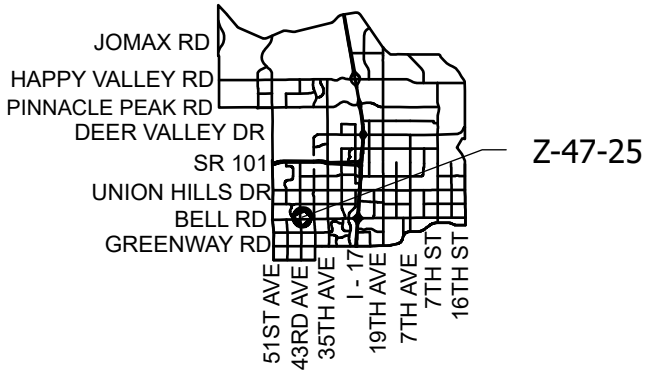


N

0 0.03 0.05 0.1 Miles

DEER VALLEY VILLAGE

COUNCIL DISTRICT: 1



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Snell & Wilmer, LLP
APPLICATION NO:	Z-47-25-1
DATE:	5/5/2025
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	6.00 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 37-19
ZONING MAP	M-6

REQUESTED CHANGE:

FROM: PSC (Approved PSCOD) (6.00 ac.)

TO: PUD (6.00 ac.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
PSC (Approved PSCOD)	0	0
PUD	0	0

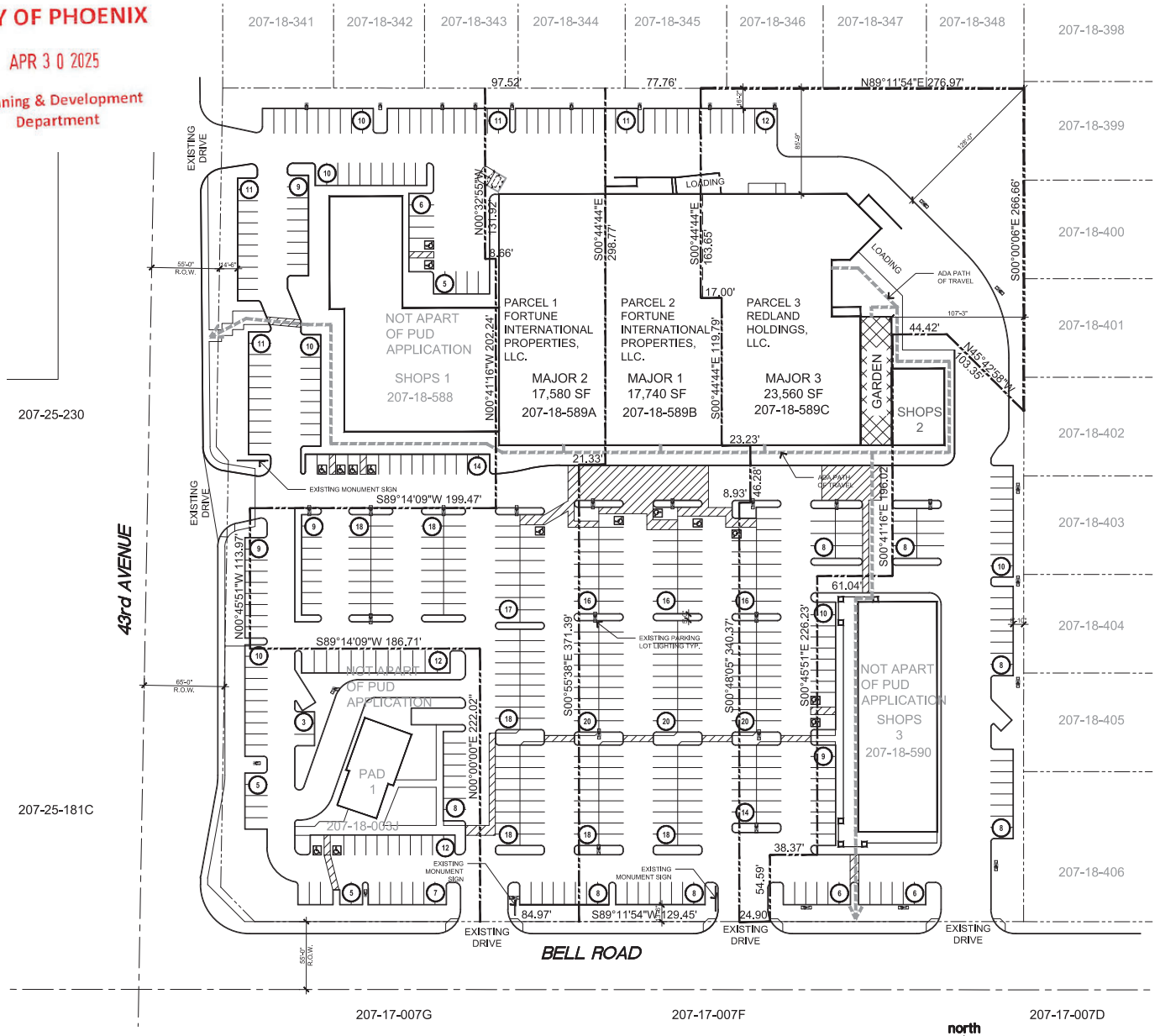
* Maximum Units Allowed with P.R.D. Bonus

S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2025\Z-47-25.aprx

CITY OF PHOENIX

APR 3 0 2025

Planning & Development Department



PUD Site Plan- Parcels 1,2, & 3 at NEC 43rd Ave and Bell Rd

scale: 1" = 40'-0"

0 40' 80' 120'

north

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

SITE DATA:

APN(S):	207-18-589A, 207-18-589B, & 207-18-589C
EXISTING ZONING:	PSC OD
PROPOSED ZONING:	PUD
GROSS SITE AREA (PARCEL1-3):	271,088 S.F. / 6.22 AC
NET SITE AREA (PARCEL1-3):	248,536 S.F./5.71 AC
LANDSCAPE AREA (PARCEL 1-3):	12,868 S.F./ 5.2%
EXISTING BUILDING HEIGHT:	ONE STORY 47'-0" FACADE PEAK
FLOOR AREA RATIO:	58,880/271,088 =21.72%
PROPOSED USE:	RETAIL/ RESTAURANT
MAJOR 1:	23,560 S.F.
MAJOR 2:	17,580 S.F.
MAJOR 3:	17,740 S.F.
TOTAL BUILDING AREA:	58,880 S.F.
TOTAL PARKING REQUIRED:	236 SPACES
SHOPPING CENTER 1/250 W/ 20% ASSEMBLY	
TOTAL PARKING PROVIDED:	314SPACES
ACCESSIBLE SPACES REQUIRED:	11 SPACES
ACCESSIBLE SPACES PROVIDED:	15 SPACES

LEGAL DISCRIPTIONS:

PARCEL 1 FROM LOT SPLIT MAP 2 OF LOT 2, ALBERTSONS AMENDED, RECORDED ON 11/28/2012 AT BOOK 1130 OF MAPS,PAGE 38, MCR

ALBERTSONS AMENDED MCR 597-02 POR OF LOT 2 DAF COM NW COR LOT 1 TH E 217.91F TO TPOB TH CONT E 97.52F TH S 298.77F TH W 21.33F TH S 371.39F TH W 84.97F TH NLY ALG WLY LI SD LOT TH N 222.02F TH W 186.71F TH N 113.97F TH E 199.47F TH N 202.04F TH W 8.66F TH N 131.92F TO TPOB P/F 12-897051

PARCEL 2 FROM LOT SPLIT MAP 2 OF LOT 2, ALBERTSONS AMENDED, RECORDED ON 11/28/2012 AT BOOK 1130 OF MAPS,PAGE 38, MCR

ALBERTSONS AMENDED MCR 597-02 TH POR LOT 2 DAF COM NW COR LOT 1 TH E 315.43F TO TPOB TH CONT E 77.67F TH S 163.65F TH E 17F TH S 119.79F TH E 23.23F TH S 46.28F TH W 8.93F TH S 340.37F TH W 129.45F TH N 371.39F TH E 21.33F TH N 298.77F TO TPOB P/F 12-897051

PARCEL 3 FROM LOT SPLIT MAP 2 OF LOT 2, ALBERTSONS AMENDED, RECORDED ON 11/28/2012 AT BOOK 1130 OF MAPS,PAGE 38, MCR

ALBERTSONS AMENDED MCR 597-02 TH POR LOT 2 DAF COM NW COR LOT 1 TH E 393.10F TO TPOB TN CONT E 276.97F TH S 266.66F TH 45D 42M W 103.35F TH W 44.42F TH S 196.02F TH W 61.04F TH S 226.23F TH W 38.37F TH S 54.59F TH W 24.90F TH N 340.37F TH E 8.93F TH N 46.28F TH W 23.23F TH N 119.79F TH W 17F TH N 163.65F TO TPOB P/F 12-897051

LEGEND

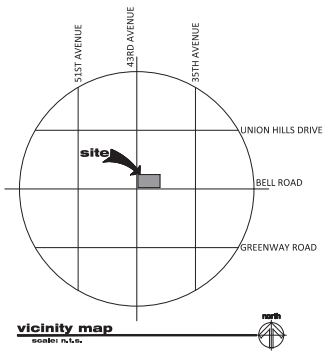
PROPERTY LINE PARCEL 3

ADJACENT PARCEL LINES

ADA PATH OF TRAVEL

EXISTING LIGHTING

ROADWAY CENTERLINE



vicinity map

scale: n.t.s.

IRKA ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-5900
IRKA.com

PRELIMINARY

DATE 10-10-2024

BELL PARK COMMERCIAL CENTER
NEC BELL ROAD & 43RD AVENUE
PARCEL 1, 2 & 3 LOT SPLIT
GLENDALE, ARIZONA 85308

EXISTING SITE PLAN

COPYRIGHT 2024, ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF IRKA ARCHITECTS INC AND MAY NOT BE REPRODUCED OR REPRODUCED IN PART WITHOUT WRITTEN PERMISSION OF THE COPYRIGHT.

design by: RWK
drawn by: MGS
checked by: RWK

SP1

project #: 24122.50

Deer Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-47-25-1
INFORMATION ONLY

Date of VPC Meeting	August 19, 2025
Request From	PSC (Approved PSCOD)
Request To	PUD
Proposal	Retail and commercial uses
Location	Approximately 210 feet east of northeast corner of 43rd Avenue and Bell Road

VPC DISCUSSION:

No members of the public registered to speak on this item.

Nick Wood, representing the applicant with Snell & Wilmer introduced himself. Mr. Wood oriented the committee to the site stating that it was located on the northeast corner of 43rd Avenue and Bell Road. Mr. Wood stated that the site consisted of approximately six acres and is part of a consolidated shopping center. Mr. Wood stated his client often receives calls from apartment developers and that six acres is about the right size for a 300-unit apartment complex; however, the owner wishes to keep the center as commercial while revitalizing the center. Mr. Wood stated that they discussed the option of C-2, which allows a large number of uses. Mr. Wood highlighted the neighboring properties and stated that during their initial neighborhood meeting, twenty-five to thirty people attended and expressed concerns over the potential for apartments and the loss of the shopping center. Mr. Wood stated that the proposed PUD includes a list of prohibited uses and described the uses that are currently on the property. Mr. Wood outlined the General Plan Land Use designation and that the current PSC zoning was approved in 2004 and is an archaic zoning designation. Mr. Wood presented the site data as well as a comparison between the existing and proposed zoning standards stating that the existing setbacks adjacent to the existing residential are being maintained while the setback along Bell Road is increasing. Mr. Wood stated that C-2 would have given them more flexibility with more permissive development standards and would have allowed 14.25 dwelling units per acre. Mr. Wood stated that multifamily is a prohibited use under the PUD and highlighted the prohibited uses.

QUESTIONS FROM THE COMMITTEE

Committee Member James Sutphen asked if they would be installing electric vehicle infrastructure per the Phoenix code. **Mr. Wood** stated that the code does not require

installation of electric vehicle infrastructure and that a number of his clients do so anyway but has not been discussed. **Chair Gregory Freeman** stated that the proposed zone change was to allow for the clean-up of the site as opposed to its redevelopment. Mr. Wood stated that was the case.

Committee Member Ricardo Romero asked what led up to the proposed PUD zoning. **Mr. Wood** stated the outdated PSC zoning includes certain restrictions and that the owner is looking at what can happen in the future and wants the flexibility that is built into the PUD. Committee Member Romero asked about the ownership of the two adjacent buildings. Mr. Wood stated that the only properties that are part of the rezone effort are within the boundary and that the adjacent buildings are not affected. **Vice Chair Braden Lopez-Biggs** asked if the larger complex was under one owner or several. Mr. Wood stated they were separate owners. **Committee Member Gerrald Adams** asked if there was a shared parking agreement and if that would be maintained. **Mr. Wood** stated there was an agreement and that it would be maintained.

Committee Member Ozzie Virgil asked about a property line configuration. **Mr. Wood** stated that it was adjacent to a patio area.

Chair Freeman asked when they anticipate coming back to the committee. **Mr. Wood** stated they anticipated being back in one to two months. Chair Freeman referred to the neighborhood outreach already completed and asked if they had been in conversations with the various tenants regarding this rezone. Mr. Wood stated that was left up to the owner as they have the various relationships.

Deer Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-47-25-1

Date of VPC Meeting	October 21, 2025
Request From	PSC (Approved PSCOD)
Request To	PUD
Proposal	Retail and commercial uses
Location	Approximately 210 feet east of northeast corner of 43rd Avenue and Bell Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	9-0

VPC DISCUSSION & RECOMMENDED STIPULATIONS:

One member of the public registered to speak on this item.

STAFF PRESENTATION

Robert Kuhfuss, staff, presented the land use, zoning, and General Plan information on the site and surrounding area. Mr. Kuhfuss presented a slide explaining the perimeter setbacks and building height limitations. Mr. Kuhfuss presented an overview of the permitted and prohibited uses, and stated that while was no written opposition, staff had received a phone call early on expressing concerns over the possibility of marijuana facilities being located on the site. Mr. Kuhfuss stated there were a number of city plans, overlays, and initiatives that had been addressed in the body of the narrative report and explained the recommended stipulations of approval. Mr. Kuhfuss provided staff's findings and recommendation for approval.

APPLICANT PRESENTATION

Nick Wood, representing the applicant with Snell & Wilmer, LLP, presented an overview of the site and the surrounding area. Mr. Wood provided an overview of the permitted and prohibited outlined under the PUD, and that no Special Permit uses would be allowed, further stating that the list had been tailored to address neighbor's concerns. Mr. Wood stated that a future restaurant was being discussed for the westernmost portion of the site. Mr. Wood provided an overview of the proposed development standards and stated they were in agreement with the stipulations of approval.

QUESTIONS FROM THE COMMITTEE

Vice Chair Braden Lopez-Biggs asked for clarification on the location of the future restaurant and how that might affect parking. **Mr. Wood** reiterated that it would be located in the westernmost portion of the site and that the overall site was currently overparked allowing for the additional parking demand. **Chair Gregory Freeman** asked if the proposed restaurant would be a coffee kiosk. Mr. Wood stated that might be the case. Vice Chair Lopez-Biggs asked if it could potentially be a Dutch Bros. Mr. Wood stated that it was a possibility; however, Dutch Bros. have their own traffic issues that would need to be addressed in order to not negatively affect the other tenants in the center. **Committee Member Ricardo Romero** asked if the restaurant would be a quick service restaurant. Mr. Wood stated that would be the case. Committee Member Romero asked about the timing of any redevelopment efforts. Mr. Wood stated there were no immediate plans for redevelopment. Chair Freeman stated that his recollection was there would be no more than 25% lot coverage. Mr. Wood stated that was correct. Vice Chair Lopez-Biggs asked about the 2,000 square foot provision as it pertains to Stipulations No. 2, 3 and 4. **Mr. Kuhfuss** stated that if there was 2,000 square feet or more of cumulative alterations on the site, additional right-of-way and improvements would be required. Mr. Wood confirmed that was the case. Chair Freeman stated that the 2,000 square foot threshold would not include interior tenant improvements.

PUBLIC COMMENT

Lee Piester stated that he has been a resident for 87 years and that he and his wife owned and operated the Hobby Bench that is located within the site for 35 years. Mr. Piester stated that as a tenant he knew nothing about the proposed rezone until he saw the sign posted on the site. Mr. Piester stated that he was initially concerned over the potential for residential on the site but gained a comfort level upon learning that residential would be prohibited by the PUD. Mr. Piester stated that he wanted further explanation on the potential or redevelopment of the site.

APPLICANT RESPONSE

Mr. Wood reiterated that there would be no residential on the site. **Committee Member Romero** asked about the timing of redevelopment of the site. Mr. Wood stated there were no immediate plans for redevelopment of the site.

MOTION:
Committee Ozzie Virgil motioned to recommend approval of Z-47-25-1, per the staff recommendation. **Vice Chair Braden Lopez-Biggs** seconded the motion.

VOTE:
9-0, motion to recommend approval of Z-47-25-1, per the staff recommendation, passes with Committee Members Herber, Hoffman, Hoover, Romero, Sutphen, Thomas, Virgil, Lopez-Biggs, and Freeman in favor, and none opposed.

STAFF COMMENTS REGARDING VPC RECOMMENDATION
None

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 67

Public Hearing and Ordinance Adoption - Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-25--Z-29-12-7(5) - Southeast Corner of 99th Avenue and Thomas Road (Ordinance G-7451) - District 5

Request to hold a public hearing and authorize the City Manager, or his designee, to consider the Planning Hearing Officer's recommendation by the City Council on matters heard by the Planning Hearing Officer on June 18, 2025.

Summary

Application: PHO-1-25--Z-29-12-7(5)
Existing Zoning: PUD
Acreage: 197.0

Owner: Sheely Ted D / ET AL c/o William Sheely / ET AL
Applicant / Representative: Jason Morris, Withey Morris Baugh, P.L.C.

Proposal:
1. Request to modify Stipulation 1 regarding the site plan within the development narrative.

VPC Action: The Maryvale Village Planning Committee heard this request on June 12, 2025 and recommended approval with a vote of 12-1.
PHO Action: The Planning Hearing Officer recommended approval with a modification and an additional stipulation.

Location

Southeast corner of 99th Avenue and Thomas Road
Council District: 5
Parcel Address: 2209 N. 99th Ave.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-29-12-7(5) PREVIOUSLY APPROVED BY ORDINANCE G-5779.

_____

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

SECTION 1. The zoning stipulations applicable to the site located at the southeast corner of 99th Avenue and Thomas Road in a portion of Section 33, Township 2 North, Range 1 East, as described more specifically in Exhibit A and depicted in Exhibit B, are hereby modified to read as set forth below.

STIPULATIONS:

1. An updated Development Narrative for the Sheely Center PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with THE Development Narrative date stamped JUNE 6, 2025 ~~September 27, 2012~~, as modified by the following stipulations.

2. The applicant shall submit a revised Traffic Impact Study to the Street Transportation Department and Planning and Development Department prior to preliminary site plan approval. The applicant shall be responsible for any dedications and required improvements adjacent to the boundaries of the subject property as recommended by the traffic study, as approved by the Street Transportation Department and Planning and Development Department.

DRAFT

3. ALL STREETS, WITHIN AND ADJACENT TO THE DEVELOPMENT, SHALL BE DEDICATED AND CONSTRUCTED PER THE APPROVED SHEELY FAMRS MASTER STREET PLAN. ~~The applicant shall submit a street alignment plan for public streets (design and alignment for all arterial and collector streets), prior to preliminary site plan approval, for review and approval by the Street Transportation Department and Planning and Development Department.~~

4. Access to McDowell Road shall be reviewed by ADOT, Maricopa County, city of Tolleson, and the city of Phoenix. Notification of such review shall be submitted to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan approval.

5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscape and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

6. PRIOR TO FINAL SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

SECTION 2. Due to the site’s specific physical conditions and the use district granted pursuant to Ordinance G-5779, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-5779 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 19th day of November 2025.

DRAFT

_____
MAYOR

_____
Date

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: _____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A - Legal Description (4 Pages)
B - Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-25--Z-29-12-7(5)

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

LEGAL DESCRIPTION FOR Z-29-12-7(5)

THAT PART OF PARCELS 1, 2 AND 3 LYING WEST OF THE WESTERLY LINE OF THAT PROPERTY CONVEYED TO THE STATE OF ARIZONA BY DEED RECORDED JULY 31, 1998 IN 98-663064 AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE ROOSEVELT IRRIGATION DISTRICT **MAIN** CANAL.

PARCEL NO. 1:

THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

EXCEPT THE NORTH 33 FEET AND THE WEST 70 FEET; AND

EXCEPT A TRIANGULAR SHAPED PARCEL OF LAND DESCRIBED AS BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 200.00 FEET AND THE EAST LINE OF THE WEST 70 FEET OF SAID NORTHWEST QUARTER OF SAID SECTION 33;

THENCE EASTERLY 5 FEET ALONG SAID SOUTHERLY LINE OF THE NORTH 200.00 FEET TO A POINT;

THENCE IN A SOUTH-SOUTHWESTERLY DIRECTION TO A POINT ON THE EAST LINE OF THE WEST 70 FEET THAT IS 600 00 FEET SOUTHERLY FROM SAID POINT OF INTERSECTION;

THENCE NORTHERLY TO SAID POINT OF INTERSECTION; AND EXCEPT A PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 33 FEET AND THE EAST LINE OF THE WEST 75 FEET OF SAID NORTHWEST QUARTER OF SAID SECTION 33;

THENCE EASTERLY 35 FEET ALONG SAID SOUTH LINE OF THE NORTH 33 FEET TOA POINT;

DRAFT

THENCE IN A SOUTHWESTERLY DIRECTION TO A POINT ON SAID EAST LINE OF THE WEST 75 FEET THAT IS 35 FEET SOUTHERLY FROM SAID POINT OF INTERSECTION;

THENCE NORTHERLY TO SAID POINT OF INTERSECTION, AND EXCEPT THE EAST 5 FEET OF THE WEST 75 FEET OF THE SOUTH 167.00 FEET OF THE NORTH 200.00 FEET OF SAID SECTION 33.

PARCEL NO 2:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 100 FEET OF THE WEST 298.72 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, AS CONVEYED TO THE ROOSEVELT IRRIGATION DISTRICT, BY THAT CERTAIN DEED RECORDED IN BOOK 218 OF DEEDS, PAGE 366, RECORDS OF MARICOPA COUNTY, ARIZONA; AND INSTRUMENT 84-3648, AND

EXCEPT RIGHT OF WAY FOR DITCH EXTENDING FROM NORTH TO SOUTH BOUNDARIES OF THE SOUTHWEST QUARTER OF SAID SECTION 33; ALONG AND IMMEDIATELY WEST OF THE EAST LINE THEREOF AS CONVEYED TO UNITED STATES OF AMERICA BY THAT CERTAIN DEED RECORDED IN BOOK 175 OF DEEDS, PAGE 429, RECORDS OF MARICOPA COUNTY, ARIZONA, AND

EXCEPT THE WEST 65 FEET.

PARCEL NO 3:

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33 BEARS SOUTH 88 DEGREES 48 MINUTES 30 SECONDS WEST 120 FEET;

THENCE SOUTH O DEGREES 11 MINUTES WEST 367 70 FEET;

THENCE SOUTH 44 DEGREEES 36 MINUTES EAST 189.60 FEET;

DRAFT

THENCE SOUTH 27 DEGREES 23 MINUTES EAST 88 90 FEET;

THENCE SOUTH O DEGREES 01 MINUTES EAST 416.71 FEET;

THENCE SOUTH 44 DEGREES 18 MINUTES EAST 246.60 FEET;

THENCE SOUTH 56 DEGREES 58 MINUTES EAST 54.85 FEET;
THENCE NORTH 89 DEGREES 00 MINUTES EAST 2070.23 FEET,
THENCE NORTH O DEGREES 12 MINUTES EAST 50 FEET;
THENCE NORTH 89 DEGREES 00 MINUTES EAST 60 FEET (FROM WHICH POINT THE SOUTH QUARTER CORNER OF SAID SECTION 33 BEARS SOUTH 0 DEGREES 12 MINUTES WEST 160 FEET);

THENCE NORTH O DEGREES 12 MINUTES EAST ALONG THE MIDSECTION LINE OF SAID SECTION 33, A DISTANCE OF 1170 FEET TO NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE SOUTH 88 DEGREES 48 MINUTES 30 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 2525.89 FEET TO THE PLACE OF BEGINNING,

EXCEPT RIGHT OF WAY FOR DITCH LYING IMMEDIATELY WEST OF THE EAST LINE CONVEYED TO UNITED STATES OF AMERICA BY DEED RECORDED IN BOOK 175 OF DEEDS, PAGE 429, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE EAST 90 FEET OF THE WEST 298.72 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33, LYING NORTH OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ROOSEVELT IRRIGATION DISTRICT MAIN CANAL;

ALSO BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 208.72 FEET AND THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 33;

THENCE WEST 75 FEET ALONG SAID NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER; 75 FEET TO A POINT;

THENCE WEST 75 FEET ALONG SAID NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, 75 FEET TO A POINT;

THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT ON SAID EAST LINE OF THE WEST 208.72 FEET THAT IS 75 FEET SOUTHERLY FROM SAID POINT OF INTERSECTION;

DRAFT

THENCE NORTHERLY TO THE POINT OF INTERSECTION.

PARCEL NO. 4:

THOSE PORTIONS OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER (S½ OF SW¼) OF SECTION THIRTY-THREE (33), TOWNSHIP TWO (2) NORTH, RANGE ONE (1) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

PARCEL A

THAT PART OF THE WEST 208 72 FEET OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE QUARTER (S½ OF SW¼) OF SAID SECTION 33, LYING WITHIN A STRIP OF LAND NINETY (90) FEET WIDE ON A CENTER LINE DESCRIBED AS FOLLOWS:

USING AS A BASE THE SOUTH ONE-HALF (S½) OF THE WEST LINE OF SECTION THIRTY-THREE (33), TOWNSHIP TWO (2) NORTH, RANGE ONE (1) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, WITH AN ASSUMED BEARING OF NORTH 0'04' EAST;

BEGINNING AT A POINT 256.9 FEET EAST OF AND 308.7 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 33, AND RUNNING THENCE NORTH 0'06' WEST 453 7 FEET TO A POINT;

THENCE NORTH 45'06' WEST 247.6 FEET TO A POINT;

THENCE PARALLEL TO AND 78.0 FEET EAST OF THE WEST LINE OF SAID SECTION 33, NORTH 0'04 EAST 476.0 FEET;

EXCEPT THE WEST SIXTY-FIVE (65) FEET OF SAID SECTION 33.

PARCEL B·

THAT PART OF THE WEST 208.72 FEET OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER (S½ OF SW¼) OF SAID SECTION 33, LYING NORTH OF THE NORTH LINE OF THE SOUTH 717.44 FEET OF SAID SECTION 33 AND WEST OF PARCEL A AS DESCRIBED ABOVE:

EXCEPT THE WEST SIXTY-FIVE (65) FEET OF SAID SECTION 33

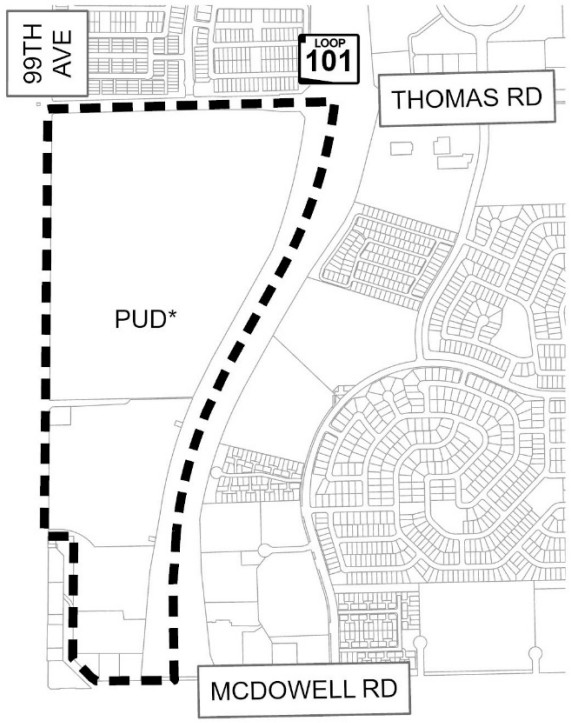
DRAFT

ORDINANCE LOCATION MAP

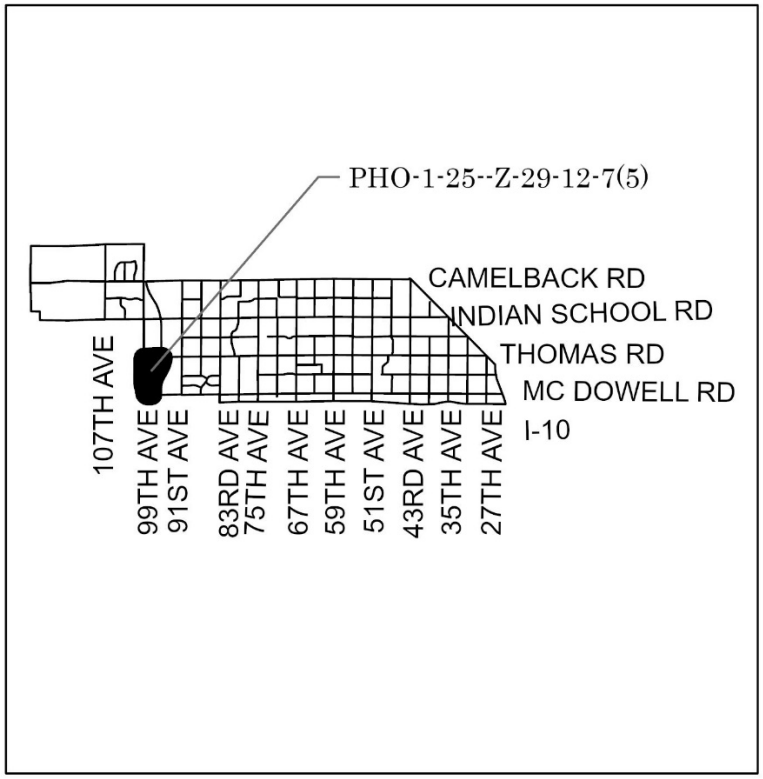
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: PHO-1-25--Z-29-12-7(5)
Zoning Overlay: N/A
Planning Village: Maryvale



0 500 1,000 2,000 Feet



NOT TO SCALE

N

Drawn Date: 7/22/2025

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2025 Ord\8-27-2025\8-27-2025.aprx

ATTACHMENT B

Maryvale
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
PHO-1-25—Z-29-12-7(5)

Date of VPC Meeting	June 12, 2025
Date of Planning Hearing Officer Hearing	June 18, 2025
Request	Modification of Stipulation 1 regarding modifications to the conceptual site plan and updated imagery within the development narrative.
Location	Southeast corner of 99th Avenue and Thomas Road
VPC Recommendation	Approval
VPC Vote	12-1

VPC DISCUSSION:

One member of the public registered to speak on this item.

Staff Background Presentation

Matteo Moric, staff, identified the location of the Sheely Center Planned Unit Development (PUD) and shared a slide showing images from the PUD narrative including the Conceptual Site Plan, Building Height Zones and Birdseye Perspective. Mr. Moric stated the intent of the PUD is to have a mixed-use project with housing, retail, entertainment, hotels, employment centers which include many specialized jobs.

Applicant Presentation

Jason Morris with Withey Morris Baugh, PLC, said the project was a culmination of over 25 years and indicated what was being presented was largely built. Mr. Morris said the Sheely Farms project originally came to the City in the early 2000's. Mr. Morris noted the site plan and PUD matched what was going on in the early 2000's. Mr. Morris said it was designed for all mixed-use developments but there were major amendments which had changed the plans over time. Mr. Morris noted today's portion of the project was the last part and it included the commerce park, manufacturing, commercial, and business park area. Mr. Morris added staff had told him over the previous six months that if the PUD would be amended it would make sense to bring the entire Sheely Center PUD up to date, so it would reflect what was already built. Mr. Morris said the project includes the residential component, Sprouts anchored shopping center, and the area immediately south of Thomas Road which was being constructed as commercial.

Mr. Morris provided background on the developer, IDM Companies, and described a main technology center they constructed out-of-state and felt they wanted to replicate it in a smaller version at this site. Mr. Morris hoped this was the last amendment to the Sheely Center PUD. Mr. Morris said that none of the underlying zoning and all the uses as part of the original PUD are still in place. Mr. Morris said the proposal includes data planning and tech, light manufacturing, business park and some of them could be office showrooms and Mr. Morris equated it with a project at the Airpark area in Scottsdale.

Mr. Morris stated no changes are proposed to the narrative text, permitted uses or development standards. Mr. Morris stated one of the buildings proposed has a governmental service aspect with data planning analysis and a data center component. Mr. Morris said he went to the City Council Office and stated with this type of project there is lots of open space because of the nature of this type of development and the required separation of other uses so they thought of creating a park.

Mr. Morris showed the weekday total trip comparison data as 93,333 in the current plan versus the proposal of 20,087. Mr. Morris said the summary of benefits changes from a vertical mixed-use to horizontal mixed-use project; maintaining employment and commercial objectives of the PUD in a campus-like setting; providing public amenities, meaningful enhancements to the social fabric through new connections; generating new jobs; and activating an underutilized site.

Mr. Morris said there were soccer fields, and a park proposed per a request by the City Council, and it was suggested to be closer to the retail by Thomas Road. Mr. Morris added they would create walking paths to take people to the retail component and the idea is to build and maintain fields which will be controlled.

Questions from the Committee/Applicant Response

Committee Member Jimenez asked if there was a fee for the league. **Mr. Morris** responded no fee as it was through the charity itself.

Committee Member Ramirez asked if there was enough parking and said she did not think it was enough parking for two fields as she had noticed parking was the biggest issue for these types of fields. **Mr. Morris** said they created a little more room adjacent to the fields for overflow parking but there would be a cross-access agreement with all the retail uses for this reason.

Committee Member Ewing asked what makes the traffic less. **Mr. Morris** said the traffic is less because the building itself changed and the original plan asked for very traditional office square footage and the original offices were 3.8 million square feet and it would be reduced down to about one half a million square feet which was the biggest change. Mr. Ewing asked if the soccer fields were turf or grass. Mr. Morris said it was more likely that they would be doing turf, but this decision had not been finalized.

Committee Member DuBose said turf is really hot and people could not stand on it during the summer. Mr. DuBose asked about the current soccer fields that were on the site. **Vice Chair Derie** said the original soccer fields moved up north near the Cardinals Stadium. Vice Chair Derie reminded the group of the concert venue at the property. **Mr. Morris** said the Sheely family ran those venues and said the biggest change was when they built the 101 Freeway in the City they did not sleeve water across to the west side. Mr. Morris explained how water was needed to develop on the west side of the freeway

Committee Member Acevedo asked if the soccer fields would have public restrooms. Mr. Morris said the restroom facilities could not be open all the time as they would be opened and closed with the soccer fields and would be fenced off and controlled by the soccer club. **Vice Chair Derie** said this would be like the same situation with the City park where the restrooms would be locked. **Committee Member Galaviz** expressed concerns for the homeless.

Committee Member Norgaard questioned what the change in the number of buildings and employment would be from the current PUD to now. **Mr. Morris** said somewhere in the magnitude of 60 buildings less. Mr. Morris said compared to the conceptual site plan there would be less employment but felt the conceptual site plan would probably not be applicable to today's market.

Mr. Morris said that this proposal was not a pure data center as these were also training centers. Mr. Morris indicated that there would be over 200 personnel per building as they would be used for manufacturing, light assembly, and some showrooms and office.

Committee Member DuBose asked about the Sprouts. **Mr. Morris** said the Sheely's owned the farm and were not developers. **Vice Chair Derie** said Sheely Farms originally included the eastern side of the 101 Freeway, which developed more quickly because there was water.

Mr. Morris said the Council District was trying to push ownership versus rental.

Public Comments

Saul Perea, resident, asked how many of the jobs were for the local community and if it would benefit everyone in the community. Mr. Perea said many of the community colleges provide standardized job training. Mr. Perea felt there was nothing guaranteeing jobs benefiting the local community in the long term. Mr. Perea added that he wanted to know if the jobs would be for U.S. military veterans. Mr. Perea also added about incorporating solar panels and shade for the parking.

Chair Barba said he wished there were pathways to jobs and as far as green space felt the project was pretty green.

Mr. Morris said in terms of employees they were moving a large number of them from Glendale to Phoenix so it would be net new employees. Mr. Morris said they would follow the employment practices of the U.S. Government.

Mr. Morris added there would be shaded pathways from the retail to the soccer fields and noted the open space would be unpaved and walkable and parts of it would be lit with small ankle lighting.

Chair Barba said he hopes there would be pathways for people in Maryvale to get high school students into these high paying jobs now that it would be in their backyard.

Committee Member Acevedo asked if they do anything about getting Maryvale residents training and jobs to support the community.

Mr. Morris said IDM Cares, the charitable organization associated with the developer does not do job training.

Floor/Public Comment Closed: Motion, Discussion, and Vote

Motion
Committee Member Jimenez motioned to approve PHO-1-25—Z-29-12-7(5).
Committee Member Ewing seconded the motion.

Vote
12-1, Motion to recommend approval of PHO-1-25—Z-29-12-7(5) passes, with Committee Members Acevedo, Alonzo, Demarest, DePascal, DuBose, Ewing, Galaviz, Jimenez, Ramirez, Weber, Derie and Barba in favor; and Norgaard in opposition.

ATTACHMENT C

REPORT OF PLANNING HEARING OFFICER ACTION
Byron Easton, Planner III, Hearing Officer
Teresa Garcia, Planner I, Assisting

June 18, 2025

ITEM NO: 1	
	DISTRICT NO. 5
SUBJECT:	
Application #:	PHO-1-25--Z-29-12-7(5)
Location:	Southeast corner of 99th Avenue and Thomas Road
Zoning:	PUD
Acreage:	197.0
Request:	1) Request to modify Stipulation 1 regarding the updated imagery within the development narrative.
Applicant:	Jason Morris, Withey Morris Baugh, PLC
Owner:	Sheely Ted D / ET AL C/O William Sheely / ET AL
Representative:	Jason Morris, Withey Morris Baugh, PLC

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with a modification and an additional stipulation.

Village Planning Committee (VPC) Recommendation: The Maryvale Village Planning Committee heard this request on June 12, 2025 and recommended approval with a vote of 12-1.

DISCUSSION:

Jason Morris, representative with Withey Morris Baugh PLC, introduced the subject site and explained that zoning history. He stated that the North Gateway Village Planning Committee (VPC) recommended approval by a vote of 12-1 and this PHO Hearing is the result of a great deal of planning between the applicant and City Council District office to update the PUD to conform with present market conditions and the shared vision between the developer and the City. He stated that the PUD has changed significantly since being approved in the 90's and early 2000's and all stakeholders have agreed that the renderings must be updated to support and reflect the new proposed development plan. There would be no change to the underlying uses that are contained in the PUD.

Mr. Morris went on to explain the history of the Sheely Center PUD, including some of the difficulties that were present that prevented development of the site. IBM developed some of the infrastructure, including bringing water to the site. He continued to explain the updates to the site, including replacing much of the

office uses with more mixed-use, including retail/commercial, multi-family, an as-built, garden-style multi-family development, commerce park uses, and a 58,256 square foot Sprouts grocery shopping center. In addition, new public amenities are included in the exhibits, featuring two standard soccer fields, a park and trails.

Byron Easton, Planning Hearing Officer, asked if Mr. Morris could speak about the large buildings located at the north of the site. Mr. Morris explained that the large buildings will be aligned with employment uses and will include a government building. Mr. Morris followed up with an explanation of the proposed vs. existing exhibits in the PUD including renderings and elevations

Mr. Easton asked if the applicant would have to go through PUD Amendment process in addition to the PHO. Mr. Morris stated that they will not be required to go through a PUD Amendment. Mr. Easton asked if in addition to the renderings, the site plan is being replaced in the PUD Narrative. Mr. Morris stated that yes, replacing the existing site plan with a revised conceptual site plan is part of the request.

Mr. Easton, Planning Hearing Officer, explained that the request was approved by the Village Planning Committee with a vote of 12-1 and he voiced his support for the request and the various mix of uses that are being proposed. He recommended approval.

FINDINGS:

1) The request to modify Stipulation 1 regarding updating the imagery, including renderings and the site plan contained in the PUD Narrative, is recommended to be approved. The modification will include an updated stamp date to be consistent with the latest version of these exhibits.

   The Sheely Center PUD, originally approved in 2013, was approved as mixed-use in nature and this proposal still reflects that intent. Although the site has been partially developed it has been re-designed as a horizontal mixed-use development in replacement of the originally planned, vertical mixed-use development. The original conceptual site plan for the Sheely Center PUD feature a more intense, urban, office centric design that has not come to fruition and is inconsistent with market demands. The applicant's request is limited to updating the exhibits within the PUD and will not change the uses allowed within the original PUD Narrative.

2) Stipulation 3 is recommended to be modified by replacing the existing language with updated language consistent with recommendation from the Streets Transportation Department. The stipulation now references a Master Street Plan that has been completed and approved by STD. The

updated stipulation acknowledges the Master Street Plan and requires compliance with the Plan.

3) The applicant did not submit a Proposition 207 waiver of claims prior to the Planning Hearing Officer hearing. Submittal of this form is an application requirement. An additional stipulation is recommended to require the applicant to record this form and deliver it to the City to be included in the rezoning application file for record.

STIPULATIONS:

1.	An updated Development Narrative for the Sheely Center PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with THE Development Narrative date stamped JUNE 6, 2025 ~~September 27, 2012~~, as modified by the following stipulations.
2.	The applicant shall submit a revised Traffic Impact Study to the Street Transportation Department and Planning and Development Department prior to preliminary site plan approval. The applicant shall be responsible for any dedications and required improvements adjacent to the boundaries of the subject property as recommended by the traffic study, as approved by the Street Transportation Department and Planning and Development Department.
3.	ALL STREETS, WITHIN AND ADJACENT TO THE DEVELOPMENT, SHALL BE DEDICATED AND CONSTRUCTED PER THE APPROVED SHEELY FARMS MASTER STREET PLAN. ~~The applicant shall submit a street alignment plan for public streets (design and alignment for all arterial and collector streets), prior to preliminary site plan approval, for review and approval by the Street Transportation Department and Planning and Development Department.~~
4.	Access to McDowell Road shall be reviewed by ADOT, Maricopa County, city of Tolleson, and the city of Phoenix. Notification of such review shall be submitted to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan approval.
5.	The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscape and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

6.	PRIOR TO FINAL SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS FORM. THE WAIVER SHALL BE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE AND DELIVERED TO THE CITY TO BE INCLUDED IN THE REZONING APPLICATION FILE FOR RECORD.

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. To request a reasonable accommodation, please contact Saneeya Mir at saneeya.mir@phoenix.gov or (602) 686-6461 or TTY: 7-1-1.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 68

Authorization to Grant Sheely Ted D / ET AL c/o William Sheely / ET AL (Sheely Center) a Binding Waiver of Enforcement (Waiver) of the Special Permit Provisions for Data Centers (Ordinance S-52435) - District 5

Request authority to grant Sheely Ted D / ET AL c/o William Sheely / ET AL (Sheely Center) a Binding Waiver of Enforcement (Waiver) of the Special Permit Provisions for Data Centers under Ordinance G-7396. The Council is considering the Planning Hearing Officer's recommendation regarding rezoning application PHO-1-25--Z-29-12-7(5) for this development by a public hearing held on the same council agenda as this item. This item must be heard following that hearing.

Summary

Following the City of Phoenix’s adoption of Ordinance G-7396 on July 2, 2025, which established a regulatory framework for data centers, Sheely Center submitted a demand to the City under A.R.S. § 12-1134, asserting that the ordinance diminished the fair market value of its property located at Parcel No. 102-34-002E.

Parcel Address: 2209 N. 99th Ave.
Owner: Sheely Ted D / ET AL c/o William Sheely / ET AL (Sheely Center)
Representative: Jason Morris, Withey Morris Baugh, P.L.C. and Andrew Gould, Holtzman Vogel Baran Torchinsky & Josefiak PLLC

Pursuant to A.R.S. § 12-1134(E), Ordinance G-7396 authorizes the City Council, in its sole discretion, to grant binding waivers of the special permit requirements for data centers. In accordance with this provision, Sheely Center has formally requested such a waiver. The special permit requirements set forth in Ordinance G-7396 were enacted by the City Council to address public health and safety concerns and to mitigate adverse secondary impacts on surrounding neighborhoods, businesses, and residents.

The purpose of the City's requirements are to protect public health and safety. Therefore, the waiver requires the proposed data center to address and mitigate potential health and safety impacts on neighboring properties, including, among other things, fire and public safety threats, hazardous materials, energy use, water use, and noise pollution. The waiver describes requirements for each category to comply with Ordinance G-7396. At the City’s request, Sheely Center has submitted detailed

information and committed to measures designed to mitigate the potential impacts of its proposed data center. Specific requirements will be outlined in the Waiver which will be available to the public 24 hours prior to the meeting. The requirements may be modified after the waiver is published.

The Planning and Development Department reviewed these submissions and determined that the waiver request meets all the submittal requirements. They found that Sheely Center's mitigation commitments appear to adequately address the ordinance's public health and safety objectives. The City Manager reviewed and makes a recommendation to approve the attached Waiver request.

Location
Southeast corner of 99th Avenue and Thomas Road
Council District: 5
Parcel Address: 2209 N. 99th Ave.

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Law Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** *69

REQUEST TO CONTINUE (SEE ATTACHED MEMO) Public Hearing and Ordinance Adoption - Rezoning Application Z-29-A-14-1 (Metro North Corporate Park PUD) - Approximately 550 Feet South of the Southwest Corner of Thunderbird Road and Black Canyon Highway (Ordinance G-7450) - District 1

Request to hold a public hearing and consider amending the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-29-A-14-1 and rezone the site from PUD (Planned Unit Development) to PUD (Planned Unit Development) for a Major Amendment to the Metro North Corporate Park PUD regarding data centers, landscape setbacks, and design standards.

Summary

Current Zoning: PUD
Proposed Zoning: PUD
Acreage: 42.61 acres
Proposal: Major Amendment to the Metro North Corporate Park PUD regarding data centers, setbacks, and design standards

Owner: CMB III, LLC, et. al.
Applicant: Ric Toris, Earl & Curley, P.C.
Representative: Taylor Earl, Earl & Curley, P.C.

Staff Recommendation: Approval, subject to stipulations.
PC Action: The Planning Commission is scheduled to hear this item on November 6, 2025.

Location

Approximately 550 feet south of the southwest corner of Thunderbird Road and Black Canyon Highway.
Council District: 1
Parcel Addresses: 13375, 13515, 13535, and 15355 N. 30th Avenue; and 13440 and 13610 N. Black Canyon Highway

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: November 18, 2025

From: Joshua Bednarek JB
Planning and Development Director

Subject: CONTINUANCE OF ITEM 69 ON THE NOVEMBER 19, 2025, FORMAL AGENDA – PUBLIC HEARING AND ORDINANCE ADOPTION - REZONING APPLICATION Z-29-A-14-1 (METRO NORTH CORPORATE PARK PUD) - APPROXIMATELY 550 FEET SOUTH OF THE SOUTHWEST CORNER OF THUNDERBIRD ROAD AND BLACK CANYON HIGHWAY (ORDINANCE G-7450)

Item 69, Rezoning Application No. Z-29-A-14-1, is a request to rezone 42.61 acres located at approximately 550 feet south of the southwest corner of Thunderbird Road and Black Canyon Highway from PUD (Planned Unit Development) to PUD (Planned Unit Development) for a Major Amendment to the Metro North Corporate Park PUD regarding data centers, landscape setbacks, and design standards.

At the request of the applicant, staff recommends that this case be continued to the December 3, 2025, City Council Formal Meeting.

Approved: _____ 11/18/25
Alan Stephenson
Deputy City Manager
Date

Attachment:
Exhibit A – Applicant's request for continuance

Tricia Gomes

From: Taylor Earl <tearl@EarlCurley.com>
Sent: Monday, November 17, 2025 7:21 PM
To: Joshua Bednarek; Tricia Gomes
Cc: David H Benton; Lori Van Haren; Derrik C Rochwalik; Council District 1 PCC; Tony J Motola; Mayor Gallego
Subject: Request for Continuance - Z-29-A-14-1

CAUTION: This email originated outside of the City of Phoenix.
Do not click links or open attachments unless you know the sender and were expecting this email.

Report Suspicious

RE: Request for Continuance
Z-29-A-14-1 (Metro North Corporate Park PUD)
Item 69 on the 11.19.2025 City Council Formal Agenda

Dear Josh,

In the spirit of continued cooperation between our client and the City, we respectfully submit this request for a continuance of the above-referenced matter from the November 19, 2025 City Council Hearing to the December 3, 2025 City Council Hearing.

Based on our recent discussions, it has become clear that additional time is necessary for the parties to jointly address the final items still under review. As such, we respectfully request this continuance be granted.

We look forward to continuing our collaborative efforts with the City. Please let us know if any further information is required to support this request.

Sincerely,

Taylor C. Earl
Managing Partner
Earl & Curley
(602) 265-0094
3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012
www.earlcurley.com [earlcurley.com]

Earl & Curley
ZONING & LAND USE LAW

BEST LAW FIRMS
UNITED STATES
2025

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE SITE DESCRIBED HEREIN (CASE Z-29-A-14-1) FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT).

_____

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

SECTION 1. The zoning of a 42.61-acre site located approximately 550 feet south of the southwest corner of Thunderbird Road and Black Canyon Highway in a portion of Section 14, Township 3 North, Range 2 East, as described more specifically in Exhibit “A,” is hereby changed from PUD (Planned Unit Development) to “PUD” (Planning Unit Development) to allow for a Major Amendment regarding data centers, setbacks, and design standards.

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

DRAFT

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Metro North Corporate PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped October 28, 2025, as modified by the following stipulations.

    a. Front Cover:
    Revise Hearing Draft date to reflect October 28, 2025.
    Add "City Council adopted: [Insert Adoption date]".

    b. Page 17: Section H, Data Center Use Criteria, Second Bullet. Revise as follows:

    - "A contractual agreement from a local utility company that affirms its capacity and commitment to serve the energy demand for the proposed data center shall be submitted to PDD prior to preliminary site plan approval."

    c. Page 18: Section H, Data Center Use Criteria, Noise Generation. Revise as follows:

    - "Noise Generation:
        - Noise generated by the data center, including but not limited to noise generated by mechanical equipment, cooling systems, and on-site power generators shall not exceed 55 dBA during daytime hours (7:00 a.m. – 10:00 p.m.) or 45 dBA during nighttime hours (10:00 p.m. – 7:00 a.m. as measured at the nearest residentially zoned property."
        - Noise levels shall be measured using an ANSI-certified sound level meter on an A-weighted scale at ground level.
        - Compliance shall be demonstrated through submission of a sound study prepared by a qualified acoustical engineer or other equivalent measurement documentation."

    d. Page 19: Section H, Data Center Use Criteria, Law Enforcement and Emergency Management Coordination. Please delete last sentence.

DRAFT

2. All improvements to the I-17 frontage road shall be reviewed and approved by the Arizona Department of Transportation. Documentation of ADOT review and approval shall be provided prior to Preliminary Site Plan approval.

3. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

4. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record. This stipulation shall not be applicable if the property is owned by the City of Phoenix.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 19th day of November, 2025.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:
_____

DRAFT

_____

REVIEWED BY:

_____
Ed Zuercher, City Manager

Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

Lot 7, of Metro North Corporate Park, per Book 445 of Maps, Page 3, at Recording No. 97-0460983 dated July 8, 1997 in the Records of Maricopa County, Arizona, being located in a part of the Northeast Quarter of Section 14, Township 3 North, Range2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Containing 42.11 Acres+-.

DRAFT

EXHIBIT B

DRAFT

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-29-A-14-1
(Metro North Corporate Park PUD)
October 31, 2025

Planning Commission Hearing Date:	November 6, 2025
Request From:	PUD (Planned Unit Development) (42.61 acres)
Request To:	PUD (Planned Unit Development) (42.61 acres)
Proposal:	Major Amendment to the Metro North Corporate Park PUD regarding data centers, landscape setbacks, and design standards
Location:	Approximately 550 feet south of the southwest corner of Thunderbird Road and Black Canyon Highway
Owner:	CMB III, LLC, et. al.
Applicant:	Ric Torris, Earl & Curley, P.C.
Representative:	Taylor Earl, Earl & Curley, P.C.
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Industrial	
Street Map Classification	Black Canyon Highway	Freeway	Approximately 135 to 210-foot west half

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.

The subject site lies within the I-17 North Employment Corridor and is currently developed with employment uses. The proposed PUD Major Amendment allows for continuation and expansion of data center uses that address health and safety.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations. The proposal only allows for commercial uses which will facilitate new businesses on the site.
CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties. As stipulated, the PUD Major Amendment incorporates development standards that are sensitive and mitigate negative impacts to the surrounding residential area.
Resolution 22316; Data Centers; Location Criteria Policy: Locate away from identified cores, centers and corridors where higher-intensity development is encouraged for mixed-use, walkable communities. The subject site is not in a core, center or corridor and is appropriately located adjacent to a freeway.

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Office, data center, electrical substation	PUD
North	Commercial and related parking	C-2, IND. PK.
East (across freeway)	Townhomes, single-family residential	PAD-10, R1-8
South	Office	IND.PK.
West	Multifamily residential	R-4

Background/Issues/Analysis

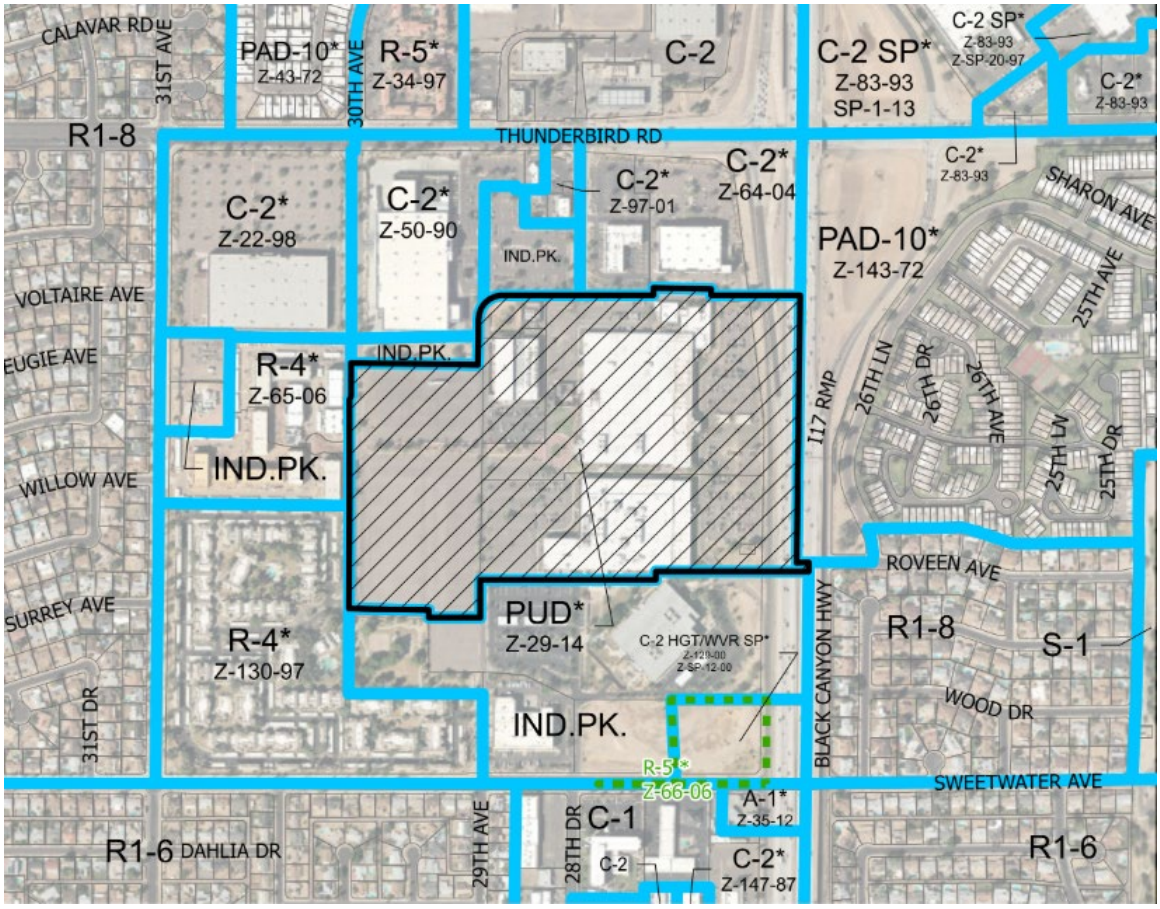
SUBJECT SITE

1. This request is to rezone a 42.61-acre site located approximately 550 feet south of the southwest corner of Thunderbird Road and Black Canyon Highway from PUD (Planned Unit Development) to PUD (Planned Unit Development). This request is a Major Amendment to the Metro North Corporate Park PUD regarding data centers, landscape setbacks, and design standards. The proposed PUD Major Amendment seeks to:

   1) Clarify that data centers are a principally permitted use;
   2) Establish use criteria for data centers that include health and safety measures such as data center size, noise mitigation, water and power consumption, fire prevention, and hazardous materials;
   3) Revise the north boundary landscape setback; and,
   4) Eliminate the color palette requirements contained in the Design Guidelines section of the PUD.

SURROUNDING LAND USES AND ZONING

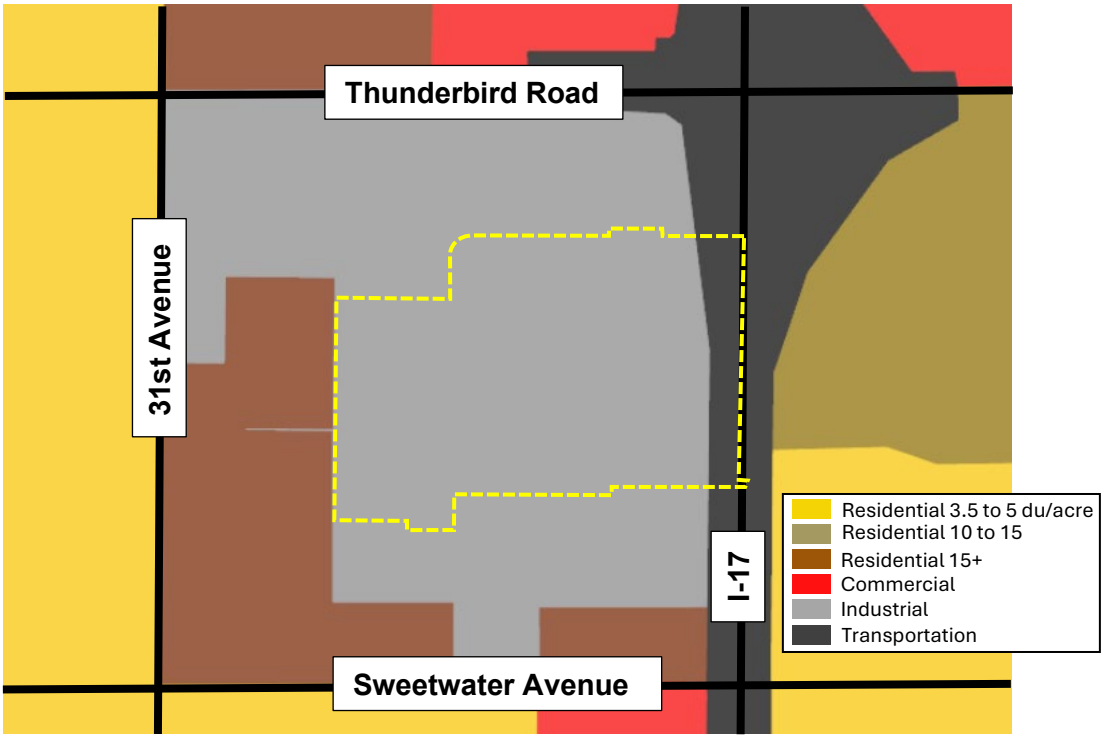
2. The area to the north consists of retail establishments, in-line shops, and associated parking, zoned C-2 (Intermediate Commercial) and IND. PK. (Industrial Park). To the east of the site is Interstate 17, while beyond the freeway are townhomes zoned PAD-10 (Planned Area Development) and single-family homes zoned R1-8 (Single-Family Residence District). South of the site is an office building, also zoned IND. PK. West of the site are multifamily residences zoned R-4 (Multifamily Residence District).



Existing Zoning Aerial Map
Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan Land Use Map designates the subject site as Industrial. The area to the north of the site is also designated as Industrial, while the area to the east of the freeway is designated as Residential 3.5 to 5 dwelling units per acre and Residential 10 to 15 dwelling units per acre. The area to the south is designated as Industrial, while the area to the west is designated as Residential 15+ dwelling units per acre. The proposal is consistent with the General Plan Land Use Map designation.



General Plan Land Use Map
Source: Planning and Development Department

PROPOSAL

4. The proposal was developed utilizing the Planned Unit Development (PUD) zoning district. The PUD is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

5. The original PUD was designed to allow for employment uses with development standards that are specific to this site. The proposed PUD Major Amendment seeks to amend these criteria. Below is a summary of the proposed development plan and permitted uses for the subject site as described in the attached PUD Major Amendment Narrative date stamped October 28, 2025.

Conceptual Development Plan and Permitted Uses

The original PUD proposed a regulatory framework structured around employment uses. The primary uses allowed under the proposed PUD Major Amendment are consistent with those currently approved under the original PUD, which include those allowed under C-O (Commercial Office), C-1 (Neighborhood Retail), C-2 (Intermediate Commercial), CP (Commerce Park), and A-1 (Light Industrial), with certain prohibitions. Since data centers were not specifically listed as a permitted use in the original PUD Narrative, or any of the zoning districts referenced within the PUD, the applicant has included data centers in the list of allowed uses under Section G.1 of the PUD Major Amendment Narrative. The

PUD Major Amendment Narrative also includes a robust list of prohibited uses as outlined in Section G.4 of the PUD Narrative, which includes but is not limited to adult businesses, rabbit slaughtering, and residential uses.

The applicant is also proposing certain use criteria specific to data centers to address health and safety concerns, which are discussed in Section H of the PUD Major Amendment Narrative and summarized below.

- Maximum cumulative building area of 100,000 square feet.
- Prohibition of nuclear generators
- Sound study and noise mitigation
- Limiting generator testing between the hours of 8:00 AM and 6:00 PM, Monday through Friday, excluding holidays
- Fuel storage tank secondary containment per the Phoenix Fire Code
- Fire suppression and early detection systems
- Battery Energy Storage associated with data centers per applicable code to include:
  - Ventilation and suppression systems
  - Battery inventory
  - Facility Map
  - Thermal runaway prevention
  - Off-gas monitoring systems
- Emergency access per the Phoenix Fire Code to include:
  - Emergency shutoffs
  - Digital site plan
- Wastewater discharge pretreatment
- Bacteria control for water-based cooling towers
- Access controls and surveillance
- Emergency Response Plan
- Large Water User Ordinance (Ordinance G-7237): If applicable, the facility will comply with Ordinance G-7237, which provides that developments that use an average of 250,000-gallons of water or more per day are required to provide a Water Conservation Plan. In addition, developments that use an average of 500,000-gallons of water or more per day are required to demonstrate a minimum of 30% water reuse in the Water Conservation Plan. The Water Conservation Plan must be reviewed and approved by the Water Services Department (WSD) prior to preliminary site plan approval.
- Disclosure of Hazardous Materials, which includes the submission of a hazardous materials management plan that clearly identifies all hazardous materials stored on site, including their quantities and reporting thresholds to be updated annually and made available to local fire and emergency management agencies

Utility Agreement for Power Consumption
As identified in the Health and Safety Impacts Report 2025 prepared by the Planning and Development Department, it is important to understand where a data center will receive its power. A data center that produces its own power – either permanently or while a local utility is ramping up its generating capacity – presents different health and safety considerations than a data center that gets all its power from a public utility, and large-scale on-site power production may not be compatible with existing residential or other uses. Even when a data center can be fully powered by the local utility, it may need a new substation or the installation of new high-capacity transmission lines, and the impact of such infrastructure on existing nearby uses should be understood. This is addressed in Stipulation No. 1.b.

Noise Generation
The applicant proposes a sound level of 70 dB(A) for all times of the day and exemptions for backup and emergency generators. This is inconsistent with the sound levels outlined in Section 647.A.2.kk(3)(a) of the Phoenix Zoning Ordinance, which limits the sound levels to no more than 55 dB(A) when measured at the property line of the nearest residentially zoned property to the proposed data center property between the hours of 7:00 a.m. and 10:00 p.m. and 45 dB(A) between the hours of 10:00 p.m. and 7:00 a.m.

Given the health concerns linked to noise pollution, staff recommends the sound levels be consistent with the 55dB(A) daytime sound level and 45 dB(A) nighttime sound level when located near residentially zoned properties. Staff recognize the proximity to the Interstate 17 freeway to the east, the size limitations of the potential data center(s) and existing industrial users in the surrounding area that currently generate noise in the area and therefore further refinement of the sound levels can be considered through a study of noise. This is addressed in Stipulation No. 1.c.

Law Enforcement and Emergency Management Coordination
Includes a site tour and training for Phoenix Fire Department on suppression systems, hazardous materials, and emergency shutdown procedures prior to the issuance of a Certificate of Occupancy. Staff recommends removing the last sentence. According to the International Association of Fire Fighters the growing presence of data centers requires specialized training, lots of planning and close cooperation with on-site security and engineering teams at these new sites; the site tour and training of Phoenix Fire Department are essential to address health and safety concerns with data centers. This is addressed in Stipulation No. 1.d.

Development Standards
Section I of the PUD Major Amendment Narrative proposes development standards intended to respond to the unique conditions associated with the site. Table 1 of Section I includes the proposed development standards. A summary of the proposed development standards as compared to those currently approved is provided below. The applicant proposes a change to one development standard,

that being the landscape setback associated with the northern property line from 20 feet to zero feet.

COMPARATIVE ZONING STANDARDS			
Standard		**Original PUD**	**Amended PUD**
Minimum Lot Width / Depth		None	None
Minimum Building Setbacks			
	North Property Line	Minimum 20 feet	Minimum 20 feet
	East Property Line	Minimum 30 feet	Minimum 30 feet
	West Property Line	Minimum 20 feet	Minimum 20 feet
	South Property Line	Minimum 20 feet	Minimum 20 feet
Landscape Setbacks			
	North Property Line	Minimum 20 feet	**Minimum 0 feet**
	East Property Line	Minimum 30 feet	Minimum 30 feet
	West Property Line	Minimum 20 feet	Minimum 20 feet
	South Property Line	Minimum 20 feet	Minimum 20 feet
Building Height		Maximum 60 feet and 5 stories	Maximum 60 feet and 5 stories
Building Separation		Per City of Phoenix Building Code	Per City of Phoenix Building Code
Lot Coverage		Maximum 60%	Maximum 60%
Floor Area Ratio		None	None

The applicant is seeking the reduction of the landscape setback associated with the north property of the site from 20 feet to zero feet. Staff is comfortable with this provision due to the northern perimeter's proximity to non-residential uses.

Landscape Standards

Section I.2 pertains to the landscape standards. The currently approved PUD Narrative references "Commerce Park Zoning District Standards"; however, that language is omitted from the proposed PUD Major Amendment Narrative, in deference to Table 1, which establishes certain landscape setbacks. While not specifically noted in either PUD Narrative, landscaping of the site must comply with Section 507 Tab A of the Phoenix Zoning Ordinance.

Walls and Screening

Section I.3 of the PUD Major Amendment Narrative refers to Section 702.B.7.b of the Phoenix Zoning Ordinance and notes that an eight-foot-high solid masonry wall will be provided along any property line that abuts residential zoning, except if that line is adjacent to a street. The PUD also requires that any open use or storage area will be screened by an eight-foot-high solid fence or continuous plantings. These criteria remain unchanged with the proposed PUD Major Amendment.

Parking Standards

Section I of the PUD Major Amendment Narrative also refers to Section 702 of the Phoenix Zoning Ordinance and includes provisions that require a solid, eight-

foot-high screen wall for loading spaces or loading docks located adjacent to a public street or within 100 feet of a residential use or zoning district. These criteria remain unchanged with the proposed Major Amendment.

Design Guidelines
Section J establishes design guidelines, which remain intact with the proposed PUD Major Amendment; however, the applicant is proposing that the currently approved Color Palette be omitted. The proposed omissions include:

"Color Palette
Colors and light materials for redevelopment or new development should be used to create visual harmony within ***Metro North Corporate Park*** *PUD. The approved colors are as follows:*

- *Desert hues and other "earth tones".*
- *Muted shades of blues, greens and reds found in the natural desert color vocabulary.*
- *Colors appearing in natural stone utilized in buildings."*

Other provisions relating to building materials and configurations, such as the use of common clay brick, ceramic tile, and internalized roof drains remain intact.

Special Consideration for Data Centers
Section J.1 includes design criteria specific to data centers, which include architectural embellishments for building facades that exceed 100 feet in length.

Signage
Section K of the PUD Major Amendment Narrative states that all signage will comply with Section 705 of the Phoenix Zoning Ordinance including a provision for off-premise signs and a reference to an approved Comprehensive Sign Plan.

6. COMMUNITY INPUT SUMMARY
As of the writing of this report, staff has received two letters of support.

INTERDEPARTMENTAL COMMENTS

7. The Street Transportation Department provided standard stipulations as follows:

- All improvements to the I-17 frontage road shall be reviewed and approved by the Arizona Department of Transportation. Documentation of ADOT review and approval shall be provided prior to Preliminary Site Plan approval.

This is addressed in Stipulation No. 2.

8. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery, and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 3.

9. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 4.

10. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit if applicable. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation and as stipulated, several General Plan policies related to data centers.

2. The proposal clarifies that data centers are an allowed use within the PUD and establishes criteria for such use.

3. The proposal will allow for continued use as an employment center.

Stipulations

1. An updated Development Narrative for the Metro North Corporate PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped October 28, 2025, as modified by the following stipulations.

    a. Front Cover:
    Revise Hearing Draft date to reflect October 28, 2025.
    Add “City Council adopted: [Insert Adoption date]”.

    b. Page 17: Section H, Data Center Use Criteria, Second Bullet. Revise as follows:

    - “A contractual agreement from a local utility company that affirms its capacity and commitment to serve the energy demand for the proposed data center shall be submitted to PDD prior to preliminary site plan approval.”

    c. Page 18: Section H, Data Center Use Criteria, Noise Generation. Revise as follows:

    - “Noise Generation:
        - Noise generated by the data center, including but not limited to noise generated by mechanical equipment, cooling systems, and

on-site power generators shall not exceed 55 dBA during daytime hours (7:00 a.m. – 10:00 p.m.) or 45 dBA during nighttime hours (10:00 p.m. – 7:00 a.m. as measured at the nearest residentially zoned property."
- Noise levels shall be measured using an ANSI-certified sound level meter on an A-weighted scale at ground level.
- Compliance shall be demonstrated through submission of a sound study prepared by a qualified acoustical engineer or other equivalent measurement documentation."

d. Page 19: Section H, Data Center Use Criteria, Law Enforcement and Emergency Management Coordination. Please delete last sentence.

2. All improvements to the I-17 frontage road shall be reviewed and approved by the Arizona Department of Transportation. Documentation of ADOT review and approval shall be provided prior to Preliminary Site Plan approval.

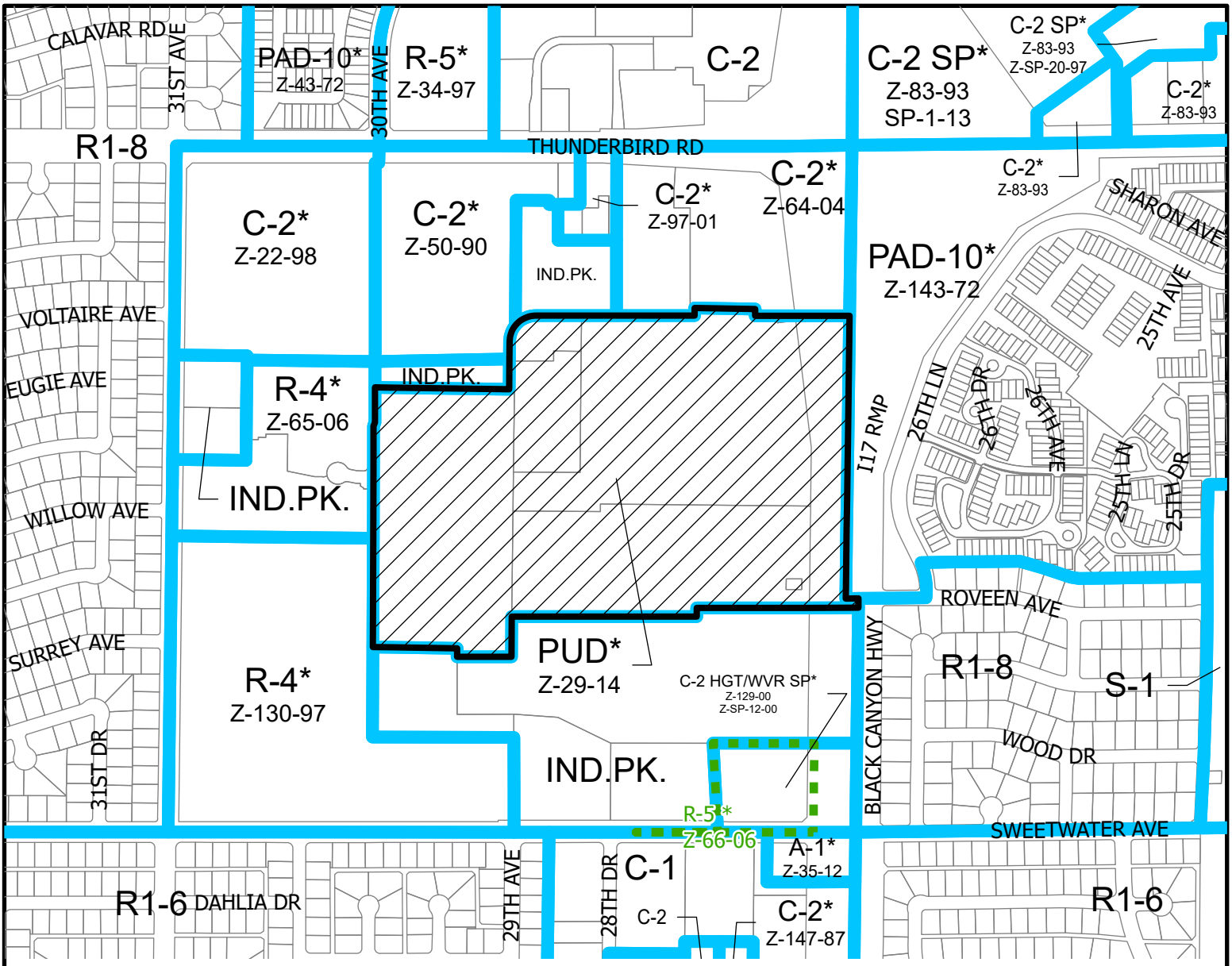
3. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

4. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record. This stipulation shall not be applicable if the property is owned by the City of Phoenix.

Writer
Robert Kuhfuss
October 31, 2025

Team Leader
Racelle Escolar

Exhibits
Sketch Map
Aerial Map
Correspondence (3 pages)
Metro North Commerce Park – PUD Amendment No.1 date stamped October 28, 2025

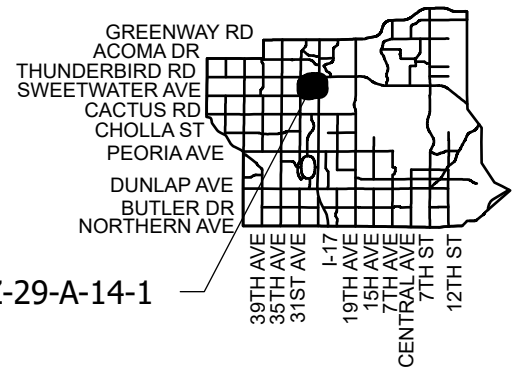


N

0 0.05 0.1 0.2 Miles

NORTH MOUNTAIN VILLAGE

COUNCIL DISTRICT: 1



Z-29-A-14-1

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Earl & Curley, P.C.
APPLICATION NO:	Z-29-A-14-1
DATE:	9/23/2025
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	42.61 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 32-22
ZONING MAP	L-7

REQUESTED CHANGE:

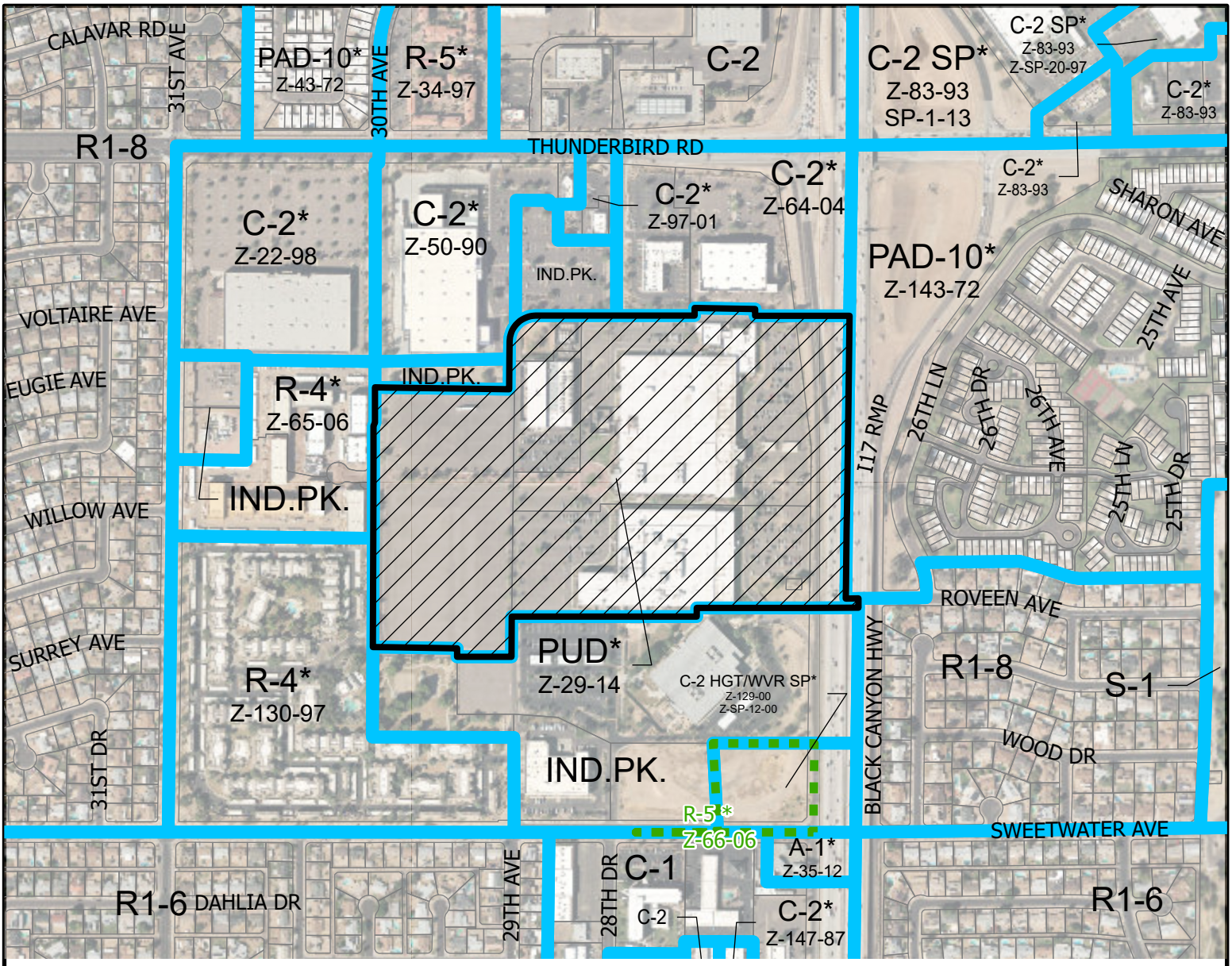
FROM: PUD (42.61 ac.)

TO: PUD (42.61 ac.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
PUD	N/A	N/A
PUD	N/A	N/A

* Maximum Units Allowed with P.R.D. Bonus

Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2014\Z-29-A-14-1.aprx

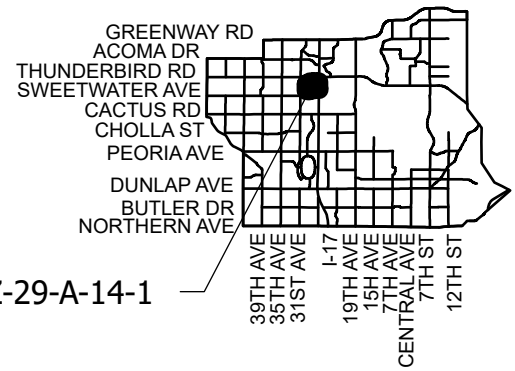


N

0 0.05 0.1 0.2 Miles

NORTH MOUNTAIN VILLAGE

COUNCIL DISTRICT: 1



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	Earl & Curley, P.C.
APPLICATION NO:	Z-29-A-14-1
DATE:	9/23/2025
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	42.61 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 32-22
ZONING MAP	L-7

REQUESTED CHANGE:

FROM: PUD (42.61 ac.)

TO: PUD (42.61 ac.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
PUD	N/A	N/A
PUD	N/A	N/A

* Maximum Units Allowed with P.R.D. Bonus

Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2014\Z-29-A-14-1.aprx

Jerry Tokoph
Dimension Financial & Realty Investments, Inc.
2920 E Camelback Road, Ste #200
Phoenix, Arizona 85016

August 5, 2025

RE: Site Plan Approval and Approval of Data Center use for Lot 7A1 & 7B1 of Metro North Corporate Park

Dear Mr. Tokoph,

We are the Owners of the Land and Real Property located at 13404 N. 30th Avenue within Metro North Corporate Park known as "The Reserve at Thunderbird" via our affiliated entities Thunderbird Developers Holding Company, LLC, Reserve at Thunderbird, LP and Reserve at Thunderbird II, LP. The purpose of this letter is to offer you our whole hearted and full support of the Data Center which you have planned for at the above referenced property.

If you have questions or need future assistance, please let me know.

Thank you,

Jessica Raymond
Executive Vice President
Atlantic Development & Investments, Inc.
jraymond@atlanticdev.com/480-433-3507

Ricardo Toris

Subject: Non-opposition - Best Buy

From: Green, Ryan <Ryan.Green@bestbuy.com>
Sent: Wednesday, October 1, 2025 11:06 AM
To: Taylor Earl <tearl@EarlCurley.com>
Subject: RE: Aerial

Thanks Taylor,
I don't have any concern about the color pallet or the proposed [data center] use. If the landscape setback request is simply intended to permit building owners to maintain the existing landscape setback in it's as-is form, I don't have any issue with that component of the request either.
Regards,

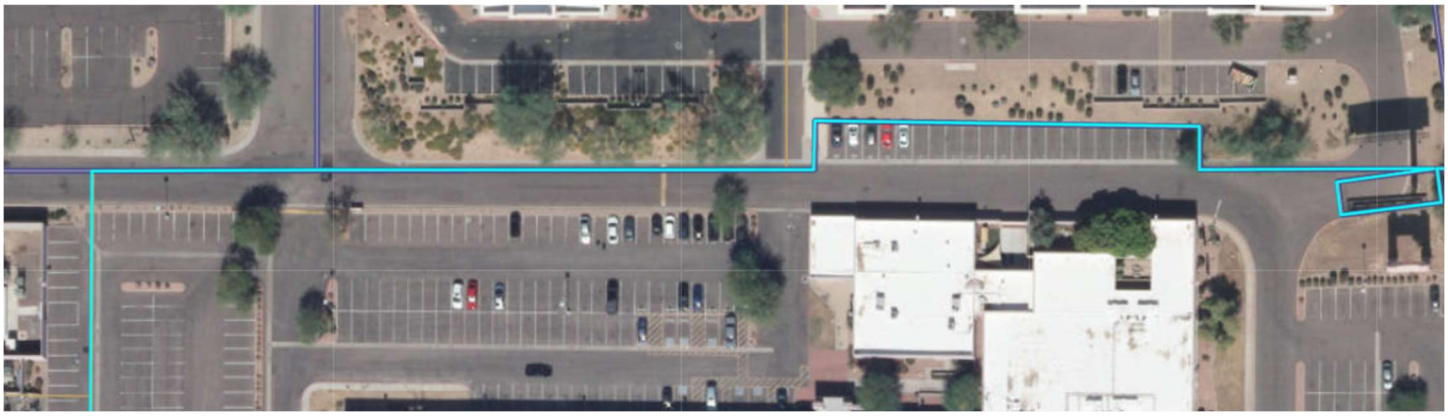
Ryan Green
Sr. Director, Real Estate
Best Buy Co., Inc.
612-214-1655 m

From: Taylor Earl <tearl@EarlCurley.com>
Sent: Monday, September 29, 2025 3:29 PM
To: Green, Ryan <Ryan.Green@bestbuy.com>
Subject: Aerial

Ryan,

Here is the zoom in I was looking at.

As part of our outreach process, we'd like to keep a record of neighbor feedback. Accurate to say Best Buy is not opposed to our PUD amendment request?



Taylor C. Earl
Managing Partner
Earl & Curley

(602) 265-0094
3101 N. Central Avenue
Suite 1000
Phoenix, Arizona 85012
www.earlcurley.com



This message and any and all attachments may be confidential and/or privileged. If you are not the intended recipient, you are hereby notified that any dissemination, duplication, retention, or unauthorized use of this information is strictly prohibited and no privilege has been waived by your inadvertent receipt. Please notify the sender immediately and then completely delete this message and any and all attachments. Thank you.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 70

Authorization to Grant LKY Real Estate Fund IV Limited Partnership L.L.L.P (LKY) a Binding Waiver of Enforcement (Waiver) of the Special Permit Provisions for Data Centers (Ordinance S-52436) - District 8

Request authority to grant LKY Real Estate Fund IV Limited Partnership L.L.L.P (LKY) a Binding Waiver of Enforcement (Waiver) of the Special Permit Provisions for Data Centers under Ordinance G-7396.

Summary

Following the City of Phoenix's adoption of Ordinance G-7396 on July 2, 2025, which established a regulatory framework for data centers, LKY submitted a demand to the City under A.R.S. § 12-1134, asserting that the ordinance diminished the fair market value of its property located at 617 S. 5th Avenue (Parcel No. 112-19-129B).

Parcel Address: 617 S. 5th Avenue
Owner: LKY Real Estate Fund IV Limited Partnership L.L.L.P (LKY)
Representative: Cameron C. Artigue and Lindsay Shube, Gammage and Burnham,PLC

Pursuant to A.R.S. § 12-1134(E), Ordinance G-7396 authorizes the City Council, in its sole discretion, to grant binding waivers of the special permit requirements for data centers. In accordance with this provision, LKY has formally requested such a waiver. The special permit requirements set forth in Ordinance G-7396 were enacted by the City Council to address public health and safety concerns and to mitigate adverse secondary impacts on surrounding neighborhoods, businesses, and residents.

The purpose of the City's requirements are to protect public health and safety. Therefore, the waiver requires the proposed data center to address and mitigate potential health and safety impacts on neighboring properties, including, among other things, fire and public safety threats, hazardous materials, energy use, water use, and noise pollution. The waiver describes requirements for each category to comply with Ordinance G-7396. At the City's request, LKY has submitted detailed information and committed to measures designed to mitigate the potential impacts of its proposed data center. Specific requirements will be outlined in the Waiver which will be available to

the public 24 hours prior to the meeting. However, some requirements may be modified after publishing the waiver.

The Planning and Development Department reviewed these submissions and determined that the waiver request meets all the submittal requirements. They found that LKY's submittals appear to adequately address the ordinance's public health and safety objectives. The City Manager reviewed and makes a recommendation to approve the attached Waiver.

Location
Council District: 8
Parcel Address: 617 S. 5th Avenue

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Law Department.

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 71

(CONTINUED FROM NOVEMBER 5, 2025) - Public Hearing - Amend City Code - Ordinance Adoption - Middle Housing - Z-TA-1-25-Y (Ordinance G-7446) - Citywide

Request to hold a public hearing on a proposed text amendment Z-TA-1-25-Y and to request City Council approval, per the Planning Commission recommendation which amends the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amending various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing. This is a companion case to Z-3-25-4-7-8.

Summary

The intent of the proposed text amendment is to establish the Middle Housing (MH) Overlay District, Section 632, which will allow the development of middle housing on lots zoned for single-family use, and apply it to the area located within one mile of Downtown by January 1, 2026, as required by state law. The secondary purpose is to make other revisions to multiple sections of the Zoning Ordinance necessary to ensure proper compliance with the new state requirements.

Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A of the Staff Report (**Attachment B**).
VPC Information Only: This item was heard for information only by 14 of the 15 Village Planning Committees throughout September 2025. One of the 15 Village Planning Committees did not have a quorum. The summaries for these meetings are available in **Attachment C.**
PC Action: The Planning Commission heard this item on October 6, 2025 and recommended approval, as shown in the recommended text in Exhibit A of the Staff Report, by a vote of 6-2 (**Attachment D**).

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

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 AMENDING SECTION 202 (DEFINITIONS), SECTION 507 TAB A (GUIDELINES FOR DESIGN REVIEW), SECTION 608 (RESIDENCE DISTRICTS), SECTION 609 (RE-35 SINGLE-FAMILY RESIDENCE DISTRICT), SECTION 610 (R1-18 SINGLE-FAMILY RESIDENCE DISTRICT), SECTION 611 (R1-10 SINGLE-FAMILY RESIDENCE DISTRICT), SECTION 612 (R1-8 SINGLE-FAMILY RESIDENCE DISTRICT), SECTION 613 (R1-6 SINGLE-FAMILY RESIDENCE DISTRICT), SECTION 614 (R-2 MULTIFAMILY RESIDENCE DISTRICT), SECTION 615 (R-3 MULTIFAMILY RESIDENCE DISTRICT), SECTION 616 (R-3A MULTIFAMILY RESIDENCE DISTRICT), SECTION 617 (R-4 MULTIFAMILY RESIDENCE DISTRICT), SECTION 618 (R-5 MULTIFAMILY RESIDENCE DISTRICT), SECTION 619 (RESIDENTIAL R-4A DISTRICT—MULTIFAMILY RESIDENCE—GENERAL), SECTION 622 (COMMERCIAL C-1 DISTRICT—NEIGHBORHOOD RETAIL), SECTION 623 (COMMERCIAL C-2 DISTRICT—INTERMEDIATE COMMERCIAL), SECTION 624 (COMMERCIAL C-3 DISTRICT—GENERAL COMMERCIAL), SECTION 632 (HIGH-RISE H-R1 DISTRICT—HIGH-RISE AND HIGH DENSITY DISTRICT), SECTION 701 (BULK REGULATIONS), SECTION 702 (OFF-STREET PARKING AND LOADING), SECTION 703 (LANDSCAPING, FENCES, AND WALLS), SECTION 710 (HILLSIDE DEVELOPMENT), SECTION 1203 (LAND USE MATRIX, DOWNTOWN CODE), SECTION 1205 (FRONTAGE ELEMENTS, DOWNTOWN CODE), SECTION 1303 (TRANSECT LOT STANDARDS, WU CODE), SECTION 1306 (LAND USE MATRIX, WU CODE), AND SECTION 1307 (PARKING AND LOADING STANDARDS, WU CODE).

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

SECTION 1: That Chapter 2, Section 202 (Definitions), is amended to add new definitions and revise existing as follows:

DRAFT

***

Building Envelope: ~~The area defined on a lot in which all improvements must be made, including grading and alterations to existing landscaping. These include, but are not limited to house, accessory buildings, pool, patios, driveways, visitor parking, fencing, or walls. The building envelope defines the maximum allowable construction/improvement area on the lot. The building envelope must be identified on all design review submittals.~~ THE AREA OF A LOT EXCLUSIVE OF ALL REQUIRED YARDS.

***

Building, Main: A building, or buildings, in which is conducted the principal use of the lot on which it is situated. ~~On lots with only single-family residential uses, the primary dwelling unit shall be considered the main building.~~ WHEN ONLY ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, THAT PDU SHALL BE CONSIDERED THE MAIN BUILDING. WHEN MORE THAN ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, EACH BUILDING WHICH CONTAINS A PDU SHALL BE CONSIDERED A MAIN BUILDING.

***

~~*Building, Open, Porch:* An open building used solely for ingress and egress and not for occupancy, at least two sides of which shall be at least 50% open.~~

***

Dwelling Unit: One or more rooms within a building arranged, designed, or used for residential purposes for one family and containing independent living and sleeping areas, together with independent sanitary (toilet, sink, and bath/shower) and cooking facilities. The presence of cooking facilities conclusively establishes the intent to use for residential purposes.

~~*Accessory* *Dwelling Unit, ACCESSORY (ADU):* A dwelling unit, as defined in this section, subordinate to the primary dwelling unit and situated on the same SINGLE-FAMILY lot. ADUs, where permitted, do not count towards calculations of gross density.

~~*Adaptable* *Dwelling Units~~, *ADAPTABLE:* A dwelling unit designed to be capable of simple conversion into an accessible dwelling unit.

~~*Accessory* *Dwelling Unit, Attached ACCESSORY:* An ADU which is constructed having a shared wall and attached foundations with the primary dwelling unit. An ADU connected to the primary dwelling unit in any other manner shall not be considered an attached ADU.

DRAFT

~~*Accessory* Dwelling Unit, Detached ACCESSORY:~~ An ADU which is constructed with no connection to the primary dwelling unit, except as may be explicitly permitted within the zoning ordinance. A detached ADU may include an integrated garage, carport, or porch. Two ADUs attached to each other, but not to the primary dwelling unit, shall each be considered a detached ADU.

Dwelling Unit, Primary (PDU): FOR A SINGLE-FAMILY LOT, a dwelling unit that is either (1) the only dwelling unit provided ~~on a single-family lot~~, or (2) the largest dwelling unit provided ~~on a single-family lot~~ when the applicable zoning regulations otherwise allow an accessory dwelling unit ~~or other types of dwelling units~~. FOR A MULTI-FAMILY LOT OR DEVELOPMENT, ALL DWELLING UNITS ARE CONSIDERED PRIMARY DWELLING UNITS.

***

Entry, Front: An arcade, ~~gated arch,~~ ~~covered~~ porch, ~~or~~ COVERED patio, pergola, COURTYARD, or similar architectural enhancement which clearly delineates the location of~~, or~~ AND path to~~, the front door~~ A PRIMARY ENTRANCE, AND IS VISIBLE FROM THE FRONT OF THE LOT.

***

Gross Area: The area of a lot or parcel including all dedicated streets, alleys, private accessways roadway and/or alley easements, and canal rights-of-way. Such boundaries shall extend~~ed~~ to the center of existing abutting street or alley right-of-way. In the case of an existing partial dedication or easement, the gross area shall not extend beyond what would be the centerline of the full dedication. Further, parcels abutting: 1) a freeway; or 2) a canal right-of-way ~~when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way,~~ shall include NO MORE THAN twenty-five feet of such right-of-way within THE gross area.

***

Guesthouse: See "~~Accessory~~ Dwelling Unit, ACCESSORY."

***

~~*Landscape Setback, Average:* Repealed.~~

***

Multi-Family/Multiple-Family: A lot or parcel where two or more PRIMARY dwelling units are provided.~~, not including permitted accessory dwelling units.~~

DRAFT

***

Net Area: The area of a lot or parcel excluding all dedicated ~~streets or alleys~~ ROAD AND CANAL RIGHTS-OF-WAY and roadway or alley easements. ~~but including twenty-five (25) feet of abutting canal right-of-way when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way.~~

***

PARKING, COVERED: ONE OR MORE PARKING SPACES PROTECTED FROM THE SUN AND WEATHER BY A CARPORT, GARAGE, ROOF OVERHANG, OR OTHER TYPE OF ROOFED STRUCTURE.

***

Perimeter: The boundaries or boundary of a lot, ~~tract, or~~ parcel of land, PLATTED SUBDIVISION, OR DEVELOPMENT.

***

Planned Residential Development: A DEVELOPMENT OPTION CONSISTING OF a group of dwelling units with common OPEN SPACE areas ~~which are~~ designed as ~~an integrated functional unit~~ A UNIFIED DEVELOPMENT and with the permissibility of potential bonus density and considerable flexibility in the selection of building setbacks, lot areas, DWELLING UNIT TYPES, and street configurationS ~~as long as the public health, safety and welfare are maintained~~.

***

PORCH: A STRUCTURE, WITH OR WITHOUT A ROOF, THAT IS ATTACHED TO A BUILDING AND IS AT LEAST 50 PERCENT OPEN ON THE UNATTACHED SIDE(S).

~~*Porch, Open:* See "Building, Open Porch".~~

***

Primary Entrance: A ground floor entrance to a commercial lobby or suite that is open to the public during business hours, or ~~an~~ THE MAIN/VISITOR entrance to a SHARED residential ~~courtyard, unit, or~~ lobby OR A PRIMARY DWELLING UNIT. Emergency, service and storage room entrances are not ~~a~~ primary entranceS.

***

DRAFT

Projection: ~~Any element or embellishment attached to a structure for environmental protection or architectural enhancement which does not support any portion of the structure.~~ ANY PORTION OF A PERMITTED BUILDING OR STRUCTURE THAT IS ATTACHED TO THE MAIN BUILDING AND EXTENDS FROM THE BUILDING ENVELOPE INTO A REQUIRED YARD OR SETBACK. A PROJECTION IS CONSIDERED "OPEN" WHEN ALSO MEETING THE DEFINITION OF "OPEN BUILDING".

***

~~*Residential Density:* The number of dwelling units divided by the gross acres of the legally described development area.~~

***

~~*Setback, Landscaped, Average:* The averaging of a required setback to encourage variation along a single continuous plane of a building, perimeter wall or street frontage.~~

***

SETBACK, GARAGE DOOR / CARPORT ENTRY: THE REQUIRED MINIMUM DISTANCE BETWEEN THE STREET AND COVERED PARKING. THIS DISTANCE SHALL BE MEASURED FROM THE PROPERTY LINE TO THE FACE OF THE GARAGE DOOR OR CARPORT, UNLESS THE PROPERTY HAS AN EASEMENT DEDICATED ON THE FRONT OF THE PROPERTY FOR A SIDEWALK OR TRAIL, IN WHICH CASE THE DISTANCE SHALL BE MEASURED FROM THE LOT SIDE OF THE EASEMENT TO THE FACE OF THE GARAGE DOOR OR CARPORT.

SETBACK, LANDSCAPE: A SETBACK WHICH IS RESTRICTED TO THE FOLLOWING IMPROVEMENTS: LIVE PLANT MATERIALS SUCH AS TREES, SHRUBS, AND GROUNDCOVERS WITH AN AUTOMATIC IRRIGATION SYSTEM; SIDEWALKS; REQUIRED DRAINAGE FACILITIES; ENTRY MONUMENTS; SIGNS; PUBLIC ART INSTALLATIONS, AND WALLS AS OTHERWISE PERMITTED BY THIS ORDINANCE. PARKING AND MANEUVERING IS NOT PERMITTED WITHIN A LANDSCAPE SETBACK EXCEPT FOR APPROVED STREET AND DRIVEWAY CROSSINGS.

***

Shade Structure: A structure, such as a pergola, arbor, or ~~open~~ COVERED porch, which is designed and used for protection OF OUTDOOR LIVING AREAS from the sun and which ~~contains at least~~ HAS A MINIMUM OF one ~~(1)~~ side which is at least ~~fifty~~ 50 percent ~~(50%)~~ open.

***

DRAFT

STREET FRONTAGE REQUIREMENT: THE TYPE OR CLASS OF STREET ON WHICH THE FRONT PROPERTY LINE OF A LOT MUST ABUT.

***

STREET, PERIMETER: ANY PUBLIC STREET OR PRIVATE ACCESSWAY WHICH FORMS THE EXTERIOR BOUNDARY OF A SUBDIVISION OR DEVELOPMENT. THIS DEFINITION DOES NOT INCLUDE PUBLIC ALLEY RIGHT-OF-WAY OR CANAL RIGHT-OF-WAY, UNLESS THE RIGHT-OF-WAY IS ALSO A NAMED STREET USED FOR THE LEGAL ADDRESSES OF ABUTTING PROPERTIES.

***

Subdivision: The division of a ~~lot, tract, or~~ parcel of land into three or more ~~lots, tracts or parcels~~ PARCELS of which the original land area is greater than two and one half acres, ~~Land~~ for which a subdivision plat has been APPROVED AND recorded IN ACCORDANCE WITH THE PROVISIONS OF THE CITY CODE SECTION 32-32, OR BY MARICOPA COUNTY IF RECORDED PRIOR TO ANNEXATION.~~, and for any condominium, community apartment, townhouse or similar project.~~

Subdivision, Average Lot: ~~A subdivision in which residential density is controlled by the number of dwelling units LOTS in a development rather than by minimum lot size.~~ SEE "PLANNED RESIDENTIAL DEVELOPMENT".

Subdivision, Conventional: ~~A subdivision in which residential density is controlled by the density provisions within each zoning district, and by development standards related to lot width, the management of stormwater, the provision of infrastructure requirements and constraints related to the property topography or configuration.~~ SEE "SUBDIVISION, STANDARD".

Subdivision, Planned Residential Development: See "Planned Residential Development".

SUBDIVISION, Single-Family Infill (SFI) ~~Development~~: ~~A type of single-family development consisting of townhouses and a limited number of detached dwelling units. Perimeter standards are defined and potential bonus density and design flexibility allow for quality individual property ownership within a larger development.~~ A SUBDIVISION APPROVED AND DEVELOPED IN ACCORDANCE WITH THE SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT STANDARDS OF SECTION 608.I.

DRAFT

SUBDIVISION, STANDARD: A SUBDIVISION DEVELOPED IN COMPLIANCE WITH THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION OF A RESIDENTIAL ZONING DISTRICT. A SUBDIVISION PLAT SUBTITLED "A CONVENTIONAL SUBDIVISION", "SUBDIVISION OPTION", OR HAVING NO SUBTITLE SHALL ALSO BE CONSIDERED A STANDARD SUBDIVISION.

~~*Subdivision, Zero Lot Line: A subdivision in which the main building may be constructed without a side yard.*~~

***

TRACT: A PARCEL OF LAND DESIGNATED WITHIN A SUBDIVISION WHICH IS NOT CONSIDERED A LOT AND IS NOT REQUIRED TO MEET MINIMUM LOT DIMENSIONS. A TRACT MAY BE DEVELOPED ONLY WITH SUBDIVISION AMENITIES, DRAINAGE FACILITIES, UTILITIES, LANDSCAPE, OR OTHER IMPROVEMENTS AS SPECIFICALLY PERMITTED FOR THE TRACT IN THE DEDICATION STATEMENT FOR THE SUBDIVISION PLAT.

***

Yard: A space on any lot, unoccupied by a structure and unobstructed from the ground upward except as otherwise provided herein, and measured as the minimum horizontal distance from a building or structure, excluding carports, porches and other permitted ~~projects~~ PROJECTIONS, to the property line opposite such building line in the side or rear yards, or to the street right-of-way or easement in the front yard; provided, however, that where a future width line is established by the provisions of this ordinance for any street bounding the lot, then such measurement shall be taken from the line of the building to such future width line.

***

SECTION 2: That Chapter 5, Section 507 Tab A (Guidelines for Design Review) is amended to read as follows:

Section 507 Tab A. Guidelines for Design Review

***

DRAFT

II. *CITY-WIDE DESIGN REVIEW GUIDELINES.* The design review guidelines indicated with the markers (R), (R*), (P), (T), and (C) shall be applied and enforced in the same manner as indicated in Section 507. Items not indicated with an (R), (R*), (P), (T), and (C) shall be treated as (R).

***

C. **Subdivision and ~~Single-Family Detached~~ RESIDENTIAL LOT Design Review.**

***

8. **~~Single-Family Detached~~ SUBDIVISION DIVERSITY Design Review.** ~~New single-family detached dwelling units, lots having a single duplex or triplex, manufactured homes, and modular homes shall be subject to design review~~ SUBDIVISIONS HAVING AT LEAST TEN PERCENT OF LOTS EQUAL TO OR LESS THAN 65 FEET IN WIDTH, AND HAVING DETACHED SINGLE-FAMILY DWELLING UNITS; AND MANUFACTURED AND/OR MODULAR HOME SUBDIVISIONS REGARDLESS OF LOT WIDTH, ARE SUBJECT TO DESIGN REVIEW DIVERSITY GUIDELINES 8.1 THROUGH 8.4~~, as follows~~ (R):

~~(a) Single-family detached developments where ten percent or more of the lots are equal to or less than 65 feet in width shall incorporate Design Guidelines Sections 8.1 through 8.4.~~

~~(b) Individual single-family detached dwelling units, not subject to Subdivision Design Guidelines 8.1 through 8.4, on a lot or parcel of 65 feet in width or less, shall incorporate Design Guidelines Section 8.5. This requirement includes lots with a single duplex or triplex when not located in a subdivision subject to Section 507 Tab A.II.C.8(a).~~

~~(c) Dwelling units on lots zoned or designated HP are exempt from the provisions of Design Guidelines Section 8.5, so long as the plans are reviewed and approved through historic preservation prior to issuance of any building permits.~~

DRAFT

~~(d) Individual manufactured and modular homes, regardless of lot width, shall incorporate Design Guidelines Section 8.5.~~

~~(e) Manufactured and modular home subdivisions, regardless of lot width, shall incorporate Design Guidelines Sections 8.1 through 8.4.~~

The design guidelines in each of the following sections (subdivision design, housing design, garage treatment, and community safety) must be satisfied in one of two ways. The first method, called the standard approach, is to meet each of the design guidelines as written in the following tables. The second method, called the alternative approach, allows consideration of creative design solutions on a section by section basis, as long as the intent of that section has been met. Either method may be used for all or some of the following sections. For example, an applicant may choose the standard approach for the subdivision design and garage treatment sections and the alternative approach for the housing design and community safety sections or the standard approach may be used for all four sections. Whether the alternative approach is acceptable will be determined by the design advisor of the Planning and Development Department.

Diversity: The goal of diversity is to provide a variety of subdivision and housing designs which lend visual interest and distinctive character and identity to the community. ~~This goal is addressed in two subsections, subdivision design and housing design.~~

8.1. **Subdivision Design.** Provide subdivision designs which address the goal of diversity by incorporating these or substantially equivalent design characteristics: 1) Vary the building's relationship to the street, 2) Vary the driveway orientation or location, 3) Vary the relationship between buildings, and 4) Vary street orientation.

Design Guidelines: All are required (R*), unless otherwise noted.

***

DRAFT

8.5. **Individual Unit Design Standards.** The goal of these individual unit design standards is to ensure a minimum level of design quality for detached single-family dwelling units, duplexes, manufactured homes, and modular homes. For information on relief from requirements (R) and (R*), and presumptions (P), refer to Section 507.C of the Zoning Ordinance.

(a) Each dwelling unit shall have at least one covered parking space located in a garage or under a carport. (R)

(b) The front yard, excluding areas approved for vehicle access, should be landscaped with the following elements: (P)

(1) A minimum of one, two inch caliper or greater, drought resistant, accent tree.

(2) A minimum of five, five gallon or greater, drought resistant shrubs.

(3) Dustproofed with ground cover, turf, rock, decomposed granite, or equivalent material as approved by the Planning and Development Department.

(4) An irrigation system.

Rationale: Landscaping contributes to an attractive environment, provides shade, and contributes to neighborhood identity.

(c) Required covered parking shall not be located more than ten feet closer to the front property line than the front entry. (R*)

DRAFT

Rationale: When parking structures are concentrated in front of a dwelling unit, the building loses its residential character and compatibility with surrounding residences is negatively impacted.

(d) Walls, fences, and enclosure materials shall not include chain link fencing with, or without, plastic or metal slats, sheeting, nondecorative corrugated metal and fencing made or topped with razor, concertina, or barbed wire. (R*)

(e) Development of lots with more than one dwelling unit should provide a single, common access drive to parking areas. (P)

Rationale: Shared access and common parking minimize unnecessary curb cuts and breaks in the streetscape. Common parking areas also reduce the paved area of a site.

(f) All dwelling units should provide the following architectural design elements: (P)

(1) Consistent detailing and design for each side of the building.

(2) Window and door trim as well as accent detailing should be incorporated and vary from the primary color and materials of the building.

(3) Garage doors should be provided with windows, raised or recessed panels, architectural trim, or single doors.

(4) Materials such as untextured concrete, unfinished block, steel panels, and shiny or highly reflective detailing should not be used as a predominant exterior material.

DRAFT

Rationale: High quality design promotes neighborhood pride and visual interest in residential architecture.

(g) Garage doors facing the public street and attached to the primary dwelling unit should not exceed 50 percent of the building width. (P)

Rationale: Garage doors should not be the aesthetic focus of a house; they should complement and appear subordinate to the main structure. This is particularly important if a duplex or triplex is constructed.

(h) A front entry shall be provided that faces and is visible from the street, and includes an architectural feature to call attention to it (such as a porch, entry patio, stoop, awning/canopy, courtyard, or archway). For lots having more than one dwelling unit, a minimum of one unit shall comply with this requirement. (R*)

Rationale: Emphasizing the entrance and front facade adds to the residential character of new dwelling units and provides eyes on the street.

(i) Manufactured homes shall provide the following additional architectural design elements:

(1) Materials such as wood, hardboard, brick veneer, hardiplank, stucco, or horizontal vinyl siding shall be used as a predominant exterior material. (P)

(2) The exposed roof pitch shall be at a minimum of 3/12 for units 28 feet or less in width and be covered with shingles, tile or metal, excluding aluminum. (R*)

(3) A minimum 50-square-foot recessed entry or covered porch shall be provided along the front entry of the building. (R*)

DRAFT

~~(4) Permanent access to the porch or recessed entry should be constructed with materials and colors that are compatible with the dwelling unit. (P)~~

~~(5) A masonry stem wall shall be provided under the dwelling unit with no more than seven inches of exposed foundation measured from highest finished grade. (R*)~~

~~(6) The exposed masonry stem wall color should be compatible to the dwelling unit. (P)~~

~~*Rationale:* High quality design promotes neighborhood pride and visual interest in residential architecture for manufactured homes.~~

9. **RESIDENTIAL LOT DESIGN REVIEW.** THE FOLLOWING DESIGN REVIEW REGULATIONS APPLY TO ALL RESIDENTIAL LOTS THAT ARE 65 FEET OR LESS IN WIDTH AND HAVE FOUR OR FEWER PRIMARY DWELLING UNITS ON A LOT, AND ANY LOT HAVING A MANUFACTURED OR MODULAR HOME, WITH THE FOLLOWING EXCEPTIONS:

a. THE LOT IS WITHIN AN APPROVED SINGLE-FAMILY INFILL (SFI) SUBDIVISION;

b. THE LOT IS SUBJECT TO SECTION II.C.8 (SUBDIVISION DIVERSITY DESIGN REVIEW); OR

c. THE LOT IS ZONED OR DESIGNATED HP, AND THE CONSTRUCTION PLANS ARE REVIEWED AND APPROVED IN ACCORDANCE WITH CHAPTER 8, HISTORIC PRESERVATION, PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

9.1 ALL DWELLING UNITS ON A LOT SHALL EXHIBIT A DESIGN SCALE, FORM, AND CHARACTER OF A SINGLE-FAMILY HOME. (P)

DRAFT

RATIONALE: NEW CONSTRUCTION SHOULD RESPECT THE DESIGN AND CHARACTER OF EXISTING ESTABLISHED NEIGHBORHOODS, REGARDLESS OF THE NUMBER OF UNITS PROVIDED ON A LOT. BUILDING MATERIALS SHOULD MATCH OR COMPLEMENT THE MATERIALS USED ON EXISTING HOMES IN THE VICINITY.

9.2 THE FRONT YARD, EXCLUDING AREAS APPROVED FOR VEHICLE ACCESS, SHOULD BE LANDSCAPED WITH THE FOLLOWING ELEMENTS: (P)

(a) A MINIMUM OF ONE, TWO INCH CALIPER OR GREATER, DROUGHT RESISTANT, ACCENT TREE.

(b) A MINIMUM OF FIVE, FIVE GALLON OR GREATER, DROUGHT RESISTANT SHRUBS.

(c) DUSTPROOFED WITH GROUND COVER, TURF, ROCK, DECOMPOSED GRANITE, OR EQUIVALENT MATERIAL AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

(d) AN IRRIGATION SYSTEM.

RATIONALE: LANDSCAPING CONTRIBUTES TO AN ATTRACTIVE ENVIRONMENT, PROVIDES SHADE, AND CONTRIBUTES TO NEIGHBORHOOD IDENTITY.

9.3 A MINIMUM OF ONE PRIMARY ENTRANCE SHALL BE PROVIDED WHICH FACES AND IS VISIBLE FROM THE STREET. (R*)

9.4 FOR TWO-STORY BUILDINGS, WINDOWS, BALCONIES (WITH DOORS FOR ACCESS), OR DECKS SHALL BE PROVIDED ON THE FRONT FAÇADE FOR A MINIMUM OF ONE-QUARTER OF THE BUILDING WIDTH. (R*)

9.5 EACH DWELLING UNIT SHALL HAVE AT LEAST ONE COVERED PARKING SPACE. (R*)

DRAFT

9.6 FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)

9.7 GARAGES AND CARPORTS SHALL NOT BE LOCATED MORE THAN TEN FEET CLOSER TO THE FRONT PROPERTY LINE THAN THE CLOSEST PRIMARY ENTRANCE. (R*)

9.8 WALLS, FENCES, AND ENCLOSURE MATERIALS SHALL NOT INCLUDE CHAIN LINK FENCING WITH, OR WITHOUT, PLASTIC OR METAL SLATS, SHEETING, NONDECORATIVE CORRUGATED METAL AND FENCING MADE OR TOPPED WITH RAZOR, CONCERTINA, OR BARBED WIRE. (R*)

9.9 MANUFACTURED HOMES SHALL PROVIDE THE FOLLOWING ADDITIONAL ARCHITECTURAL DESIGN ELEMENTS:

(a) MATERIALS SUCH AS WOOD, HARDBOARD, BRICK VENEER, HARDIPLANK, STUCCO, OR HORIZONTAL VINYL SIDING SHALL BE USED AS A PREDOMINANT EXTERIOR MATERIAL. (P)

(b) THE EXPOSED ROOF PITCH SHALL BE AT A MINIMUM OF 3/12 FOR UNITS 28 FEET OR LESS IN WIDTH AND BE COVERED WITH SHINGLES, TILE OR METAL, EXCLUDING ALUMINUM. (R*)

(c) A MINIMUM 50 SQUARE FOOT FRONT ENTRY SHALL BE PROVIDED ALONG THE STREET SIDE OF THE BUILDING. (R*)

(d) PERMANENT ACCESS TO THE FRONT ENTRY SHOULD BE CONSTRUCTED WITH MATERIALS AND COLORS THAT ARE COMPATIBLE WITH THE DWELLING UNIT. (P)

DRAFT

(e) A MASONRY STEM WALL SHALL BE PROVIDED UNDER THE DWELLING UNIT WITH NO MORE THAN SEVEN INCHES OF EXPOSED FOUNDATION MEASURED FROM HIGHEST FINISHED GRADE. (R*)

(f) THE EXPOSED MASONRY STEM WALL COLOR SHOULD BE COMPATIBLE TO THE DWELLING UNIT. (P)

***

SECTION 3: That Chapter 6, Section 608 (Residential Districts), is amended to read as follows:

Section 608. Residential Districts.

A. *Purpose.* Residential districts are established in recognition of a need to provide areas of the City devoted primarily to living functions. In order to preserve these areas from the distractions and adverse impacts which can result from immediate association with nonresidential uses, these districts are restricted to residential, limited nonresidential uses, and appropriate accessory uses. These regulations are designed to promote the creation and maintenance of areas in which individuals or families may pursue residential activities with reasonable access to open space, and streets or roads, in a setting which is not negatively impacted by adjacent uses. Limited nonresidential uses may have conditions placed upon them to limit impact to adjacent residential uses and in some cases require a public hearing through a use permit or special permit process to mitigate any negative impacts to surrounding residential uses.

The standards contained in this section and Sections 609 through 619 and 635 are designed to establish the character of new residential development and also to preserve the quality of residential uses during their lifetime. When applied to new development, these standards are designed to be used in conjunction with the development and improvement standards as contained in the Phoenix Subdivision Ordinance, Chapter 32 of the City Code.

~~This section applies to the residential districts in Sections 609 through 619, in addition to Section 635 (Planned Area Development) when specified.~~

DRAFT

***

B. *Applicability*. THIS SECTION APPLIES TO RESIDENTIAL DISTRICTS RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A (SECTIONS 609 THROUGH 619), AND WHERE SPECIFIED IN THE REGULATIONS FOR OTHER ZONING DISTRICTS.

~~*of Development Options.* The development of any parcel of land shall be in accordance with the standards contained in any one development option as contained in Sections 609 through 619. Development of a single lot or a parcel not being further subdivided and located in the RE-35 and R1-18 zoning districts (Sections 609 and 610) shall be in accordance with the requirements for the standard subdivision development option (a), as contained in Sections 609 and 610. For a single lot or parcel not part of a subdivision platted prior to May 1, 1998, not being further subdivided, and located in the R1-10 through R-4A zoning districts (Sections 611 through 619), development shall be in accordance with the requirements of the conventional subdivision option as contained in Sections 611 through 619.~~

~~All subsequent development shall be in accordance with the initially selected development option unless a use permit is obtained. Building on any lot which was subdivided or developed prior to the adoption of this chapter shall be done in accordance with the standards under which the initial subdivision or development occurred.~~

~~For purposes of conversion to this ordinance, property subdivided prior to May 1, 1998, shall be considered as follows:~~

~~1. Residential development with a site plan approved in accordance with Section 507 shall be considered under the planned residential development option.~~

~~2. Residential development with an approved subdivision setback exhibit shall be considered under the average lot development option if located in the RE-35 through R-5 zoning districts (Sections 609 through 618).~~

~~3. Any other prior residential development shall be considered under the development option selected when the property was subdivided.~~

DRAFT

~~A use permit shall not be required for new development on previously subdivided property or property on which there is an approved site plan if the new development is in conformance with the provisions of this ordinance.~~

***

DRAFT

D. *Residential Districts Land Use Matrix*

Table 608.D. Residential Districts Land Use Matrix

LAND USE CATEGORIES	SECTION AND ZONING DISTRICT											
	609	**610**	**611**	**612**	**613**	**614**	**615**	**616**	**617**	**618**	**619**	**635**
	RE-35	**R1-18**	**R1-10**	**R1-8**	**R1-6**	**R-2**	**R-3**	**R-3A**	**R-4**	**R-5**	**R-4A**	**PAD**
Single-Family Detached	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1
(ac) Accessory Dwelling Unit (ADU)	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2
(ac) Guestroom(s)	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3
~~Duplex~~	~~np~~	~~np~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~
~~Triplex~~	~~np~~	~~np~~	~~np~~	~~np~~	~~np~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~
Single-Family Attached	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4
SINGLE-FAMILY INFILL (SFI) SUBDIVISION	np	np	np	np	np	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc6 up6	np
Multi-Family	np	np	~~pc7~~ np	~~pc7~~ np	~~pc7~~ np	pc7	pc7	pc7	pc7	pc7	pc7	pc7
(ac) Residential Convenience Market	np	np	np	np	np	np	np	pc8	pc8	pc8	pc8	pc8
Off-Site Manufactured Home Developments	np	np	np	np	np	up35	up35	up35	up35	up35	up35	np
***	***	***	***	***	***	***	***	***	***	***	***	***

***(ac) = accessory use permitted only with primary use listed immediately prior in the table.**

DRAFT

E. *Land Use Conditions.*

1. *Single-Family Detached Dwelling Unit.* Each single-family lot is permitted one single-family detached primary dwelling unit and no additional dwelling units, unless otherwise permitted elsewhere in this section.

2. *Accessory Dwelling Unit (ADU).*

   a. When a lot has no more than one single-family detached primary dwelling, two ADUs are permitted in addition to the primary dwelling unit. A third ADU may be permitted when at least one of the ADUs qualifies as affordable housing and the net lot size is a minimum 43,560 square feet. However, lots having ~~a duplex or triplex, single-family attached units or any~~ multi-family dwelling units are not permitted any ADUs.

   b. An ADU is subject to the development regulations of Section 706.A.

3. *Guestrooms*. Each single-family dwelling unit may contain no more than two guestrooms.

~~4. *Duplex.*~~

   ~~a. *Single-Family Lots.* One duplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit two dwelling units.~~

   ~~b. *Multi-Family Lots.* Duplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.~~

4. *SINGLE-FAMILY ATTACHED DWELLING UNIT.* ONE SINGLE-FAMILY ATTACHED DWELLING UNIT IS PERMITTED PER SINGLE-FAMILY LOT WHEN THE APPLICABLE DEVELOPMENT OPTION HAS NO REQUIREMENTS FOR INTERIOR SIDE YARD SETBACKS.

~~5. *Triplex.*~~

DRAFT

~~a. *Single-Family Lots.* One triplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit three dwelling units.~~

~~b. *Multi-Family Lots.* Triplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.~~

5. *SINGLE-FAMILY INFILL (SFI) SUBDIVISION*. SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1.

6. ~~*Single-Family Attached Dwelling Unit.* One single-family attached dwelling unit is permitted per single-family lot when allowed by the underlying zoning district and development option.~~
SINGLE-FAMILY INFILL (SFI) SUBDIVISION—R-4A ONLY. SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1. EXCEPT FOR THE PERMITTED DENSITY, THE DEVELOPMENT STANDARDS SHALL BE THE SAME AS FOR THE R-4 PLANNED RESIDENTIAL DEVELOPMENT OPTION, AS MODIFIED BY SECTION 608.I.

7. *Multi-Family Dwelling Units.* Multi-family dwelling units are permitted ~~when allowed by the underlying zoning district and development option~~ EXCEPT WHEN THE DEVELOPMENT HAS BEEN PLATTED AS A SINGLE-FAMILY SUBDIVISION.

***

35. Off-site manufactured home developments are permitted with use permit approval per Section 307, and subject to the development regulations provided in Section ~~608.F.7~~ 608.J.

DRAFT

F. ~~*Special*~~ *GENERAL DEVELOPMENT Regulations.*

1. No structure may be built on a lot which does not front on a street which is in accordance with the adopted street classification map AND THE PROVISIONS OF SECTION 714, FUTURE WIDTH LINES, unless exempted by this section.

2. In any district where a half street not less than one-half of that width prescribed for that street by the street classification map, and amendments thereto, has been dedicated, any lots facing or siding on such half street from which side the required width of dedication has been made shall be deemed to have frontage on a street.

3. No permit shall be issued for buildings on a lot fronting on a half street of less than that prescribed by the street classification map for an arterial or collector street or 25 feet for all other streets ~~except for single-family attached development individual dwelling units~~ UNLESS THE LOT IS PART OF A PLATTED SUBDIVISION WHICH WAS APPROVED WITH MODIFIED STREET STANDARDS.

   ~~a. For development utilizing an average lot or PRD development option or for development built under a planned area development district, a minimum of 16.58-foot half-street right-of-way may be provided when all of the following conditions are met:~~

      ~~(1) The street is not designated as a collector or arterial street.~~

      ~~(2) There are no restrictions to public access to the street.~~

      ~~(3) Pavement width shall be 33.16 feet from back of curb to back of curb.~~

      ~~(4) Pavement thickness and design shall be in accordance with Maricopa Association of Governments' standards.~~

      ~~(5) All terminations shall contain a 40-foot-radius right-of-way.~~

      ~~(6) The street has been constructed prior to March 19, 1986.~~

DRAFT

4. There shall be no outdoor storage of personal property visible beyond the boundaries of the property within any front or side yard.

5. No accessory use shall include outdoor display or storage of any of the following listed items when such items are visible or emit odor, dust, gas, noise, vibration, smoke, heat or glare beyond any boundary of the lot on which such items are displayed or stored:

   a. Any building or landscaping materials.

   b. Any machinery, parts, scrap, or appliances.

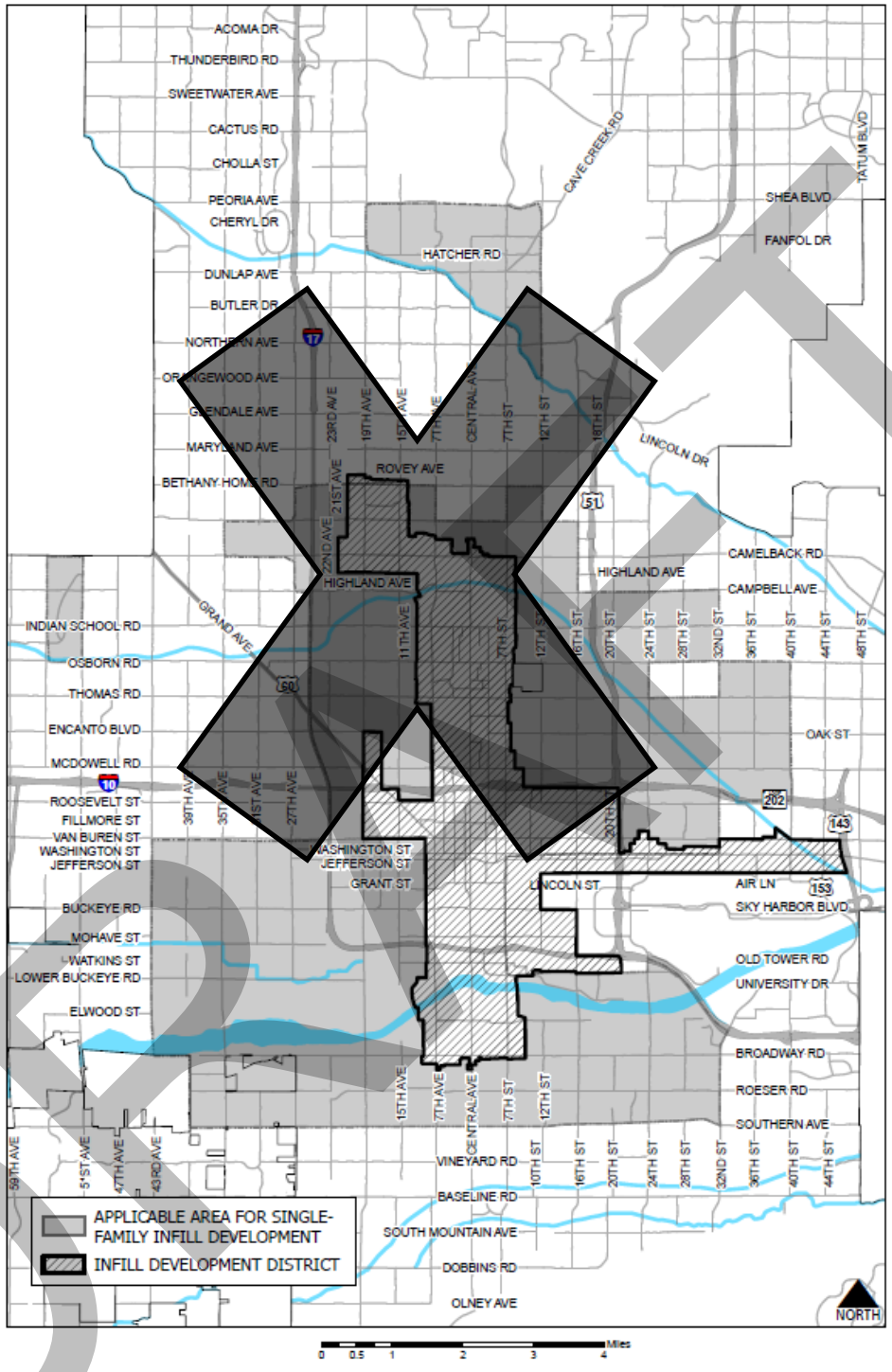
   c. Vehicles which are unlicensed, inoperable, or registered to or owned by persons not residing on or the guest of persons residing on the premises.

   d. Any other chattel used for or intended for a commercial purpose or ultimate use on other than the subject premises.

~~6.~~ ~~*Single-Family Infill (SFI).* Single-family infill development regulations may be applied in zoning districts where the SFI development option is offered, but only when the development falls within the infill development district identified in the general plan, or with use permit approval within the following areas located outside of the infill development district:~~

~~Figure 608.F.6. Single-Family Infill Development Areas~~

DRAFT


ACOMA DR
THUNDERBIRD RD
SWEETWATER AVE
CACTUS RD
CHOLLA ST
PEORIA AVE
CHERYL DR
DUNLAP AVE
BUTLER DR
NORTHERN AVE
ORANGEWOOD AVE
GLENDALE AVE
MARYLAND AVE
BETHANY HOME RD
INDIAN SCHOOL RD
OSBORN RD
THOMAS RD
ENCANTO BLVD
MCDOWELL RD
ROOSEVELT ST
FILLMORE ST
VAN BUREN ST
WASHINGTON ST
JEFFERSON ST
BUCKEYE RD
MOHAVE ST
WATKINS ST
LOWER BUCKEYE RD
ELWOOD ST
HATCHER RD
ROVEY AVE
HIGHLAND AVE
GRAND AVE
CAVE CREEK RD
TATUM BLVD
SHEA BLVD
FANFOL DR
LINCOLN DR
CAMELBACK RD
CAMPBELL AVE
OAK ST
AIR LN
SKY HARBOR BLVD
OLD TOWER RD
UNIVERSITY DR
BROADWAY RD
ROESER RD
SOUTHERN AVE
VINEYARD RD
BASELINE RD
SOUTH MOUNTAIN AVE
DOBBINS RD
OLNEY AVE
APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT
INFILL DEVELOPMENT DISTRICT
NORTH
0 0.5 1 2 3 4 Miles

DRAFT

a. The SFI development option does not eliminate any redevelopment area, special planning district or overlays. Where conflicts occur between the requirements of the SFI development option and redevelopment areas, overlay zoning districts, special planning districts, and specific plans, the requirements of the overlay zoning districts, special planning districts, redevelopment areas or specific plans shall apply.

b. Historic preservation designated properties or properties in historic preservation districts cannot use the SFI development option.

c. *Dwelling Units.* The SFI development option is intended primarily for single-family attached dwelling units; however, up to 20 percent of the units in a development may be single-family detached dwelling units to allow for variety and efficiency of design.

(1) Any provided detached dwelling units shall comply with the same development regulations applicable to that SFI development.

d. *Design Requirements.*

(1) Individual units fronting on street rights-of-way shall provide an entryway that is either elevated, depressed or includes a feature such as a low wall to accentuate the primary entrance.

(2) Required covered parking spaces shall not front on perimeter street rights-of-way.

(3) Individual unit rear yards shall not abut perimeter street ROW or an adjacent perimeter street landscape area.

(4) Attached dwelling units constructed in a row shall not exceed a total length of 200 feet without having a minimum 20-foot-wide open area.

e. *Perimeter Landscape Setbacks and Requirements.*

DRAFT

(1) Residences that front on arterial, collector, or local street rights-of-way shall provide a minimum ten-foot-wide landscape tract or community-maintained landscaping abutting the street, except when within 2,000 feet of a light rail station.

(2) Residences that side on arterial, collector, or local street rights-of-way shall provide a minimum 15-foot-wide landscape tract or community-maintained landscaping abutting the street.

(3) Perimeter of the development not abutting rights-of-way and adjacent to a single-family residential district or historic preservation designated property must provide a minimum ten-foot landscape setback. Walls/fences up to six feet high within private rear yards may be provided within the perimeter setback so long as the required landscape is still provided.

(4) Trees shall be provided in required landscape setbacks at a minimum rate of 20 feet on center or equivalent groupings, as approved by the PDD landscape architect, subject to the following:

(a) Fifty percent of the required trees shall be minimum one-and-one-half-inch caliper at the time of installation.

(b) Twenty-five percent of the required trees shall be minimum two-inch caliper or multi-trunked trees at the time of installation.

(c) Twenty-five percent of the required trees shall be minimum three-inch caliper or multi-trunked trees at the time of installation.

(5) A minimum of five five-gallon shrubs per tree shall be provided.

f. *Open Space Regulations.* The only walls/fences allowed within required common area open space are required pool security fences and other necessary security fences, as approved by PDD.

g. *Parking Requirements.* Section 702 applies to SFI development, except where specifically modified by this section.

DRAFT

(1) Within the Infill Development District: one parking space per dwelling unit must be provided that is covered or located within a garage.

(2) Within the applicable SFI area that is not located within the infill development district: two parking spaces per dwelling unit must be provided that are covered or located within a garage.

(3) The required spaces for each dwelling unit must be located on the same lot as the unit for which they are provided.

(4) A minimum 0.25 additional unreserved guest parking space per dwelling unit must be provided within any SFI development.

h. *Alley Access and Maneuvering.*

(1) All maneuvering for on-site parking must be located on private property and not in public ROW.

(2) Access to the site from a fully dedicated and paved alley is permitted within the infill development district.

(3) Access to the site from a fully dedicated and paved alley is permitted applicable area outside of the infill development district if all three conditions are met, as follows:

(a) The site is not across the alley from either a single-family or historic preservation zoning district;

(b) Alley access is specifically approved as part of the use permit hearing; and

(c) All necessary technical appeals have been approved.

i. Maximum 40-inch fence height allowed in the required setbacks along perimeter street rights-of-way.

j. Signage is subject to the regulations of Section 705, Table D-1, Single-Family Residential.

DRAFT

7. *Off-Site Manufactured Home Developments.* Off-site manufactured home development is subject to use permit approval in the C-1, C-2, and C-3 districts, in addition to zoning districts indicated in Section 608.D; and subject to the following additional development regulations:

a. The provisions of Section 703.B do not apply to off-site manufactured home developments.

b. These regulations apply to development of a single lot or parcel, not to be further subdivided.

c. Placement for each off-site manufactured home shall be provided as follows:

(1) There shall be a minimum of 20 feet between off-site manufactured homes and ten feet between awnings and canopies. All annexes or structural additions shall be considered part of the off-site manufactured home.

(2) There shall be at least 40 feet between off-site manufactured homes on opposite sides of a private accessway.

(3) No off-site manufactured home, annex or structural addition shall be closer than eight feet to any private accessway or private drive.

d. Each off-site manufactured home space shall have private outdoor living space of at least 150 square feet. The dimension of this space shall be at least 15 feet in width.

e. At each occupied off-site manufactured home space, there shall be an enclosed storage locker for yard tools and other bulky items convenient to the space with a storage capacity of at least 150 cubic feet.

f. All areas not covered by structures or paved surfaces shall be landscaped and maintained in accordance with the approved development review documents required under Section 507.

DRAFT

g. Screening the perimeter of an off-site manufactured home development by a wall or other approved material may be required as a condition of use permit approval.

h. There shall be a network of pedestrian walkways connecting off-site manufactured home spaces with each other and with development facilities and amenities.

i. If storage yards are provided, there shall be a screened storage yard or yards for boats, recreational vehicles, etc. Such storage yards shall have a minimum of 60 square feet of storage space for each off-site manufactured home space in the development and shall be located so as to not detract from surrounding properties. All boats and recreational vehicles shall be parked in the storage yard.

j. Each off-site manufactured home shall (1) be affixed permanently to the ground or (2) have skirting around its perimeter to screen its wheels and undercarriage.

k. All utilities and the wires of any central television or radio antenna system shall be underground.

l. Not more than 15 percent of the spaces in any one off-site manufactured home development shall be developed or used for recreational vehicles.

m. Development of off-site manufactured home communities shall be under the planned residential development option applicable in the underlying zoning district.

n. Private drives may be used for access to each off-site manufactured home.

o. There shall be a minimum of five percent of the total area of the off-site manufactured home development dedicated or reserved as usable common open space land. Common open space lands shall be clearly designated on the plan as to the character of use and development but shall not include:

(1) Areas reserved for the exclusive use or benefit of an individual tenant or owner; nor

DRAFT

~~(2) Dedicated streets, alleys, and other public rights-of-way; nor~~

~~(3) Vehicular drives, parking, loading, and storage areas; nor~~

~~(4) Required setback areas at exterior boundaries of the site; nor~~

~~(5) Golf courses.~~

~~Adequate guarantees must be provided to ensure permanent retention of open space land area resulting from the application of these regulations, either by private reservation for the use of the residents within the development or by dedication to the public, or a combination thereof.~~

G. ~~*Reserved.*~~

DEVELOPMENT OPTIONS. EACH RESIDENTIAL ZONING DISTRICT (RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A) PROVIDES DEVELOPMENT STANDARDS SPECIFIC TO THAT ZONING DISTRICT. ADDITIONALLY, DIFFERENT SETS OF DEVELOPMENT STANDARDS ("DEVELOPMENT OPTIONS") ARE PROVIDED WITHIN CERTAIN ZONING DISTRICTS.

1. GENERAL REQUIREMENTS.

a. DEVELOPMENT OF ANY PARCEL OR LAND SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS SET FORTH FOR A SINGLE DEVELOPMENT OPTION.

b. A DEVELOPMENT OPTION FOR A PROPERTY IS CONSIDERED ESTABLISHED IF ONE OF THE FOLLOWING IS TRUE:

(1) A PRELIMINARY OR FINAL SITE PLAN HAS BEEN APPROVED FOR A PROPERTY AND IS STILL CONSIDERED VALID PER THE PROVISIONS OF SECTION 507.K.6.

(2) THE PROPERTY HAS STRUCTURES FOR WHICH BUILDING PERMITS WERE ISSUED IN COMPLIANCE WITH STANDARDS FOR A DEVELOPMENT OPTION WHICH WAS VALID AT THE TIME OF PERMIT ISSUANCE.

DRAFT

(3) THE PROPERTY IS PART OF A PLATTED AND RECORDED SUBDIVISION (ALSO SEE SUBSECTION G.2 BELOW).

c. IF A DEVELOPMENT OPTION HAS ALREADY BEEN ESTABLISHED FOR A PROPERTY, SUBSEQUENT DEVELOPMENT OR REDEVELOPMENT OF THE PROPERTY MUST COMPLY WITH THE STANDARDS APPLICABLE TO THE ESTABLISHED DEVELOPMENT OPTION UNLESS USE PERMIT APPROVAL PER SECTION 307 IS OBTAINED, WITH THE FOLLOWING EXCEPTIONS:

(1) THE PROPERTY HAS BEEN REZONED PER SECTION 506 (BASE ZONING ONLY; DOES NOT INCLUDE HEIGHT OR DENSITY WAIVERS, SPECIAL PERMITS, OR ADDITION OF OVERLAY DISTRICTS); OR

(2) THE PROPERTY IS A PREVIOUSLY PLATTED SUBDIVISION AND THE ENTIRE SUBDIVISION IS TO BE REPLATTED; OR

(3) THE PROPERTY IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND IS BEING PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION; OR

(4) THE PROPERTY IS PART OF A MASTER PLAT SUCH AS: STATE PLATS; AGRICULTURAL/RANCHING SUBDIVISIONS; PLATS USED TO MAKE DEDICATIONS AND CREATE DEVELOPMENT BLOCKS WITHIN MASTER-PLANNED DEVELOPMENTS; OR OTHER ATYPICAL SUBDIVISION PLATS AS APPROVED BY THE ZONING ADMINISTRATOR.

d. IF A DEVELOPMENT OPTION HAS NEVER BEEN ESTABLISHED FOR A PROPERTY, ANY APPLICABLE DEVELOPMENT OPTION MAY BE CHOSEN.

2. PLATTED SUBDIVISION LOTS SHALL COMPLY WITH THE STANDARDS APPLICABLE TO THE DEVELOPMENT OPTION STATED IN THE TITLE OF THE PLAT, AS FOLLOWS:

DRAFT

a. DEVELOPMENTS HAVING AN APPROVED FINAL SITE PLAN OR APPROVED SETBACK EXHIBIT ON FILE WITH THE PLANNING AND DEVELOPMENT DEPARTMENT MAY INSTEAD CHOOSE TO APPLY THE STANDARDS APPROVED PER THE PLAN/EXHIBIT, IF DIFFERENT FROM CURRENT STANDARDS. HOWEVER, ANY AMENDMENT TO A FINAL SITE PLAN OR SETBACK EXHIBIT SHALL BE IN ACCORDANCE WITH CURRENT DEVELOPMENT OPTIONS AND STANDARDS.

b. PLATS TITLED “STANDARD”, “SUBDIVISION”, “CONVENTIONAL”, OR HAVING NO REFERENCE TO A DEVELOPMENT OPTION SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION.

c. PLATS TITLED “AVERAGE LOT” OR “PLANNED RESIDENTIAL DEVELOPMENT” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION.

d. PLATS TITLED “SINGLE-FAMILY ATTACHED” OR “SINGLE-FAMILY INFILL” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, IN ADDITION TO THE STANDARDS OF SECTION 608.I.

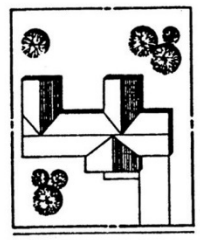
e. PLATS TITLED “PLANNED AREA DEVELOPMENT” SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 635 WHEN ZONED PAD-1 THROUGH PAD-15. OTHER PLATS WITH THE SAME TITLE BUT NOT ZONED PAD-1 THROUGH PAD-15 SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, OR THE BASE REGULATIONS OF THE DISTRICT IF THE PRD OPTION IS NOT OFFERED.

f. FOR OTHER PLAT TITLES NOT IDENTIFIED WITHIN THIS SECTION, THE ZONING ADMINISTRATOR SHALL DETERMINE THE APPLICABLE DEVELOPMENT OPTION AND REGULATIONS.

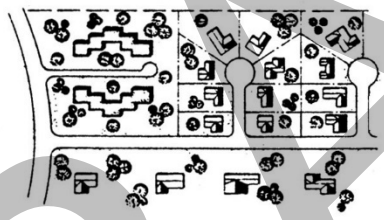
DRAFT

3. **STANDARD OPTION.** WHEN A ZONING DISTRICT PROVIDES MULTIPLE DEVELOPMENT OPTIONS, THE DEVELOPMENT REGULATIONS FOR THE STANDARD OPTION ARE IDENTIFIED IN THE ASSOCIATED DEVELOPMENT STANDARDS TABLE FOR THAT DISTRICT. IF ONLY ONE SET OF DEVELOPMENT STANDARDS IS PROVIDED FOR A ZONING DISTRICT, THOSE STANDARDS SHALL BE CONSIDERED THE STANDARD OPTION.

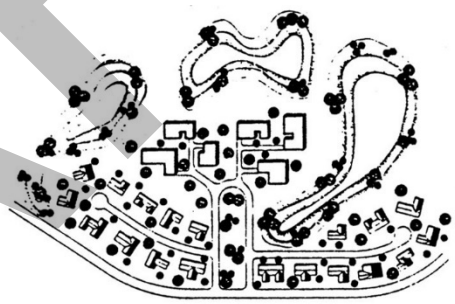
4. **PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION.** WHEN THE PLANNED RESIDENTIAL DEVELOPMENT OPTION IS UTILIZED FOR A SUBDIVISION AND/OR DEVELOPMENT, A SITE PLAN MUST BE SUBMITTED, REVIEWED, AND APPROVED IN ACCORDANCE WITH SECTION 507. THE SITE PLAN SHALL ILLUSTRATE COMPLIANCE WITH ALL OF THE DEVELOPMENT STANDARDS FOR THE PRD OPTION.



Standard Option



Standard Subdivision



Planned Residential Development

H. ~~Reserved.~~ *BONUS PROVISIONS.*

1. **SINGLE-FAMILY SUBDIVISION DENSITY BONUS.** WHEN UTILIZING THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, SINGLE-FAMILY SUBDIVISIONS IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN INCREASED DENSITY AS SHOWN IN TABLE 608.H.1 BY PROVIDING SITE AMENITIES AND ENHANCEMENTS FROM TABLE 608.H.2, UP TO THE MAXIMUM DENSITY PERMITTED BY THE DISTRICT:

DRAFT

TABLE 608.H.1 PERMISSIBLE DENSITY BONUS BY DISTRICT	
RE-35 AND R1-18	0.05 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R1-10, R1-8, AND R1-6	0.10 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R-2, R-3, AND R-3A	0.25 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R-4 AND R-5	0.50 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED

DRAFT

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
	PERIMETER/BACKUP TREATMENT	
10 PTS.	1.	INCREASE COMMON LANDSCAPED SETBACK ADJACENT TO PERIMETER STREET TO A MINIMUM 20 FEET.
10 PTS./FEATURE	2.	PROVIDE A MAJOR ENTRY FEATURE WITH A MINIMUM 1,500 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
5 PTS./FEATURE	3.	PROVIDE A MINOR ENTRY FEATURE WITH A MINIMUM 1,000 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
	STREETSCAPE	
20 PTS.	4.	PROVIDE DETACHED SIDEWALKS SEPARATED FROM THE CURB BY A MINIMUM 5-FOOT WIDE PLANTING AREA. PLANTING AREA SHALL BE PLANTED WITH MINIMUM 24-INCH BOX SIZE TREES PLANTED AT A RATE OF 1 PER LOT, TURF OR 5, 5-GALLON SHRUBS FOR EVERY TREE AND GROUND COVER; AND SUPPLIED WITH AN ADEQUATE IRRIGATION SYSTEM.
10 PTS.	5.	PROVIDE LANDSCAPING AND IRRIGATION FOR ALL FRONT YARDS WITHIN THE DEVELOPMENT WHICH SHALL INCLUDE A MINIMUM OF 1 24-INCH BOX TREE, 5, 5-GALLON SHRUBS, AND GROUND COVER.
5 PTS.	5A.	RECEIVE AN ADDITIONAL 5 BONUS POINTS FOR EACH ADDITIONAL TREE (MINIMUM 15-GALLON).
10 PTS.	6.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR DRIVEWAYS AND ON-LOT SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.

DRAFT

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
10 PTS.	7.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE STREETS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.
10 PTS.	8.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G., INTERSECTIONS, CROSSWALKS, BORDERS.
2 PTS./FEATURE	9.	PROVIDE LANDSCAPED MEDIAN ISLANDS.
5 PTS.	10.	PROVIDE A COMPREHENSIVE STREET FURNITURE PACKAGE CONSISTING OF CUSTOM STREET SIGNS, BUS SHELTERS AND BENCHES.
5 PTS.	11.	PROVIDE CUSTOM STREETLIGHT STANDARDS AND/OR FIXTURES.
	ARCHITECTURAL DESIGN	
25 PTS.	12.	PROVIDE A COMPREHENSIVE STREETSCAPE PLAN, DEVELOPMENT AGREEMENT OR OTHER MEANS WHICH SHALL ADDRESS VISUAL INTEREST AT A PEDESTRIAN SCALE; RHYTHM, FORM AND MASSING; AND RELATIONSHIP OF UNITS TO EACH OTHER FOR THE ENTIRE SUBDIVISION. SUCH PLAN SHALL PROVIDE ELEVATIONS, COLOR OPTIONS, AND LIMIT WHICH MODEL(S)/ELEVATION(S) MAY OR MAY NOT BE SITED ON INDIVIDUAL LOTS.
25 PTS.	13.	PROVIDE HOUSE PLANS WHICH DEMONSTRATE AN ENHANCED LEVEL OF ARCHITECTURAL DESIGN AS APPROVED BY THE DESIGN ADVISOR.
10 PTS.	14.	PROVIDE PREMIUM GRADE EXTERIOR MATERIALS AND FINISHES AS APPROVED BY THE DESIGN ADVISOR.

DRAFT

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
	OPEN SPACE/RECREATION	
2 PTS.	15.	PROVIDE ADDITIONAL COMMON OPEN SPACE, SUCH THAT EACH ADDITIONAL 1% OF COMMON OPEN SPACE EARNS 2 BONUS POINTS.
10 PTS./FEATURE	16.	PROVIDE MAJOR PRIVATE RECREATIONAL AMENITIES (E.G., TENNIS COURTS, POOL, COMMUNITY MEETING ROOM).
5 PTS./FEATURE	17.	PROVIDE MINOR PRIVATE RECREATIONAL AMENITIES (E.G., BIKEPATH OR MULTI-USE TRAIL WHICH PROVIDE AN INTERNAL LINKAGE WITHIN THE DEVELOPMENT AS WELL AS A CONNECTION TO SIMILAR FACILITIES LOCATED AT THE PERIMETER OF THE SITE).

2. **MULTI-FAMILY OPEN SPACE BONUS**. WHEN UTILIZING THE PLANNED RESIDENTIAL OPTION, MULTI-FAMILY DEVELOPMENTS IN THE R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN A ONE PERCENT DENSITY BONUS FOR EACH TWO PERCENT OF COMMON OPEN SPACE PROVIDED IN ADDITION TO ANY OTHER OPEN SPACE REQUIRED FOR THE DEVELOPMENT.

   a. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL DETERMINE THE ADEQUACY OF COMMON OPEN SPACE AS PART OF THE DEVELOPMENT REVIEW PROCESS. OPEN SPACE SHALL NOT INCLUDE:

      1. PUBLIC RIGHT-OF-WAY.

      2. VEHICULAR DRIVES OR PARKING AREAS.

      3. PRIVATE PATIO AREAS, NARROW STRIPS BETWEEN OR IN FRONT OF UNITS; OR, IN GENERAL, AREAS RESERVED FOR THE EXCLUSIVE USE OF INDIVIDUAL TENANTS.

DRAFT

4. REQUIRED SETBACK AREAS AT THE EXTERIOR BOUNDARIES OF THE SITE.

5. GOLF COURSES.

b. IN NO CASE SHALL THE DENSITY OF THE DEVELOPMENT EXCEED THE MAXIMUM DENSITY ALLOWED BY THE DISTRICT.

3. **AFFORDABLE HOUSING INCENTIVES.** IN ORDER TO OVERCOME A DEMONSTRATED DEFICIENCY IN THE SUPPLY OF HOUSING FOR PERSONS OF LOW INCOME, INCENTIVES ARE ESTABLISHED TO FOSTER THE PROVISION OF SUCH HOUSING.

a. *APPLICABILITY.* ALL DEVELOPMENT LOCATED WITHIN A ZONING DISTRICT SUBJECT TO THE PROVISIONS OF SECTION 608 PROVIDING AFFORDABLE HOUSING AS DEFINED IN SECTION 202.

b. *DENSITY BONUS.*

(1) ONE ADDITIONAL UNIT SHALL BE ALLOWED FOR EVERY TWO AFFORDABLE HOUSING UNITS, PROVIDED THAT THE OVERALL PROJECT DENSITY DOES NOT EXCEED 10 PERCENT BEYOND THAT WHICH WOULD OTHERWISE BE ALLOWED.

(2) A DENSITY BONUS AWARDED PER THIS SECTION SHALL APPLY TO THE MAXIMUM DENSITY FOR ANY DISTRICT AND MAY BE IN ADDITION TO A DENSITY BONUS EARNED PER THE PROVISIONS OF SECTIONS 608.H.1 or 608.H.2.

c. *OTHER REQUIREMENTS.* THE TOTAL NUMBER OF UNITS WITHIN A PROJECT SHALL BE AS APPROVED BY THE HOUSING DEPARTMENT.

~~I. *Development Regulations.* Following are definitions of terms used in the development standards tables for each district:~~

DRAFT

1. **Minimum lot dimension:** The minimum width and depth of lot lines and where specified, the minimum area of each lot.

2. **Dwelling unit density:** The total number of dwelling units on a site divided by the gross area of the site.

a. Density Bonus Points. Additional density may be granted by earning density bonus points by providing site enhancements from the table below, as follows:

(1) Single-family detached development in the R1-10 through R1-6 districts (Sections 611 through 613) may earn increased density of 0.1 du/ac for each ten density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district.

(2) Single-family detached development in the R-2 through R-4A districts (Sections 614 through 619) may earn increased density of 0.275 du/ac for each five density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district. However, at least half of the bonus points used to achieve densities in excess of 7.5 du/ac must be from the architectural design bonus point category.

Bonus Points	**Enhancement Category**	
	PERIMETER/BACKUP TREATMENT	
10 pts.	1.	Increase common landscaped setback adjacent to perimeter street to 20' avg./15' minimum.
10 pts./feature	2.	Provide a major entry feature with a minimum 1,500 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).
5 pts./feature	3.	Provide a minor entry feature with a minimum 1,000 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).
	STREETSCAPE	
20 pts.	1.	Provide detached sidewalks separated from the curb by a minimum 5'-wide planting area. Planting area

DRAFT

		shall be planted with minimum 24" box size trees planted at a rate of 1 per lot, turf or 5 5-gallon shrubs for every tree and ground cover; and supplied with an adequate irrigation system.
10 pts.	2.	Provide landscaping and irrigation for all front yards within the development which shall include a minimum of 1 24" box tree, 5 5-gallon shrubs, and ground cover.
5 pts.	2a.	Receive an additional 5 bonus points for each additional tree (minimum 15-gallon).
10 pts.	3.	Provide partial treatment of paving surfaces for driveways and on-lot sidewalks. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.
10 pts.	4.	Provide partial treatment of paving surfaces for all private streets. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.
10 pts.	5.	Provide partial treatment of paving surfaces for all private sidewalks. Partial treatment shall consist of consistent accent treatment for all like features, e.g., intersections, crosswalks, borders.
2 pts./feature	6.	Provide landscaped median islands.
5 pts.	7.	Provide a comprehensive street furniture package consisting of custom street signs, bus shelters and benches.
5 pts.	8	Provide custom streetlight standards and/or fixtures.
	ARCHITECTURAL DESIGN	
25 pts.	1.	Provide a comprehensive streetscape plan, development agreement or other means which shall address visual interest at a pedestrian scale; rhythm, form and massing; and relationship of units to each other for the entire subdivision. Such plan shall provide elevations, color options, and limit which model(s)/elevation(s) may or may not be sited on individual lots.

DRAFT

25 pts.	2.	Provide house plans which demonstrate an enhanced level of architectural design as approved by the design advisor.
10 pts.	3.	Provide premium grade exterior materials and finishes as approved by the design advisor.
	OPEN SPACE/RECREATION	
2 pts.	1.	Provide additional common area, such that each additional 1% of common area earns 2 bonus points.
10 pts./feature	2.	Provide major private recreational amenities (e.g., tennis courts, pool, community meeting room).
5 pts./feature	3.	Provide minor private recreational amenities (e.g., bikepath or multi-use trail which provide an internal linkage within the development as well as a connection to similar facilities located at the perimeter of the site).

b. Additional Common Area/Open Space. Additional density may be granted by providing additional common area above any minimum requirements as follows:

(1) Qualifying developments (listed below) may earn:

(a) A one percent density bonus for each four percent of basic common area; or

(b) A one percent density bonus for each two percent of improved common area.

(c) The Planning and Development Department shall determine the adequacy of both basic and improved common areas as part of the development review process. Open space shall not include:

(i) Public right-of-way.

(ii) Vehicular drives or parking areas.

DRAFT

(iii) Private patio areas, narrow strips between or in front of units; or, in general, areas reserved for the exclusive use of individual tenants.

(iv) Required setback areas at the exterior boundaries of the site.

(v) Golf courses.

(d) In no case shall the density of the development exceed the maximum density allowed by the district.

(2) Developments qualifying for the additional common area/open space density bonus are as follows:

(a) Single-family development in the RE-35 and R1-18 zoning districts (Sections 609 and 610), when also using the planned residential development option.

(b) Single-family attached development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.

(c) Single-family development in the R-2 through R-4A zoning districts (Sections 614 through 619), when using the single-family infill development option.

(d) Multi-family development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.

DRAFT

3. **Perimeter standards:** Setbacks for structures which are required at the perimeter of a development. These standards shall apply only to lots which are created by a subdivision or a project approved under the provisions of Section 507. These standards shall not apply in the following circumstances: when contiguous developments are to be developed using the same development option with the same perimeter standards and are on the same preliminary plat or are platted concurrently; when the perimeter of a development is contiguous to a permanent open space, such as a natural wash, hillside preserve, or existing golf course, the depth of which is at least forty feet; or when the development was properly platted prior to September 13, 1981.

4. **Building setback:** The required separation of buildings from lot lines.

5. **Maximum height:** The maximum allowed height as measured from natural grade which measurement shall be as in chapter 2.

6. **Lot coverage:** The maximum area of a lot occupied by structures and open projections as defined in chapter 2.

7. **Common areas:** Required areas in a planned residential development to be used and enjoyed by residents of a development and either improved in accordance with the standards in chapter 2 or maintained in a natural state as approved by the Planning and Development Department.

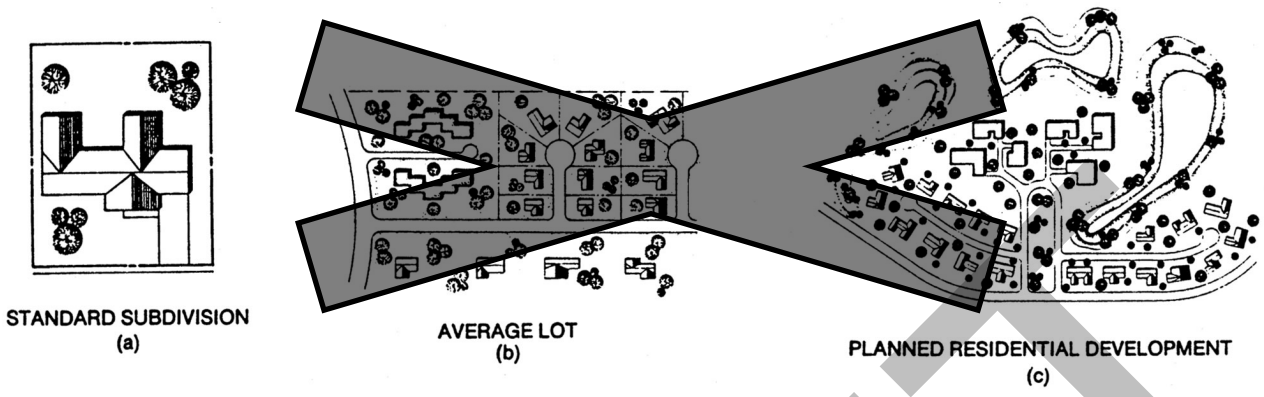
8. **Allowed Development:** The development options tables provided in Sections 609 through 619 indicate the only types of residential development permitted under each development option and associated development regulations. The complete list of all permitted uses, including accessory and temporary uses, is provided in Section 608.C.

9. **Required review:** Development review in accordance with Section 507 of this ordinance, and subdivision review in accordance with chapter 32 of the Phoenix City Code when new lots are created.

10. **Required parking:** The minimum number of off-street parking spaces to be provided and which shall be according to Section 702.A.

11. **Street standards:** The class of street required to provide access to any parcel or subdivided lot within a development.

DRAFT



***

I. *SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.*

1. **APPLICABILITY.** THE SINGLE-FAMILY INFILL REGULATIONS OF THIS SECTION SHALL APPLY TO SUBDIVISIONS MEETING ALL OF THE FOLLOWING CRITERIA:

   a. THE SUBDIVISION IS NOT ZONED HP OR HP-L, NOR DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORICAL PLACES.

   b. THE SUBDIVISION IS ZONED R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, C-3, DTC, OR WU CODE;

   c. THE SUBDIVISION EITHER UTILIZES THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION, OR THE DISTRICT SPECIFICALLY STATES THAT AN SFI SUBDIVISION MAY BE DEVELOPED PER THE PROVISIONS OF THIS SECTION;

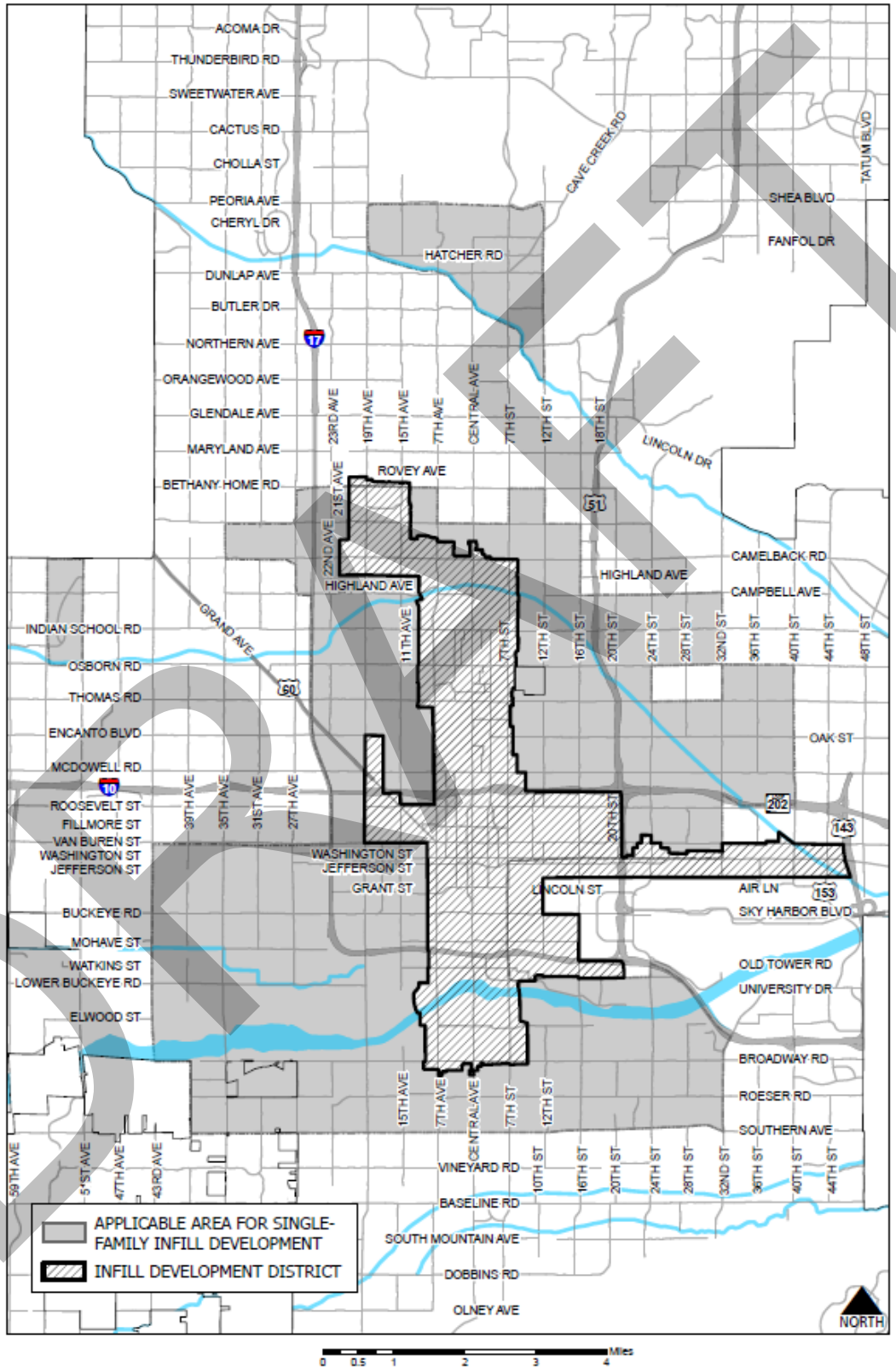
   d. THE SUBDIVISION IS EITHER LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN, OR THE SUBDIVISION IS LOCATED WITHIN THE AREA IDENTIFIED AS “APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT” SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND

DRAFT

e. FOR EXISTING SUBDIVISIONS RECORDED PRIOR TO 2024 ONLY: THE PLAT HAS THE SUBTITLE “A SINGLE-FAMILY ATTACHED SUBDIVISION”; “A SINGLE-FAMILY INFILL SUBDIVISION”; “SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION”; OR ANOTHER ANALOGOUS SUBTITLE AS DETERMINED BY THE ZONING ADMINISTRATOR.

DRAFT

FIGURE 608.I.1
SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT AREAS



DRAFT

2. **SPECIAL PLANNING AREAS.** WHERE CONFLICTS OCCUR BETWEEN THE REQUIREMENTS OF THIS SECTION AND REDEVELOPMENT AREAS, OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, AND SPECIFIC PLANS, THE REQUIREMENTS OF THE OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, REDEVELOPMENT AREAS OR SPECIFIC PLANS SHALL APPLY.

3. **SFI DEVELOPMENT STANDARDS.**

a. THE FOLLOWING TABLE PROVIDES MODIFIED DEVELOPMENT STANDARDS TO BE APPLIED TO AN SFI SUBDIVISION DEVELOPED UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION:

TABLE 608.I.3:
MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS

(1)	*LOT WIDTH (MINIMUM)*	20 FEET
(2)	*LOT DEPTH (MINIMUM)*	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	SAME AS BASE ZONING DISTRICT
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	SAME AS BASE ZONING DISTRICT
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	THREE FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.c
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACKS (MINIMUM)*	PERIMETER STREET, FRONT: 10 FEET PERIMETER STREET, SIDE: 15 FEET PERIMETER STREET, REAR: PER SECTION 608.I.4.d OTHER PERIMETER: 10 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACKS (MINIMUM)*	10 FEET, REQUIRED TO BE COMMUNITY/ASSOCIATION MAINTAINED. MAY BE

DRAFT

TABLE 608.I.3: MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS		
		PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	PER SECTION 608.I.3.b
(11)	*LOT COVERAGE (MAXIMUM)*	INDIVIDUAL LOTS: NO MAXIMUM OTHER PARCELS/TRACTS: 50%
(12)	*COMMON OPEN SPACE (MINIMUM)*	SAME AS BASE ZONING DISTRICT
(13)	*STREET FRONTAGE REQUIREMENTS*	PER SECTION 608.I.7
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE DESIGN REVIEW: SECTION 507 TAB A BONUS: SECTION 608.H

b. MAXIMUM BUILDING HEIGHT.

(1) IN ALL DISTRICTS, THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

(2) FOR PROPERTIES ZONED R-5, THE MAXIMUM PERMITTED HEIGHT IS 48 FEET.

(3) FOR PROPERTIES ZONED DTC, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE CHARACTER AREA.

(4) FOR PROPERTIES ZONED WU CODE, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE TRANSECT.

DRAFT

(5) IN ALL OTHER DISTRICTS, THE MAXIMUM PERMITTED HEIGHT IS 40 FEET WITHIN 150 FEET OF THE DEVELOPMENT PERIMETER, WITH A ONE-FOOT HEIGHT INCREASE PERMITTED FOR EACH ADDITIONAL ONE-FOOT SETBACK TO A MAXIMUM PERMITTED HEIGHT OF 48 FEET.

c. ALL OTHER DEVELOPMENT REGULATIONS FOR THE UNDERLYING ZONING DISTRICT ARE APPLICABLE UNLESS SPECIFICALLY MODIFIED BY THE PROVISIONS OF THIS SECTION.

4. **SINGLE-FAMILY INFILL DESIGN REVIEW REQUIREMENTS.**

a. INDIVIDUAL UNITS FRONTING ON STREET RIGHTS-OF-WAY SHALL PROVIDE A FRONT ENTRY THAT IS EITHER ELEVATED, DEPRESSED OR INCLUDES A FEATURE SUCH AS A LOW WALL TO ACCENTUATE THE PRIMARY ENTRANCE. (R*)

b. REQUIRED PARKING SPACES SHALL NOT FRONT ON OR BE ACCESSED FROM A PERIMETER STREET. (R*)

c. FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)

d. NO REAR PROPERTY LINE OF ANY LOT IN AN SFI SUBDIVISION SHALL ABUT EITHER A PERIMETER STREET OR AN ASSOCIATED PERIMETER STREET LANDSCAPE SETBACK AREA. (R*)

e. ATTACHED DWELLING UNITS CONSTRUCTED IN A ROW SHALL NOT EXCEED A TOTAL LENGTH OF 200 FEET WITHOUT HAVING A MINIMUM 20-FOOT-WIDE OPEN AREA. (R*)

5. **LANDSCAPE REQUIREMENTS.**

DRAFT

a. TREES SHALL BE PROVIDED IN REQUIRED LANDSCAPE SETBACKS AT A MINIMUM RATE OF 20 FEET ON CENTER OR EQUIVALENT GROUPINGS, AS APPROVED BY THE PDD LANDSCAPE ARCHITECT, SUBJECT TO THE FOLLOWING: (T)

(1) FIFTY PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM ONE-AND-ONE-HALF-INCH CALIPER AT THE TIME OF INSTALLATION.

(2) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM TWO-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

(3) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM THREE-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

b. A MINIMUM OF FIVE, FIVE-GALLON SHRUBS PER TREE SHALL BE PROVIDED. (T)

6. **PARKING REQUIREMENTS.** SECTION 702 APPLIES TO SFI DEVELOPMENT, EXCEPT WHERE SPECIFICALLY MODIFIED BY THIS SECTION.

a. A MINIMUM OF ONE COVERED PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED ON THE SAME LOT AS THE UNIT FOR WHICH IT IS PROVIDED.

b. COVERED PARKING SETBACKS ARE NOT REQUIRED TO BE LARGER THAN THE BUILDING SETBACKS REQUIRED FOR THE DWELLING UNIT.

c. A MINIMUM 0.25 ADDITIONAL UNRESERVED GUEST PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED WITHIN ANY SFI DEVELOPMENT.

7. **VEHICULAR ACCESS AND MANEUVERING.**

a. ALL MANEUVERING FOR ON-SITE PARKING MUST BE LOCATED ON PRIVATE PROPERTY AND NOT WITHIN PUBLIC RIGHT-OF-WAY. (T)

DRAFT

b. ACCESS TO AN SFI SUBDIVISION FROM A PUBLIC STREET OR PRIVATE ACCESSWAY IS PERMITTED. (T)

c. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

d. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE AREA IDENTIFIED AS "APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT" SHOWN IN FIGURE 608.I.1, WITH THE FOLLOWING CONDITIONS:

(1) THE SFI SUBDIVISION IS NOT LOCATED ACROSS THE ALLEY FROM EITHER A SINGLE-FAMILY OR HP ZONING DISTRICT. (R)

(2) THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

e. INDIVIDUAL LOTS MAY FRONT ON A PUBLIC STREET, PRIVATE ACCESSWAY, OR PRIVATE DRIVE, AS APPROVED BY THE CITY TO ALLOW FOR SUFFICIENT MANEUVERING AND PUBLIC UTILITY ACCESS. (T)

8. **WALLS/FENCES.**

a. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED PERIMETER LANDSCAPE SETBACKS IS 40 INCHES. (R*)

b. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED OPEN SPACE AREAS IS 40 INCHES, WITH THE EXCEPTION OF REQUIRED POOL FENCES AND OTHER NECESSARY VIEW FENCES, AS APPROVED BY PDD. (R*)

DRAFT

9. **SIGNAGE.** SIGNAGE IS SUBJECT TO THE REGULATIONS OF SECTION 705, TABLE D-1, SINGLE-FAMILY RESIDENTIAL.

~~J. *Incentives for Affordable Housing.* In order to overcome a demonstrated deficiency in the supply of housing for persons of low and moderate income, incentives are established to foster the provision of such housing.~~

~~1. *Applicability.* All development located within a zoning district subject to the provisions of Section 608 providing affordable housing as defined in Section 202.~~

~~2. *Density Bonus.*~~

~~a. One additional unit shall be allowed for every two affordable housing units; provided, that the overall project density does not exceed ten percent beyond that which would otherwise be allowed.~~

~~b. A density bonus awarded per this section shall apply to the maximum density for any district and may be in addition to a density bonus earned per the provisions of Section 608.I.2.~~

~~3. Other Requirements. The total number of units within a project shall be as approved by the Department of Housing.~~

J. *OFF-SITE MANUFACTURED HOME DEVELOPMENTS.* OFF-SITE MANUFACTURED HOME DEVELOPMENT IS SUBJECT TO USE PERMIT APPROVAL IN THE C-1, C-2, AND C-3 DISTRICTS, IN ADDITION TO ZONING DISTRICTS INDICATED IN SECTION 608.D; AND SUBJECT TO THE FOLLOWING ADDITIONAL DEVELOPMENT REGULATIONS:

1. THE PROVISIONS OF SECTION 703.B DO NOT APPLY TO OFF-SITE MANUFACTURED HOME DEVELOPMENTS.

2. THESE REGULATIONS APPLY TO DEVELOPMENT OF A SINGLE LOT OR PARCEL, NOT TO BE FURTHER SUBDIVIDED.

3. PLACEMENT FOR EACH OFF-SITE MANUFACTURED HOME SHALL BE PROVIDED AS FOLLOWS:

DRAFT

a. THERE SHALL BE A MINIMUM OF 20 FEET BETWEEN OFF-SITE MANUFACTURED HOMES AND TEN FEET BETWEEN AWNINGS AND CANOPIES. ALL ANNEXES OR STRUCTURAL ADDITIONS SHALL BE CONSIDERED PART OF THE OFF-SITE MANUFACTURED HOME.

b. THERE SHALL BE AT LEAST 40 FEET BETWEEN OFF-SITE MANUFACTURED HOMES ON OPPOSITE SIDES OF A PRIVATE ACCESSWAY.

c. NO OFF-SITE MANUFACTURED HOME, ANNEX OR STRUCTURAL ADDITION SHALL BE CLOSER THAN EIGHT FEET TO ANY PRIVATE ACCESSWAY OR PRIVATE DRIVE.

4. EACH OFF-SITE MANUFACTURED HOME SPACE SHALL HAVE PRIVATE OUTDOOR LIVING SPACE OF AT LEAST 150 SQUARE FEET. THE DIMENSION OF THIS SPACE SHALL BE AT LEAST 15 FEET IN WIDTH.

5. AT EACH OCCUPIED OFF-SITE MANUFACTURED HOME SPACE, THERE SHALL BE AN ENCLOSED STORAGE LOCKER FOR YARD TOOLS AND OTHER BULKY ITEMS CONVENIENT TO THE SPACE WITH A STORAGE CAPACITY OF AT LEAST 150 CUBIC FEET.

6. ALL AREAS NOT COVERED BY STRUCTURES OR PAVED SURFACES SHALL BE LANDSCAPED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT REVIEW DOCUMENTS REQUIRED UNDER SECTION 507.

7. SCREENING THE PERIMETER OF AN OFF-SITE MANUFACTURED HOME DEVELOPMENT BY A WALL OR OTHER APPROVED MATERIAL MAY BE REQUIRED AS A CONDITION OF USE PERMIT APPROVAL.

8. THERE SHALL BE A NETWORK OF PEDESTRIAN WALKWAYS CONNECTING OFF-SITE MANUFACTURED HOME SPACES WITH EACH OTHER AND WITH DEVELOPMENT FACILITIES AND AMENITIES.

DRAFT

9. IF STORAGE YARDS ARE PROVIDED, THERE SHALL BE A SCREENED STORAGE YARD OR YARDS FOR BOATS, RECREATIONAL VEHICLES, ETC. SUCH STORAGE YARDS SHALL HAVE A MINIMUM OF 60 SQUARE FEET OF STORAGE SPACE FOR EACH OFF-SITE MANUFACTURED HOME SPACE IN THE DEVELOPMENT AND SHALL BE LOCATED SO AS TO NOT DETRACT FROM SURROUNDING PROPERTIES. ALL BOATS AND RECREATIONAL VEHICLES SHALL BE PARKED IN THE STORAGE YARD.

10. EACH OFF-SITE MANUFACTURED HOME SHALL (1) BE AFFIXED PERMANENTLY TO THE GROUND OR (2) HAVE SKIRTING AROUND ITS PERIMETER TO SCREEN ITS WHEELS AND UNDERCARRIAGE.

11. ALL UTILITIES AND THE WIRES OF ANY CENTRAL TELEVISION OR RADIO ANTENNA SYSTEM SHALL BE UNDERGROUND.

12. NOT MORE THAN 15 PERCENT OF THE SPACES IN ANY ONE OFF-SITE MANUFACTURED HOME DEVELOPMENT SHALL BE DEVELOPED OR USED FOR RECREATIONAL VEHICLES.

13. DEVELOPMENT OF OFF-SITE MANUFACTURED HOME COMMUNITIES SHALL BE UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION APPLICABLE IN THE UNDERLYING ZONING DISTRICT.

14. PRIVATE DRIVES MAY BE USED FOR ACCESS TO EACH OFF-SITE MANUFACTURED HOME.

15. THERE SHALL BE A MINIMUM OF FIVE PERCENT OF THE TOTAL AREA OF THE OFF-SITE MANUFACTURED HOME DEVELOPMENT DEDICATED OR RESERVED AS USABLE COMMON OPEN SPACE LAND. COMMON OPEN SPACE LANDS SHALL BE CLEARLY DESIGNATED ON THE PLAN AS TO THE CHARACTER OF USE AND DEVELOPMENT BUT SHALL NOT INCLUDE:

    a. AREAS RESERVED FOR THE EXCLUSIVE USE OR BENEFIT OF AN INDIVIDUAL TENANT OR OWNER; NOR

    b. DEDICATED STREETS, ALLEYS, AND OTHER PUBLIC RIGHTS-OF-WAY; NOR

DRAFT

c. VEHICULAR DRIVES, PARKING, LOADING, AND STORAGE AREAS; NOR

d. REQUIRED SETBACK AREAS AT EXTERIOR BOUNDARIES OF THE SITE; NOR

e. GOLF COURSES.

ADEQUATE GUARANTEES MUST BE PROVIDED TO ENSURE PERMANENT RETENTION OF OPEN SPACE LAND AREA RESULTING FROM THE APPLICATION OF THESE REGULATIONS, EITHER BY PRIVATE RESERVATION FOR THE USE OF THE RESIDENTS WITHIN THE DEVELOPMENT OR BY DEDICATION TO THE PUBLIC, OR A COMBINATION THEREOF.

***

SECTION 4: That Chapter 6, Section 609 (RE-35 Single-Family Residence District) is amended to read as follows:

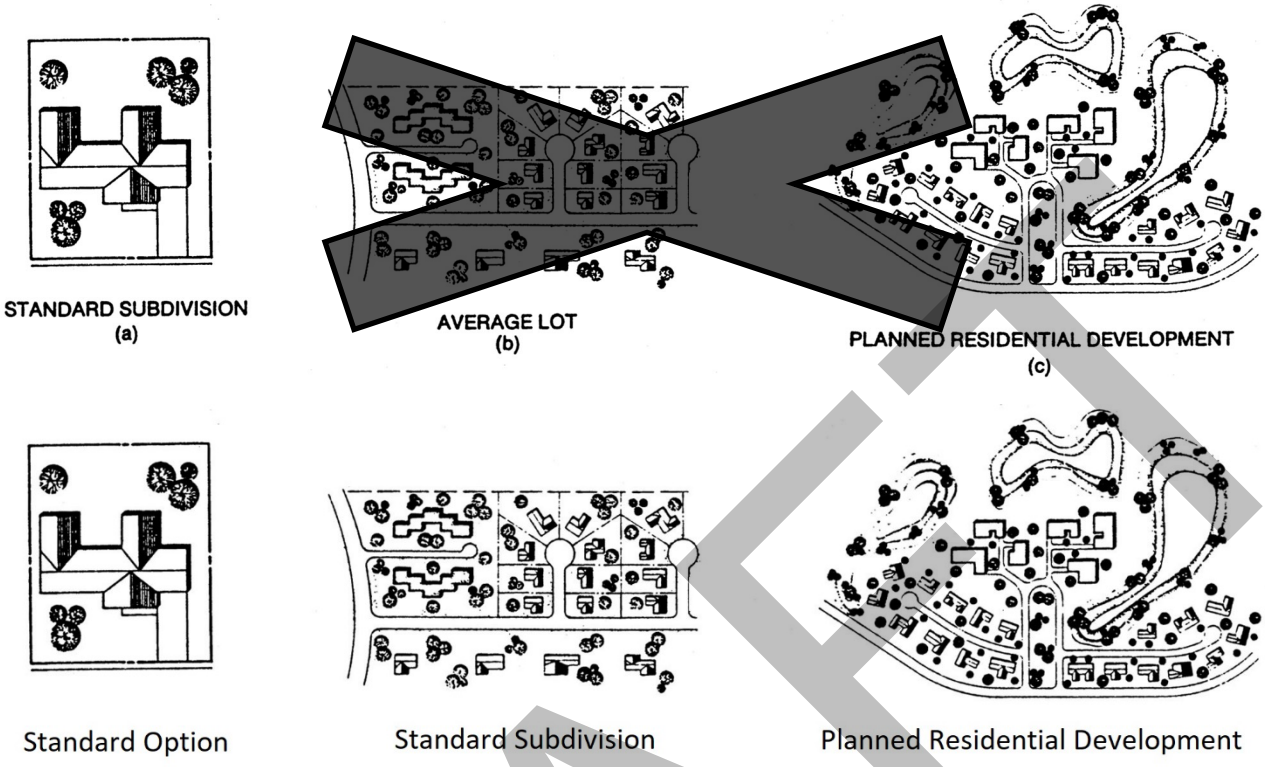
Section 609. RE-35 Single-Family Residence District

***

B. **District Regulations.** The following tables establishES standards to be used in the RE-35 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS

DRAFT



~~Table 609.A~~ ~~RE-35 Development Options~~			
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~150' width, 175' depth (Minimum area 35,000 sq. ft.)~~	~~100' width, 125' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~1.10~~	~~1.10~~	~~1.15; 1.32 with bonus~~
~~Perimeter standards~~	~~None~~	~~40' front or rear, 20' side~~	~~40' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 20' adjacent to property line~~
~~Building setbacks~~	~~40' front, 40' rear, 20' side~~	~~25' front, 50' total front and rear~~	~~25' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30'~~

DRAFT

~~Table 609.A~~ ~~RE-35 Development Options~~			
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~
~~Lot coverage~~	~~25%, except if all structures are less than 20' and 1 story in height then a maximum of 40% lot coverage is allowed.~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~	~~Single-family attached; plus (a)~~	~~Single-family attached; plus (a)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway (1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	150 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	175 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	1.2 PDU/AC (GROSS)	1.2 PDU/AC (GROSS); 1.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	1.2 LOTS/AC (GROSS)	1.2 LOTS/AC (GROSS); 1.5 WITH BONUS

DRAFT

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 40 FEET REAR: 40 FEET SIDES: 20 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 40 FEET. OTHER PROPERTY LINE: 20 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	20 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	25%, EXCEPT IF ALL STRUCTURES ARE LESS THAN 20 FEET AND 1 STORY IN HEIGHT THEN A MAXIMUM OF 40% LOT COVERAGE IS ALLOWED.	40% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

DRAFT

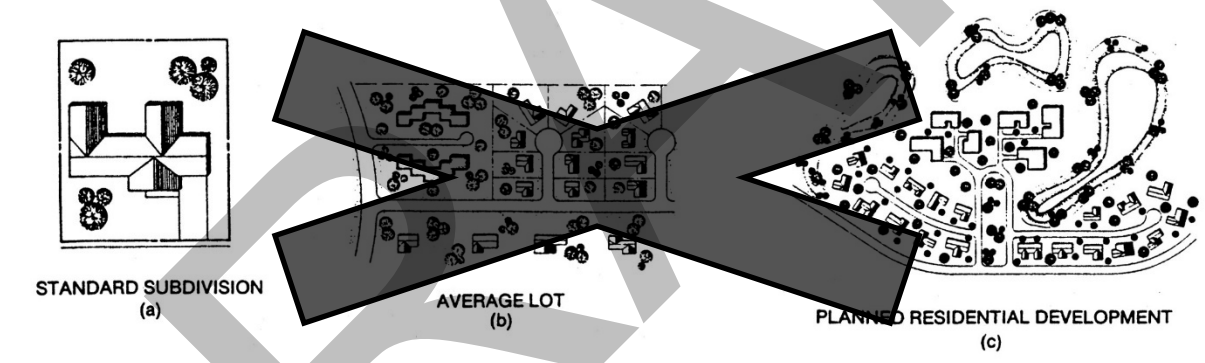
SECTION 5: That Chapter 6, Section 610 (R1-18 Single-Family Residence District), is amended to read as follows:

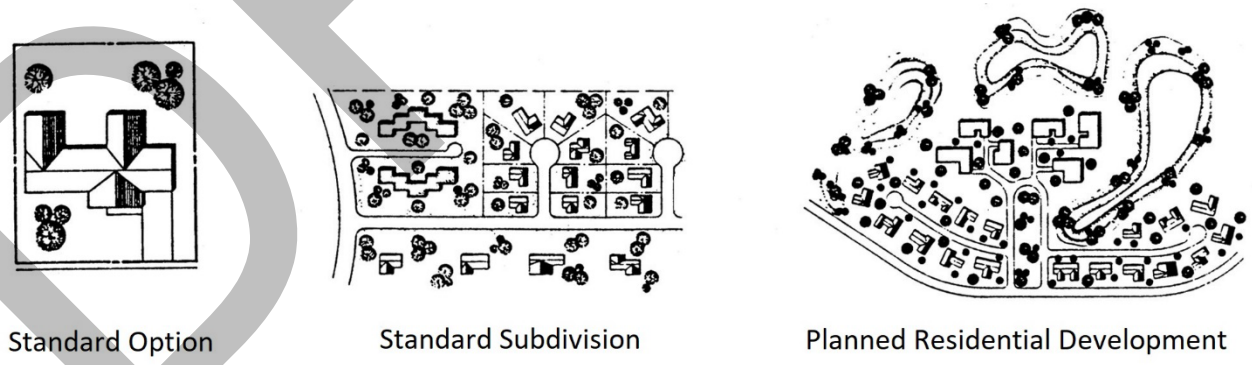
Section 610. R1-18 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used IN THE R1-18 DISTRICT ~~for each district. The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS





~~**Illustrations of Development Options**~~

DRAFT

Table 610.A R1-18 Development Options			
Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***
Minimum lot dimensions (width and depth)	130' width, 120' depth (Minimum area 18,000 sq. ft.)	90' width, 80' depth	None
Dwelling unit density (units/gross acre)	1.95	1.95	2.05; 2.34 with bonus
Perimeter standards	None	30' front or rear, 10' side	20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	25' front, 30' rear, 10' side	25' front, 50' total front plus rear	25' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30'
Lot coverage	30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%	30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%	30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%
Common areas	None	None	Minimum 5% of gross area
Allowed development	Single-family detached	Single-family attached; plus (a)	Single-family attached; plus (a)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Site plan per Section 507
Street standards	Public street required	Public street	Public street or private accessway (1)

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

DRAFT

TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	130 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	120 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	2.0 PDU/AC (GROSS)	2.0 PDU/AC (GROSS); 2.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	2.0 LOTS/AC (GROSS)	2.0 LOTS/AC (GROSS); 2.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 30 FEET SIDES: 10 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	30%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 40%	40% TOTAL FOR DEVELOPMENT

DRAFT

TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

SECTION 6: That Chapter 6, Section 611 (R1-10 Single-Family Residence District), is amended to read as follows:

Section 611. R1-10 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R1-10 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

DRAFT

~~*Table 611.A*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~75' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~3.0~~	~~3.5; 4.5 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street(2)(front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets~~[2]	~~None~~	~~15' average, 10' minimum~~ ~~(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

DRAFT

~~*Table 611.A*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50% plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50% plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

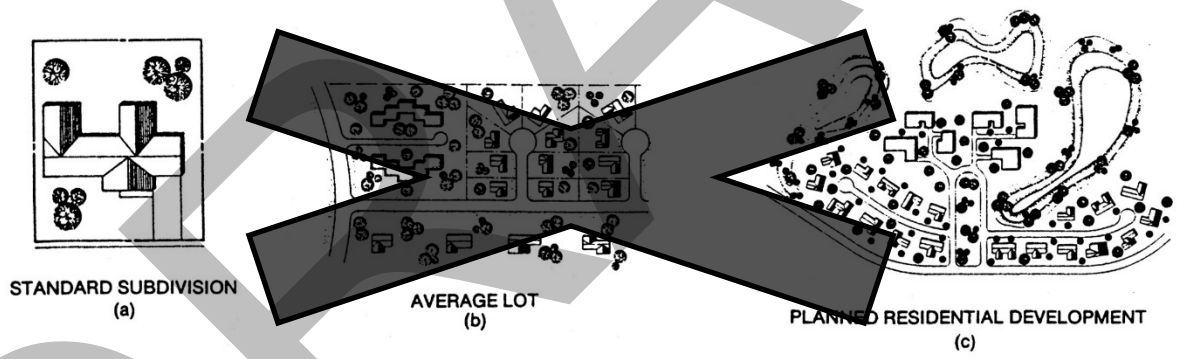
DRAFT

~~*Table 611.A*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 611.B.~~



DRAFT

Table 611.B
R1-10 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to June 2, 1999)

Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***
Minimum lot dimensions (width and depth)	80' width, 94' depth (Minimum area 10,000 sq. ft.)	60' width, 65' depth	None
Dwelling unit density (units/gross acre)	3.50	3.50	3.68; 4.20 with bonus
Perimeter standards	None	30' front, 25' rear, 10' side	20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	25' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures. Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures. Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures. Total: 60%

DRAFT

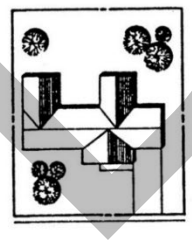
~~*Table 611.B*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to June 2, 1999)*~~			
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached(3) and duplex~~	~~Single-family attached; plus (a)~~	~~Multi-family plus (b)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

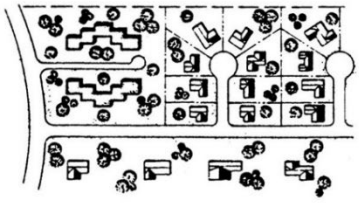
~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.~~

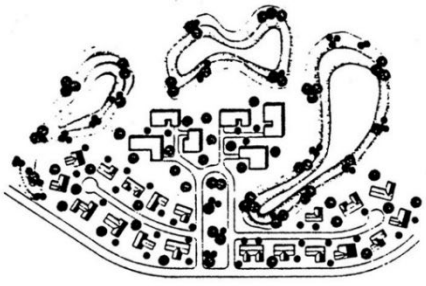
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

DRAFT

TABLE 611.1 R1-10 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	80 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	3.5 PDU/AC (GROSS)	3.5 PDU/AC (GROSS); 4.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	3.5 LOTS/AC (GROSS)	3.5 LOTS/AC (GROSS); 4.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT

DRAFT

TABLE 611.1 R1-10 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

SECTION 7: That Chapter 6, Section 612 (R1-8 Single-Family Residence District), is amended to read as follows:

Section 612. R1-8 Single-Family Residence District

***

B. **District Regulations.** The following tables establishES standards to be used in the R1-8 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

DRAFT

~~*Table 612.A*~~ ~~*R1-8 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~65' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~4.0~~	~~4.5; 5.5 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum~~ ~~(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~

DRAFT

~~*Table 612.A*~~ ~~*R1-8 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

DRAFT

(3) For single-family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 612.B.

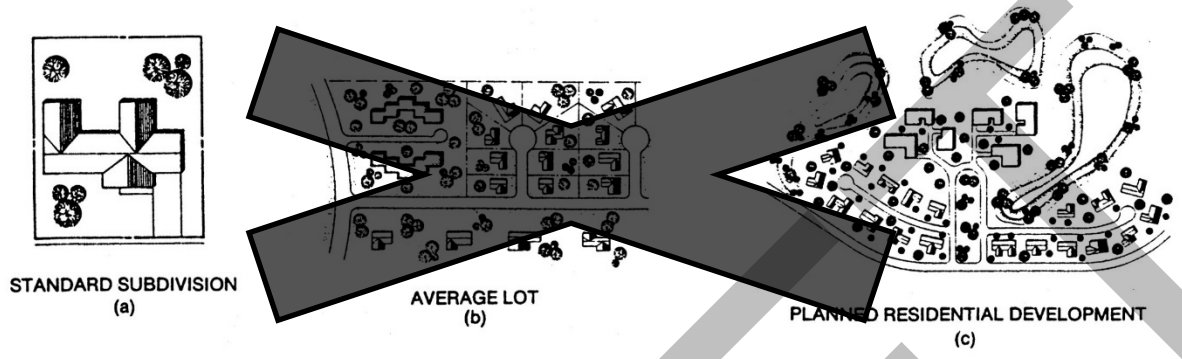


Table 612.B
R1-8 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to June 2, 1999)

Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***
Minimum lot dimensions (width and depth)	70' width, 94' depth (Minimum area 8,000 sq. ft.)	50' width, 65' depth	None
Dwelling unit density (units/gross acre)	4.30	4.30	4.52; 5.16 with bonus
Perimeter standards	None	25' front or rear 10' side	20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	20' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front

DRAFT

Table 612.B *R1-8 Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to June 2, 1999)*			
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	None	Minimum 5% of gross area
Allowed development	Single-family detached(3) and duplex	Single-family attached; plus (a)	Multi-family plus (b)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Site plan per Section 507
Street standards	Public street required	Public street	Public street or private accessway(1)

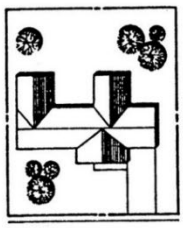
(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

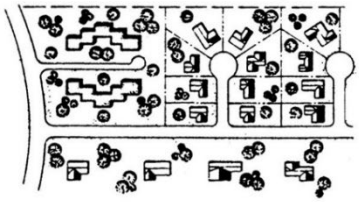
(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS

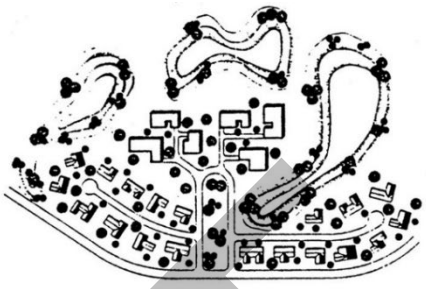
DRAFT



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 612.1 R1-8 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	70 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	4.5 PDU/AC (GROSS)	4.5 PDU/AC (GROSS); 5.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	4.5 LOTS/AC (GROSS)	4.5 LOTS/AC (GROSS); 5.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET

DRAFT

TABLE 612.1 R1-8 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

SECTION 8: That Chapter 6, Section 613 (R1-6 Single-Family Residence District)), is amended to read as follows:

Section 613. R1-6 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R1-6 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

DRAFT

~~*Table 613.A*~~ ~~*R1-6 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~5.5; 6.5 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

DRAFT

~~*Table 613.A*~~ ~~*R1-6 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

DRAFT

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 613.B.

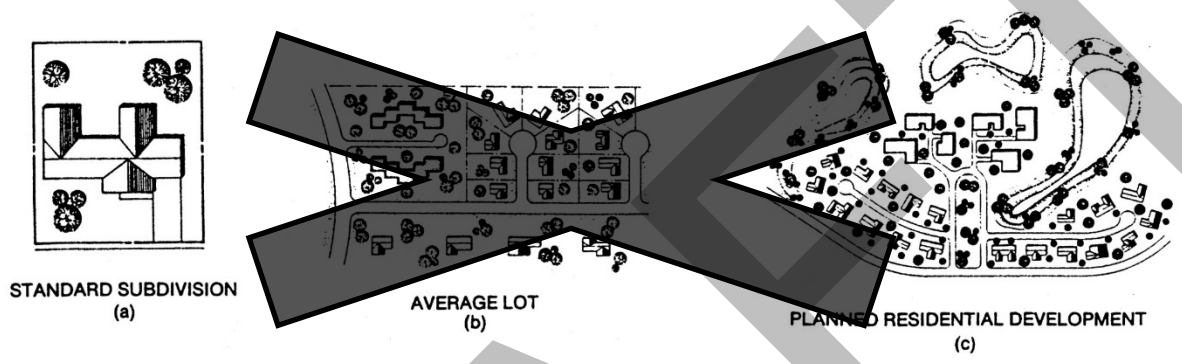


Table 613.B
R1-6 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	***Subdivision***	***Average Lot***	***Planned Residential Development***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None
Dwelling unit density (units/gross acre)	5.30	5.30	5.54; 6.34 with bonus
Perimeter standards	None	25' front or rear 10' side	20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line

DRAFT

Table 613.B
R1-6 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	***Subdivision***	***Average Lot***	***Planned Residential Development***
Building setbacks	20' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	None	Minimum 5% of gross area
Allowed development	Single-family detached(3) and duplex	Single-family attached plus (a)	Multi-family plus (b)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway(1)

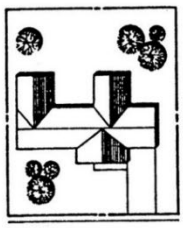
(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

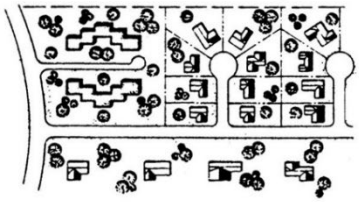
(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS

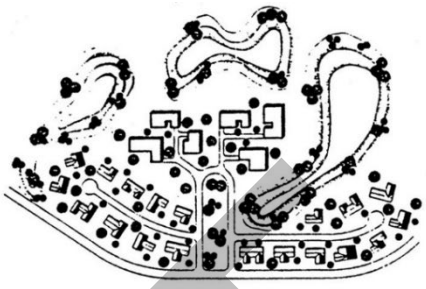
DRAFT



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 613.1 R1-6 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	5.5 PDU/AC (GROSS)	5.5 PDU/AC (GROSS); 6.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	5.5 LOTS/AC (GROSS)	5.5 LOTS/AC (GROSS); 6.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET

DRAFT

TABLE 613.1 R1-6 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

SECTION 9: That Chapter 6, Section 614 (R-2 Multifamily Residence District), is amended to read as follows:

Section 614. R-2 ~~Multifamily~~ MULTI-FAMILY Residence District

DRAFT

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-2 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ ~~The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

DRAFT

Table 614.A ***R-2 Development Options*** ***Single-Family Detached Development[3]***		
Standards	***Conventional***	***Planned Residential Development***
Minimum lot width	55' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	5.0	6.5; 12 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street[2] (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets[2]	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)
Minimum interior building setbacks	Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')	Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)
Minimum building separation	10'	None

DRAFT

Table 614.A ***R-2 Development Options*** ***Single-Family Detached Development***[3]		
Standards	***Conventional***	***Planned Residential Development***
Minimum garage setback	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages
Maximum garage width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum
Maximum height	2 stories and 30'	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	Minimum 5% of gross area
Allowed development	Single-family detached[3]	Single-family detached[3]
Required review	Development review per Section 507, and subdivision to create 4 or more lots	Development review per Section 507, and subdivision to create 4 or more lots
Street standards	Public street or private accessway[1]	Public street or private accessway[1]
Landscape standards		Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.

DRAFT

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 614.B.

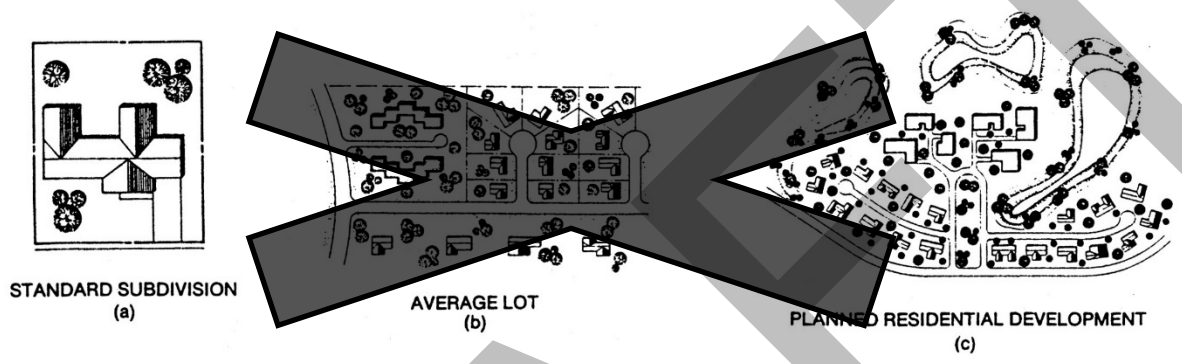


Table 614.B
R-2 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill[4]***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None	Development site: none. Individual dwelling lot: 20'.
Dwelling unit density (units/gross acre)	10.0	10.0	10.50; 12.00 with bonus	10.50; 12.00 with bonus

DRAFT

~~*Table 614.B*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~*(4)*~~
~~Perimeter standards~~	~~None~~	~~25' front or rear 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~

DRAFT

Table 614.B *R-2 Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to May 1, 1998)*				
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill***[4]
Allowed development	Single-family detached[3] and duplex	Single-family attached plus (a)	Multi-family plus (b)	Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway[1]	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

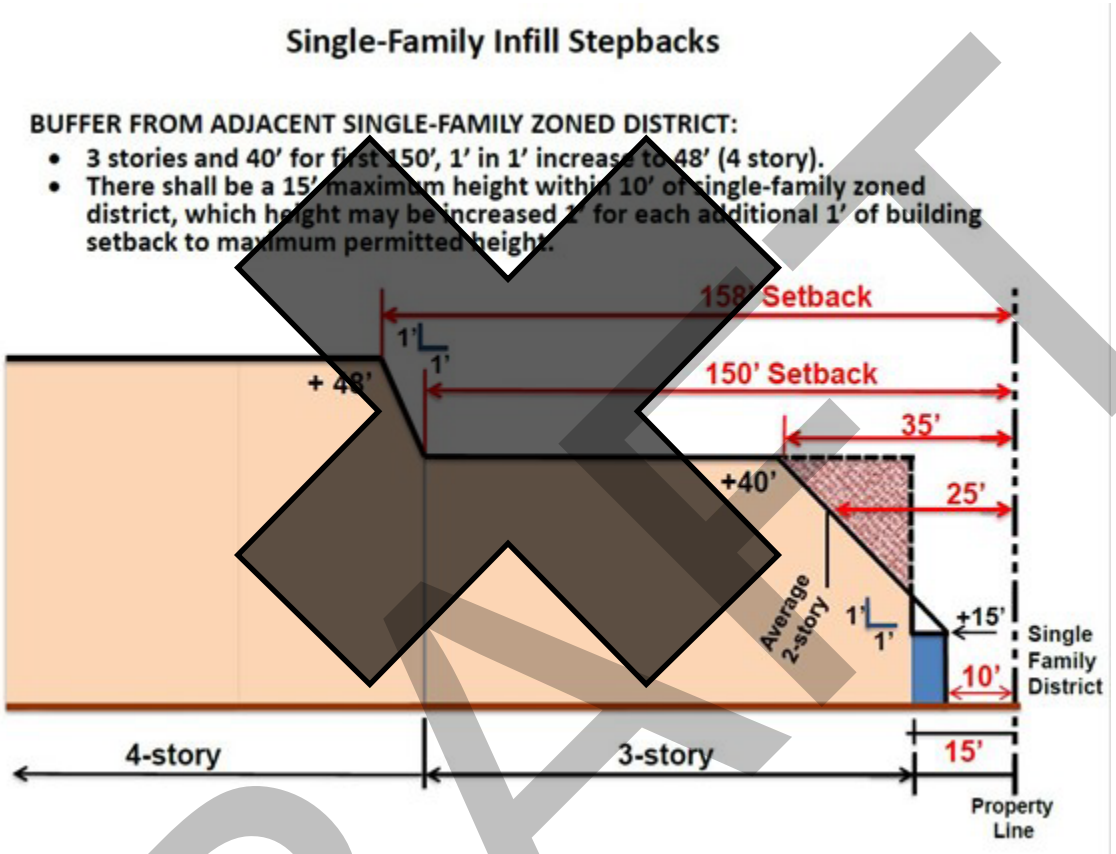
(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.

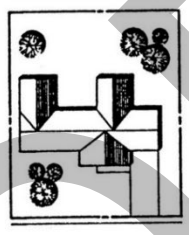
(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.

DRAFT

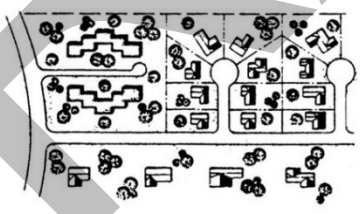
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



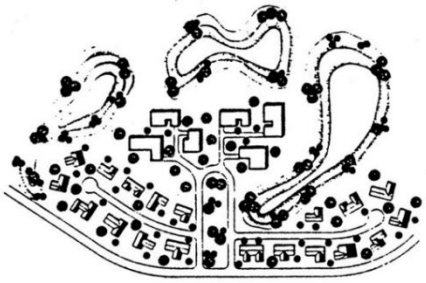
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

DRAFT

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	10.0 PDU/AC (GROSS)	10.5 PDU/AC (GROSS); 12.0 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	10.0 LOTS/AC (GROSS)	10.5 LOTS/AC (GROSS); 12.0 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	18 FEET FRONT OR STREET SIDE
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

DRAFT

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

SECTION 10: That Chapter 6, Section 615 (R-3 Multifamily Residence District), is amended to read as follows:

Section 615. R-3 ~~Multifamily~~ MULTI-FAMILY Residence District

DRAFT

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-3 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

DRAFT

~~*Table 615.A*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

DRAFT

~~*Table 615.A*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

DRAFT

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 615.B.

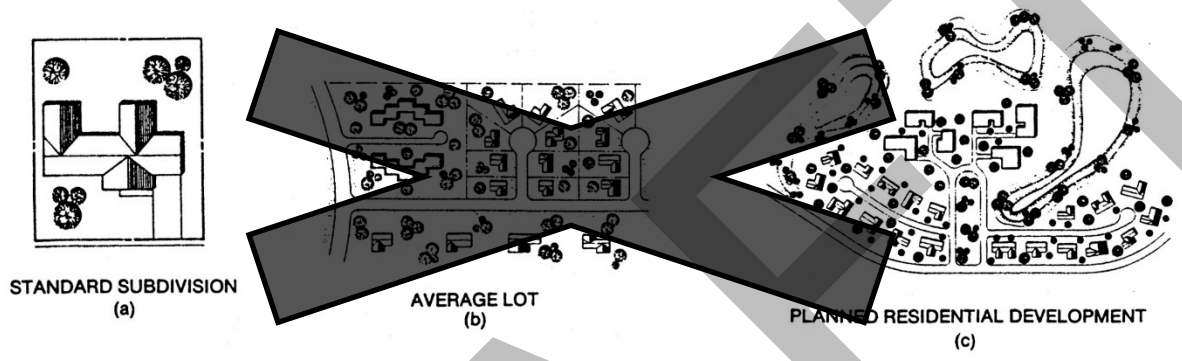


Table 615.B ***R-3 Development Options*** ***Single-Family Attached and Multi-Family Development, and*** ***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***				
Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***	***(d) Single-Family Infill[4]***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None	Development site: none. Individual dwelling lot: 20'.
Dwelling unit density (units/gross acre)	14.5	14.5	15.23; 17.40 with bonus	15.23; 17.40 with bonus

DRAFT

~~*Table 615.B*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~25' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~2 stories and 30'~~~~(5)~~	~~2 stories and 30'~~~~(5)~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~~~(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~

DRAFT

Table 615.B *R-3 Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to May 1, 1998)*				
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill***[4]
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway[1]	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.

(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.

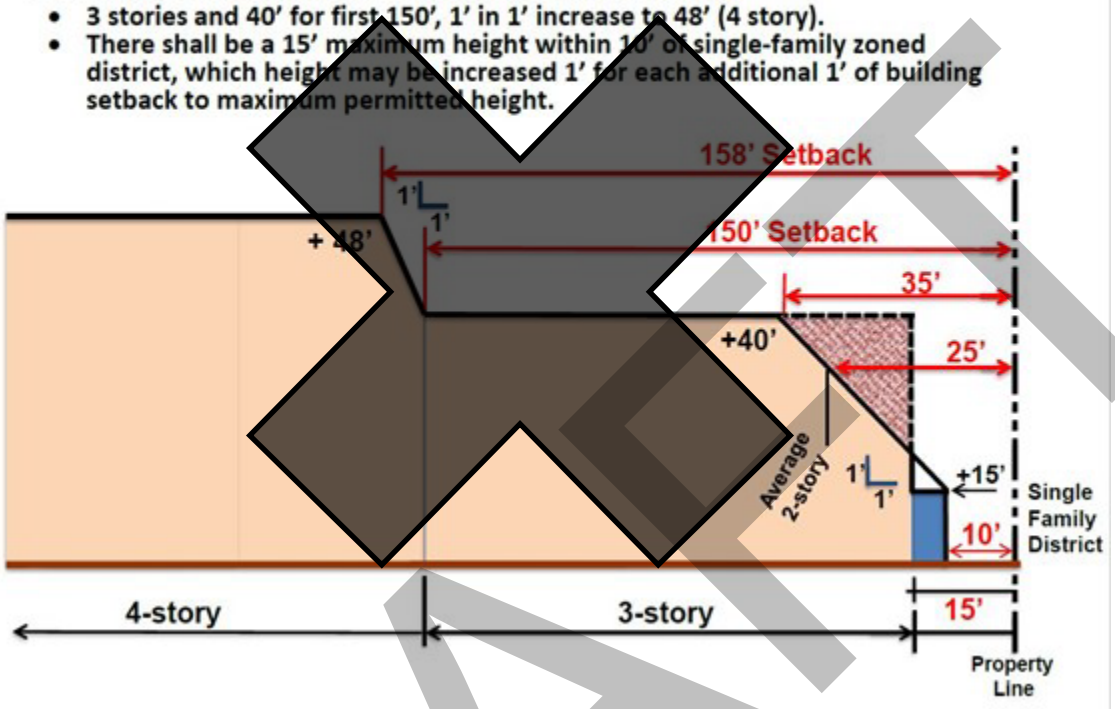
(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.

DRAFT

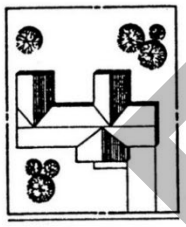
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

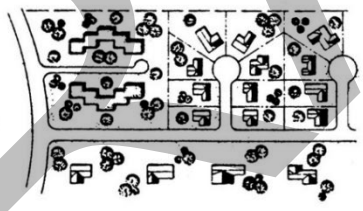
- 3 stories and 40' for first 150', 1' in 1' increase to 48' (4 story).
- There shall be a 15' maximum height within 10' of single-family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.



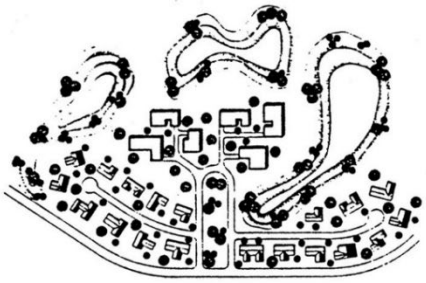
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE

DRAFT

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	14.5 PDU/AC (GROSS)	15.5 PDU/AC (GROSS); 17.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	14.5 LOTS/AC (GROSS)	15.5 LOTS/AC (GROSS); 17.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**

DRAFT

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

SECTION 11: That Chapter 6, Section 616 (R-3A Multifamily Residence District), is amended to read as follows:

Section 616. R-3A ~~Multifamily~~ MULTI-FAMILY Residence District

DRAFT

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-3A district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

DRAFT

Table 616.A ***R-3A Development Options*** ***Single-Family Detached Development[3]***		
Standards	***Conventional***	***Planned Residential Development***
Minimum lot width	55' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	5.0	6.5; 12 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street[2] (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets[2]	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)
Minimum interior building setbacks	Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')	Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)
Minimum building separation	10'	None

DRAFT

~~*Table 616.A*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

DRAFT

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 616.B.

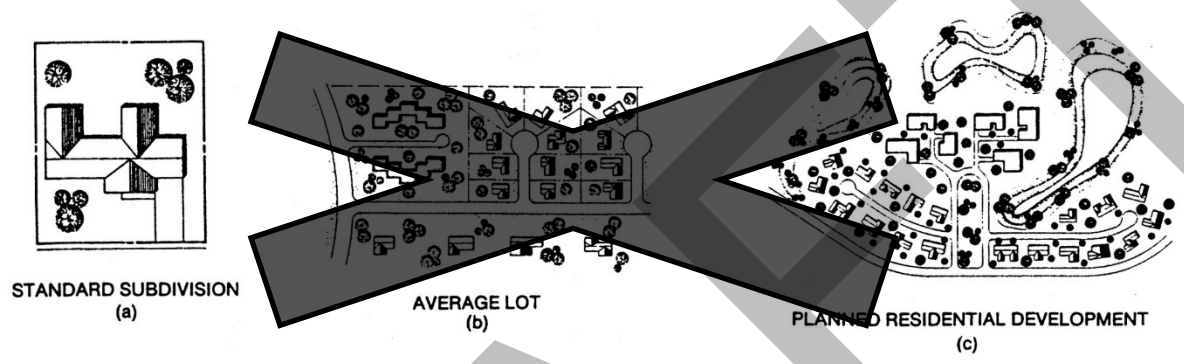


Table 616.B ***R-3A Development Options*** ***Single-Family Attached and Multi-Family Development, and*** ***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***				
Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***	***(d) Single-Family Infill[4]***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None	Development site: none. Individual dwelling lot: 20'.
Dwelling unit density (units/gross acre)	22	22	23.1; 26.4 with bonus	23.1; 26.4 with bonus

DRAFT

~~*Table 616.B*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~[4]
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~[2]~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~25' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~3 stories or 40'~~[5]	~~3 stories or 40'~~[5]	~~3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~[5]	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~[5]
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~

DRAFT

Table 616.B *R-3A Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to May 1, 1998)*				
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill***[4]
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway[1]	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.

(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.

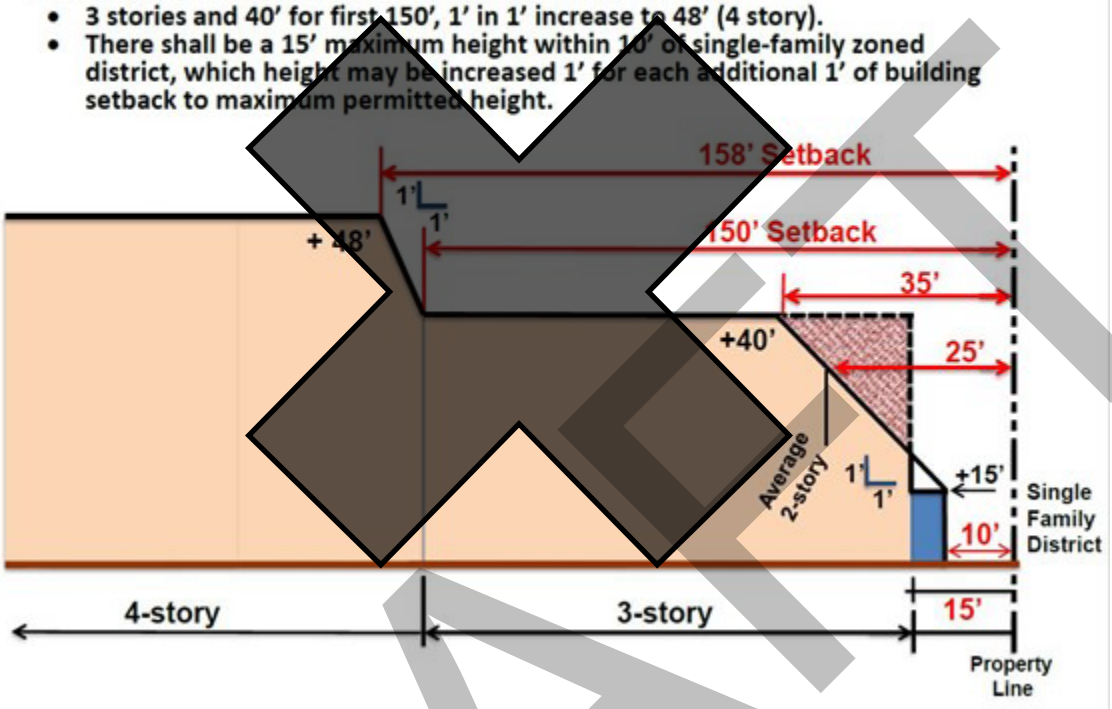
(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.

DRAFT

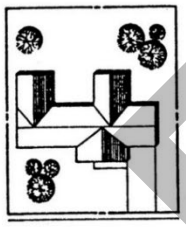
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

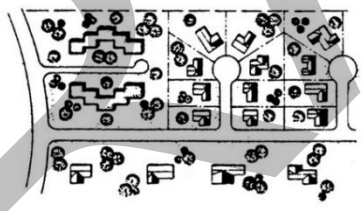
- 3 stories and 40' for first 150', 1' in 1' increase to 48' (4 story).
- There shall be a 15' maximum height within 10' of single-family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.



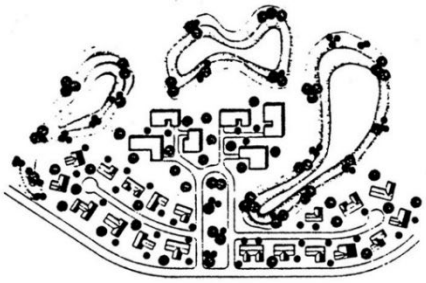
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE

DRAFT

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	22.0 PDU/AC (GROSS)	23.0 PDU/AC (GROSS); 26.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	22.0 LOTS/AC (GROSS)	23.0 LOTS/AC (GROSS); 26.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**

DRAFT

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

SECTION 12: That Chapter 6, Section 617 (R-4 Multifamily Residence District), is amended to read as follows:

Section 617. R-4 ~~Multifamily~~ MULTI-FAMILY Residence District

DRAFT

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-4 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ ~~The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

DRAFT

~~*Table 617.A*~~ ~~*R-4 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

DRAFT

Table 617.A ***R-4 Development Options*** ***Single-Family Detached Development***[3]		
Standards	***Conventional***	***Planned Residential Development***
Minimum garage setback	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages
Maximum garage width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum
Maximum height	2 stories and 30'	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	Minimum 5% of gross area
Allowed development	Single-family detached[3]	Single-family detached[3]
Required review	Development review per Section 507, and subdivision to create 4 or more lots	Development review per Section 507, and subdivision to create 4 or more lots
Street standards	Public street or private accessway[1]	Public street or private accessway[1]
Landscape standards		Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.

DRAFT

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 617.B.

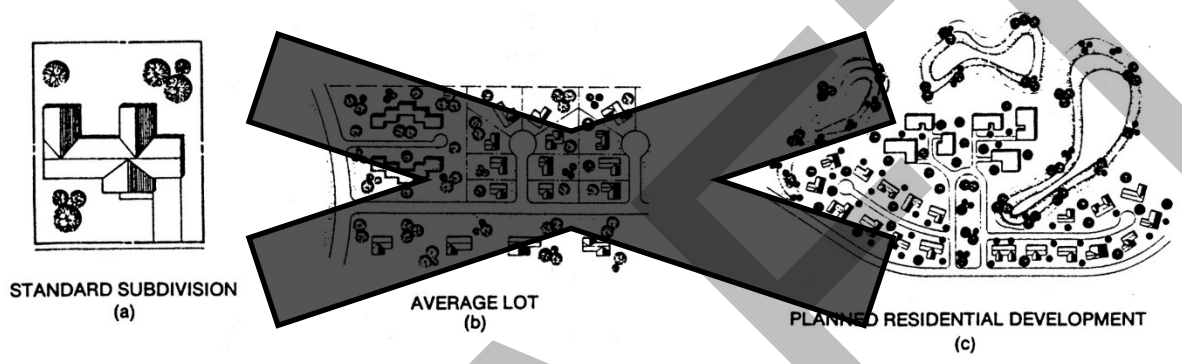


Table 617.B
R-4 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***	***(d) Single-Family Infill[4]***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None	Development site: none. Individual dwelling lot: 20'.
Dwelling unit density (units/gross acre)	29.0	29.0	30.45; 34.80 with bonus	30.45; 34.80 with bonus

DRAFT

Table 617.B *R-4 Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to May 1, 1998)*				
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill***[4]
Perimeter standards	None	20' front, 15' rear, 10' side	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street[2]; 15' adjacent to property line	10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line
Building setbacks	20' front, 15' rear, 10' and 3' side	10' front, 30' front plus rear	10' front	Individual unit lot: none
Maximum height	3 stories or 40'[5]	3 stories or 40'[5]	3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum[5]	3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum[5]
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	100% for each individual lot. 50% for other parcels or tracts with accessory structures
Common areas	None	None	Minimum 5% of gross area	Minimum 5% of gross area
Allowed development	Single-family detached[3], single-family attached and multi-family	Single-family detached[3], single-family attached and multi-family	Single-family detached[3], single-family attached and multi-family	Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)

DRAFT

Table 617.B *R-4 Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to May 1, 1998)*				
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill***[4]
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway[1]	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.

(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.

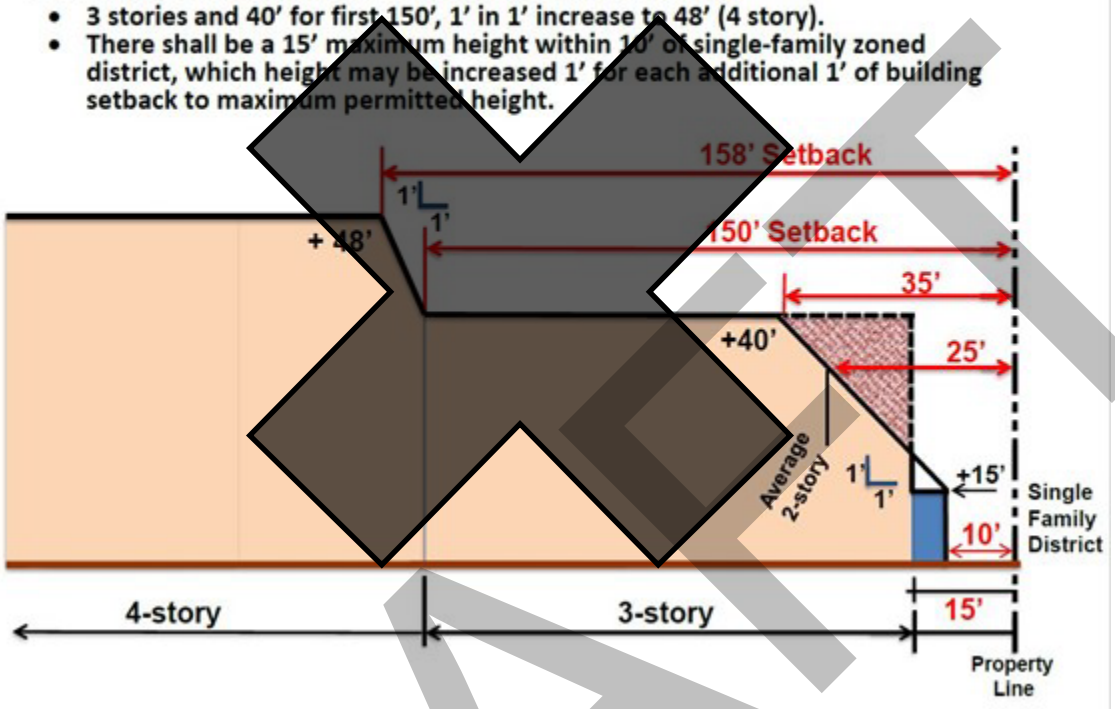
(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.

DRAFT

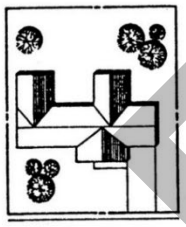
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

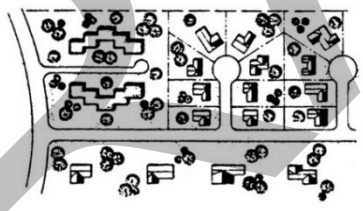
- 3 stories and 40' for first 150', 1' in 1' increase to 48' (4 story).
- There shall be a 15' maximum height within 10' of single-family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.



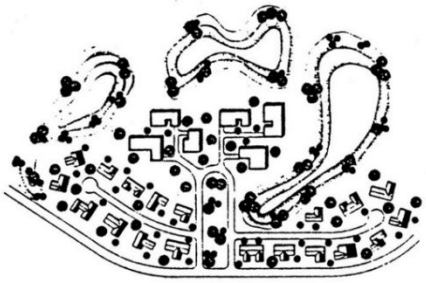
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE

DRAFT

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	29.0 PDU/AC (GROSS)	30.0 PDU/AC (GROSS); 35.0 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	29.0 LOTS/AC (GROSS)	30.0 LOTS/AC (GROSS); 35.0 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	3 STORIES AND 40 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**

DRAFT

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

SECTION 13: That Chapter 6, Section 618 (R-5 Multifamily Residence District), is amended to read as follows:

Section 618. R-5 Multi-Family Residence District—Restricted Commercial

DRAFT

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations—Residential Uses.** The following table~~s~~ establishES standards to be used in the R-5 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

DRAFT

~~*Table 618.A*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

DRAFT

Table 618.A ***R-5 Development Options*** ***Single-Family Detached Development***[3]		
Standards	***Conventional***	***Planned Residential Development***
Minimum garage setback	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages
Maximum garage width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum
Maximum height	2 stories and 30'	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	Minimum 5% of gross area
Allowed development	Single-family detached[3]	Single-family detached[3]
Required review	Development review per Section 507, and subdivision to create 4 or more lots	Development review per Section 507, and subdivision to create 4 or more lots
Street standards	Public street or private accessway[1]	Public street or private accessway[1]
Landscape standards		Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.

DRAFT

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 618.B.

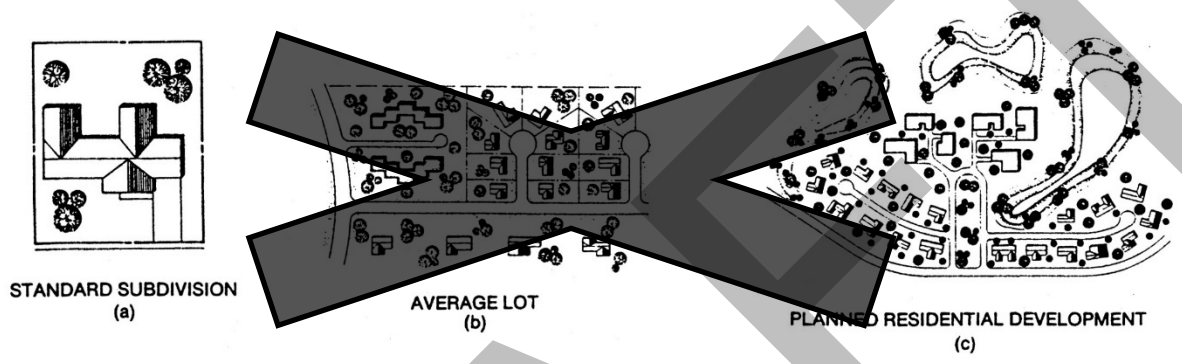


Table 618.B ***R-5 Development Options*** ***Single-Family Attached and Multi-Family Development, and*** ***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***				
Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***	***(d) Single-Family Infill[4]***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None	Development site: none. Individual dwelling lot: 20'.
Dwelling unit density (units/gross acre)	43.5	43.5	45.68;52.20 with bonus	45.68;52.20 with bonus

DRAFT

~~*Table 618.B*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~[4]
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~[2]~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~4 stories or 48'~~[5]	~~4 stories or 48'~~[5]	~~4 stories or 48'~~[5]	~~4 stories or 48'~~[5]
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~

DRAFT

Table 618.B ***R-5 Development Options*** ***Single-Family Attached and Multi-Family Development, and*** ***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***				
Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***	***(d) Single-Family Infill(4)***
Street standards	Public street required	Public street	Public street or private accessway(1)	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.

(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.

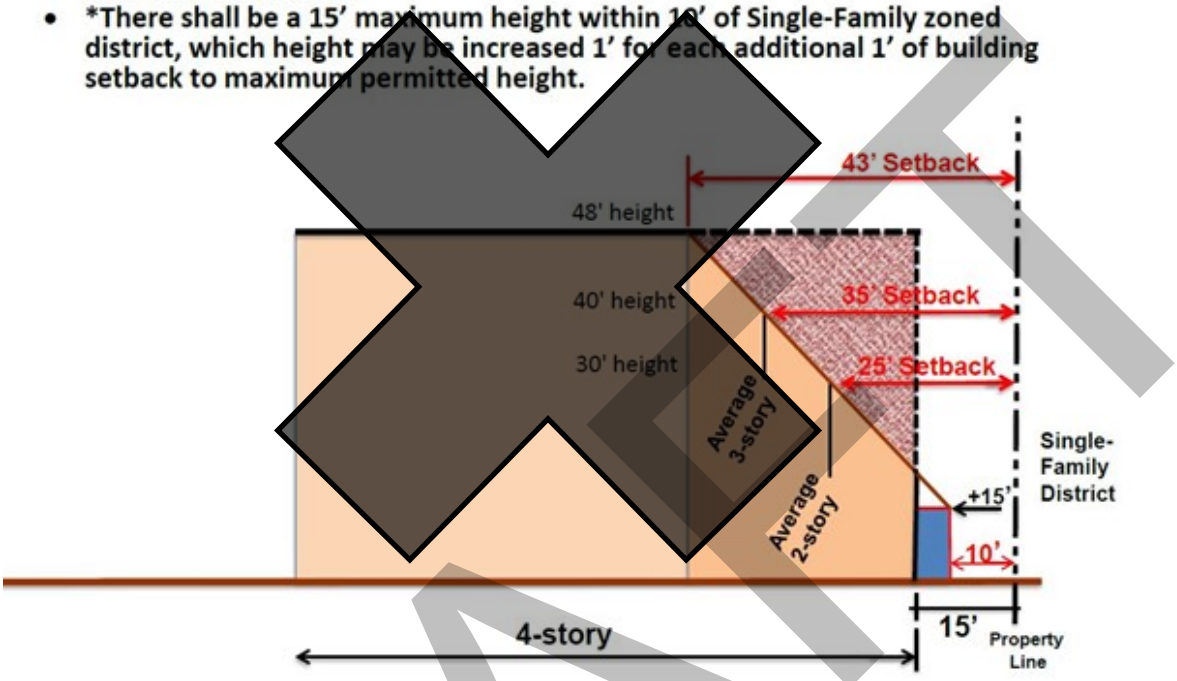
(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.

DRAFT

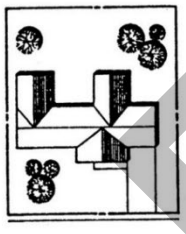
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

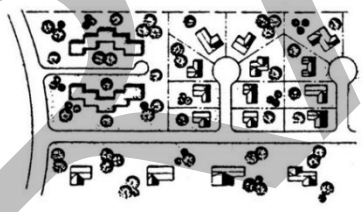
- **R-5: 4 stories and 48'.**
- ***There shall be a 15' maximum height within 10' of Single-Family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.**



ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE

DRAFT

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	43.5 PDU/AC (GROSS)	45.5 PDU/AC (GROSS); 52.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	43.5 LOTS/AC (GROSS)	45.5 LOTS/AC (GROSS); 52.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	4 STORIES AND 48 FEET**	4 STORIES AND 48 FEET**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA

DRAFT

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

***

SECTION 14: That Chapter 6, Section 619 (Residential R-4A District—Multifamily Residence—General), is amended to read as follows:

Section 619. Residential R-4A District~~—Multifamily~~ MULTI-FAMILY Residence—General

***

A. **Permitted Uses.** Primary uses and accessory uses are permitted as indicated in the Residential Districts Land Use Matrix, Section 608.D, plus the following:

1. Hospice, subject to a use permit.

2. Nursing home, subject to a use permit and the following conditions:

a. A maximum lot coverage of 25 percent.

DRAFT

b. A minimum of 50 square feet of usable outdoor open space per bed shall be provided.

~~3. Single-family infill developments, per the provisions of Section 608.F.6 and Table 617.B, R-4 Development Options, column D.~~

B. **Yard, Height and Area Requirements.** Except as required by Section 701, the following yard, height and area provisions shall be required for this district:

***

~~8. Single-family infill development must comply with all regulations applicable to SFI development in the R-4 district except for density, which shall be permitted per Section 619.B.1.~~

~~9. Off-site manufactured home developments, upon obtaining use permit approval, shall comply with the R-4 standards for planned residential developments (Table 617.B, column C) except for density, which shall be permitted per Section 619.B.1.~~

***

SECTION 15: That Chapter 6, Section 622 (Commercial C-1 District—Neighborhood Retail) is amended to read as follows:

Section 622. Commercial C-1 District—Neighborhood Retail.

A. **Purpose.** The C-1, Commercial Neighborhood Retail District, is a district of light neighborhood type retail and customer service uses designed to be compatible with each other and nearby residential districts.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.** Unless otherwise specifically provided in this Section, the following restrictions shall apply to this district:

1. All commercial uses are restricted to closed buildingS except parking lots and liquid fuel pump services.

DRAFT

***

10. The sale of used merchandise in connection with the following permitted uses when such used merchandise uses a floorspace having a total area of no more than five ~~(5)~~ percent of the gross floor area of the establishment:

***

g. Audio and video rentals and retail sales.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE R-5 DISTRICT.

3. ADULT DAY CARE HOME AND CENTER

4. BOARDING HOUSE, SUBJECT TO A USE PERMIT

5. COMMUNITY RESIDENCE CENTER, SUBJECT TO A USE PERMIT

6. GROUP HOME, SUBJECT TO A USE PERMIT

7. NURSING HOME, SUBJECT TO A USE PERMIT

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4,~~ THE R-5 DISTRICT ~~and R-4A~~; and in addition the following:

***

2. RESERVED. ~~Adult Day Care Home and Center~~

***

DRAFT

19. RESERVED. ~~Boarding House, subject to a use permit~~

***

38. RESERVED. ~~Community Residence Center, subject to a use permit~~

***

76. RESERVED. ~~Group Home, subject to a use permit~~

***

120. RESERVED. ~~Nursing Home, subject to a use permit~~

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~ OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

DRAFT

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

SECTION 16: That Chapter 6, Section 623 (Commercial C-2 District — Intermediate Commercial), is amended to read as follows:

Section 623. Commercial C-2 District —Intermediate Commercial.

A. **Purpose.** The C-2, Commercial Intermediate District, is a district of commercial uses of medium intensity designed to be compatible with each other and to provide for a wide range of types of commercial activity within the district.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.**

1. Except as otherwise provided, all permitted uses and storaging of materials or supplies shall be conducted entirely within a closed building.

DRAFT

2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 623.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:

   a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 623.~~C~~B.2.b;

***

9. With the exception of those instances listed above in 623.~~C~~B.7. and ~~C~~B.8., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership and upon obtaining a special permit pursuant to Section 647.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-1 DISTRICT.

3. BOARDING HOUSE

4. COMMUNITY RESIDENCE CENTER

5. GROUP HOME

6. NURSING HOME

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4,~~ THE ~~R-5, R-4A, and~~ C-1 district~~s~~; and in addition the following:

***

50. RESERVED. ~~Community Residence Center.~~

DRAFT

***

126. RESERVED. ~~Nursing Home.~~

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~ OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

DRAFT

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

SECTION 17: That Chapter 6, Section 624 (Commercial C-3 District —General Commercial), is amended to read as follows:

Section 624. Commercial C-3 District —General Commercial.

A. **Purpose.** The C-3 Commercial General District, is a district designed to provide for the intensive commercial uses necessary to the proper development of the community.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.**

1. Any lighting shall be placed so as to reflect the light away from adjacent residential districts. No noise, odor or vibration shall be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside the site. Such comparison shall be made at the boundary of the site.

2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 624.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:

DRAFT

a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 624.~~C~~B.2.b;

***

4. With the exception of those instances listed above in 624.~~C~~B.3., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-2 DISTRICT.

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4, R-5, R-4A, C-1 and~~ THE C-2 district~~s~~; and in addition the following, including the storage of all raw materials and finished products in connection herewith:

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

DRAFT

d. ~~Neither the Zoning Administrator nor the Board of Adjustment shall have jurisdiction to vary the provisions of Section 624.E.1.~~OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~e. Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

DRAFT

SECTION 18: That Chapter 6, Section 632 (High-Rise H-R1 District—High-Rise and High Density District)), is amended to strike everything, and replace with the following text:

SECTION 632. MIDDLE HOUSING (MH) OVERLAY DISTRICT

A. **PURPOSE.** THE PURPOSE OF THIS OVERLAY DISTRICT IS TO ESTABLISH ZONING REGULATIONS WHICH ACHIEVE COMPLIANCE WITH SECTION 9-462.13, ARIZONA REVISED STATUTES, AS FOLLOWS:

1. ENTITLE PROPERTIES WITHIN THE MIDDLE HOUSING OVERLAY DISTRICT TO HAVE UP TO FOUR PRIMARY DWELLING UNITS PER LOT.

2. PROVIDE MODIFIED DEVELOPMENT REGULATIONS FOR MIDDLE HOUSING.

B. **APPLICABILITY.**

1. THE MH OVERLAY MAY BE COMBINED WITH ANY ZONING DISTRICT WHEN ALSO IN COMPLIANCE WITH THE ELIGIBILITY REQUIREMENTS OF SECTION 632.C.

2. IF THE PROVISIONS OF THE MH OVERLAY CONFLICT WITH OTHER ZONING REGULATIONS APPLICABLE TO THE PROPERTY, THE MH OVERLAY PROVISIONS SHALL PREVAIL, UNLESS OTHERWISE STATED IN THIS SECTION.

C. **ELIGIBILITY REQUIREMENTS.** THE MH OVERLAY DISTRICT SHALL BE APPLIED TO THE FOLLOWING:

1. A PROPERTY WHICH HAS BEEN REZONED WITH THE MH OVERLAY DISTRICT IN ACCORDANCE WITH SECTION 506; OR

2. LOTS IN A SUBDIVISION HAVING A PLAT RECORDED ON OR AFTER JANUARY 1, 2026, WHICH MEET ALL OF THE FOLLOWING ADDITIONAL CRITERIA:

DRAFT

a. THE SUBDIVISION IS CONTIGUOUS AND A MINIMUM 10 GROSS ACRES IN SIZE.

b. THE SUBDIVISION HAS NEVER BEEN PART OF A PRIOR SUBDIVISION WHICH HAS APPLIED THE MIDDLE HOUSING PROVISIONS OF SECTION 9-462.13, ARIZONA REVISED STATUTES.

c. THE SUBDIVISION HAS BASE ZONING OF RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3.

d. FOR C-1, C-2, AND C-3 PROPERTIES ONLY: THE SUBDIVISION IS PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION AS SET FORTH IN SECTION 608.I.

e. THE NUMBER OF LOTS PROPOSED FOR APPLICATION OF THE MH OVERLAY DISTRICT DOES NOT EXCEED 20% OF THE TOTAL NUMBER OF LOTS IN THE SUBDIVISION. FOR SUBDIVISIONS OF FEWER THAN FIVE LOTS, ONE LOT SHALL BE PERMITTED TO HAVE THE MH OVERLAY.

f. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF: PHOENIX SKY HARBOR INTERNATIONAL AIRPORT; PHOENIX DEER VALLEY AIRPORT; AND SCOTTSDALE AIRPORT; EACH OF WHICH IS A FEDERAL AVIATION ADMINISTRATION COMMERCIALLY LICENSED AIRPORT OR A GENERAL AVIATION OR PUBLIC AIRPORT AS DEFINED IN SECTION 28-8486, ARIZONA REVISED STATUTES.

g. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF A MILITARY AIRPORT OR ANCILLARY MILITARY FACILITY AS DEFINED IN SECTION 28-8461, ARIZONA REVISED STATUTES.

h. THE SUBDIVISION IS NOT LOCATED ON TRIBAL LAND.

I. THE SUBDIVISION OWNER HAS REQUESTED THE CITY TO ASSIGN THE MH OVERLAY DISTRICT WITHIN THE SUBDIVISION THROUGH THE OPT-IN PROCEDURES PROVIDED IN THIS SECTION.

DRAFT

D. **OPT-IN PROCEDURE.** PRIOR TO UTILIZING THE PROVISIONS OF THE MH OVERLAY DISTRICT, SUBDIVISIONS ELIGIBLE PER SECTION 632.C.2 MUST REQUEST THAT THE CITY APPLY THE MH OVERLAY DISTRICT TO THE LOTS ON WHICH MIDDLE HOUSING SHALL BE PERMITTED, AS FOLLOWS:

1. THE SUBDIVISION OWNER SHALL SIGN BEFORE A NOTARY PUBLIC AN OPT-IN FORM PROVIDED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

2. CONCURRENT WITH THE OPT-IN FORM, THE SUBDIVISION OWNER SHALL SUBMIT A LEGAL DESCRIPTION OF THE LOTS ON WHICH THE MH OVERLAY DISTRICT SHALL BE APPLIED.

3. CITY STAFF SHALL REVIEW THE OPT-IN FORM AND LEGAL DESCRIPTION. WHEN THE REQUEST IS CONFIRMED TO BE ELIGIBLE, STAFF SHALL PROCESS A REQUEST TO CHANGE THE OFFICIAL ZONING MAP OF THE CITY OF PHOENIX TO APPLY THE MH OVERLAY DISTRICT TO THE ELIGIBLE SUBDIVISION LOTS.

4. ONCE THE ZONING MAP CHANGE IS COMPLETED, THE LOTS SHALL BE OFFICIALLY ASSIGNED THE MH OVERLAY DISTRICT UNTIL SUCH TIME THAT THEY MAY BE REZONED IN ACCORDANCE WITH SECTION 506.

E. **MIDDLE HOUSING (MH) DEVELOPMENT REGULATIONS.** THE FOLLOWING MODIFIED DEVELOPMENT REGULATIONS APPLY ONLY WHEN THE MH DISTRICT IS COMBINED WITH THE RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3 ZONING DISTRICTS. FOR ALL OTHER PROPERTIES, THE DEVELOPMENT REGULATIONS OF THE BASE DISTRICT APPLY.

1. **PERMITTED USES.**

   a. ALL USES PERMITTED WITHIN THE UNDERLYING BASE ZONING DISTRICTS, PLUS

   b. MULTI-FAMILY DWELLING UNITS.

DRAFT

2. **DENSITY.** THE MAXIMUM NUMBER OF PRIMARY DWELLING UNITS (PDU) PROVIDED ON A LOT ASSIGNED THE MH OVERLAY DISTRICT SHALL NOT EXCEED THE NUMBER ALLOWED BY THE BASE ZONING, OR FOUR PDUS, WHICHEVER IS GREATER.

   a. THE MAXIMUM NUMBER OF SUBDIVIDED LOTS PER ACRE IS THE SAME AS ALLOWED BY THE BASE ZONING AND IS NOT MODIFIED BY THIS SECTION.

   b. FOR THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, DENSITY BONUS PROVISIONS ARE APPLICABLE FOR SINGLE-FAMILY DEVELOPMENT AS SET FORTH IN SECTION 608.H.1.

3. **SETBACKS AND HEIGHT**. THE REQUIRED SETBACKS AND MAXIMUM HEIGHT(S) SHALL BE THE SAME AS FOR A SINGLE-FAMILY DWELLING UNIT ON THE SAME PROPERTY, INCLUDING THOSE FOR PERMITTED PROJECTIONS.

4. **LOT COVERAGE.** LOT COVERAGE SHALL BE THE SAME AS FOR THE BASE DISTRICT, WITH THE FOLLOWING EXCEPTION:

   a. **LOTS WITH BASE ZONING OF RE-43, RE-35, RE-24, OR R1-14.** THE MAXIMUM PERMITTED LOT COVERAGE SHALL BE INCREASED TO 50% WHEN ALL STRUCTURES ON THE LOT ARE ONE-STORY AND A MAXIMUM 20 FEET IN HEIGHT.

5. **PARKING AND MANEUVERING.**

   a. ON LOTS HAVING NO MORE THAN ONE PRIMARY DWELLING UNIT, A MINIMUM OF TWO PARKING SPACES SHALL BE PROVIDED ONSITE.

   b. ON LOTS HAVING TWO OR MORE PRIMARY DWELLING UNITS, A MINIMUM OF ONE PARKING SPACE SHALL BE PROVIDED ONSITE PER PDU.

   c. MANEUVERING WITHIN A PUBLIC ALLEY SHALL BE ALLOWED WHEN IN COMPLIANCE WITH THE FOLLOWING: (T)

      (1) THE ALLEY IS A MINIMUM 16 FEET WIDE FOR THE LENGTH OF THE BLOCK;

DRAFT

(2) THE ALLEY IS PAVED TO THE TWO NEAREST EXISTING CROSS STREETS, TO THE STANDARDS REQUIRED BY THE CITY FOR A LOCAL STREET; AND

(3) A MINIMUM OF 24 FEET MANEUVERING AREA IS PROVIDED THAT IS A COMBINATION OF THE ALLEY PAVING AND ONSITE PAVING, OR AS OTHERWISE APPROVED THROUGH A TECHNICAL APPEAL.

6. **DESIGN REVIEW.**

a. *HISTORIC PRESERVATION (HP).* DESIGN REVIEW FOR HP-ZONED OR HP-DESIGNATED PROPERTIES SHALL BE AS REQUIRED PER THE PROVISIONS OF CHAPTER 8, WITH NO MODIFICATIONS BY THIS OVERLAY DISTRICT.

b. ALL LOTS NOT ZONED HP OR DESIGNATED HP, REGARDLESS OF LOT WIDTH, SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

***

SECTION 19: That Chapter 7, Section 701.A.3 (Projections), is amended to read as follows:

***

A. **Lots.**

***

3. **Projections.**

DRAFT

a. **STANDARD OPTION.** The following provisions apply to development ~~in Sections 604 through 607 and Section 619~~ and ~~in the subdivision option of Sections 609 through 618~~ IN THE RE-43, RE-24, R1-14, AND R-4A DISTRICTS, AND IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE STANDARD DEVELOPMENT OPTION:

(1) Open projections.

(a) ~~In any district, an awning, open porch, open carport, or open balcony may project into any required front yard not more than five feet.~~
FRONT YARD. AN ATTACHED CARPORT, AWNING, PORCH/FRONT ENTRY, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO THE REQUIRED FRONT YARD.

(b) ~~An attached open porch, open carport, or open balcony may project into any side yard other than the side yard on the street side of a corner lot, if it does not come nearest to the side lot line than three feet.~~
SIDE YARDS. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO ANY INTERIOR (NOT STREET) SIDE YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE SIDE PROPERTY LINE.

~~(i) For any lot wherein a ten-foot or greater side yard is required, no such projection shall be within an area ten feet wide and ten feet high, measured from finished grade, lying within that side yard.~~

~~(ii) No more than one such clear area, as stipulated in i. above, need be maintained on a lot.~~

DRAFT

(c) ~~An attached open porch, open carport, or open balcony may project into a rear yard, provided it does not come nearer to a common rear lot line than three feet. Where a rear alley exists this projection may extend to the rear lot line or to within eight or ten feet of what would be the centerline of a full sixteen- or twenty-foot-wide alley where only a one-half or partial alley exists.~~
REAR YARD. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO THE REAR YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE REAR PROPERTY LINE.

(i) WHERE A FULLY-DEDICATED ALLEY EXISTS, THIS PROJECTION MAY EXTEND TO THE PROPERTY LINE; OR WHERE ONLY A PARTIALLY-DEDICATED ALLEY EXISTS, TO WITHIN EIGHT OR TEN FEET OF WHAT WOULD BE THE CENTERLINE OF A FULL 16- OR 20-FOOT-WIDE ALLEY.

(d) Open fire balconies, and OPEN fire escape stairs PROVIDED FOR EMERGENCY USE ONLY may project not more than five feet ~~over~~ INTO any required yard provided they come no closer than two feet from a property line.

(e) Awnings, cornices, CANTILEVERED roof overhangs, and eaves may project more than three feet ~~over~~ INTO any required yard providing they come no closer than two feet from a property line.

(f) Sills, leaders, belt courses, and similar ornamental features may project not more than six inches ~~over~~ INTO any required yard.

(g) An entrance awning may project into any required yard in an R-5 or less restricted district.

(2) Closed Projections.

DRAFT

(a) A bay window, oriel, entrance, or vestibule, ten feet or less in width, may project not more than three feet into any REQUIRED front or rear yard.

(b) A chimney may project not more than three feet into any required yard~~,~~ if ~~it~~ THE CHIMNEY is not more than six feet long measured in a direction parallel to the nearest property line AND ~~so long as~~ it is not closer than two feet from a property line.

(c) The main building ~~in a residence district~~ may project five feet into the required front yard for no more than one-half of the maximum width of the structure.

(d) The main building (which may include an attached ADU) may project into the required rear or side yard, subject to the following:

(i) The projection is no closer to a side property line than five feet;

(ii) The projection is no closer to a rear property line than three feet; and

(iii) The projection does not exceed 15 feet in height, unless greater height is permitted by obtaining a use permit per Section 307.

b. **PLANNED RESIDENTIAL DEVELOPMENTS AND PLANNED AREA DEVELOPMENTS.** The following provisionS ~~applies~~ APPLY to development in the ~~average lot and~~ RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE Planned Residential Development option~~s of Sections 609 through 618,~~ AND SUBDIVISIONS DEVELOPED AS PLANNED AREA DEVELOPMENTS PER SECTION 635:

(1) There shall be no projections into the required front or rear yard or required perimeter setbacks except:

DRAFT

(a) A roof overhang may project not more than three feet into either of these ~~yard~~ AREAS; and

(b) An attached awning, ~~open~~ porch, PERGOLA, TRELLIS/ARBOR, OR BALCONY ~~or other similar shade structure~~ may project not more than ten feet into the required ~~rear yard~~ PERIMETER BUILDING SETBACK provided that the structure shall neither cover more than ~~two hundred~~ 200 square feet nor come closer than three feet to a side or rear property line.

(c) A CLOSED PROJECTION (WHICH MAY INCLUDE AN ATTACHED ADU) MAY PROJECT INTO THE REQUIRED PERIMETER BUILDING SETBACKS, SUBJECT TO THE FOLLOWING:

(I) THE PROJECTION IS NO CLOSER TO A SIDE PROPERTY LINE THAN FIVE FEET;

(II) THE PROJECTION IS NO CLOSER TO A REAR PROPERTY LINE THAN THREE FEET; AND

(III) THE PROJECTION DOES NOT EXCEED 15 FEET IN HEIGHT, UNLESS GREATER HEIGHT IS PERMITTED BY OBTAINING A USE PERMIT PER SECTION 307.

(2) A roof overhang may project no more than three feet into a required street side yard setback.

c. **SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.** The following provisions apply to ~~single-family attached residential development:~~ SFI SUBDIVISIONS DEVELOPED IN ACCORDANCE WITH SECTION 608.I:

(1) Open Projections.

DRAFT

(a) ~~An awning, open porch, or open balcony may project into any required setback not more than five feet.~~ AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO ANY REQUIRED YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

(b) Where ~~a~~an FULLY-DEDICATED alley exists, an ATTACHED awning, ~~open~~ porch, PERGOLA, TRELLIS/ARBOR, or ~~open~~ balcony may extend to the property line.

(2) Closed Projections. A bay window, oriel, entrance, or vestibule, ten feet in width or less, may project not more than three feet into any required ~~building setback~~ YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

***

SECTION 20: That Chapter 7, Section 702 (Off-Street Parking and Loading), is amended to read as follows:

***

B. **Site and Parking Space Design Standards.**

***

2. **Space and aisle dimensions.** Dimensions for maneuvering aisles and for different types of parking spaces shall be as follows:

***

b. *Surface parking:*

***

DRAFT

(5) ~~The combined depth of the parking space and the aisle width shall equal sixty-two (62) feet for a double loaded aisle and forty-three (43) feet for a single loaded aisle.~~
FOR RESIDENTIAL PROPERTIES HAVING NO MORE THAN FOUR PRIMARY DWELLING UNITS, THE MINIMUM DRIVE AISLE WIDTH MAY BE REDUCED TO 10 FEET FOR TWO-WAY TRAFFIC WHERE IT DOES NOT ALSO FUNCTION AS REQUIRED MANEUVERING FOR AN ADJACENT PARKING SPACE, AS APPROVED BY THE PDD TRAFFIC ENGINEER.

***

C. **Parking Requirements.** Off-street automobile parking space or area shall be provided according to the following table, except for large scale retail commercial uses (see Section 702.D). The parking ratios in the table identify the minimum level of parking required to serve that use and receive site plan approval.

Type of Land Use	Parking Requirements
***	***
Dwelling Unit, Multi-family	1.5 spaces per dwelling unit ~~A minimum of 50%~~ Of the required parking spaces, A MINIMUM OF 0.25 SPACES PER DWELLING UNIT must be provided as unreserved spaces WHEN THE LOT HAS FIVE OR MORE DWELLING UNITS.
Dwelling Unit, Single-Family Attached	~~Per Section 608.F.6, if developing under the single-family infill development option per Sections 614 through 618.~~ 2 spaces per PRIMARY DWELLING unit ~~if not developing under the SFI option~~. The required spaces for each dwelling unit must be provided on the same lot. An additional 0.25 unreserved spaceS per dwelling unit must be provided elsewhere within the development for visitor parking.
Dwelling Unit, Single-Family Detached	2 spaces per ~~1~~ PRIMARY dwelling unit
***	***

DRAFT

***

F. **Special Parking Standards.**

1. **Residential DISTRICTS ~~lots~~.**

a. Required parking spaces ~~for single-family residential uses may~~ SHALL not be located in the required front yard.

b. ~~Spaces in excess of those required for single-family residential uses may be located in the required front yard. However, all parking and maneuvering areas within the required front yard shall not exceed 50 percent of the area of the required front yard, except that a driveway shall not be required to be less than 18 feet in width unless otherwise stipulated by Historic Preservation.~~
NO MORE THAN 50 PERCENT OF THE REQUIRED FRONT YARD SHALL BE USED FOR DRIVEWAYS, MANEUVERING AREAS, AND NON-REQUIRED PARKING SPACES. HP-ZONED LOTS MAY BE STIPULATED TO MAXIMUM PAVING THAT IS LESS THAN 50 PERCENT AS A PART OF THE HP APPROVAL PROCESS SET FORTH IN CHAPTER 8.

c. Buses shall not be parked in the front yard of any residential district. A bus is any commercially licensed motor vehicle designed for carrying more than ~~fifteen (15)~~ 15 passengers and used for the transportation of persons as well as any motor vehicle, other than a taxicab, designed for the transportation of persons for compensation.

d. Mobile homes shall not be parked in any residential district except as provided in Section ~~647.A.2.1~~ 608.J.

***

SECTION 21: That Chapter 7, Section 703.B (Landscaping and Open Areas In Multiple-Family Development), is amended to read as follows:

B. **Landscaping and Open ~~Areas~~ SPACE in Multi~~ple~~-Family Development.**

DRAFT

1. **Purpose.** Multi~~ple~~-family dwelling~~s~~ UNITS can play a desired role by providing desired forms of housing in appropriately zoned locations. However, because the density of dwellings is greater than alternate forms of housing, there is a relatively greater need to ensure an appropriate residential setting, including both landscape amenities and adequate outdoor open areas. Although it is recognized that many multi~~ple~~-family projects will wish to provide these in greater amounts, this section establishes minimum standards for these features. These standards also recognize both limitations in water availability as well as legitimate needs to use landscaping for shade, cooling, and visual relief. To these purposes, these standards distinguish between landscaped areas oriented to public street and the exterior of projects from that more internally oriented and for the use of residents. They provide for landscaping at the perimeter and in front yards to include waterless features and drought resistant plant materials. Higher water use landscaping is to be restricted to interior areas devoted to resident use.

2. Landscaping and open space ~~areas~~ shall be provided as follows at the time of initial development and shall be maintained in a living condition on any lot subject to residential district standards with five or more dwelling units. PROPERTIES WITH FOUR OR FEWER DWELLING UNITS SHOULD REFER TO SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

***

SECTION 22: That Chapter 7, Section 710 (Hillside Development), is amended to read as follows:

***

B. **Applicability.**

***

2. Development of land in any zoning district within a hillside development area shall ~~also~~ be regulated by the provisions of THIS section, ~~32-32 of the Phoenix City Code, whether subdivided or not, and shall be~~ subject to the following special conditions:

DRAFT

a. HILLSIDE DEVELOPMENT STANDARDS SHALL BE APPLIED IN PLACE OF THE DEVELOPMENT STANDARDS OF THE BASE ZONING DISTRICT OF A PROPERTY AS SET FORTH IN THIS SECTION, AND SHALL NOT BE MODIFIED BY A ZONING OVERLAY.

b. HILLSIDE DEVELOPMENT IS ALSO REGULATED BY THE PROVISIONS OF SECTION 32-32 OF THE PHOENIX CITY CODE, WHETHER SUBDIVIDED OR NOT.

***

C. **Standards.**

***

2. **Hillside development area standards.** Special yard, height, area, and coverage requirements for developments in the hillside areas in any zoning district shall be as follows:

~~Table 1~~

~~HILLSIDE DEVELOPMENT AREA STANDARDS~~				
~~DEVELOPMENT OPTION~~	**~~a. Single-family Residential (Conventional, Standard and Average Lot Options)~~**	**~~b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)~~**	**~~c. Multi-Family Residential~~**	**~~d. Any Non-Residential Zoning District~~**
~~MINIMUM LOT AREA~~	~~18,000 square feet*~~ ~~*Lot areas of more than eighteen~~	~~As required by zoning district~~	~~as required by zoning district~~	~~As required by zoning district~~

DRAFT

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
	thousand (18,000) square feet may be required in order to provide a suitable building site meeting the grading standards of Section 32-32 of the Phoenix City Code. In no case shall residential lots contain an area less than the minimum area required by the zoning district in which such lots are located.			
MINIMUM LOT DIMENSIONS				
• WIDTH **• DEPTH**	120* 120'*	As required by zoning district	As required by zoning district	As required by zoning district

DRAFT

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
	*Unless in conformance with Section 32-32(M) of the City Code			
REQUIRED SETBACKS				
• FRONT YARD	As required by zoning district	As required by zoning district	Minimum 30'*	As required by zoning district or minimum 30'*
• REAR YARD	As required by zoning district	As required by zoning district	Minimum 30'*	Minimum 30'*
• SIDE YARDS	As required by zoning district or ten (10) feet, whichever is greater	As required by zoning district or ten (10) feet, whichever is greater	Minimum 15'**Building heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from exterior boundaries	Minimum 15'*, whichever is greater*Building heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from

DRAFT

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
				exterior boundaries
MAXIMUM COVERAGE UNDER ROOF	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel or as required by zoning district, whichever is less
MAXIMUM BUILDING HEIGHT	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure

DRAFT

TABLE 710.C.2

HILLSIDE AREA DEVELOPMENT STANDARDS

CATEGORY		(A) SINGLE-FAMILY RESIDENTIAL DEVELOPMENT	(B) MULTI-FAMILY RESIDENTIAL DEVELOPMENT	(C) NON-RESIDENTIAL DEVELOPMENT
(1)	*NET LOT AREA (MINIMUM)*	STANDARD: 18,000 SQUARE FEET, OR AS REQUIRED BY THE ZONING DISTRICT, WHICHEVER IS GREATER PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(2)	*LOT WIDTH [(1)] (MINIMUM)*	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(3)	*LOT DEPTH [(1)] (MINIMUM)*	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(4)	*DEVELOPMENT DENSITY (MAXIMUM)*	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		
(5)	*SUBDIVIDED LOTS (MAXIMUM)*	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		
(6)	*FRONT YARD SETBACK (MINIMUM)*	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(7)	*REAR YARD SETBACK (MINIMUM)*	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.

DRAFT

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(8)	*SIDE YARD SETBACK (MINIMUM)*	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	15 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(9)	*PROJECTIONS*	PER SECTION 701.A.3	PER SECTION 701.A.3	NOT PERMITTED
(10)	*PERIMETER SETBACKS (MINIMUM)*	SAME AS BASE ZONING DISTRICT		
(11)	*BUILDING HEIGHT (MAXIMUM)*	15 FEET WHEN WITHIN 10 FEET OF A SINGLE-FAMILY ZONED DISTRICT BOUNDARY, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT OF 2 STORIES AND 30 FEET, AS MEASURED FROM THE NATURAL GRADE OF THE PROPERTY AT ANY SECTION THROUGH THE STRUCTURE.		
(12)	*LOT COVERAGE (MAXIMUM)*	FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS EQUAL TO OR GREATER THAN 10 PERCENT: 25 PERCENT, OR AS REQUIRED BY THE BASE ZONING DISTRICT, WHICHEVER IS LESS. FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS LESS THAN 10 PERCENT: SAME AS BASE ZONING DISTRICT.		
(13)	*COMMON OPEN SPACE (MINIMUM)*	SAME AS BASE ZONING DISTRICT		
(14)	*STREET FRONTAGE REQUIREMENT* *(2)*	SAME AS BASE ZONING DISTRICT		

DRAFT

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(15)	*OTHER APPLICABLE REGULATIONS:*	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A. MULTI-FAMILY: SECTION 703.B	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.

(1) MINIMUM DIMENSIONS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.M, REGARDING PANHANDLE, DOUBLE FRONTAGE, AND OTHER UNORTHODOX LOTS.

(2) STREET FRONTAGE REQUIREMENTS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.N, REGARDING HILLSIDE STREET AND PAVING STANDARDS.

***

SECTION 23: That Chapter 12, Sections 1203.C and D (Land Use Matrix), is amended to read as follows:

***

Section 1203. Land Use Matrix

***

C. *Land Use Matrix.*

DRAFT

LAND USE CATEGORIES	CHARACTER AREAS														
	ACTIVE USE	BioMed	Business Core	Central Park	Commercial Corridors	Downtown Gateway	East Evergreen	Evans Churchill East	Evans Churchill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Buren	Warehouse
RESIDENTIAL USES																
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Dwelling Unit, Single-Family, Detached (~~Including Duplex and Triplex Uses~~)		np	np	p	p	np	p	p	p	p	p	p	p	p	p	np
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
							***									

DRAFT

***

D. *Land Use Conditions.* The following shall apply to uses that are permitted with conditions (pc) OR USE PERMIT (up) as indicated with a number that corresponds with the Land Use Matrix in Section 1203.C:

***

27. Single-Family Infill (SFI) subdivision, per ~~Sections 608.F.6 and 614, Table 614.B~~ SECTION 608.I, except as modified below:

***

e. Frontage requirements: as per the applicable character area; or if lots front on a something other than a frontage zone, per the regulations of ~~Sections 608.F.6 and 614, Table B, Column D~~ SECTION 608.I.

***

g. Allowed uses: single-family ~~attached~~ dwelling units and home occupations per Section 608, except that units fronting a perimeter street (not an alley) may have additional uses as permitted per the applicable character area. ~~Single-family detached units are permitted for no more than 20 percent of the units in an SFI development to allow for variety and efficiency of design.~~

***

SECTION 24: That Chapter 12, Section 1205 (Frontage Elements), is amended to read as follows:

***

A. *Active Front Yard (AFY*). An active front yard is a frontage element intended for use on blocks with a high percentage of existing and/or historic ~~single-family or duplex style~~ residential structures. AFY is not permitted for use on sites with primary uses which are nonresidential, or on residential lots with more than ~~two~~ FOUR PRIMARY dwelling units ~~(not including ADUs)~~. (R*)

DRAFT

1. For sites with HP zoning or designation, both the building elevations and improvements in the frontage zone shall be constructed as approved by Historic Preservation.

2. For sites not zoned or designated HP, buildings and improvements shall be installed in conformance with Section 507 Tab A ~~II.C.8.5 (Individual Unit Design Standards)~~ II.C.9 (RESIDENTIAL LOT DESIGN REVIEW). If any of the requirements of Section 507 Tab A ~~II.C.8.5~~ II.C.9 conflict with provisions of the Downtown Code, Section 507 Tab A ~~II.C.8.5~~ II.C.9 requirements shall prevail.

***

SECTION 25: That Chapter 13, Section 1303 (Transect Lot Standards) is amended to read as follows:

Section 1303. Transect Lot Standards

A. **General Lot Standards.**

1. Subdivisions shall comply with development standards per this chapter, including frontage standards, for all existing and newly created lots abutting public streets, private accessways, and private driveways, with the following caveats:

   a. A development may instead utilize the Single-Family Infill ~~development option~~ SUBDIVISION standards per Section ~~608.F.6 and Table 614.B, column D (except for the density, which is not restricted)~~ 608.I if it meets all three of the following conditions:

      (1) The ~~development~~ SUBDIVISION consists solely of single-family dwelling units and allowable accessory uses;

DRAFT

(2) ~~The development is located within the applicable area for the single-family infill development option or the infill development district as depicted on the map provided in Section 608.F.6; and~~
THE SUBDIVISION IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN OR IS LOCATED WITHIN THE AREA IDENTIFIED AS "APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT" SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND

(3) The ~~development~~ SUBDIVISION is located in any transect other than T3.

b. All subdivisions must comply with the requirements of the Subdivision Ordinance (Chapter 32 of the City Code), as may be modified by the Subdivision Committee to further the goals of the Walkable Urban Code.

2. All developments adjacent to single-family zoning districts shall ~~follow the same setback and stepback standards as the single-family infill development option (Table 614.B, column D); with additional requirements as follows:~~ BE SUBJECT TO THE FOLLOWING STEPBACK AND SETBACK REQUIREMENTS:

a. THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT. THIS stepback provision shall not ~~exceed~~REQUIRE GREATER THAN A maximum 75-foot setback from rear and side property lines for building height before THE maximum height IS allowed.

***

SECTION 26: That Chapter 13, Section 1306 (Land Use Matrix) is amended to read as follows:

DRAFT

Section 1306. Land Use Matrix

***

B. **Use Regulations.**

***

Table 1306.1 Land Use Matrix

CATEGORY: RESIDENTIAL USES	T3	T4	T5:2	T5:3	T5:5	T5:6	T5:7	T6:7 T6:15	T6:22 T6: HWR
***	***	***	***	***	***	***	***	***	***
Dwelling Unit, Single-Family Detached ~~(Including Duplex and Triplex Uses)~~	P	P	NP	NP	NP	NP	NP	NP	NP
Dwelling Unit, Single-Family Attached	P	P	P	P	P	P	P	P	P
SINGLE-FAMILY INFILL SUBDIVISION	NP	PC	PC	PC	PC	PC	PC	PC	PC
***	***	***	***	***	***	***	***	***	***

***

C. **Residential Uses, Land Use Conditions.**

***

4. SINGLE-FAMILY INFILL SUBDIVISION, AS SET FORTH IN SECTION 1303.A.1.a.

***

SECTION 27: That Chapter 13, Section 1307 (Parking and Loading Standards) is amended to read as follows:

DRAFT

Section 1307. Parking and loading standards.

***

B. *Required Vehicular Parking.*

***

Table 1307.1 Minimum Required Vehicular Parking

USE	MEASURE	T3	T4	T5 1—5 Stories	T5 6—10 Stories	T6	MEASURE
***	***	***	***	***	***	***	***
Residential, Single-Family Attached	Per unit	Per Section ~~608.F.6~~ 608.I, if developing under the provisions of Section 1303.A.1.a; otherwise per Section 702.					
***	***	***	***	***	***	***	***

***

DRAFT

PASSED by the Council of the City of Phoenix this 5th day of November, 2025.

_____
MAYOR

ATTEST:

_____City Clerk

APPROVED AS TO FORM:

_____City Attorney

REVIEWED BY:

_____City Manager

DRAFT

ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report
Zoning Ordinance Text Amendment Z-TA-1-25-Y and Rezoning Case No. Z-3-25-4-7-8

August 29, 2025

Application No. Z-TA-1-25-Y: Amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing, as follows:

Section 202 (Definitions), Section 507 Tab A (Guidelines for Design Review), Section 608 (Residence Districts), Section 609 (RE-35 Single-Family Residence District), Section 610 (R1-18 Single-Family Residence District), Section 611 (R1-10 Single-Family Residence District), Section 612 (R1-8 Single-Family Residence District), Section 613 (R1-6 Single-Family Residence District), Section 614 (R-2 Multifamily Residence District), Section 615 (R-3 Multifamily Residence District), Section 616 (R-3A Multifamily Residence District), Section 617 (R-4 Multifamily Residence District), Section 618 (R-5 Multifamily Residence District), Section 619 (Residential R-4A District—Multifamily Residence—General), Section 622 (Commercial C-1 District—Neighborhood Commercial), Section 623 (Commercial C-2 District—Intermediate Commercial), Section 624 (Commercial C-3 District—General Commercial), Section 632 (High-Rise H-R1 District—High-Rise and High Density District), Section 701 (Bulk Regulations), Section 702 (Off-Street Parking and Loading), Section 703 (Landscaping, Fences, and Walls), Section 710 (Hillside Development), Section 708 (Temporary uses), Section 1203 (Land Use Matrix, Downtown Code), Section 1205 (Frontage Elements, Downtown Code), Section 1303 (Transect Lot Standards, WU Code), Section 1306 (Land Use Matrix, WU Code), and Section 1307 (Parking and Loading Standards, WU Code).

Application No. Z-3-25-4-7-8: Map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary.

Staff recommendation: Staff recommends approval of Z-TA-1-25-Y as shown in the recommended text in Exhibit A; and Z-3-25-4-7-8 be approved as shown in Exhibit B.

BACKGROUND

This text amendment is a response to House Bill 2721, approved by the Fifty-Sixth Legislature, Second Session and signed into law by the Governor (2024) which created Section 9-462.13, Arizona Revised Statutes to require municipalities to allow Middle Housing in an area within one mile of Downtown, in addition to 20% of any new subdivision citywide. “Middle Housing” is defined by the state statute as “buildings that are compatible in scale, form and character with single-family houses and that contain two or more attached, detached, stacked or clustered homes [and] includes duplexes, triplexes, fourplexes and townhouses.”

PURPOSE

The primary intent of the proposed text amendment is to establish the Middle Housing (MH) Overlay District, Section 632, which will allow the development of middle housing on lots zoned for single-family use, and apply it to the area located within one mile of Downtown by January 1, 2026, as required by state law. The secondary purpose is to make other revisions to multiple sections of the Zoning Ordinance necessary to ensure proper compliance with the new state requirements.

DESCRIPTION OF THE PROPOSED TEXT

The proposed text amendment includes three main components: 1) creation of the Middle Housing (MH) Overlay District, Section 632; 2) revisions to various sections of the Zoning Ordinance to ensure compliance with the requirements of Arizona Revised Statutes, Section 9-462.13; and 3) revisions to various sections of the Zoning Ordinance to correctly clarify and cross-reference the zoning ordinance terms and provisions which were updated for compliance with the requirements of the new state law.

1. **Creation of the Middle Housing (MH) Overlay District**

   The Middle Housing (MH) Overlay District is created as Section 632, replacing the obsolete High-Rise H-R1 District which has since been supplanted by the Downtown Code (Chapter 12). The MH Overlay district has two main purposes: to allow up to four primary dwelling units (PDU) on lots which are otherwise permitted a single-family home, and to ensure that the applicable development standards are both consistent with those used for single-family homes in the same district, as well as compliant with the requirements and restrictions of A.R.S. Section 9-462.13.

   Opt-In Provision

   The MH Overlay District also includes the qualification requirements and procedure for up to 20% of the lots in new residential subdivisions that are at least 10 contiguous acres in size. The Opt-In Provision does not apply to existing residential subdivisions.

2. <u>Revisions needed for compliance with A.R.S. 9-462.13.</u>

Revisions to the development standards/development options tables are required to lawfully administer the provisions and prohibitions of A.R.S. 9-462.13. It is the following prohibitions which primarily caused the need for the changes:

B. "The municipality may not do any of the following:

1. *Discourage the development of middle housing through requirements or actions that individually or cumulatively make impracticable the permitting, siting, or construction of middle housing.*
2. *Restrict middle housing types to less than two floors.*
3. *Restrict middle housing types to a floor area ratio of less than fifty percent.*
4. *Set restrictions, permitting or review processes for middle housing that are more restrictive than those for single-family dwellings within the same zone.*
5. *Require owner occupancy of any structures on the lot.*
6. *Require any structures to comply with a commercial building code or to contain a fire sprinkler.*
7. *Require more than one off-street parking space per unit.*

<u>Text Revisions</u>

The following summarizes the text revisions necessary to comply with these prohibitions:

- The "Conventional" development option has been removed, because the development standards are not consistent with development in historic districts, and current ordinance permissions would allow development of middle housing to different and incompatible standards within older/historic subdivisions.
- The "Average Lot" development option, which has been prohibited in most districts since 1998 for single-family development, has been removed because it could be used as a way to develop middle housing in areas not required by the state law, or be viewed as not applying consistent development standards to both single-family and middle housing, which is required by the new state law.
- The "Single-Family Infill (SFI)" development option has been removed from each section, and all development standards (and use permit requirements) relocated to Section 608.I.
- The separate, but same-named "Planned Residential Development" options having different standards for single-family and multi-family development

have been combined into one development option, with consistent development standards for both multi-family (including middle housing) and single-family development.

- The “Standard” development option has been created, which is essentially a renaming of the existing “Subdivision” development option. The development standards of the Standard option are the same as the Subdivision option, with minor clarifications to allow for consistent application of development standards for both multi-family (including middle housing) and single-family development in the same zone. Most homes in historic districts were constructed using the Subdivision option standards, and the new Standard option ensures that new development, including middle housing, will develop with the same historic zoning regulations.
- Lot coverage has been revised by the MH Overlay to apply the same standard to both single-family and multi-family development when located within an MH district. When combined with the RE-43, RE-35, RE-24, and R1-14 districts, the MH district allows an increase to 50% coverage when all structures on the site are one-story, maximum 20 feet in height.
- Required on-site parking has been reduced to one space per primary dwelling unit, as required by the new state law.
- Individual lot design review for single-family lots (Section 507 Tab A, II.C.8) has been revised to be applicable to both single-family homes and middle housing (up to four units on a lot) and moved to its own section, Section 507 Tab A, II.C.9.
- The residential land use matrix (Section 608.D) has been revised to move the permissions for Single-Family Infill subdivisions to the table, and to remove “duplex” and “triplex” as separate uses (they are both forms of multi-family dwelling units).
- Section 1203, Downtown Code land use matrix, has also been updated to remove “duplex” and “triplex” as separate uses (they are both forms of multi-family dwelling units).
- Section 608.G has been revised to clearly explain how developments which were approved using development options no longer permitted convert to the current ordinance standards. Any existing approved documents using a now-archaic development option are still valid.
- Section 702, Off-Street Parking and Loading, has been revised to clarify front yard paving restrictions and apply consistently to both single-family and multi-family development.

Definitions

Definitions have been revised for several reasons: to provide clarity in application of the new requirements; to be consistent with definitions used in the state law; and to properly cross-reference other terms which have been revised.

Of special note, “Primary Dwelling Unit (PDU)” was added to clearly differentiate from “Accessory Dwelling Unit (ADU)”. This is the manner in which the MH overlay district allows additional PDUs per lot (up to 4), while not increasing the number of permitted subdivided lots.

3. Revisions for clarification and cross-references.

Other revisions were made to correctly reference new and revised terms, as well as relocated/renumbered sections of the Zoning Ordinance, with no substantive revisions:

- Section 608.H, Density Bonus, has been updated to reference the revised development options in each district.
- All Single-Family Infill (SFI) subdivision regulations have been consolidated in Section 608.I.
- Off-Site Manufactured Home Development regulations have been moved to Section 608.J.
- The C-1, C-2, and C-3 districts have been updated to correctly reference standards for Single-Family Infill subdivisions and Off-Site Manufactured Home Developments, in addition to clarifying language regarding existing residential use permissions.
- Section 701.A.3, regarding yard projections, has been updated to reference revised residential development options.
- Section 703, Landscaping, Fences, and Walls, has been updated to apply to lots having up to four dwelling units, rather than just single-family and duplex.
- Section 710, Hillside Development, has been updated to cross-reference revised residential development options.
- Section 1205, Frontage Elements (Downtown Code), has been updated to cross-reference the revised Residential Lot Design Review standards provided in Section 507 Tab A, II.C.9.
- Section 1303, Transect Lot standards (WU Code) has been updated to cross-reference the relocated Single-Family Infill regulations moved to Section 608.I.
- Section 1306, Land Use Matrix (WU Code), has been updated to remove the terms “duplex” and “triplex” as well as add the Single-Family Infill (SFI) subdivision option as a permitted use.

- Section 1307, Parking and Loading Standards (WU Code), has been updated to correctly cross-reference the relocated Single-Family Infill regulations moved to Section 608.I.

REZONING CASE NO. Z-3-25-4-7-8

A.R.S Section 9-462.13 requires that the area located within one mile of Downtown be provided the entitlement for middle housing no later than January 1, 2026. Rezoning Case No. Z-3-25-4-7-8 has been created to map the boundaries of the MH Overlay district, as described above, to this area with the exceptions as required by the new state law. The applicable exception is for the territory in the vicinity of Phoenix Sky Harbor airport (south of Downtown). The map of the proposed boundary is attached as Exhibit B.

CONCLUSION

This text amendment is quite extensive due to the need to apply development regulations consistently for both single-family housing and middle housing, in addition to making sure that middle housing is permitted where required. All of the revisions proposed are directly related to changes needed to allow middle housing as required by A.R.S. Section 9-462.13.

The proposed text amendment will create a Middle Housing (MH) Overlay District; revise various sections of the Zoning Ordinance to ensure compliance with the requirements of Section 9-462.13, Arizona Revised Statutes; and revise various sections of the Zoning Ordinance to correctly clarify and cross-reference the zoning ordinance terms and provisions which were updated for compliance with the requirements of the new state law.

Staff recommends approval of Z-TA-1-25-Y per the language in Exhibit A, and Z-3-25-4-7-8 be approved as shown in Exhibit B.

Writer

C. DePerro
August 29, 2025

Team Leader

Tricia Gomes

Exhibits

A. Proposed Language—Z-TA-1-25-Y
B. Proposed Boundary Sketch Map—Z-3-25-4-7-8

EXHIBIT A
Text Amendment Z-TA-1-25-Y

Proposed Language:

Staff proposed language that may be modified during the public hearing process is as follows:

Amend Chapter 2, Section 202 (Definitions) to add and/or modify definitions as follows:

***

Building Envelope: ~~The area defined on a lot in which all improvements must be made, including grading and alterations to existing landscaping. These include, but are not limited to house, accessory buildings, pool, patios, driveways, visitor parking, fencing, or walls. The building envelope defines the maximum allowable construction/improvement area on the lot. The building envelope must be identified on all design review submittals.~~ THE AREA OF A LOT EXCLUSIVE OF ALL REQUIRED YARDS.

***

Building, Main: A building, or buildings, in which is conducted the principal use of the lot on which it is situated. ~~On lots with only single-family residential uses, the primary dwelling unit shall be considered the main building.~~ WHEN ONLY ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, THAT PDU SHALL BE CONSIDERED THE MAIN BUILDING. WHEN MORE THAN ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, EACH BUILDING WHICH CONTAINS A PDU SHALL BE CONSIDERED A MAIN BUILDING.

***

~~*Building, Open, Porch:* An open building used solely for ingress and egress and not for occupancy, at least two sides of which shall be at least 50% open.~~

***

Dwelling Unit: One or more rooms within a building arranged, designed, or used for residential purposes for one family and containing independent living and sleeping areas, together with independent sanitary (toilet, sink, and bath/shower) and cooking facilities. The presence of cooking facilities conclusively establishes the intent to use for residential purposes.

~~*Accessory* *Dwelling Unit, ACCESSORY (ADU):* A dwelling unit, as defined in this section, subordinate to the primary dwelling unit and situated on the same SINGLE-FAMILY lot. ADUs, where permitted, do not count towards calculations of gross density.

~~*Adaptable* *Dwelling Unit~~s, *ADAPTABLE:* A dwelling unit designed to be capable of simple conversion into an accessible dwelling unit.

~~*Accessory* *Dwelling Unit, Attached ACCESSORY:* An ADU which is constructed having a shared wall and attached foundations with the primary dwelling unit. An ADU connected to the primary dwelling unit in any other manner shall not be considered an attached ADU.

~~*Accessory* *Dwelling Unit, Detached ACCESSORY:* An ADU which is constructed with no connection to the primary dwelling unit, except as may be explicitly permitted within the zoning ordinance. A detached ADU may include an integrated garage, carport, or porch. Two ADUs attached to each other, but not to the primary dwelling unit, shall each be considered a detached ADU.

Dwelling Unit, Primary (PDU): FOR A SINGLE-FAMILY LOT, a dwelling unit that is either (1) the only dwelling unit provided ~~on a single-family lot~~, or (2) the largest dwelling unit provided ~~on a single-family lot~~ when the applicable zoning regulations otherwise allow an accessory dwelling unit ~~or other types of dwelling units~~. FOR A MULTI-FAMILY LOT OR DEVELOPMENT, ALL DWELLING UNITS ARE CONSIDERED PRIMARY DWELLING UNITS.

***

Entry, Front: An arcade, ~~gated arch,~~ ~~covered~~ porch, ~~or~~ COVERED patio, pergola, COURTYARD, or similar architectural enhancement which clearly delineates the location of~~, or~~ AND path to~~, the front door~~ A PRIMARY ENTRANCE, AND IS VISIBLE FROM THE FRONT OF THE LOT.

***

Gross Area: The area of a lot or parcel including all dedicated streets, alleys, private accessways roadway and/or alley easements, and canal rights-of-way. Such boundaries shall extend~~ed~~ to the center of existing abutting street or alley right-of-way. In the case of an existing partial dedication or easement, the gross area shall not extend beyond what would be the centerline of the full dedication. Further, parcels abutting: 1) a freeway; or 2) a canal right-of-way ~~when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way,~~ shall include NO MORE THAN twenty-five feet of such right-of-way within THE gross area.

***

Guesthouse: See "~~Accessory~~ Dwelling Unit, ACCESSORY."

***

~~*Landscape Setback, Average:* Repealed.~~

***

Multi-Family/Multiple-Family: A lot or parcel where two or more PRIMARY dwelling units are provided.~~, not including permitted accessory dwelling units.~~

***

Net Area: The area of a lot or parcel excluding all dedicated ~~streets or alleys~~ ROAD AND CANAL RIGHTS-OF-WAY and roadway or alley easements. ~~but including twenty-five (25) feet of abutting canal right-of-way when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way.~~

***

PARKING, COVERED: ONE OR MORE PARKING SPACES PROTECTED FROM THE SUN AND WEATHER BY A CARPORT, GARAGE, ROOF OVERHANG, OR OTHER TYPE OF ROOFED STRUCTURE.

***

Perimeter: The boundaries or boundary of a lot, ~~tract, or~~ parcel of land, PLATTED SUBDIVISION, OR DEVELOPMENT.

***

Planned Residential Development: A DEVELOPMENT OPTION CONSISTING OF a group of dwelling units with common OPEN SPACE areas ~~which are~~ designed as ~~an integrated functional unit~~ A UNIFIED DEVELOPMENT and with the permissibility of potential bonus density and considerable flexibility in the selection of building setbacks, lot areas, DWELLING UNIT TYPES, and street configurationS ~~as long as the public health, safety and welfare are maintained~~.

***

PORCH: A STRUCTURE, WITH OR WITHOUT A ROOF, THAT IS ATTACHED TO A BUILDING AND IS AT LEAST 50 PERCENT OPEN ON THE UNATTACHED SIDE(S).

~~*Porch, Open:* See "Building, Open Porch".~~

***

Primary Entrance: A ground floor entrance to a commercial lobby or suite that is open to the public during business hours, or ~~an~~ THE MAIN/VISITOR entrance to a SHARED residential ~~courtyard, unit, or~~ lobby OR A PRIMARY DWELLING UNIT. Emergency, service and storage room entrances are not ~~a~~ primary entranceS.

***

Projection: ~~Any element or embellishment attached to a structure for environmental protection or architectural enhancement which does not support any portion of the structure.~~ ANY PORTION OF A PERMITTED BUILDING OR STRUCTURE THAT IS ATTACHED TO THE MAIN BUILDING AND EXTENDS FROM THE BUILDING ENVELOPE INTO A REQUIRED YARD OR SETBACK. A PROJECTION IS CONSIDERED “OPEN” WHEN ALSO MEETING THE DEFINITION OF “OPEN BUILDING”.

***

~~*Residential Density:* The number of dwelling units divided by the gross acres of the legally described development area.~~

***

~~*Setback, Landscaped, Average:* The averaging of a required setback to encourage variation along a single continuous plane of a building, perimeter wall or street frontage.~~

***

SETBACK, GARAGE DOOR / CARPORT ENTRY: THE REQUIRED MINIMUM DISTANCE BETWEEN THE STREET AND COVERED PARKING. THIS DISTANCE SHALL BE MEASURED FROM THE PROPERTY LINE TO THE FACE OF THE GARAGE DOOR OR CARPORT, UNLESS THE PROPERTY HAS AN EASEMENT DEDICATED ON THE FRONT OF THE PROPERTY FOR A SIDEWALK OR TRAIL, IN WHICH CASE THE DISTANCE SHALL BE MEASURED FROM THE LOT SIDE OF THE EASEMENT TO THE FACE OF THE GARAGE DOOR OR CARPORT.

SETBACK, LANDSCAPE: A SETBACK WHICH IS RESTRICTED TO THE FOLLOWING IMPROVEMENTS: LIVE PLANT MATERIALS SUCH AS TREES, SHRUBS, AND GROUNDCOVERS WITH AN AUTOMATIC IRRIGATION SYSTEM; SIDEWALKS; REQUIRED DRAINAGE FACILITIES; ENTRY MONUMENTS; SIGNS; PUBLIC ART INSTALLATIONS, AND WALLS AS OTHERWISE PERMITTED BY THIS ORDINANCE. PARKING AND MANEUVERING IS NOT PERMITTED WITHIN A LANDSCAPE SETBACK EXCEPT FOR APPROVED STREET AND DRIVEWAY CROSSINGS.

***

Shade Structure: A structure, such as a pergola, arbor, or ~~open~~ COVERED porch, which is designed and used for protection OF OUTDOOR LIVING AREAS from the sun and which ~~contains at least~~ HAS A MINIMUM OF one ~~(1)~~ side which is at least ~~fifty~~ 50 percent ~~(50%)~~ open.

***

STREET FRONTAGE REQUIREMENT: THE TYPE OR CLASS OF STREET ON WHICH THE FRONT PROPERTY LINE OF A LOT MUST ABUT.

***

STREET, PERIMETER: ANY PUBLIC STREET OR PRIVATE ACCESSWAY WHICH FORMS THE EXTERIOR BOUNDARY OF A SUBDIVISION OR DEVELOPMENT. THIS DEFINITION DOES NOT INCLUDE PUBLIC ALLEY RIGHT-OF-WAY OR CANAL RIGHT-OF-WAY, UNLESS THE RIGHT-OF-WAY IS ALSO A NAMED STREET USED FOR THE LEGAL ADDRESSES OF ABUTTING PROPERTIES.

***

Subdivision: The division of a ~~lot, tract, or~~ parcel of land into three or more ~~lots, tracts or parcels~~ PARCELS of which the original land area is greater than two and one half acres, ~~Land~~ for which a subdivision plat has been APPROVED AND recorded IN ACCORDANCE WITH THE PROVISIONS OF THE CITY CODE SECTION 32-32, OR BY MARICOPA COUNTY IF RECORDED PRIOR TO ANNEXATION.~~, and for any condominium, community apartment, townhouse or similar project.~~

Subdivision, Average Lot: ~~A subdivision in which residential density is controlled by the number of dwelling units LOTS in a development rather than by minimum lot size.~~ SEE "PLANNED RESIDENTIAL DEVELOPMENT".

Subdivision, Conventional: ~~A subdivision in which residential density is controlled by the density provisions within each zoning district, and by development standards related to lot width, the management of stormwater, the provision of infrastructure requirements and constraints related to the property topography or configuration.~~ SEE "SUBDIVISION, STANDARD".

Subdivision, Planned Residential Development: See "Planned Residential Development".

SUBDIVISION, Single-Family Infill (SFI)~~ Development:~~ ~~A type of single-family development consisting of townhouses and a limited number of detached dwelling units. Perimeter standards are defined and potential bonus density and design flexibility allow for quality individual property ownership within a larger development.~~ A SUBDIVISION APPROVED AND DEVELOPED IN ACCORDANCE WITH THE SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT STANDARDS OF SECTION 608.I.

SUBDIVISION, STANDARD: A SUBDIVISION DEVELOPED IN COMPLIANCE WITH THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION OF A RESIDENTIAL ZONING DISTRICT. A SUBDIVISION PLAT SUBTITLED "A CONVENTIONAL SUBDIVISION", "SUBDIVISION OPTION", OR HAVING NO SUBTITLE SHALL ALSO BE CONSIDERED A STANDARD SUBDIVISION.

~~*Subdivision, Zero Lot Line: A subdivision in which the main building may be constructed without a side yard.*~~

***

TRACT: A PARCEL OF LAND DESIGNATED WITHIN A SUBDIVISION WHICH IS NOT CONSIDERED A LOT AND IS NOT REQUIRED TO MEET MINIMUM LOT DIMENSIONS. A TRACT MAY BE DEVELOPED ONLY WITH SUBDIVISION AMENITIES, DRAINAGE FACILITIES, UTILITIES, LANDSCAPE, OR OTHER IMPROVEMENTS AS SPECIFICALLY PERMITTED FOR THE TRACT IN THE DEDICATION STATEMENT FOR THE SUBDIVISION PLAT.

***

Yard: A space on any lot, unoccupied by a structure and unobstructed from the ground upward except as otherwise provided herein, and measured as the minimum horizontal distance from a building or structure, excluding carports, porches and other permitted ~~projects~~ PROJECTIONS, to the property line opposite such building line in the side or rear yards, or to the street right-of-way or easement in the front yard; provided, however, that where a future width line is established by the provisions of this ordinance for any street bounding the lot, then such measurement shall be taken from the line of the building to such future width line.

***

Amend Chapter 5, Section 507 Tab A (Guidelines for Design Review) to read as follows:

Section 507 Tab A. Guidelines for Design Review

***

II. *CITY-WIDE DESIGN REVIEW GUIDELINES.* The design review guidelines indicated with the markers (R), (R*), (P), (T), and (C) shall be applied and enforced in the same manner as indicated in Section 507. Items not indicated with an (R), (R*), (P), (T), and (C) shall be treated as (R).

***

C. **Subdivision and ~~Single-Family Detached~~ RESIDENTIAL LOT Design Review.**

***

8. ~~**Single-Family Detached** **SUBDIVISION DIVERSITY Design Review.** New single-family detached dwelling units, lots having a single duplex or triplex, manufactured homes, and modular homes shall be subject to design review~~ SUBDIVISIONS HAVING AT LEAST TEN PERCENT OF LOTS EQUAL TO OR LESS THAN 65 FEET IN WIDTH, AND HAVING DETACHED SINGLE-FAMILY DWELLING UNITS; AND MANUFACTURED AND/OR MODULAR HOME SUBDIVISIONS REGARDLESS OF LOT WIDTH, ARE SUBJECT TO DESIGN REVIEW DIVERSITY GUIDELINES 8.1 THROUGH 8.4~~, as follows~~ (R):

   ~~(a) Single-family detached developments where ten percent or more of the lots are equal to or less than 65 feet in width shall incorporate Design Guidelines Sections 8.1 through 8.4.~~

   ~~(b) Individual single-family detached dwelling units, not subject to Subdivision Design Guidelines 8.1 through 8.4, on a lot or parcel of 65 feet in width or less, shall incorporate Design Guidelines Section 8.5. This requirement includes lots with a single duplex or triplex when not located in a subdivision subject to Section 507 Tab A.II.C.8(a).~~

   ~~(c) Dwelling units on lots zoned or designated HP are exempt from the provisions of Design Guidelines Section 8.5, so long as the plans are reviewed and approved through historic preservation prior to issuance of any building permits.~~

   ~~(d) Individual manufactured and modular homes, regardless of lot width, shall incorporate Design Guidelines Section 8.5.~~

   ~~(e) Manufactured and modular home subdivisions, regardless of lot width, shall incorporate Design Guidelines Sections 8.1 through 8.4.~~

The design guidelines in each of the following sections (subdivision design, housing design, garage treatment, and community safety) must be satisfied in one of two ways. The first method, called the standard approach, is to meet each of the design guidelines as written in the following tables. The second method, called the alternative approach, allows consideration of creative design solutions on a section by section basis, as long as the intent of that section has been met. Either method may be used for all or some of the following sections. For example, an applicant may choose the standard approach for the subdivision design and garage treatment sections and the alternative approach for the housing design and community safety sections or the standard approach may be used for all four sections. Whether the alternative approach is acceptable will be determined by the design advisor of the Planning and Development Department.

Diversity: The goal of diversity is to provide a variety of subdivision and housing designs which lend visual interest and distinctive character and identity to the community. ~~This goal is addressed in two subsections, subdivision design and housing design.~~

8.1. **Subdivision Design.** Provide subdivision designs which address the goal of diversity by incorporating these or substantially equivalent design characteristics: 1) Vary the building's relationship to the street, 2) Vary the driveway orientation or location, 3) Vary the relationship between buildings, and 4) Vary street orientation.

Design Guidelines: All are required (R*), unless otherwise noted.

***

~~8.5.~~ ~~**Individual Unit Design Standards.** The goal of these individual unit design standards is to ensure a minimum level of design quality for detached single-family dwelling units, duplexes, manufactured homes, and modular homes. For information on relief from requirements (R) and (R*), and presumptions (P), refer to Section 507.C of the Zoning Ordinance.~~

~~(a) Each dwelling unit shall have at least one covered parking space located in a garage or under a carport. (R)~~

~~(b) The front yard, excluding areas approved for vehicle access, should be landscaped with the following elements: (P)~~

~~(1) A minimum of one, two inch caliper or greater, drought resistant, accent tree.~~

~~(2) A minimum of five, five gallon or greater, drought resistant shrubs.~~

~~(3) Dustproofed with ground cover, turf, rock, decomposed granite, or equivalent material as approved by the Planning and Development Department.~~

~~(4) An irrigation system.~~

~~*Rationale:* Landscaping contributes to an attractive environment, provides shade, and contributes to neighborhood identity.~~

~~(c) Required covered parking shall not be located more than ten feet closer to the front property line than the front entry. (R*)~~

~~*Rationale:* When parking structures are concentrated in front of a dwelling unit, the building loses its residential character and compatibility with surrounding residences is negatively impacted.~~

~~(d) Walls, fences, and enclosure materials shall not include chain link fencing with, or without, plastic or metal slats, sheeting, nondecorative corrugated metal and fencing made or topped with razor, concertina, or barbed wire. (R*)~~

(e) Development of lots with more than one dwelling unit should provide a single, common access drive to parking areas. (P)

Rationale: Shared access and common parking minimize unnecessary curb cuts and breaks in the streetscape. Common parking areas also reduce the paved area of a site.

(f) All dwelling units should provide the following architectural design elements: (P)

(1) Consistent detailing and design for each side of the building.

(2) Window and door trim as well as accent detailing should be incorporated and vary from the primary color and materials of the building.

(3) Garage doors should be provided with windows, raised or recessed panels, architectural trim, or single doors.

(4) Materials such as untextured concrete, unfinished block, steel panels, and shiny or highly reflective detailing should not be used as a predominant exterior material.

Rationale: High quality design promotes neighborhood pride and visual interest in residential architecture.

(g) Garage doors facing the public street and attached to the primary dwelling unit should not exceed 50 percent of the building width. (P)

Rationale: Garage doors should not be the aesthetic focus of a house; they should complement and appear subordinate to the main structure. This is particularly important if a duplex or triplex is constructed.

(h) A front entry shall be provided that faces and is visible from the street, and includes an architectural feature to call attention to it (such as a porch, entry patio, stoop, awning/canopy, courtyard, or archway). For lots having more than one dwelling unit, a minimum of one unit shall comply with this requirement. (R*)

Rationale: Emphasizing the entrance and front facade adds to the residential character of new dwelling units and provides eyes on the street.

(i) Manufactured homes shall provide the following additional architectural design elements:

(1) Materials such as wood, hardboard, brick veneer, hardiplank, stucco, or horizontal vinyl siding shall be used as a predominant exterior material. (P)

(2) The exposed roof pitch shall be at a minimum of 3/12 for units 28 feet or less in width and be covered with shingles, tile or metal, excluding aluminum. (R*)

(3) A minimum 50-square-foot recessed entry or covered porch shall be provided along the front entry of the building. (R*)

(4) Permanent access to the porch or recessed entry should be constructed with materials and colors that are compatible with the dwelling unit. (P)

~~(5) A masonry stem wall shall be provided under the dwelling unit with no more than seven inches of exposed foundation measured from highest finished grade. (R*)~~

~~(6) The exposed masonry stem wall color should be compatible to the dwelling unit. (P)~~

~~*Rationale:* High quality design promotes neighborhood pride and visual interest in residential architecture for manufactured homes.~~

9. **RESIDENTIAL LOT DESIGN REVIEW.** THE FOLLOWING DESIGN REVIEW REGULATIONS APPLY TO ALL RESIDENTIAL LOTS THAT ARE 65 FEET OR LESS IN WIDTH AND HAVE FOUR OR FEWER PRIMARY DWELLING UNITS ON A LOT, AND ANY LOT HAVING A MANUFACTURED OR MODULAR HOME, WITH THE FOLLOWING EXCEPTIONS:

a. THE LOT IS WITHIN AN APPROVED SINGLE-FAMILY INFILL (SFI) SUBDIVISION;

b. THE LOT IS SUBJECT TO SECTION II.C.8 (SUBDIVISION DIVERSITY DESIGN REVIEW); OR

c. THE LOT IS ZONED OR DESIGNATED HP, AND THE CONSTRUCTION PLANS ARE REVIEWED AND APPROVED IN ACCORDANCE WITH CHAPTER 8, HISTORIC PRESERVATION, PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

9.1 ALL DWELLING UNITS ON A LOT SHALL EXHIBIT A DESIGN SCALE, FORM, AND CHARACTER OF A SINGLE-FAMILY HOME. (P)

RATIONALE: NEW CONSTRUCTION SHOULD RESPECT THE DESIGN AND CHARACTER OF EXISTING ESTABLISHED NEIGHBORHOODS, REGARDLESS OF THE NUMBER OF UNITS PROVIDED ON A LOT. BUILDING MATERIALS SHOULD MATCH OR COMPLEMENT THE MATERIALS USED ON EXISTING HOMES IN THE VICINITY.

9.2 THE FRONT YARD, EXCLUDING AREAS APPROVED FOR VEHICLE ACCESS, SHOULD BE LANDSCAPED WITH THE FOLLOWING ELEMENTS: (P)

(a) A MINIMUM OF ONE, TWO INCH CALIPER OR GREATER, DROUGHT RESISTANT, ACCENT TREE.

(b) A MINIMUM OF FIVE, FIVE GALLON OR GREATER, DROUGHT RESISTANT SHRUBS.

(c) DUSTPROOFED WITH GROUND COVER, TURF, ROCK, DECOMPOSED GRANITE, OR EQUIVALENT MATERIAL AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

(d) AN IRRIGATION SYSTEM.

RATIONALE: LANDSCAPING CONTRIBUTES TO AN ATTRACTIVE ENVIRONMENT, PROVIDES SHADE, AND CONTRIBUTES TO NEIGHBORHOOD IDENTITY.

9.3 A MINIMUM OF ONE PRIMARY ENTRANCE SHALL BE PROVIDED WHICH FACES AND IS VISIBLE FROM THE STREET. (R*)

9.4 FOR TWO-STORY BUILDINGS, WINDOWS, BALCONIES (WITH DOORS FOR ACCESS), OR DECKS SHALL BE PROVIDED ON THE FRONT FAÇADE FOR A MINIMUM OF ONE-QUARTER OF THE BUILDING WIDTH. (R*)

9.5 EACH DWELLING UNIT SHALL HAVE AT LEAST ONE COVERED PARKING SPACE. (R*)

9.6 FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)

9.7 GARAGES AND CARPORTS SHALL NOT BE LOCATED MORE THAN TEN FEET CLOSER TO THE FRONT PROPERTY LINE THAN THE CLOSEST PRIMARY ENTRANCE. (R*)

9.8 WALLS, FENCES, AND ENCLOSURE MATERIALS SHALL NOT INCLUDE CHAIN LINK FENCING WITH, OR WITHOUT, PLASTIC OR METAL SLATS, SHEETING, NONDECORATIVE CORRUGATED METAL AND FENCING MADE OR TOPPED WITH RAZOR, CONCERTINA, OR BARBED WIRE. (R*)

9.9 MANUFACTURED HOMES SHALL PROVIDE THE FOLLOWING ADDITIONAL ARCHITECTURAL DESIGN ELEMENTS:

(a) MATERIALS SUCH AS WOOD, HARDBOARD, BRICK VENEER, HARDIPLANK, STUCCO, OR HORIZONTAL VINYL SIDING SHALL BE USED AS A PREDOMINANT EXTERIOR MATERIAL. (P)

(b) THE EXPOSED ROOF PITCH SHALL BE AT A MINIMUM OF 3/12 FOR UNITS 28 FEET OR LESS IN WIDTH AND BE COVERED WITH SHINGLES, TILE OR METAL, EXCLUDING ALUMINUM. (R*)

(c) A MINIMUM 50 SQUARE FOOT FRONT ENTRY SHALL BE PROVIDED ALONG THE STREET SIDE OF THE BUILDING. (R*)

(d) PERMANENT ACCESS TO THE FRONT ENTRY SHOULD BE CONSTRUCTED WITH MATERIALS AND COLORS THAT ARE COMPATIBLE WITH THE DWELLING UNIT. (P)

(e) A MASONRY STEM WALL SHALL BE PROVIDED UNDER THE DWELLING UNIT WITH NO MORE THAN SEVEN INCHES OF EXPOSED FOUNDATION MEASURED FROM HIGHEST FINISHED GRADE. (R*)

(f) THE EXPOSED MASONRY STEM WALL COLOR SHOULD BE COMPATIBLE TO THE DWELLING UNIT. (P)

***

Amend Chapter 6, Section 608 (Residential Districts) to read as follows:

Section 608. Residential Districts.

A. *Purpose.* Residential districts are established in recognition of a need to provide areas of the City devoted primarily to living functions. In order to preserve these areas from the distractions and adverse impacts which can result from immediate association with nonresidential uses, these districts are restricted to residential, limited nonresidential uses, and appropriate accessory uses. These regulations are designed to promote the creation and maintenance of areas in which individuals or families may pursue residential activities with reasonable access to open space, and streets or roads, in a setting which is not negatively impacted by adjacent uses. Limited nonresidential uses may have conditions placed upon them to limit impact to adjacent residential uses and in some cases require a public hearing through a use permit or special permit process to mitigate any negative impacts to surrounding residential uses.

The standards contained in this section and Sections 609 through 619 and 635 are designed to establish the character of new residential development and also to preserve the quality of residential uses during their lifetime. When applied to new development, these standards are designed to be used in conjunction with the development and improvement standards as contained in the Phoenix Subdivision Ordinance, Chapter 32 of the City Code.

~~This section applies to the residential districts in Sections 609 through 619, in addition to Section 635 (Planned Area Development) when specified.~~

***

B. *Applicability*. THIS SECTION APPLIES TO RESIDENTIAL DISTRICTS RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A (SECTIONS 609 THROUGH 619), AND WHERE SPECIFIED IN THE REGULATIONS FOR OTHER ZONING DISTRICTS.

~~*of Development Options.* The development of any parcel of land shall be in accordance with the standards contained in any one development option as contained in Sections 609 through 619. Development of a single lot or a parcel not being further subdivided and located in the RE-35 and R1-18 zoning districts (Sections 609 and 610) shall be in accordance with the requirements for the standard subdivision development option (a), as contained in Sections 609 and 610. For a single lot or parcel not part of a subdivision platted prior to May 1, 1998, not being further subdivided, and located in the R1-10 through R-4A zoning districts (Sections 611 through 619), development shall be in accordance with the requirements of the conventional subdivision option as contained in Sections 611 through 619.~~

~~All subsequent development shall be in accordance with the initially selected development option unless a use permit is obtained. Building on any lot which was subdivided or developed prior to the adoption of this chapter shall be done in accordance with the standards under which the initial subdivision or development occurred.~~

~~For purposes of conversion to this ordinance, property subdivided prior to May 1, 1998, shall be considered as follows:~~

~~1. Residential development with a site plan approved in accordance with Section 507 shall be considered under the planned residential development option.~~

~~2. Residential development with an approved subdivision setback exhibit shall be considered under the average lot development option if located in the RE-35 through R-5 zoning districts (Sections 609 through 618).~~

~~3. Any other prior residential development shall be considered under the development option selected when the property was subdivided.~~

~~A use permit shall not be required for new development on previously subdivided property or property on which there is an approved site plan if the new development is in conformance with the provisions of this ordinance.~~

***

D. *Residential Districts Land Use Matrix*

Table 608.D. Residential Districts Land Use Matrix

LAND USE CATEGORIES		SECTION AND ZONING DISTRICT											
		609	**610**	**611**	**612**	**613**	**614**	**615**	**616**	**617**	**618**	**619**	**635**
		RE-35	**R1-18**	**R1-10**	**R1-8**	**R1-6**	**R-2**	**R-3**	**R-3A**	**R-4**	**R-5**	**R-4A**	**PAD**
Single-Family Detached		pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1
(ac)	Accessory Dwelling Unit (ADU)	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2
(ac)	Guestroom(s)	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3
~~Duplex~~		~~np~~	~~np~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~
~~Triplex~~		~~np~~	~~np~~	~~np~~	~~np~~	~~np~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~
Single-Family Attached		pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4
SINGLE-FAMILY INFILL (SFI) SUBDIVISION		np	np	np	np	np	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc6 up6	np
Multi-Family		np	np	~~pc7~~ np	~~pc7~~ np	~~pc7~~ np	pc7	pc7	pc7	pc7	pc7	pc7	pc7
(ac)	Residential Convenience Market	np	np	np	np	np	np	np	pc8	pc8	pc8	pc8	pc8
Off-Site Manufactured Home Developments		np	np	np	np	np	up35	up35	up35	up35	up35	up35	np
***		***	***	***	***	***	***	***	***	***	***	***	***

***(ac) = accessory use permitted only with primary use listed immediately prior in the table.**

E. *Land Use Conditions.*

1. *Single-Family Detached Dwelling Unit.* Each single-family lot is permitted one single-family detached primary dwelling unit and no additional dwelling units, unless otherwise permitted elsewhere in this section.

2. *Accessory Dwelling Unit (ADU).*

   a. When a lot has no more than one single-family detached primary dwelling, two ADUs are permitted in addition to the primary dwelling unit. A third ADU may be permitted when at least one of the ADUs qualifies as affordable housing and the net lot size is a minimum 43,560 square feet. However, lots having ~~a duplex or triplex, single-family attached units or any~~ multi-family dwelling units are not permitted any ADUs.

   b. An ADU is subject to the development regulations of Section 706.A.

3. *Guestrooms*. Each single-family dwelling unit may contain no more than two guestrooms.

~~4. *Duplex.*~~

   ~~a. *Single-Family Lots.* One duplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit two dwelling units.~~

   ~~b. *Multi-Family Lots.* Duplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.~~

4. *SINGLE-FAMILY ATTACHED DWELLING UNIT.* ONE SINGLE-FAMILY ATTACHED DWELLING UNIT IS PERMITTED PER SINGLE-FAMILY LOT WHEN THE APPLICABLE DEVELOPMENT OPTION HAS NO REQUIREMENTS FOR INTERIOR SIDE YARD SETBACKS.

~~5. *Triplex.*~~

~~a. *Single-Family Lots.* One triplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit three dwelling units.~~

~~b. *Multi-Family Lots.* Triplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.~~

5. *SINGLE-FAMILY INFILL (SFI) SUBDIVISION*. SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1.

6. ~~*Single-Family Attached Dwelling Unit.* One single-family attached dwelling unit is permitted per single-family lot when allowed by the underlying zoning district and development option.~~
SINGLE-FAMILY INFILL (SFI) SUBDIVISION—R-4A ONLY. SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1. EXCEPT FOR THE PERMITTED DENSITY, THE DEVELOPMENT STANDARDS SHALL BE THE SAME AS FOR THE R-4 PLANNED RESIDENTIAL DEVELOPMENT OPTION, AS MODIFIED BY SECTION 608.I.

7. *Multi-Family Dwelling Units.* Multi-family dwelling units are permitted ~~when allowed by the underlying zoning district and development option~~ EXCEPT WHEN THE DEVELOPMENT HAS BEEN PLATTED AS A SINGLE-FAMILY SUBDIVISION.

***

35. Off-site manufactured home developments are permitted with use permit approval per Section 307, and subject to the development regulations provided in Section ~~608.F.7~~ 608.J.

F. ~~*Special*~~ *GENERAL DEVELOPMENT Regulations.*

1. No structure may be built on a lot which does not front on a street which is in accordance with the adopted street classification map AND THE PROVISIONS OF SECTION 714, FUTURE WIDTH LINES, unless exempted by this section.

2. In any district where a half street not less than one-half of that width prescribed for that street by the street classification map, and amendments thereto, has been dedicated, any lots facing or siding on such half street from which side the required width of dedication has been made shall be deemed to have frontage on a street.

3. No permit shall be issued for buildings on a lot fronting on a half street of less than that prescribed by the street classification map for an arterial or collector street or 25 feet for all other streets ~~except for single-family attached development individual dwelling units~~ UNLESS THE LOT IS PART OF A PLATTED SUBDIVISION WHICH WAS APPROVED WITH MODIFIED STREET STANDARDS.

~~a. For development utilizing an average lot or PRD development option or for development built under a planned area development district, a minimum of 16.58-foot half-street right-of-way may be provided when all of the following conditions are met:~~

~~(1) The street is not designated as a collector or arterial street.~~

~~(2) There are no restrictions to public access to the street.~~

~~(3) Pavement width shall be 33.16 feet from back of curb to back of curb.~~

~~(4) Pavement thickness and design shall be in accordance with Maricopa Association of Governments' standards.~~

~~(5) All terminations shall contain a 40-foot-radius right-of-way.~~

~~(6) The street has been constructed prior to March 19, 1986.~~

4. There shall be no outdoor storage of personal property visible beyond the boundaries of the property within any front or side yard.

5. No accessory use shall include outdoor display or storage of any of the following listed items when such items are visible or emit odor, dust, gas, noise, vibration, smoke, heat or glare beyond any boundary of the lot on which such items are displayed or stored:

   a. Any building or landscaping materials.

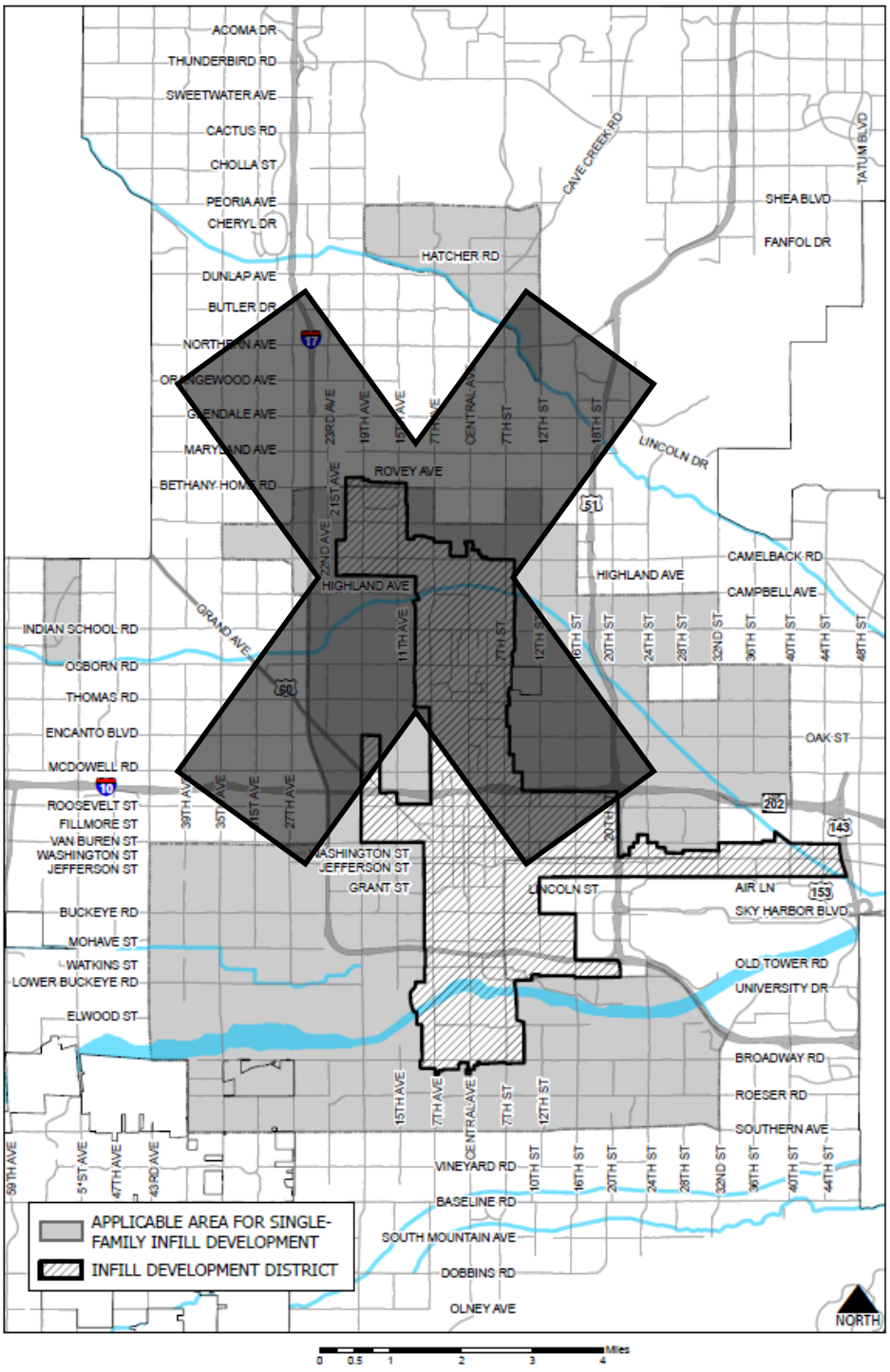
   b. Any machinery, parts, scrap, or appliances.

   c. Vehicles which are unlicensed, inoperable, or registered to or owned by persons not residing on or the guest of persons residing on the premises.

   d. Any other chattel used for or intended for a commercial purpose or ultimate use on other than the subject premises.

~~6. *Single-Family Infill (SFI).* Single-family infill development regulations may be applied in zoning districts where the SFI development option is offered, but only when the development falls within the infill development district identified in the general plan, or with use permit approval within the following areas located outside of the infill development district:~~

~~Figure 608.F.6. Single-Family Infill Development Areas~~



a. The SFI development option does not eliminate any redevelopment area, special planning district or overlays. Where conflicts occur between the requirements of the SFI development option and redevelopment areas, overlay zoning districts, special planning districts, and specific plans, the requirements of the overlay zoning districts, special planning districts, redevelopment areas or specific plans shall apply.

b. Historic preservation designated properties or properties in historic preservation districts cannot use the SFI development option.

c. *Dwelling Units.* The SFI development option is intended primarily for single-family attached dwelling units; however, up to 20 percent of the units in a development may be single-family detached dwelling units to allow for variety and efficiency of design.

(1) Any provided detached dwelling units shall comply with the same development regulations applicable to that SFI development.

d. *Design Requirements.*

(1) Individual units fronting on street rights-of-way shall provide an entryway that is either elevated, depressed or includes a feature such as a low wall to accentuate the primary entrance.

(2) Required covered parking spaces shall not front on perimeter street rights-of-way.

(3) Individual unit rear yards shall not abut perimeter street ROW or an adjacent perimeter street landscape area.

(4) Attached dwelling units constructed in a row shall not exceed a total length of 200 feet without having a minimum 20-foot-wide open area.

e. *Perimeter Landscape Setbacks and Requirements.*

(1) Residences that front on arterial, collector, or local street rights-of-way shall provide a minimum ten-foot-wide landscape tract or community-maintained landscaping abutting the street, except when within 2,000 feet of a light rail station.

(2) Residences that side on arterial, collector, or local street rights-of-way shall provide a minimum 15-foot-wide landscape tract or community-maintained landscaping abutting the street.

(3) Perimeter of the development not abutting rights-of-way and adjacent to a single-family residential district or historic preservation designated property must provide a minimum ten-foot landscape setback. Walls/fences up to six feet high within private rear yards may be provided within the perimeter setback so long as the required landscape is still provided.

(4) Trees shall be provided in required landscape setbacks at a minimum rate of 20 feet on center or equivalent groupings, as approved by the PDD landscape architect, subject to the following:

(a) Fifty percent of the required trees shall be minimum one-and-one-half-inch caliper at the time of installation.

(b) Twenty-five percent of the required trees shall be minimum two-inch caliper or multi-trunked trees at the time of installation.

(c) Twenty-five percent of the required trees shall be minimum three-inch caliper or multi-trunked trees at the time of installation.

(5) A minimum of five five-gallon shrubs per tree shall be provided.

f. *Open Space Regulations.* The only walls/fences allowed within required common area open space are required pool security fences and other necessary security fences, as approved by PDD.

g. *Parking Requirements.* Section 702 applies to SFI development, except where specifically modified by this section.

(1) Within the Infill Development District: one parking space per dwelling unit must be provided that is covered or located within a garage.

(2) Within the applicable SFI area that is not located within the infill development district: two parking spaces per dwelling unit must be provided that are covered or located within a garage.

(3) The required spaces for each dwelling unit must be located on the same lot as the unit for which they are provided.

(4) A minimum 0.25 additional unreserved guest parking space per dwelling unit must be provided within any SFI development.

h. *Alley Access and Maneuvering.*

(1) All maneuvering for on-site parking must be located on private property and not in public ROW.

(2) Access to the site from a fully dedicated and paved alley is permitted within the infill development district.

(3) Access to the site from a fully dedicated and paved alley is permitted applicable area outside of the infill development district if all three conditions are met, as follows:

(a) The site is not across the alley from either a single-family or historic preservation zoning district;

(b) Alley access is specifically approved as part of the use permit hearing; and

(c) All necessary technical appeals have been approved.

i. Maximum 40-inch fence height allowed in the required setbacks along perimeter street rights-of-way.

j. Signage is subject to the regulations of Section 705, Table D-1, Single-Family Residential.

7. *Off-Site Manufactured Home Developments.* Off-site manufactured home development is subject to use permit approval in the C-1, C-2, and C-3 districts, in addition to zoning districts indicated in Section 608.D; and subject to the following additional development regulations:

a. The provisions of Section 703.B do not apply to off-site manufactured home developments.

b. These regulations apply to development of a single lot or parcel, not to be further subdivided.

c. Placement for each off-site manufactured home shall be provided as follows:

(1) There shall be a minimum of 20 feet between off-site manufactured homes and ten feet between awnings and canopies. All annexes or structural additions shall be considered part of the off-site manufactured home.

(2) There shall be at least 40 feet between off-site manufactured homes on opposite sides of a private accessway.

(3) No off-site manufactured home, annex or structural addition shall be closer than eight feet to any private accessway or private drive.

d. Each off-site manufactured home space shall have private outdoor living space of at least 150 square feet. The dimension of this space shall be at least 15 feet in width.

~~e. At each occupied off-site manufactured home space, there shall be an enclosed storage locker for yard tools and other bulky items convenient to the space with a storage capacity of at least 150 cubic feet.~~

~~f. All areas not covered by structures or paved surfaces shall be landscaped and maintained in accordance with the approved development review documents required under Section 507.~~

~~g. Screening the perimeter of an off-site manufactured home development by a wall or other approved material may be required as a condition of use permit approval.~~

~~h. There shall be a network of pedestrian walkways connecting off-site manufactured home spaces with each other and with development facilities and amenities.~~

~~i. If storage yards are provided, there shall be a screened storage yard or yards for boats, recreational vehicles, etc. Such storage yards shall have a minimum of 60 square feet of storage space for each off-site manufactured home space in the development and shall be located so as to not detract from surrounding properties. All boats and recreational vehicles shall be parked in the storage yard.~~

~~j. Each off-site manufactured home shall (1) be affixed permanently to the ground or (2) have skirting around its perimeter to screen its wheels and undercarriage.~~

~~k. All utilities and the wires of any central television or radio antenna system shall be underground.~~

~~l. Not more than 15 percent of the spaces in any one off-site manufactured home development shall be developed or used for recreational vehicles.~~

~~m. Development of off-site manufactured home communities shall be under the planned residential development option applicable in the underlying zoning district.~~

~~n. Private drives may be used for access to each off-site manufactured home.~~

~~o. There shall be a minimum of five percent of the total area of the off-site manufactured home development dedicated or reserved as usable common open space land. Common open space lands shall be clearly designated on the plan as to the character of use and development but shall not include:~~

~~(1) Areas reserved for the exclusive use or benefit of an individual tenant or owner; nor~~

~~(2) Dedicated streets, alleys, and other public rights-of-way; nor~~

~~(3) Vehicular drives, parking, loading, and storage areas; nor~~

~~(4) Required setback areas at exterior boundaries of the site; nor~~

~~(5) Golf courses.~~

~~Adequate guarantees must be provided to ensure permanent retention of open space land area resulting from the application of these regulations, either by private reservation for the use of the residents within the development or by dedication to the public, or a combination thereof.~~

G. ~~*Reserved.*~~
DEVELOPMENT OPTIONS. EACH RESIDENTIAL ZONING DISTRICT (RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A) PROVIDES DEVELOPMENT STANDARDS SPECIFIC TO THAT ZONING DISTRICT. ADDITIONALLY, DIFFERENT SETS OF DEVELOPMENT STANDARDS ("DEVELOPMENT OPTIONS") ARE PROVIDED WITHIN CERTAIN ZONING DISTRICTS.

1. GENERAL REQUIREMENTS.

a. DEVELOPMENT OF ANY PARCEL OR LAND SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS SET FORTH FOR A SINGLE DEVELOPMENT OPTION.

b. A DEVELOPMENT OPTION FOR A PROPERTY IS CONSIDERED ESTABLISHED IF ONE OF THE FOLLOWING IS TRUE:

(1) A PRELIMINARY OR FINAL SITE PLAN HAS BEEN APPROVED FOR A PROPERTY AND IS STILL CONSIDERED VALID PER THE PROVISIONS OF SECTION 507.K.6.

(2) THE PROPERTY HAS STRUCTURES FOR WHICH BUILDING PERMITS WERE ISSUED IN COMPLIANCE WITH STANDARDS FOR A DEVELOPMENT OPTION WHICH WAS VALID AT THE TIME OF PERMIT ISSUANCE.

(3) THE PROPERTY IS PART OF A PLATTED AND RECORDED SUBDIVISION (ALSO SEE SUBSECTION G.2 BELOW).

c. IF A DEVELOPMENT OPTION HAS ALREADY BEEN ESTABLISHED FOR A PROPERTY, SUBSEQUENT DEVELOPMENT OR REDEVELOPMENT OF THE PROPERTY MUST COMPLY WITH THE STANDARDS APPLICABLE TO THE ESTABLISHED DEVELOPMENT OPTION UNLESS USE PERMIT APPROVAL PER SECTION 307 IS OBTAINED, WITH THE FOLLOWING EXCEPTIONS:

(1) THE PROPERTY HAS BEEN REZONED PER SECTION 506 (BASE ZONING ONLY; DOES NOT INCLUDE HEIGHT OR DENSITY WAIVERS, SPECIAL PERMITS, OR ADDITION OF OVERLAY DISTRICTS); OR

(2) THE PROPERTY IS A PREVIOUSLY PLATTED SUBDIVISION AND THE ENTIRE SUBDIVISION IS TO BE REPLATTED; OR

(3) THE PROPERTY IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND IS BEING PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION; OR

(4) THE PROPERTY IS PART OF A MASTER PLAT SUCH AS: STATE PLATS; AGRICULTURAL/RANCHING SUBDIVISIONS; PLATS USED TO MAKE DEDICATIONS AND CREATE DEVELOPMENT BLOCKS WITHIN MASTER-PLANNED DEVELOPMENTS; OR OTHER ATYPICAL SUBDIVISION PLATS AS APPROVED BY THE ZONING ADMINISTRATOR.

d. IF A DEVELOPMENT OPTION HAS NEVER BEEN ESTABLISHED FOR A PROPERTY, ANY APPLICABLE DEVELOPMENT OPTION MAY BE CHOSEN.

2. PLATTED SUBDIVISION LOTS SHALL COMPLY WITH THE STANDARDS APPLICABLE TO THE DEVELOPMENT OPTION STATED IN THE TITLE OF THE PLAT, AS FOLLOWS:

a. DEVELOPMENTS HAVING AN APPROVED FINAL SITE PLAN OR APPROVED SETBACK EXHIBIT ON FILE WITH THE PLANNING AND DEVELOPMENT DEPARTMENT MAY INSTEAD CHOOSE TO APPLY THE STANDARDS APPROVED PER THE PLAN/EXHIBIT, IF DIFFERENT FROM CURRENT STANDARDS. HOWEVER, ANY AMENDMENT TO A FINAL SITE PLAN OR SETBACK EXHIBIT SHALL BE IN ACCORDANCE WITH CURRENT DEVELOPMENT OPTIONS AND STANDARDS.

b. PLATS TITLED “STANDARD”, “SUBDIVISION”, “CONVENTIONAL”, OR HAVING NO REFERENCE TO A DEVELOPMENT OPTION SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION.

c. PLATS TITLED “AVERAGE LOT” OR “PLANNED RESIDENTIAL DEVELOPMENT” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION.

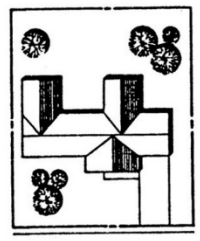
d. PLATS TITLED “SINGLE-FAMILY ATTACHED” OR “SINGLE-FAMILY INFILL” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, IN ADDITION TO THE STANDARDS OF SECTION 608.I.

e. PLATS TITLED “PLANNED AREA DEVELOPMENT” SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 635 WHEN ZONED PAD-1 THROUGH PAD-15. OTHER PLATS WITH THE SAME TITLE BUT NOT ZONED PAD-1 THROUGH PAD-15 SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, OR THE BASE REGULATIONS OF THE DISTRICT IF THE PRD OPTION IS NOT OFFERED.

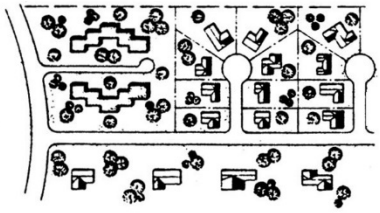
f. FOR OTHER PLAT TITLES NOT IDENTIFIED WITHIN THIS SECTION, THE ZONING ADMINISTRATOR SHALL DETERMINE THE APPLICABLE DEVELOPMENT OPTION AND REGULATIONS.

3. **STANDARD OPTION.** WHEN A ZONING DISTRICT PROVIDES MULTIPLE DEVELOPMENT OPTIONS, THE DEVELOPMENT REGULATIONS FOR THE STANDARD OPTION ARE IDENTIFIED IN THE ASSOCIATED DEVELOPMENT STANDARDS TABLE FOR THAT DISTRICT. IF ONLY ONE SET OF DEVELOPMENT STANDARDS IS PROVIDED FOR A ZONING DISTRICT, THOSE STANDARDS SHALL BE CONSIDERED THE STANDARD OPTION.

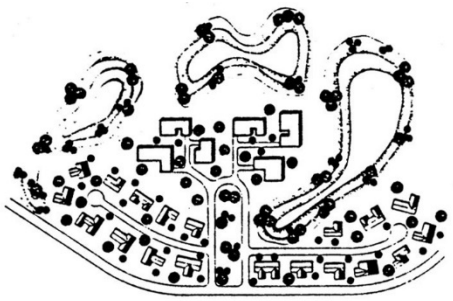
4. **PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION.** WHEN THE PLANNED RESIDENTIAL DEVELOPMENT OPTION IS UTILIZED FOR A SUBDIVISION AND/OR DEVELOPMENT, A SITE PLAN MUST BE SUBMITTED, REVIEWED, AND APPROVED IN ACCORDANCE WITH SECTION 507. THE SITE PLAN SHALL ILLUSTRATE COMPLIANCE WITH ALL OF THE DEVELOPMENT STANDARDS FOR THE PRD OPTION.



Standard Option



Standard Subdivision



Planned Residential Development

H. ~~Reserved.~~ *BONUS PROVISIONS.*

1. **SINGLE-FAMILY SUBDIVISION DENSITY BONUS.** WHEN UTILIZING THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, SINGLE-FAMILY SUBDIVISIONS IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN INCREASED DENSITY AS SHOWN IN TABLE 608.H.1 BY PROVIDING SITE AMENITIES AND ENHANCEMENTS FROM TABLE 608.H.2, UP TO THE MAXIMUM DENSITY PERMITTED BY THE DISTRICT:

TABLE 608.H.1 **PERMISSIBLE DENSITY BONUS BY DISTRICT**	
RE-35 AND R1-18	0.05 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R1-10, R1-8, AND R1-6	0.10 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R-2, R-3, AND R-3A	0.25 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R-4 AND R-5	0.50 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
	PERIMETER/BACKUP TREATMENT	
10 PTS.	1.	INCREASE COMMON LANDSCAPED SETBACK ADJACENT TO PERIMETER STREET TO A MINIMUM 20 FEET.
10 PTS./FEATURE	2.	PROVIDE A MAJOR ENTRY FEATURE WITH A MINIMUM 1,500 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
5 PTS./FEATURE	3.	PROVIDE A MINOR ENTRY FEATURE WITH A MINIMUM 1,000 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
	STREETSCAPE	
20 PTS.	4.	PROVIDE DETACHED SIDEWALKS SEPARATED FROM THE CURB BY A MINIMUM 5-FOOT WIDE PLANTING AREA. PLANTING AREA SHALL BE PLANTED WITH MINIMUM 24-INCH BOX SIZE TREES PLANTED AT A RATE OF 1 PER LOT, TURF OR 5, 5-GALLON SHRUBS FOR EVERY TREE AND GROUND COVER; AND SUPPLIED WITH AN ADEQUATE IRRIGATION SYSTEM.
10 PTS.	5.	PROVIDE LANDSCAPING AND IRRIGATION FOR ALL FRONT YARDS WITHIN THE DEVELOPMENT WHICH SHALL INCLUDE A MINIMUM OF 1 24-INCH BOX TREE, 5, 5-GALLON SHRUBS, AND GROUND COVER.
5 PTS.	5A.	RECEIVE AN ADDITIONAL 5 BONUS POINTS FOR EACH ADDITIONAL TREE (MINIMUM 15-GALLON).

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
10 PTS.	6.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR DRIVEWAYS AND ON-LOT SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.
10 PTS.	7.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE STREETS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.
10 PTS.	8.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G., INTERSECTIONS, CROSSWALKS, BORDERS.
2 PTS./FEATURE	9.	PROVIDE LANDSCAPED MEDIAN ISLANDS.
5 PTS.	10.	PROVIDE A COMPREHENSIVE STREET FURNITURE PACKAGE CONSISTING OF CUSTOM STREET SIGNS, BUS SHELTERS AND BENCHES.
5 PTS.	11.	PROVIDE CUSTOM STREETLIGHT STANDARDS AND/OR FIXTURES.
	ARCHITECTURAL DESIGN	

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
25 PTS.	12.	PROVIDE A COMPREHENSIVE STREETSCAPE PLAN, DEVELOPMENT AGREEMENT OR OTHER MEANS WHICH SHALL ADDRESS VISUAL INTEREST AT A PEDESTRIAN SCALE; RHYTHM, FORM AND MASSING; AND RELATIONSHIP OF UNITS TO EACH OTHER FOR THE ENTIRE SUBDIVISION. SUCH PLAN SHALL PROVIDE ELEVATIONS, COLOR OPTIONS, AND LIMIT WHICH MODEL(S)/ELEVATION(S) MAY OR MAY NOT BE SITED ON INDIVIDUAL LOTS.
25 PTS.	13.	PROVIDE HOUSE PLANS WHICH DEMONSTRATE AN ENHANCED LEVEL OF ARCHITECTURAL DESIGN AS APPROVED BY THE DESIGN ADVISOR.
10 PTS.	14.	PROVIDE PREMIUM GRADE EXTERIOR MATERIALS AND FINISHES AS APPROVED BY THE DESIGN ADVISOR.
	OPEN SPACE/RECREATION	
2 PTS.	15.	PROVIDE ADDITIONAL COMMON OPEN SPACE, SUCH THAT EACH ADDITIONAL 1% OF COMMON OPEN SPACE EARNS 2 BONUS POINTS.
10 PTS./FEATURE	16.	PROVIDE MAJOR PRIVATE RECREATIONAL AMENITIES (E.G., TENNIS COURTS, POOL, COMMUNITY MEETING ROOM).
5 PTS./FEATURE	17.	PROVIDE MINOR PRIVATE RECREATIONAL AMENITIES (E.G., BIKEPATH OR MULTI-USE TRAIL WHICH PROVIDE AN INTERNAL LINKAGE WITHIN THE DEVELOPMENT AS WELL AS A CONNECTION TO SIMILAR FACILITIES LOCATED AT THE PERIMETER OF THE SITE).

2. **MULTI-FAMILY OPEN SPACE BONUS***.* WHEN UTILIZING THE PLANNED RESIDENTIAL OPTION, MULTI-FAMILY DEVELOPMENTS IN THE R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN A ONE PERCENT DENSITY BONUS FOR EACH TWO PERCENT OF COMMON OPEN SPACE PROVIDED IN ADDITION TO ANY OTHER OPEN SPACE REQUIRED FOR THE DEVELOPMENT.

   a. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL DETERMINE THE ADEQUACY OF COMMON OPEN SPACE AS PART OF THE DEVELOPMENT REVIEW PROCESS. OPEN SPACE SHALL NOT INCLUDE:

      1. PUBLIC RIGHT-OF-WAY.

      2. VEHICULAR DRIVES OR PARKING AREAS.

      3. PRIVATE PATIO AREAS, NARROW STRIPS BETWEEN OR IN FRONT OF UNITS; OR, IN GENERAL, AREAS RESERVED FOR THE EXCLUSIVE USE OF INDIVIDUAL TENANTS.

      4. REQUIRED SETBACK AREAS AT THE EXTERIOR BOUNDARIES OF THE SITE.

      5. GOLF COURSES.

   b. IN NO CASE SHALL THE DENSITY OF THE DEVELOPMENT EXCEED THE MAXIMUM DENSITY ALLOWED BY THE DISTRICT.

3. **AFFORDABLE HOUSING INCENTIVES.** IN ORDER TO OVERCOME A DEMONSTRATED DEFICIENCY IN THE SUPPLY OF HOUSING FOR PERSONS OF LOW INCOME, INCENTIVES ARE ESTABLISHED TO FOSTER THE PROVISION OF SUCH HOUSING.

   a. *APPLICABILITY.* ALL DEVELOPMENT LOCATED WITHIN A ZONING DISTRICT SUBJECT TO THE PROVISIONS OF SECTION 608 PROVIDING AFFORDABLE HOUSING AS DEFINED IN SECTION 202.

b. *DENSITY BONUS.*

(1) ONE ADDITIONAL UNIT SHALL BE ALLOWED FOR EVERY TWO AFFORDABLE HOUSING UNITS, PROVIDED THAT THE OVERALL PROJECT DENSITY DOES NOT EXCEED 10 PERCENT BEYOND THAT WHICH WOULD OTHERWISE BE ALLOWED.

(2) A DENSITY BONUS AWARDED PER THIS SECTION SHALL APPLY TO THE MAXIMUM DENSITY FOR ANY DISTRICT AND MAY BE IN ADDITION TO A DENSITY BONUS EARNED PER THE PROVISIONS OF SECTIONS 608.H.1 or 608.H.2.

c. *OTHER REQUIREMENTS.* THE TOTAL NUMBER OF UNITS WITHIN A PROJECT SHALL BE AS APPROVED BY THE HOUSING DEPARTMENT.

~~I.~~ ~~*Development Regulations.* Following are definitions of terms used in the development standards tables for each district:~~

~~1. **Minimum lot dimension:** The minimum width and depth of lot lines and where specified, the minimum area of each lot.~~

~~2. **Dwelling unit density:** The total number of dwelling units on a site divided by the gross area of the site.~~

~~a. Density Bonus Points. Additional density may be granted by earning density bonus points by providing site enhancements from the table below, as follows:~~

~~(1) Single-family detached development in the R1-10 through R1-6 districts (Sections 611 through 613) may earn increased density of 0.1 du/ac for each ten density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district.~~

(2) Single-family detached development in the R-2 through R-4A districts (Sections 614 through 619) may earn increased density of 0.275 du/ac for each five density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district. However, at least half of the bonus points used to achieve densities in excess of 7.5 du/ac must be from the architectural design bonus point category.

Bonus Points		**Enhancement Category**
		PERIMETER/BACKUP TREATMENT
10 pts.	1.	Increase common landscaped setback adjacent to perimeter street to 20' avg./15' minimum.
10 pts./feature	2.	Provide a major entry feature with a minimum 1,500 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).
5 pts./feature	3.	Provide a minor entry feature with a minimum 1,000 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).
		STREETSCAPE
20 pts.	1.	Provide detached sidewalks separated from the curb by a minimum 5'-wide planting area. Planting area shall be planted with minimum 24"-box size trees planted at a rate of 1 per lot, turf or 5 5-gallon shrubs for every tree and ground cover; and supplied with an adequate irrigation system.
10 pts.	2.	Provide landscaping and irrigation for all front yards within the development which shall include a minimum of 1 24"-box tree, 5 5-gallon shrubs, and ground cover.
5 pts.	2a.	Receive an additional 5 bonus points for each additional tree (minimum 15-gallon).
10 pts.	3.	Provide partial treatment of paving surfaces for driveways and on-lot sidewalks. Partial treatment

		~~shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.~~
~~10 pts.~~	~~4.~~	~~Provide partial treatment of paving surfaces for all private streets. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.~~
~~10 pts.~~	~~5.~~	~~Provide partial treatment of paving surfaces for all private sidewalks. Partial treatment shall consist of consistent accent treatment for all like features, e.g., intersections, crosswalks, borders.~~
~~2 pts./feature~~	~~6.~~	~~Provide landscaped median islands.~~
~~5 pts.~~	~~7.~~	~~Provide a comprehensive street furniture package consisting of custom street signs, bus shelters and benches.~~
~~5 pts.~~	~~8~~	~~Provide custom streetlight standards and/or fixtures.~~
	~~ARCHITECTURAL DESIGN~~	
~~25 pts.~~	~~1.~~	~~Provide a comprehensive streetscape plan, development agreement or other means which shall address visual interest at a pedestrian scale; rhythm, form and massing; and relationship of units to each other for the entire subdivision. Such plan shall provide elevations, color options, and limit which model(s)/elevation(s) may or may not be sited on individual lots.~~
~~25 pts.~~	~~2.~~	~~Provide house plans which demonstrate an enhanced level of architectural design as approved by the design advisor.~~
~~10 pts.~~	~~3.~~	~~Provide premium grade exterior materials and finishes as approved by the design advisor.~~
	~~OPEN SPACE/RECREATION~~	
~~2 pts.~~	~~1.~~	~~Provide additional common area, such that each additional 1% of common area earns 2 bonus points.~~
~~10 pts./feature~~	~~2.~~	~~Provide major private recreational amenities (e.g., tennis courts, pool, community meeting room).~~

5 pts./feature	3.	Provide minor private recreational amenities (e.g., bikepath or multi-use trail which provide an internal linkage within the development as well as a connection to similar facilities located at the perimeter of the site).

b. Additional Common Area/Open Space. Additional density may be granted by providing additional common area above any minimum requirements as follows:

(1) Qualifying developments (listed below) may earn:

(a) A one percent density bonus for each four percent of basic common area; or

(b) A one percent density bonus for each two percent of improved common area.

(c) The Planning and Development Department shall determine the adequacy of both basic and improved common areas as part of the development review process. Open space shall not include:

(i) Public right-of-way.

(ii) Vehicular drives or parking areas.

(iii) Private patio areas, narrow strips between or in front of units; or, in general, areas reserved for the exclusive use of individual tenants.

(iv) Required setback areas at the exterior boundaries of the site.

(v) Golf courses.

(d) In no case shall the density of the development exceed the maximum density allowed by the district.

(2) Developments qualifying for the additional common area/open space density bonus are as follows:

(a) Single-family development in the RE-35 and R1-18 zoning districts (Sections 609 and 610), when also using the planned residential development option.

(b) Single-family attached development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.

(c) Single-family development in the R-2 through R-4A zoning districts (Sections 614 through 619), when using the single-family infill development option.

(d) Multi-family development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.

3. **Perimeter standards:** Setbacks for structures which are required at the perimeter of a development. These standards shall apply only to lots which are created by a subdivision or a project approved under the provisions of Section 507. These standards shall not apply in the following circumstances: when contiguous developments are to be developed using the same development option with the same perimeter standards and are on the same preliminary plat or are platted concurrently; when the perimeter of a development is contiguous to a permanent open space, such as a natural wash, hillside preserve, or existing golf course, the depth of which is at least forty feet; or when the development was properly platted prior to September 13, 1981.

4. **Building setback:** The required separation of buildings from lot lines.

5. **Maximum height:** The maximum allowed height as measured from natural grade which measurement shall be as in chapter 2.

6. **Lot coverage:** The maximum area of a lot occupied by structures and open projections as defined in chapter 2.

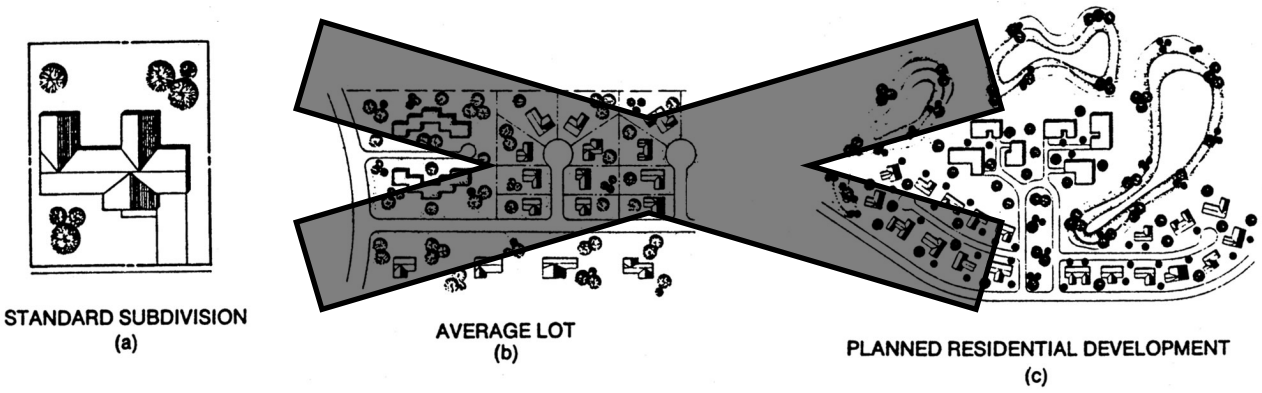
~~7.~~ ~~**Common areas:** Required areas in a planned residential development to be used and enjoyed by residents of a development and either improved in accordance with the standards in chapter 2 or maintained in a natural state as approved by the Planning and Development Department.~~

~~8.~~ ~~**Allowed Development:** The development options tables provided in Sections 609 through 619 indicate the only types of residential development permitted under each development option and associated development regulations. The complete list of all permitted uses, including accessory and temporary uses, is provided in Section 608.C.~~

~~9.~~ ~~**Required review:** Development review in accordance with Section 507 of this ordinance, and subdivision review in accordance with chapter 32 of the Phoenix City Code when new lots are created.~~

~~10.~~ ~~**Required parking:** The minimum number of off-street parking spaces to be provided and which shall be according to Section 702.A.~~

~~11.~~ ~~**Street standards:** The class of street required to provide access to any parcel or subdivided lot within a development.~~



***

I. *SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.*

1. **APPLICABILITY.** THE SINGLE-FAMILY INFILL REGULATIONS OF THIS SECTION SHALL APPLY TO SUBDIVISIONS MEETING ALL OF THE FOLLOWING CRITERIA:

   a. THE SUBDIVISION IS NOT ZONED HP OR HP-L, NOR DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORICAL PLACES.

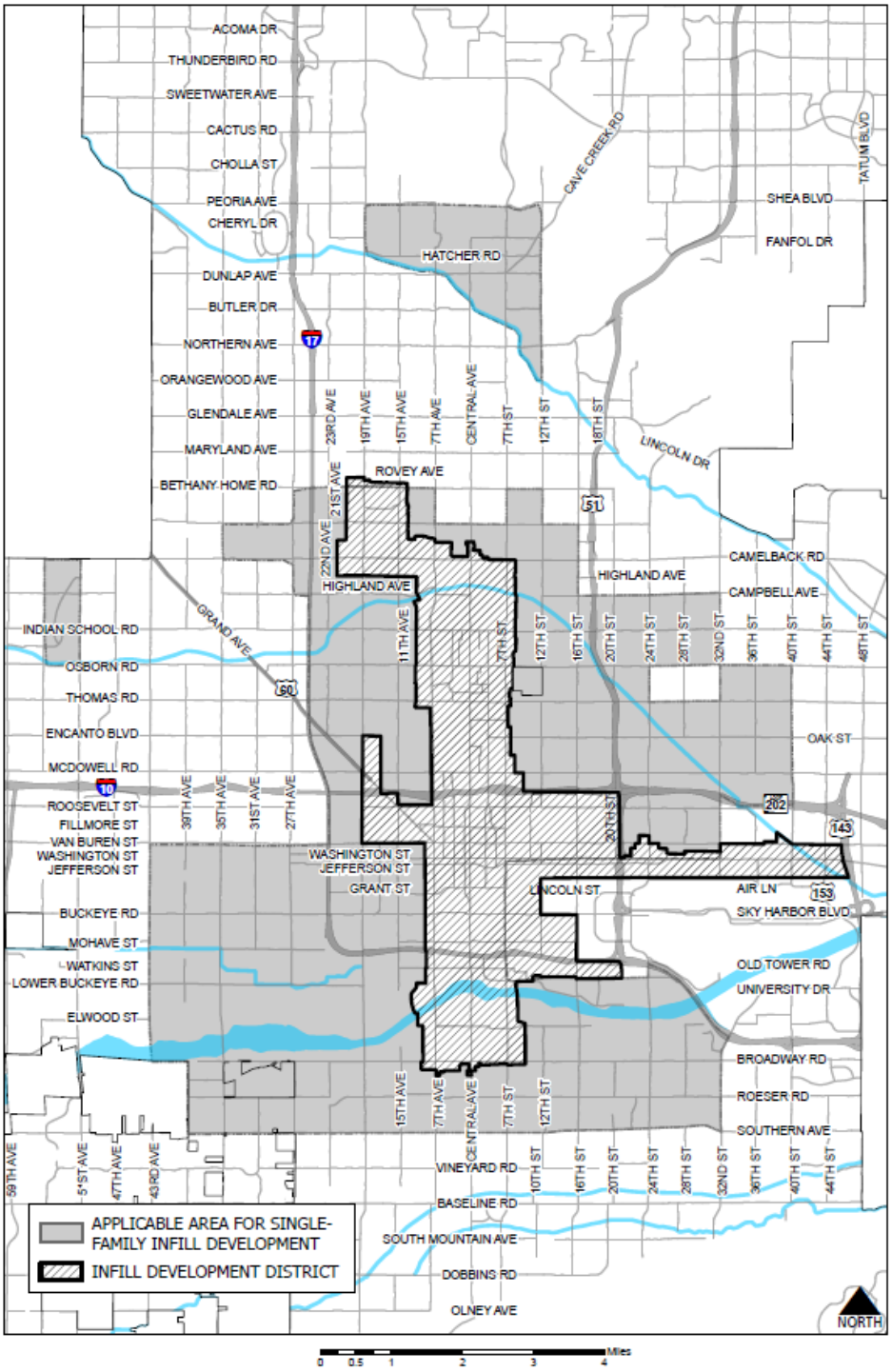
   b. THE SUBDIVISION IS ZONED R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, C-3, DTC, OR WU CODE;

   c. THE SUBDIVISION EITHER UTILIZES THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION, OR THE DISTRICT SPECIFICALLY STATES THAT AN SFI SUBDIVISION MAY BE DEVELOPED PER THE PROVISIONS OF THIS SECTION;

   d. THE SUBDIVISION IS EITHER LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN, OR THE SUBDIVISION IS LOCATED WITHIN THE AREA IDENTIFIED AS “APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT” SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND

   e. FOR EXISTING SUBDIVISIONS RECORDED PRIOR TO 2024 ONLY: THE PLAT HAS THE SUBTITLE “A SINGLE-FAMILY ATTACHED SUBDIVISION”; “A SINGLE-FAMILY INFILL SUBDIVISION”; “SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION”; OR ANOTHER ANALOGOUS SUBTITLE AS DETERMINED BY THE ZONING ADMINISTRATOR.

FIGURE 608.I.1
SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT AREAS



2. **SPECIAL PLANNING AREAS.** WHERE CONFLICTS OCCUR BETWEEN THE REQUIREMENTS OF THIS SECTION AND REDEVELOPMENT AREAS, OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, AND SPECIFIC PLANS, THE REQUIREMENTS OF THE OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, REDEVELOPMENT AREAS OR SPECIFIC PLANS SHALL APPLY.

3. **SFI DEVELOPMENT STANDARDS.**

   a. THE FOLLOWING TABLE PROVIDES MODIFIED DEVELOPMENT STANDARDS TO BE APPLIED TO AN SFI SUBDIVISION DEVELOPED UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION:

TABLE 608.I.3:
MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS

(1)	*LOT WIDTH (MINIMUM)*	20 FEET
(2)	*LOT DEPTH (MINIMUM)*	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	SAME AS BASE ZONING DISTRICT
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	SAME AS BASE ZONING DISTRICT
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	THREE FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.c
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACKS (MINIMUM)*	PERIMETER STREET, FRONT: 10 FEET PERIMETER STREET, SIDE: 15 FEET PERIMETER STREET, REAR: PER SECTION 608.I.4.d OTHER PERIMETER: 10 FEET

TABLE 608.I.3: MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS		
(9)	*PERIMETER STREET LANDSCAPE SETBACKS (MINIMUM)*	10 FEET, REQUIRED TO BE COMMUNITY/ASSOCIATION MAINTAINED. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	PER SECTION 608.I.3.b
(11)	*LOT COVERAGE (MAXIMUM)*	INDIVIDUAL LOTS: NO MAXIMUM OTHER PARCELS/TRACTS: 50%
(12)	*COMMON OPEN SPACE (MINIMUM)*	SAME AS BASE ZONING DISTRICT
(13)	*STREET FRONTAGE REQUIREMENTS*	PER SECTION 608.I.7
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE DESIGN REVIEW: SECTION 507 TAB A BONUS: SECTION 608.H

b. MAXIMUM BUILDING HEIGHT.

(1) IN ALL DISTRICTS, THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

(2) FOR PROPERTIES ZONED R-5, THE MAXIMUM PERMITTED HEIGHT IS 48 FEET.

(3) FOR PROPERTIES ZONED DTC, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE CHARACTER AREA.

(4) FOR PROPERTIES ZONED WU CODE, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE TRANSECT.

(5) IN ALL OTHER DISTRICTS, THE MAXIMUM PERMITTED HEIGHT IS 40 FEET WITHIN 150 FEET OF THE DEVELOPMENT PERIMETER, WITH A ONE-FOOT HEIGHT INCREASE PERMITTED FOR EACH ADDITIONAL ONE-FOOT SETBACK TO A MAXIMUM PERMITTED HEIGHT OF 48 FEET.

c. ALL OTHER DEVELOPMENT REGULATIONS FOR THE UNDERLYING ZONING DISTRICT ARE APPLICABLE UNLESS SPECIFICALLY MODIFIED BY THE PROVISIONS OF THIS SECTION.

4. **SINGLE-FAMILY INFILL DESIGN REVIEW REQUIREMENTS.**

a. INDIVIDUAL UNITS FRONTING ON STREET RIGHTS-OF-WAY SHALL PROVIDE A FRONT ENTRY THAT IS EITHER ELEVATED, DEPRESSED OR INCLUDES A FEATURE SUCH AS A LOW WALL TO ACCENTUATE THE PRIMARY ENTRANCE. (R*)

b. REQUIRED PARKING SPACES SHALL NOT FRONT ON OR BE ACCESSED FROM A PERIMETER STREET. (R*)

c. FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)

d. NO REAR PROPERTY LINE OF ANY LOT IN AN SFI SUBDIVISION SHALL ABUT EITHER A PERIMETER STREET OR AN ASSOCIATED PERIMETER STREET LANDSCAPE SETBACK AREA. (R*)

e. ATTACHED DWELLING UNITS CONSTRUCTED IN A ROW SHALL NOT EXCEED A TOTAL LENGTH OF 200 FEET WITHOUT HAVING A MINIMUM 20-FOOT-WIDE OPEN AREA. (R*)

5. **LANDSCAPE REQUIREMENTS.**

a. TREES SHALL BE PROVIDED IN REQUIRED LANDSCAPE SETBACKS AT A MINIMUM RATE OF 20 FEET ON CENTER OR EQUIVALENT GROUPINGS, AS APPROVED BY THE PDD LANDSCAPE ARCHITECT, SUBJECT TO THE FOLLOWING: (T)

(1) FIFTY PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM ONE-AND-ONE-HALF-INCH CALIPER AT THE TIME OF INSTALLATION.

(2) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM TWO-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

(3) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM THREE-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

b. A MINIMUM OF FIVE, FIVE-GALLON SHRUBS PER TREE SHALL BE PROVIDED. (T)

6. **PARKING REQUIREMENTS.** SECTION 702 APPLIES TO SFI DEVELOPMENT, EXCEPT WHERE SPECIFICALLY MODIFIED BY THIS SECTION.

a. A MINIMUM OF ONE COVERED PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED ON THE SAME LOT AS THE UNIT FOR WHICH IT IS PROVIDED.

b. COVERED PARKING SETBACKS ARE NOT REQUIRED TO BE LARGER THAN THE BUILDING SETBACKS REQUIRED FOR THE DWELLING UNIT.

c. A MINIMUM 0.25 ADDITIONAL UNRESERVED GUEST PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED WITHIN ANY SFI DEVELOPMENT.

7. **VEHICULAR ACCESS AND MANEUVERING.**

a. ALL MANEUVERING FOR ON-SITE PARKING MUST BE LOCATED ON PRIVATE PROPERTY AND NOT WITHIN PUBLIC RIGHT-OF-WAY. (T)

b. ACCESS TO AN SFI SUBDIVISION FROM A PUBLIC STREET OR PRIVATE ACCESSWAY IS PERMITTED. (T)

c. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

d. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE AREA IDENTIFIED AS "APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT" SHOWN IN FIGURE 608.I.1, WITH THE FOLLOWING CONDITIONS:

(1) THE SFI SUBDIVISION IS NOT LOCATED ACROSS THE ALLEY FROM EITHER A SINGLE-FAMILY OR HP ZONING DISTRICT. (R)

(2) THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

e. INDIVIDUAL LOTS MAY FRONT ON A PUBLIC STREET, PRIVATE ACCESSWAY, OR PRIVATE DRIVE, AS APPROVED BY THE CITY TO ALLOW FOR SUFFICIENT MANEUVERING AND PUBLIC UTILITY ACCESS. (T)

8. **WALLS/FENCES.**

a. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED PERIMETER LANDSCAPE SETBACKS IS 40 INCHES. (R*)

b. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED OPEN SPACE AREAS IS 40 INCHES, WITH THE EXCEPTION OF REQUIRED POOL FENCES AND OTHER NECESSARY VIEW FENCES, AS APPROVED BY PDD. (R*)

9. **SIGNAGE.** SIGNAGE IS SUBJECT TO THE REGULATIONS OF SECTION 705, TABLE D-1, SINGLE-FAMILY RESIDENTIAL.

~~J. *Incentives for Affordable Housing.* In order to overcome a demonstrated deficiency in the supply of housing for persons of low and moderate income, incentives are established to foster the provision of such housing.~~

~~1. *Applicability.* All development located within a zoning district subject to the provisions of Section 608 providing affordable housing as defined in Section 202.~~

~~2. *Density Bonus.*~~

~~a. One additional unit shall be allowed for every two affordable housing units; provided, that the overall project density does not exceed ten percent beyond that which would otherwise be allowed.~~

~~b. A density bonus awarded per this section shall apply to the maximum density for any district and may be in addition to a density bonus earned per the provisions of Section 608.I.2.~~

~~3. Other Requirements. The total number of units within a project shall be as approved by the Department of Housing.~~

J. *OFF-SITE MANUFACTURED HOME DEVELOPMENTS.* OFF-SITE MANUFACTURED HOME DEVELOPMENT IS SUBJECT TO USE PERMIT APPROVAL IN THE C-1, C-2, AND C-3 DISTRICTS, IN ADDITION TO ZONING DISTRICTS INDICATED IN SECTION 608.D; AND SUBJECT TO THE FOLLOWING ADDITIONAL DEVELOPMENT REGULATIONS:

1. THE PROVISIONS OF SECTION 703.B DO NOT APPLY TO OFF-SITE MANUFACTURED HOME DEVELOPMENTS.

2. THESE REGULATIONS APPLY TO DEVELOPMENT OF A SINGLE LOT OR PARCEL, NOT TO BE FURTHER SUBDIVIDED.

3. PLACEMENT FOR EACH OFF-SITE MANUFACTURED HOME SHALL BE PROVIDED AS FOLLOWS:

   a. THERE SHALL BE A MINIMUM OF 20 FEET BETWEEN OFF-SITE MANUFACTURED HOMES AND TEN FEET BETWEEN AWNINGS AND CANOPIES. ALL ANNEXES OR STRUCTURAL ADDITIONS SHALL BE CONSIDERED PART OF THE OFF-SITE MANUFACTURED HOME.

   b. THERE SHALL BE AT LEAST 40 FEET BETWEEN OFF-SITE MANUFACTURED HOMES ON OPPOSITE SIDES OF A PRIVATE ACCESSWAY.

   c. NO OFF-SITE MANUFACTURED HOME, ANNEX OR STRUCTURAL ADDITION SHALL BE CLOSER THAN EIGHT FEET TO ANY PRIVATE ACCESSWAY OR PRIVATE DRIVE.

4. EACH OFF-SITE MANUFACTURED HOME SPACE SHALL HAVE PRIVATE OUTDOOR LIVING SPACE OF AT LEAST 150 SQUARE FEET. THE DIMENSION OF THIS SPACE SHALL BE AT LEAST 15 FEET IN WIDTH.

5. AT EACH OCCUPIED OFF-SITE MANUFACTURED HOME SPACE, THERE SHALL BE AN ENCLOSED STORAGE LOCKER FOR YARD TOOLS AND OTHER BULKY ITEMS CONVENIENT TO THE SPACE WITH A STORAGE CAPACITY OF AT LEAST 150 CUBIC FEET.

6. ALL AREAS NOT COVERED BY STRUCTURES OR PAVED SURFACES SHALL BE LANDSCAPED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT REVIEW DOCUMENTS REQUIRED UNDER SECTION 507.

7. SCREENING THE PERIMETER OF AN OFF-SITE MANUFACTURED HOME DEVELOPMENT BY A WALL OR OTHER APPROVED MATERIAL MAY BE REQUIRED AS A CONDITION OF USE PERMIT APPROVAL.

8. THERE SHALL BE A NETWORK OF PEDESTRIAN WALKWAYS CONNECTING OFF-SITE MANUFACTURED HOME SPACES WITH EACH OTHER AND WITH DEVELOPMENT FACILITIES AND AMENITIES.

9. IF STORAGE YARDS ARE PROVIDED, THERE SHALL BE A SCREENED STORAGE YARD OR YARDS FOR BOATS, RECREATIONAL VEHICLES, ETC. SUCH STORAGE YARDS SHALL HAVE A MINIMUM OF 60 SQUARE FEET OF STORAGE SPACE FOR EACH OFF-SITE MANUFACTURED HOME SPACE IN THE DEVELOPMENT AND SHALL BE LOCATED SO AS TO NOT DETRACT FROM SURROUNDING PROPERTIES. ALL BOATS AND RECREATIONAL VEHICLES SHALL BE PARKED IN THE STORAGE YARD.

10. EACH OFF-SITE MANUFACTURED HOME SHALL (1) BE AFFIXED PERMANENTLY TO THE GROUND OR (2) HAVE SKIRTING AROUND ITS PERIMETER TO SCREEN ITS WHEELS AND UNDERCARRIAGE.

11. ALL UTILITIES AND THE WIRES OF ANY CENTRAL TELEVISION OR RADIO ANTENNA SYSTEM SHALL BE UNDERGROUND.

12. NOT MORE THAN 15 PERCENT OF THE SPACES IN ANY ONE OFF-SITE MANUFACTURED HOME DEVELOPMENT SHALL BE DEVELOPED OR USED FOR RECREATIONAL VEHICLES.

13. DEVELOPMENT OF OFF-SITE MANUFACTURED HOME COMMUNITIES SHALL BE UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION APPLICABLE IN THE UNDERLYING ZONING DISTRICT.

14. PRIVATE DRIVES MAY BE USED FOR ACCESS TO EACH OFF-SITE MANUFACTURED HOME.

15. THERE SHALL BE A MINIMUM OF FIVE PERCENT OF THE TOTAL AREA OF THE OFF-SITE MANUFACTURED HOME DEVELOPMENT DEDICATED OR RESERVED AS USABLE COMMON OPEN SPACE LAND. COMMON OPEN SPACE LANDS SHALL BE CLEARLY DESIGNATED ON THE PLAN AS TO THE CHARACTER OF USE AND DEVELOPMENT BUT SHALL NOT INCLUDE:

a. AREAS RESERVED FOR THE EXCLUSIVE USE OR BENEFIT OF AN INDIVIDUAL TENANT OR OWNER; NOR

b. DEDICATED STREETS, ALLEYS, AND OTHER PUBLIC RIGHTS-OF-WAY; NOR

c. VEHICULAR DRIVES, PARKING, LOADING, AND STORAGE AREAS; NOR

d. REQUIRED SETBACK AREAS AT EXTERIOR BOUNDARIES OF THE SITE; NOR

e. GOLF COURSES.

ADEQUATE GUARANTEES MUST BE PROVIDED TO ENSURE PERMANENT RETENTION OF OPEN SPACE LAND AREA RESULTING FROM THE APPLICATION OF THESE REGULATIONS, EITHER BY PRIVATE RESERVATION FOR THE USE OF THE RESIDENTS WITHIN THE DEVELOPMENT OR BY DEDICATION TO THE PUBLIC, OR A COMBINATION THEREOF.

***

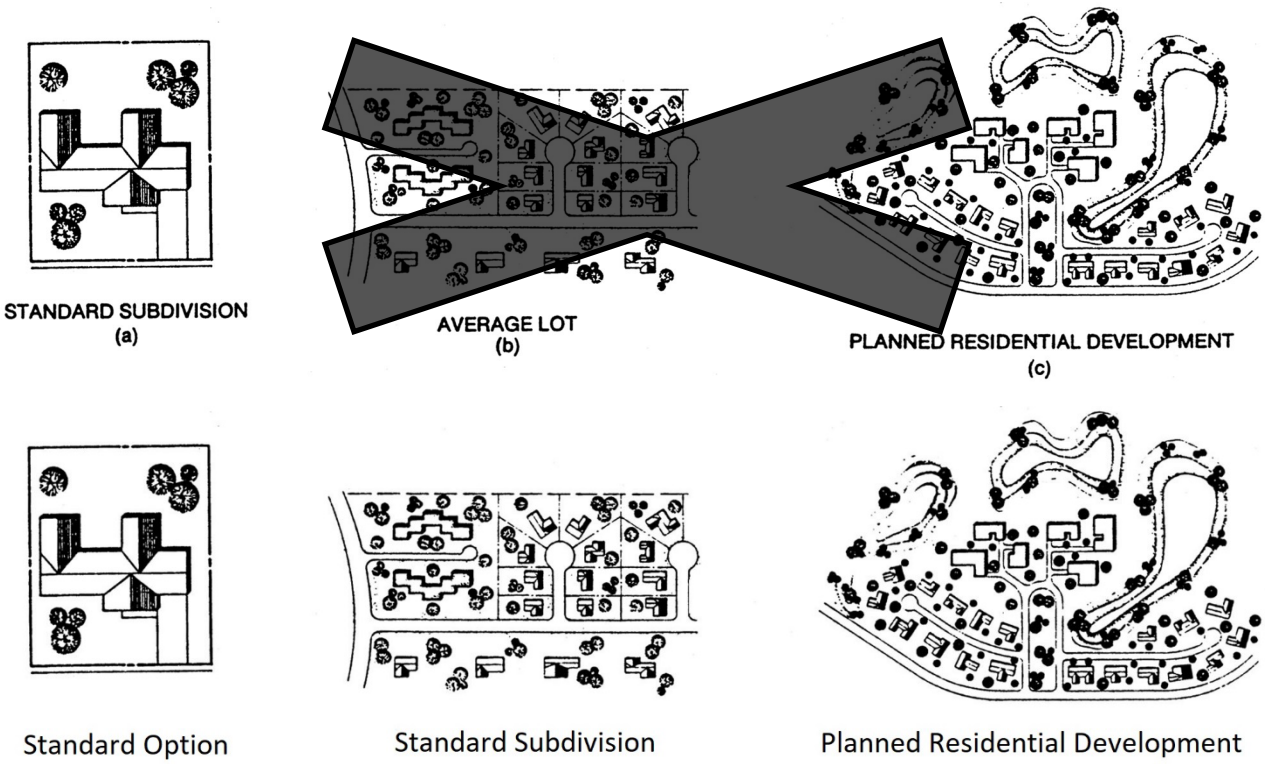
Amend Chapter 6, Section 609 (RE-35 Single-Family Residence District) to read as follows:

Section 609. RE-35 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the RE-35 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS



~~Table 609.A~~ ~~RE-35 Development Options~~			
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~150' width, 175' depth (Minimum area 35,000 sq. ft.)~~	~~100' width, 125' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~1.10~~	~~1.10~~	~~1.15; 1.32 with bonus~~
~~Perimeter standards~~	~~None~~	~~40' front or rear, 20' side~~	~~40' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 20' adjacent to property line~~
~~Building setbacks~~	~~40' front, 40' rear, 20' side~~	~~25' front, 50' total front and rear~~	~~25' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30'~~

~~Table 609.A RE-35 Development Options~~			
~~***Standards***~~	~~***(a) Subdivision***~~	~~***(b) Average Lot***~~	~~***(c) Planned Residential Development***~~
~~Lot coverage~~	~~25%, except if all structures are less than 20' and 1 story in height then a maximum of 40% lot coverage is allowed.~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~	~~Single-family attached; plus (a)~~	~~Single-family attached; plus (a)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway (1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	150 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	175 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	1.2 PDU/AC (GROSS)	1.2 PDU/AC (GROSS); 1.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	1.2 LOTS/AC (GROSS)	1.2 LOTS/AC (GROSS); 1.5 WITH BONUS

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 40 FEET REAR: 40 FEET SIDES: 20 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 40 FEET. OTHER PROPERTY LINE: 20 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	20 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	25%, EXCEPT IF ALL STRUCTURES ARE LESS THAN 20' AND 1 STORY IN HEIGHT THEN A MAXIMUM OF 40% LOT COVERAGE IS ALLOWED.	40% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

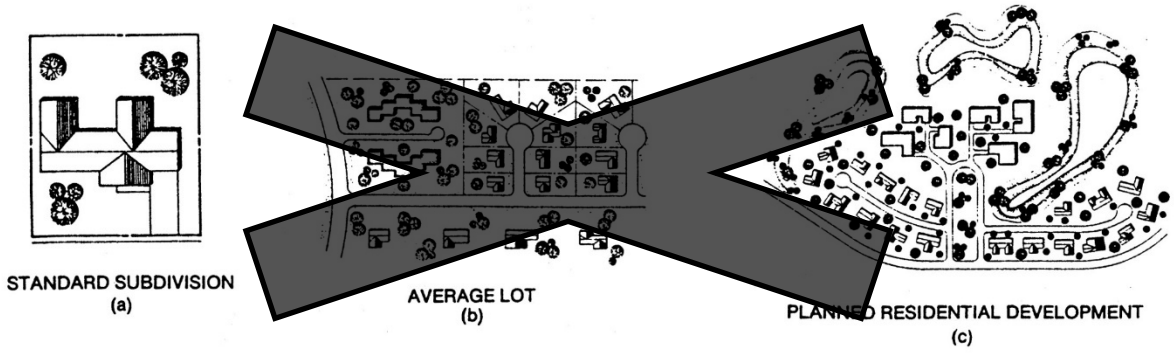
Amend Chapter 6, Section 610 (R1-18 Single-Family Residence District) to read as follows:

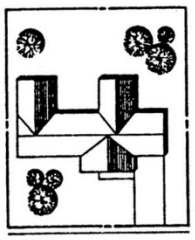
Section 610. R1-18 Single-Family Residence District

***

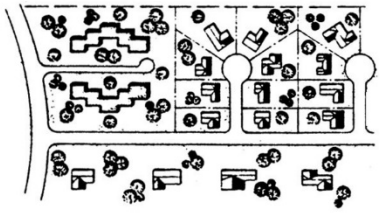
B. **District Regulations.** The following table~~s~~ establishES standards to be used IN THE R1-18 DISTRICT ~~for each district. The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS

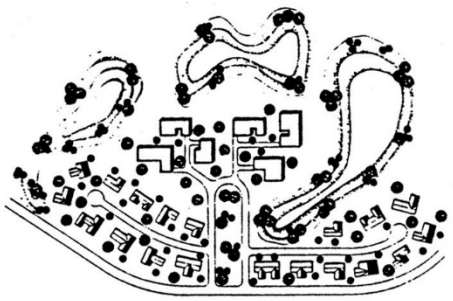




Standard Option



Standard Subdivision



Planned Residential Development

~~Illustrations of Development Options~~

~~Table 610.A R1-18 Development Options~~			
~~***Standards***~~	~~***(a) Subdivision***~~	~~***(b) Average Lot***~~	~~***(c) Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~130' width, 120' depth (Minimum area 18,000 sq. ft.)~~	~~90' width, 80' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~1.95~~	~~1.95~~	~~2.05; 2.34 with bonus~~
~~Perimeter standards~~	~~None~~	~~30' front or rear, 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~
~~Building setbacks~~	~~25' front, 30' rear, 10' side~~	~~25' front, 50' total front plus rear~~	~~25' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30'~~
~~Lot coverage~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~

~~Table 610.A R1-18 Development Options~~			
~~*Standards*~~	~~*(a)* *Subdivision*~~	~~*(b)* *Average Lot*~~	~~*(c)* *Planned Residential Development*~~
~~Allowed development~~	~~Single-family detached~~	~~Single-family attached; plus (a)~~	~~Single-family attached; plus (a)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway (1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	130 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	120 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	2.0 PDU/AC (GROSS)	2.0 PDU/AC (GROSS); 2.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	2.0 LOTS/AC (GROSS)	2.0 LOTS/AC (GROSS); 2.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 30 FEET SIDES: 10 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS

TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	30%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 40%	40% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 611 (R1-10 Single-Family Residence District) to read as follows:

Section 611. R1-10 Single-Family Residence District

***

B. **District Regulations.** The following tables establishES standards to be used in the R1-10 district. The definitions of terms used in these standards are found in Section 608.I. REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

Table 611.A ***R1-10 Development Options*** ***Single-Family Detached Development[3]***		
Standards	***Conventional***	***Planned Residential Development***
Minimum lot width	75' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	3.0	3.5; 4.5 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street(2)(front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)

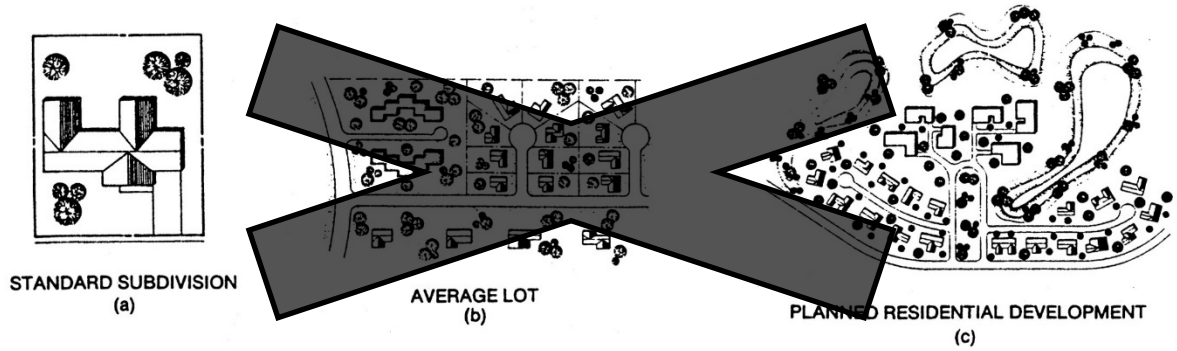
~~***Table 611.A***~~ ~~***R1-10 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Common landscaped setback adjacent to perimeter streets~~[2]	~~None~~	~~15' average, 10' minimum~~ ~~(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50% plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50% plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~

~~***Table 611.A***~~ ~~***R1-10 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 611.B.~~



~~***Table 611.B***~~ ~~***R1-10 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to June 2, 1999)***~~			
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~80' width, 94' depth~~ ~~(Minimum area 10,000 sq. ft.)~~	~~60' width, 65' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~3.50~~	~~3.50~~	~~3.68; 4.20 with bonus~~
~~Perimeter standards~~	~~None~~	~~30' front, 25' rear, 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~
~~Building setbacks~~	~~25' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures.~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures.~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures.~~ ~~Total: 60%~~

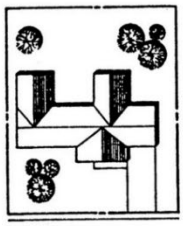
~~***Table 611.B***~~ ~~***R1-10 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to June 2, 1999)***~~			
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
		~~Total: 60%~~	
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached(3) and duplex~~	~~Single-family attached; plus (a)~~	~~Multi-family plus (b)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

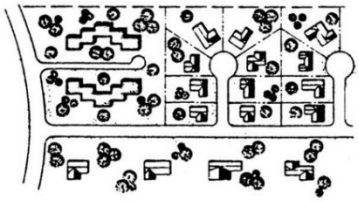
~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.~~

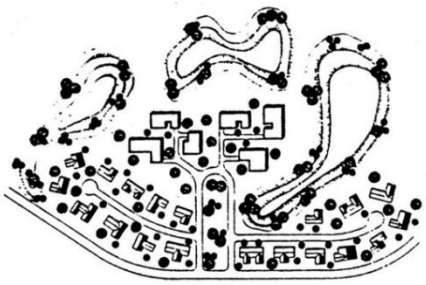
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 611.1 R1-10 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	80 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	3.5 PDU/AC (GROSS)	3.5 PDU/AC (GROSS); 4.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	3.5 LOTS/AC (GROSS)	3.5 LOTS/AC (GROSS); 4.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET

TABLE 611.1 R1-10 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 612 (R1-8 Single-Family Residence District) to read as follows:

Section 612. R1-8 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R1-8 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~*Table 612.A*~~ ~~*R1-8 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~65' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~4.0~~	~~4.5; 5.5 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum~~ ~~(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

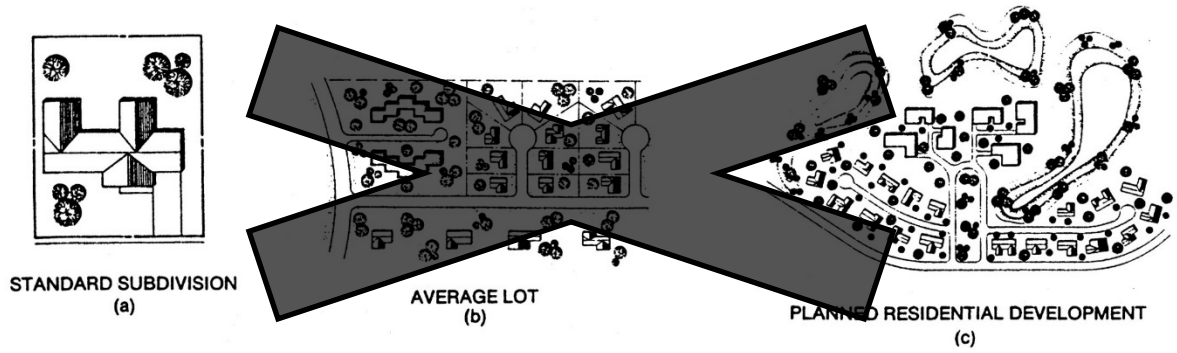
~~***Table 612.A***~~ ~~***R1-8 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 612.A***~~ ~~***R1-8 Development Options***~~ ~~***Single-Family Detached Development***~~~~***(3)***~~		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 612.B.~~



~~***Table 612.B***~~ ~~***R1-8 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to June 2, 1999)***~~			
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~70' width, 94' depth~~ ~~(Minimum area 8,000 sq. ft.)~~	~~50' width, 65' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~4.30~~	~~4.30~~	~~4.52; 5.16 with bonus~~
~~Perimeter standards~~	~~None~~	~~25' front or rear 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~
~~Building setbacks~~	~~20' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~

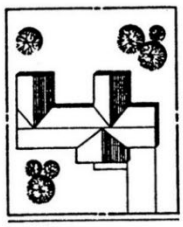
~~***Table 612.B***~~ ~~***R1-8 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to June 2, 1999)***~~			
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
~~Allowed development~~	~~Single-family detached(3) and duplex~~	~~Single-family attached; plus (a)~~	~~Multi-family plus (b)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

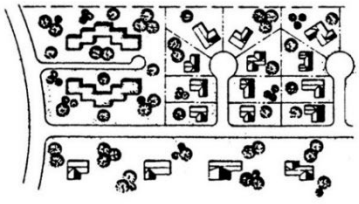
~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.~~

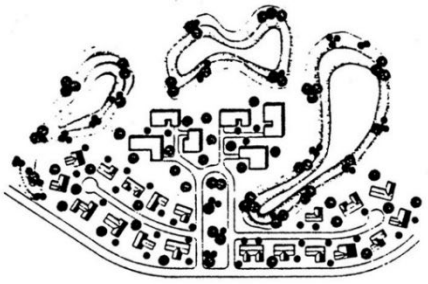
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 612.1 R1-8 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	70 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	4.5 PDU/AC (GROSS)	4.5 PDU/AC (GROSS); 5.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	4.5 LOTS/AC (GROSS)	4.5 LOTS/AC (GROSS); 5.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET

TABLE 612.1 R1-8 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 613 (R1-6 Single-Family Residence District) to read as follows:

Section 613. R1-6 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R1-6 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 613.A***~~ ~~***R1-6 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~5.5; 6.5 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

~~***Table 613.A***~~ ~~***R1-6 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 613.A***~~ ~~***R1-6 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 613.B.~~

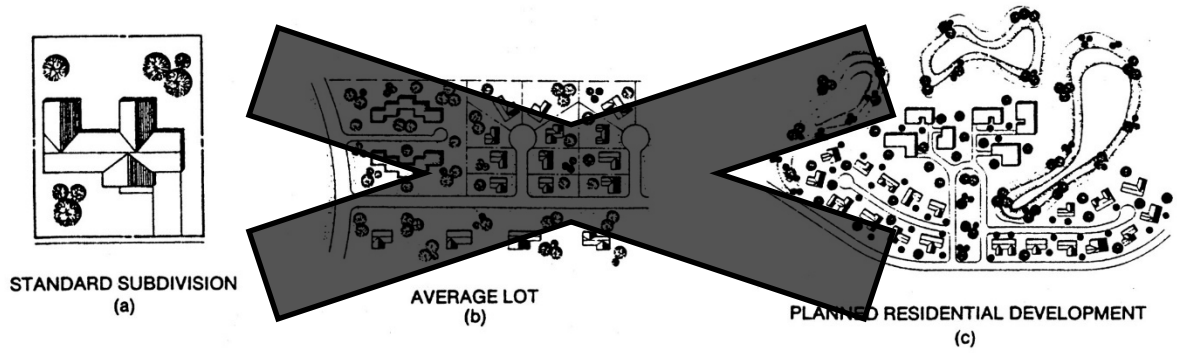


Table 613.B
R1-6 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	***Subdivision***	***Average Lot***	***Planned Residential Development***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None
Dwelling unit density (units/gross acre)	5.30	5.30	5.54; 6.34 with bonus
Perimeter standards	None	25' front or rear 10' side	20' adjacent to a public street[(2)]; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	20' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	None	Minimum 5% of gross area

~~***Table 613.B***~~
~~***R1-6 Development Options***~~
~~***Single-Family Attached and Multi-Family Development, and***~~
~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~

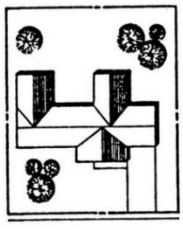
~~***Standards***~~	~~***Subdivision***~~	~~***Average Lot***~~	~~***Planned Residential Development***~~
~~Allowed development~~	~~Single-family detached(3) and duplex~~	~~Single-family attached plus (a)~~	~~Multi-family plus (b)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

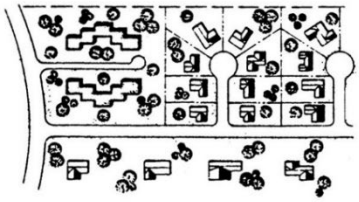
~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

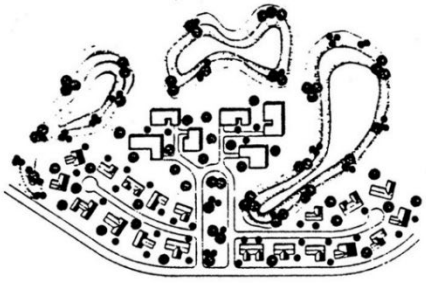
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 613.1 R1-6 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	5.5 PDU/AC (GROSS)	5.5 PDU/AC (GROSS); 6.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	5.5 LOTS/AC (GROSS)	5.5 LOTS/AC (GROSS); 6.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET

TABLE 613.1 R1-6 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 614 (R-2 Multi-Family Residence District) to read as follows:

Section 614. R-2 ~~Multifamily~~ MULTI-FAMILY Residence District

***

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-2 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 614.A***~~ ~~***R-2 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

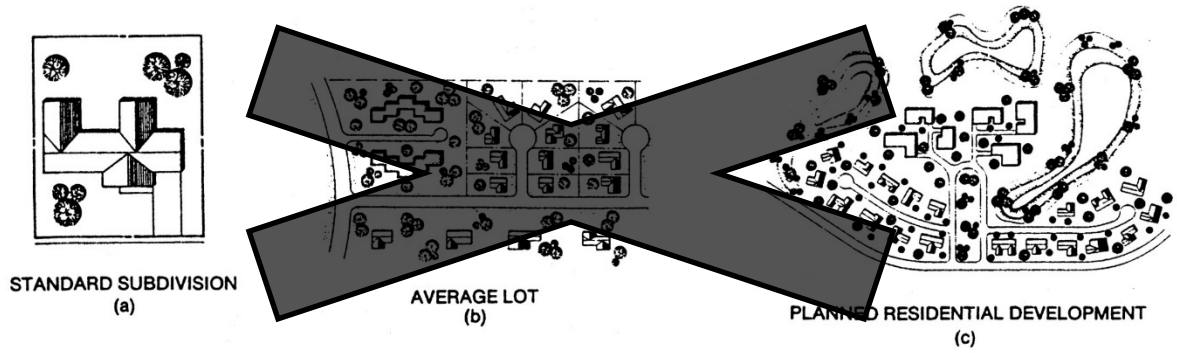
~~***Table 614.A***~~ ~~***R-2 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~*Table 614.A*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 614.B.~~



~~*Table 614.B*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~*(4)*~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~10.0~~	~~10.0~~	~~10.50; 12.00 with bonus~~	~~10.50; 12.00 with bonus~~
~~Perimeter standards~~	~~None~~	~~25' front or rear 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum(5)~~

~~***Table 614.B***~~ ~~***R-2 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~[(4)]
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached[(3)] and duplex~~	~~Single-family attached plus (a)~~	~~Multi-family plus (b)~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~

~~*Table 614.B*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~*(4)*~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

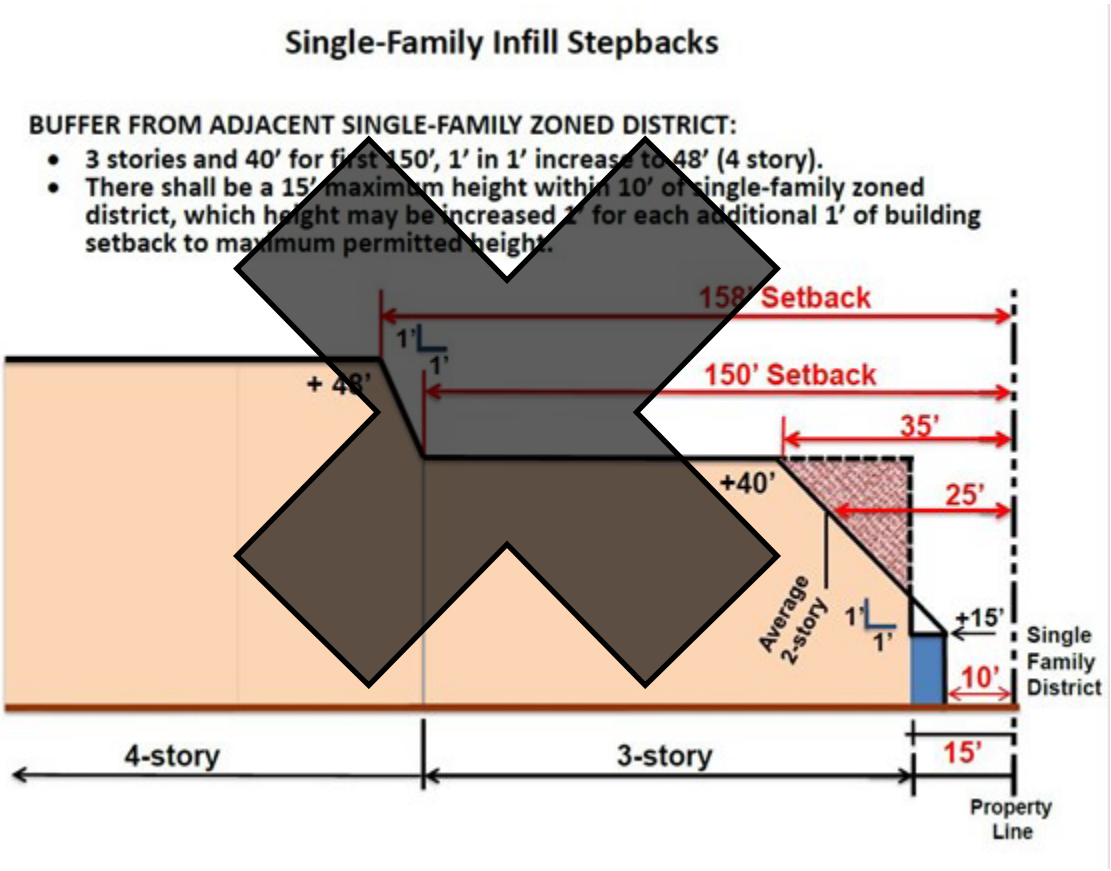
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

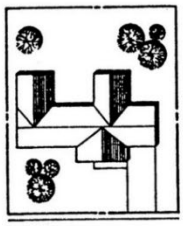
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

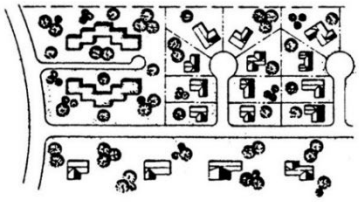
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



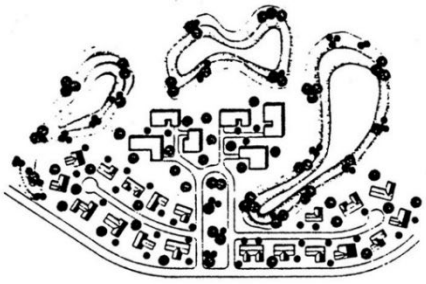
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	10.0 PDU/AC (GROSS)	10.5 PDU/AC (GROSS); 12.0 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	10.0 LOTS/AC (GROSS)	10.5 LOTS/AC (GROSS); 12.0 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	18 FEET FRONT OR STREET SIDE
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 615 (R-3 Multi-Family Residence District) to read as follows:

Section 615. R-3 ~~Multifamily~~ MULTI-FAMILY Residence District

***

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-3 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 615.A***~~ ~~***R-3 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

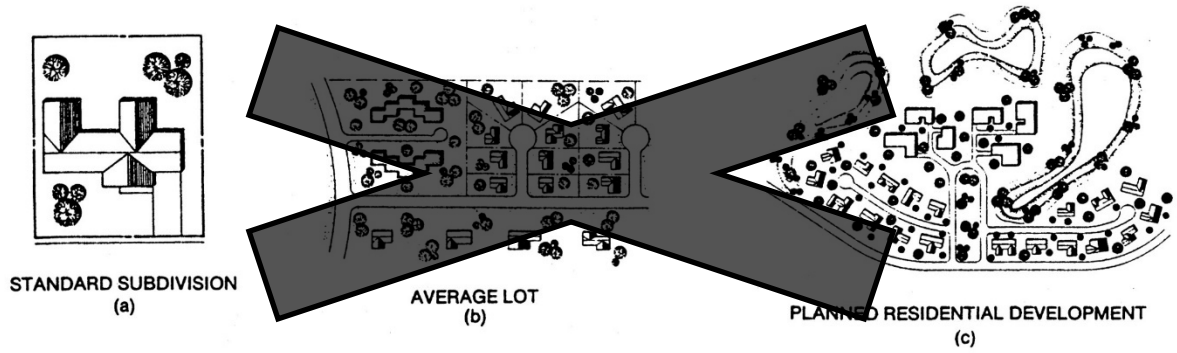
~~***Table 615.A***~~ ~~***R-3 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 615.A***~~ ~~***R-3 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 615.B.~~



~~***Table 615.B***~~ ~~***R-3 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~14.5~~	~~14.5~~	~~15.23; 17.40 with bonus~~	~~15.23; 17.40 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~25' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~2 stories and 30'~~~~(5)~~	~~2 stories and 30'~~~~(5)~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~~~(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~

~~*Table 615.B*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~[4]
~~Allowed development~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~[1]	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

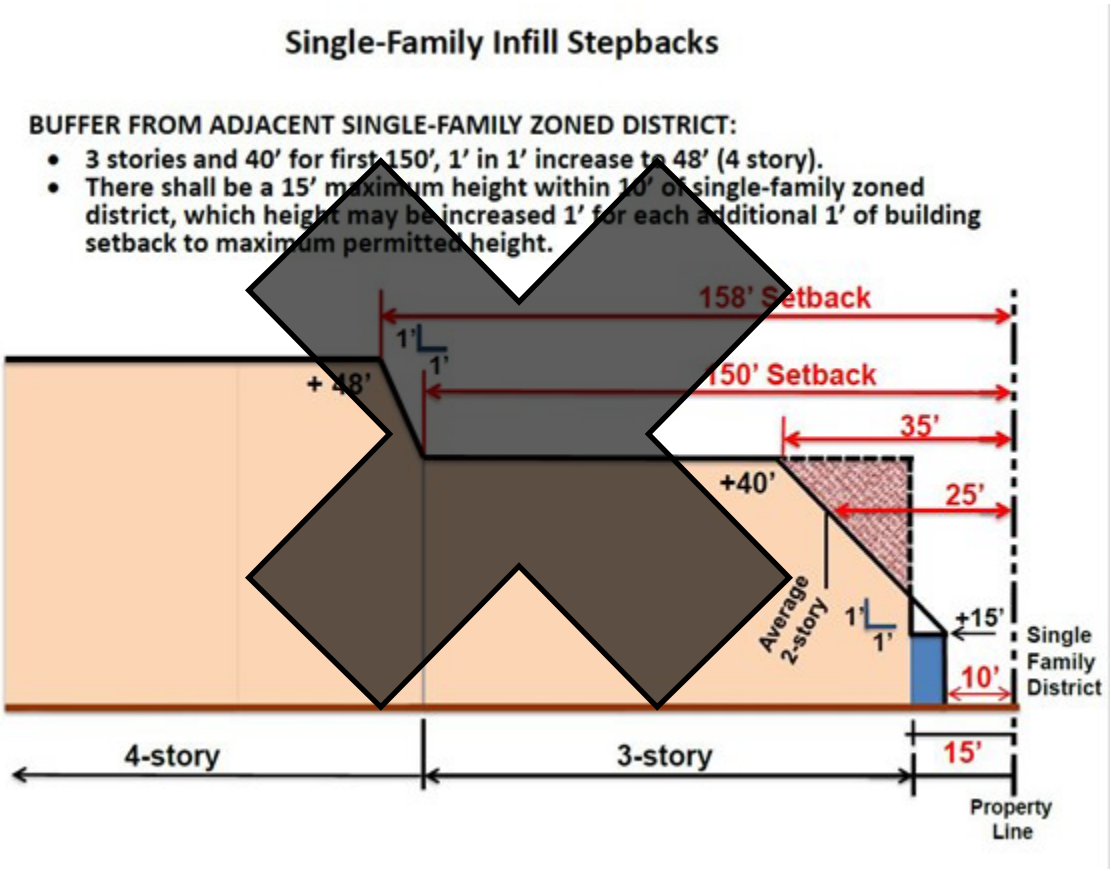
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

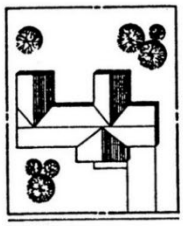
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

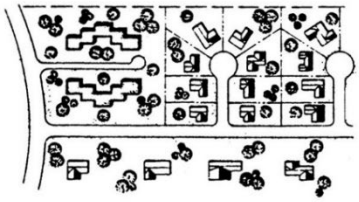
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



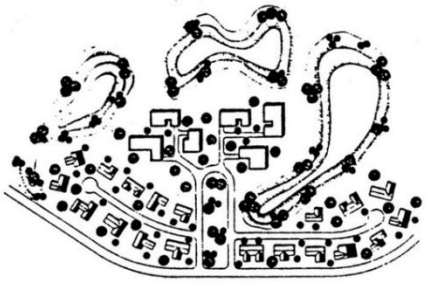
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	14.5 PDU/AC (GROSS)	15.5 PDU/AC (GROSS); 17.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	14.5 LOTS/AC (GROSS)	15.5 LOTS/AC (GROSS); 17.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 616 (R-3A Multi-Family Residence District) to read as follows:

Section 616. R-3A ~~Multifamily~~ MULTI-FAMILY Residence District

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-3A district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 616.A***~~ ~~***R-3A Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

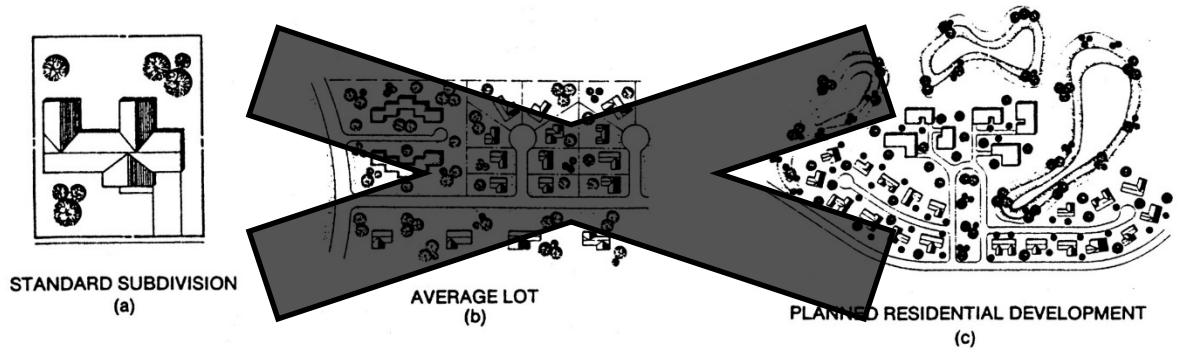
~~***Table 616.A***~~ ~~***R-3A Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 616.A***~~ ~~***R-3A Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 616.B.~~



~~***Table 616.B***~~ ~~***R-3A Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~22~~	~~22~~	~~23.1; 26.4 with bonus~~	~~23.1; 26.4 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~25' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~~~(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~

~~*Table 616.B*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Allowed development~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

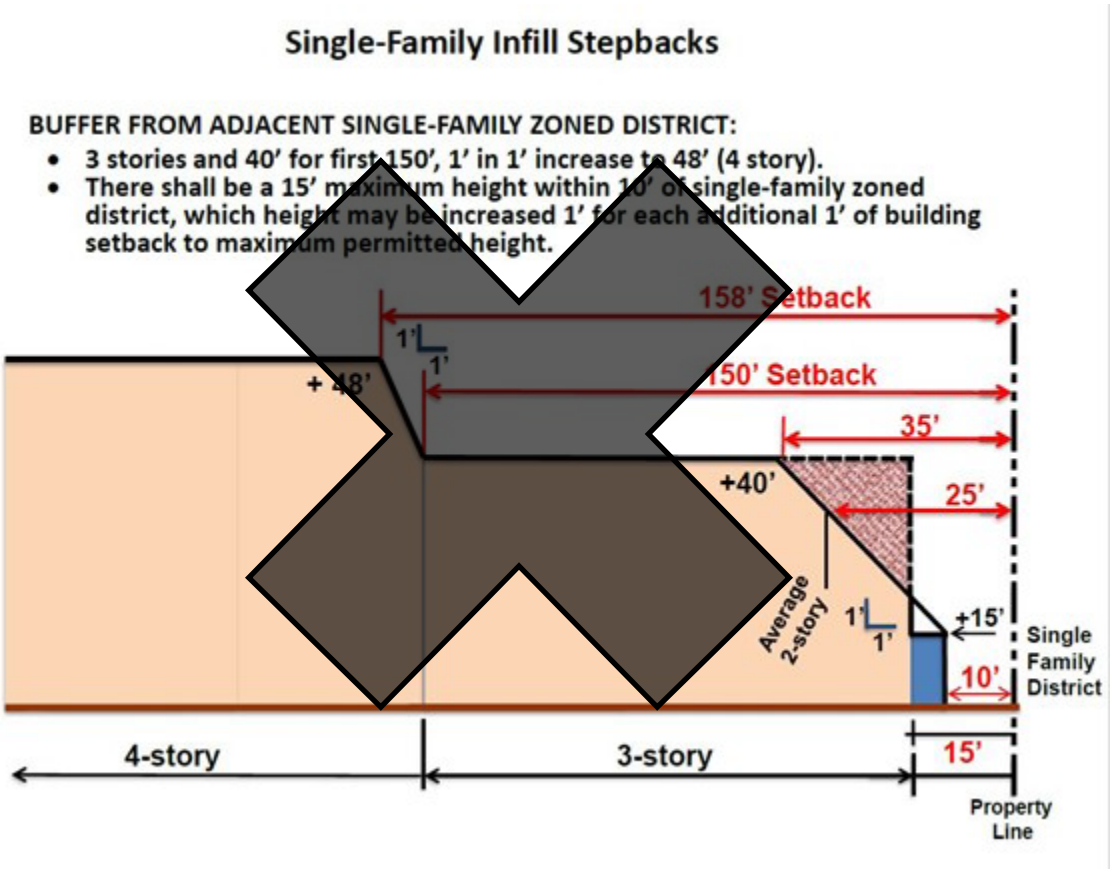
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

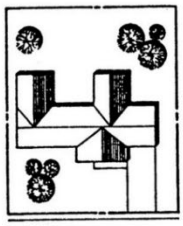
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

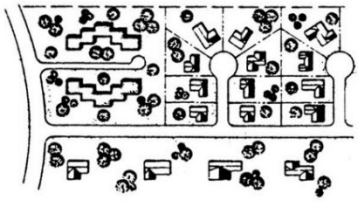
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



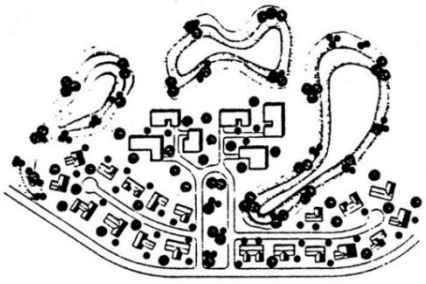
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	22.0 PDU/AC (GROSS)	23.0 PDU/AC (GROSS); 26.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	22.0 LOTS/AC (GROSS)	23.0 LOTS/AC (GROSS); 26.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 617 (R-4 Multi-Family Residence District) to read as follows:

Section 617. R-4 ~~Multifamily~~ MULTI-FAMILY Residence District

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-4 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 617.A***~~ ~~***R-4 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

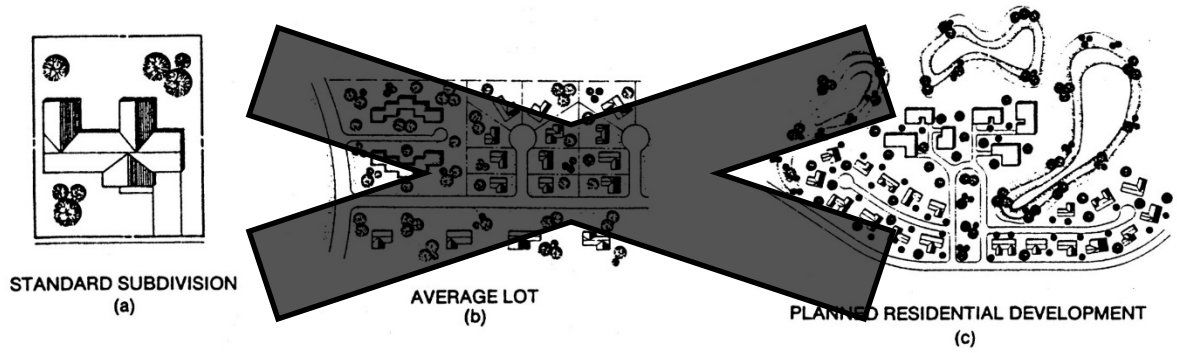
~~***Table 617.A***~~ ~~***R-4 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~*Table 617.A*~~ ~~*R-4 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 617.B.~~



~~***Table 617.B***~~ ~~***R-4 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~29.0~~	~~29.0~~	~~30.45; 34.80 with bonus~~	~~30.45; 34.80 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~~~(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~

~~*Table 617.B*~~ ~~*R-4 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Allowed development~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

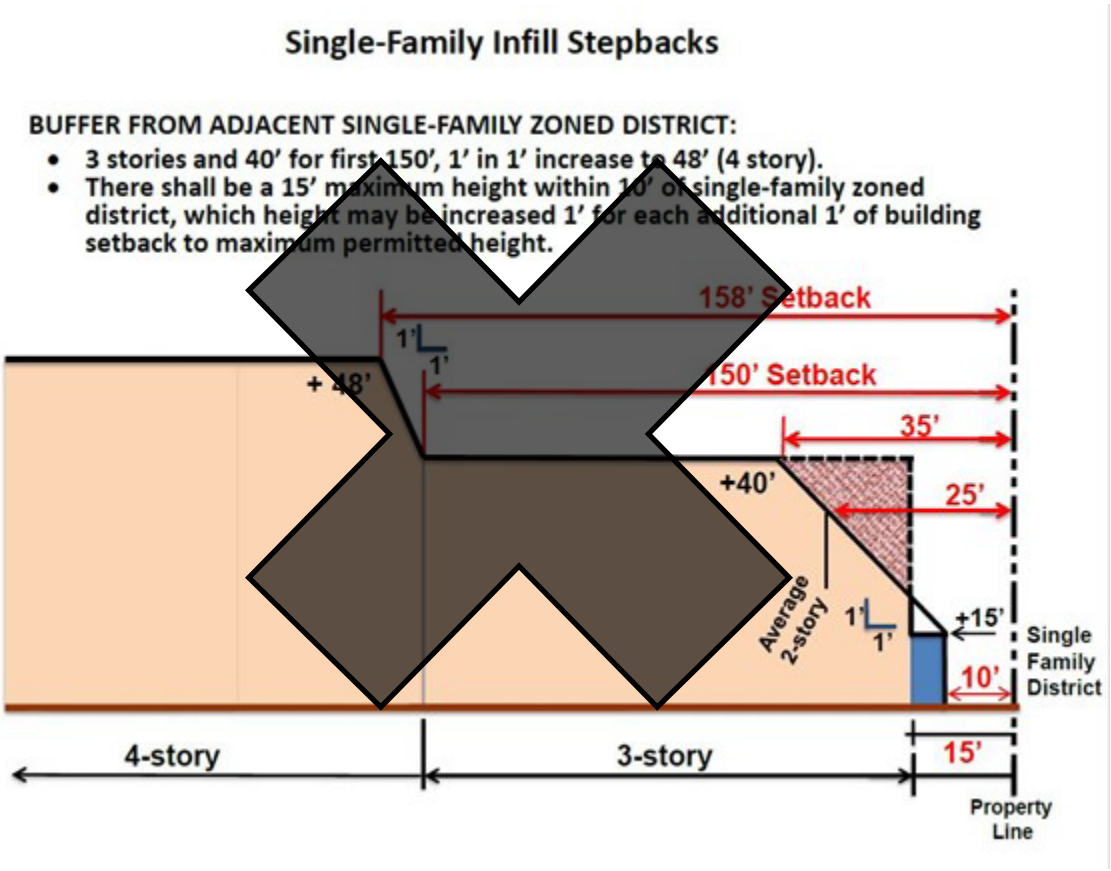
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

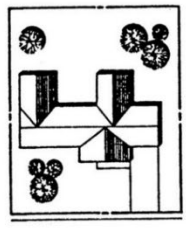
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

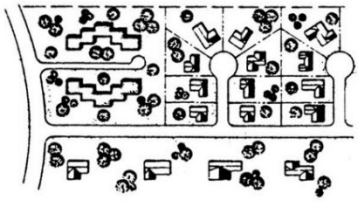
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



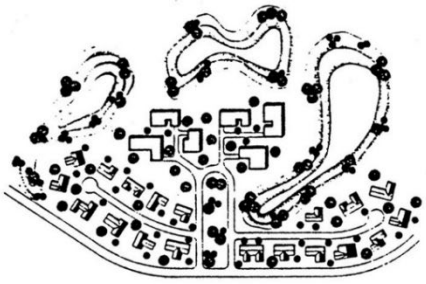
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	29.0 PDU/AC (GROSS)	30.0 PDU/AC (GROSS); 35.0 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	29.0 LOTS/AC (GROSS)	30.0 LOTS/AC (GROSS); 35.0 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	3 STORIES AND 40 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 618 (R-5 Multi-Family Residence District) to read as follows:

Section 618. R-5 Multi-Family Residence District—Restricted Commercial

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations—Residential Uses.** The following table~~s~~ establishES standards to be used in the R-5 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 618.A***~~ ~~***R-5 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

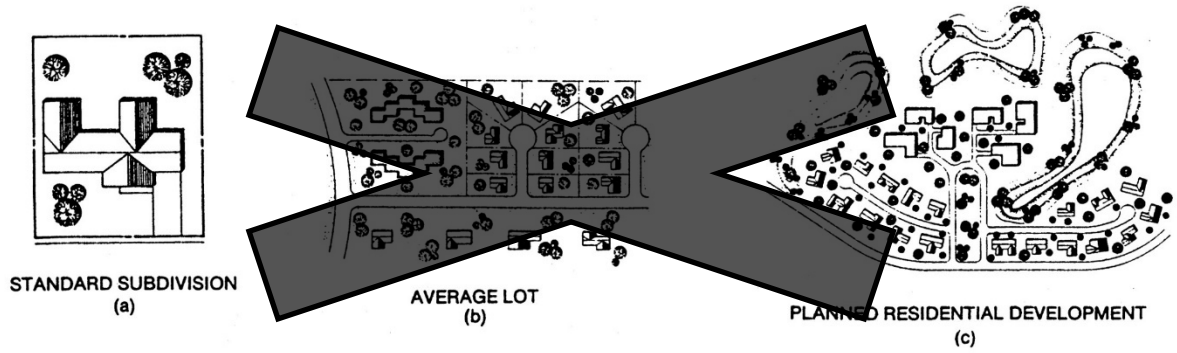
~~***Table 618.A***~~ ~~***R-5 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~*Table 618.A*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 618.B.~~



~~***Table 618.B***~~ ~~***R-5 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~43.5~~	~~43.5~~	~~45.68;52.20 with bonus~~	~~45.68;52.20 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~4 stories or 48'~~~~(5)~~	~~4 stories or 48'~~~~(5)~~	~~4 stories or 48'~~~~(5)~~	~~4 stories or 48'~~~~(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~

~~*Table 618.B*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Allowed development~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

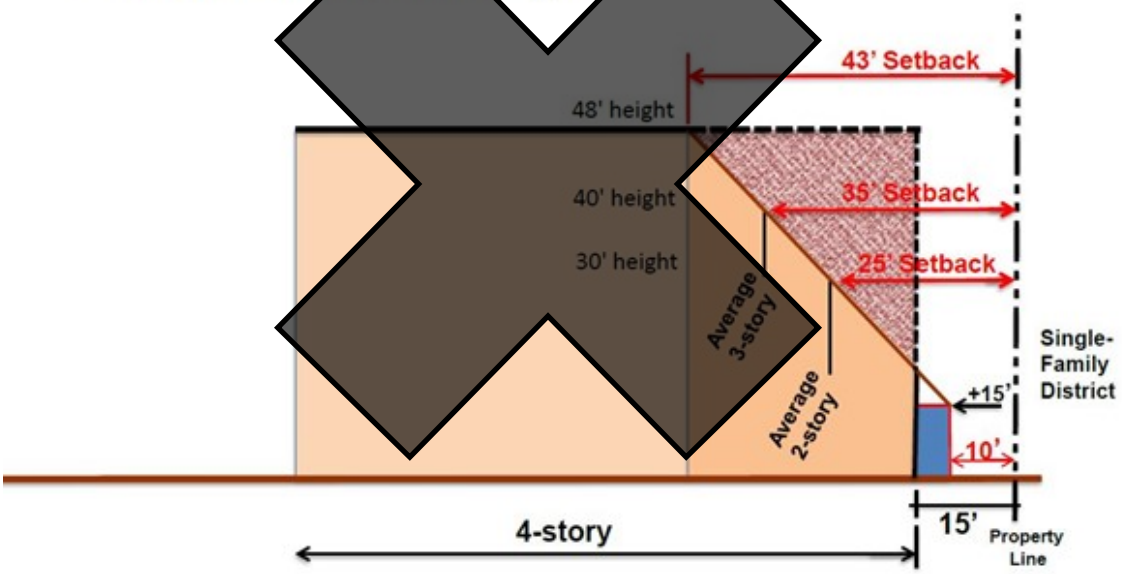
~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~

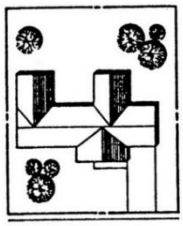
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

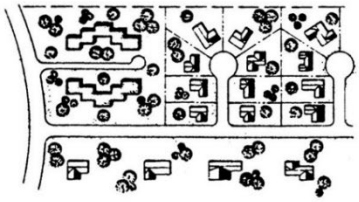
- **R-5: 4 stories and 48'.**
- ***There shall be a 15' maximum height within 10' of Single-Family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.**



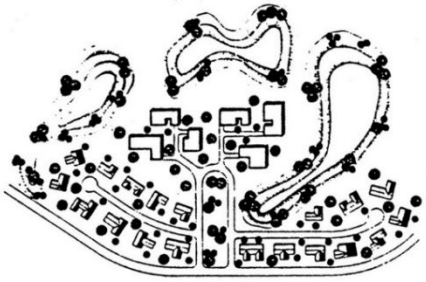
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	43.5 PDU/AC (GROSS)	45.5 PDU/AC (GROSS); 52.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	43.5 LOTS/AC (GROSS)	45.5 LOTS/AC (GROSS); 52.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	4 STORIES AND 48 FEET**	4 STORIES AND 48 FEET**

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

***

Amend Chapter 6, Section 619 (Residential R-4A District—Multifamily Residence—General) to read as follows:

Section 619. Residential R-4A District—~~Multifamily~~ MULTI-FAMILY Residence—General

***

A. **Permitted Uses.** Primary uses and accessory uses are permitted as indicated in the Residential Districts Land Use Matrix, Section 608.D, plus the following:

1. Hospice, subject to a use permit.

2. Nursing home, subject to a use permit and the following conditions:

a. A maximum lot coverage of 25 percent.

b. A minimum of 50 square feet of usable outdoor open space per bed shall be provided.

~~3. Single-family infill developments, per the provisions of Section 608.F.6 and Table 617.B, R-4 Development Options, column D.~~

B. **Yard, Height and Area Requirements.** Except as required by Section 701, the following yard, height and area provisions shall be required for this district:

***

~~8. Single-family infill development must comply with all regulations applicable to SFI development in the R-4 district except for density, which shall be permitted per Section 619.B.1.~~

~~9. Off-site manufactured home developments, upon obtaining use permit approval, shall comply with the R-4 standards for planned residential developments (Table 617.B, column C) except for density, which shall be permitted per Section 619.B.1.~~

***

Amend Chapter 6, Section 622 (Commercial C-1 District—Neighborhood Retail) to read as follows:

Section 622. Commercial C-1 District—Neighborhood Retail.

A. **Purpose.** The C-1, Commercial Neighborhood Retail District, is a district of light neighborhood type retail and customer service uses designed to be compatible with each other and nearby residential districts.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.** Unless otherwise specifically provided in this Section, the following restrictions shall apply to this district:

1. All commercial uses are restricted to closed buildingS except parking lots and liquid fuel pump services.

***

10. The sale of used merchandise in connection with the following permitted uses when such used merchandise uses a floorspace having a total area of no more than five ~~(5)~~ percent of the gross floor area of the establishment:

***

g. Audio and video rentals and retail sales.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE R-5 DISTRICT.

3. ADULT DAY CARE HOME AND CENTER

4. BOARDING HOUSE, SUBJECT TO A USE PERMIT

5. COMMUNITY RESIDENCE CENTER, SUBJECT TO A USE PERMIT

6. GROUP HOME, SUBJECT TO A USE PERMIT

7. NUSING HOME, SUBJECT TO A USE PERMIT

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4,~~ THE R-5 DISTRICT ~~and R-4A~~; and in addition the following:

***

2. RESERVED. ~~Adult Day Care Home and Center~~

***

19. RESERVED. ~~Boarding House, subject to a use permit~~

***

38. RESERVED. ~~Community Residence Center, subject to a use permit~~

***

76. RESERVED. ~~Group Home, subject to a use permit~~

***

120. RESERVED. ~~Nursing Home, subject to a use permit~~

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~ OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 623 (Commercial C-2 District —Intermediate Commercial) to read as follows:

Section 623. Commercial C-2 District —Intermediate Commercial.

A. **Purpose.** The C-2, Commercial Intermediate District, is a district of commercial uses of medium intensity designed to be compatible with each other and to provide for a wide range of types of commercial activity within the district.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.**

1. Except as otherwise provided, all permitted uses and storaging of materials or supplies shall be conducted entirely within a closed building.

2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 623.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:

   a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 623.~~C~~B.2.b;

***

9. With the exception of those instances listed above in 623.~~C~~B.7. and ~~C~~B.8., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership and upon obtaining a special permit pursuant to Section 647.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-1 DISTRICT.

3. BOARDING HOUSE

4. COMMUNITY RESIDENCE CENTER

5. GROUP HOME

6. NURSING HOME

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4,~~ THE ~~R-5, R-4A, and~~ C-1 district~~s~~; and in addition the following:

***

50. RESERVED. ~~Community Residence Center.~~

***

126. RESERVED. ~~Nursing Home.~~

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~ OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 624 (Commercial C-3 District —General Commercial) to read as follows:

Section 624. Commercial C-3 District —General Commercial.

A. **Purpose.** The C-3 Commercial General District, is a district designed to provide for the intensive commercial uses necessary to the proper development of the community.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.**

1. Any lighting shall be placed so as to reflect the light away from adjacent residential districts. No noise, odor or vibration shall be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside the site. Such comparison shall be made at the boundary of the site.

2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 624.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:

   a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 624.~~C~~B.2.b;

***

4. With the exception of those instances listed above in 624.~~C~~B.3., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-2 DISTRICT.

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4, R-5, R-4A, C-1 and~~ THE C-2 districts~~s~~; and in addition the following, including the storage of all raw materials and finished products in connection herewith:

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Neither the Zoning Administrator nor the Board of Adjustment shall have jurisdiction to vary the provisions of Section 624.E.1.~~OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~e.~~ ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 632 (High-Rise H-R1 District—High-Rise and High Density District) to strike everything, and replace with the following text:

SECTION 632. MIDDLE HOUSING (MH) OVERLAY DISTRICT

A. **PURPOSE.** THE PURPOSE OF THIS OVERLAY DISTRICT IS TO ESTABLISH ZONING REGULATIONS WHICH ACHIEVE COMPLIANCE WITH SECTION 9-462.13, ARIZONA REVISED STATUTES, AS FOLLOWS:

1. ENTITLE PROPERTIES WITHIN THE MIDDLE HOUSING OVERLAY DISTRICT TO HAVE UP TO FOUR PRIMARY DWELLING UNITS PER LOT.

2. PROVIDE MODIFIED DEVELOPMENT REGULATIONS FOR MIDDLE HOUSING.

B. **APPLICABILITY.**

1. THE MH OVERLAY MAY BE COMBINED WITH ANY ZONING DISTRICT WHEN ALSO IN COMPLIANCE WITH THE ELIGIBILITY REQUIREMENTS OF SECTION 632.C.

2. IF THE PROVISIONS OF THE MH OVERLAY CONFLICT WITH OTHER ZONING REGULATIONS APPLICABLE TO THE PROPERTY, THE MH OVERLAY PROVISIONS SHALL PREVAIL, UNLESS OTHERWISE STATED IN THIS SECTION.

C. **ELIGIBILITY REQUIREMENTS.** THE MH OVERLAY DISTRICT SHALL BE APPLIED TO THE FOLLOWING:

1. A PROPERTY WHICH HAS BEEN REZONED WITH THE MH OVERLAY DISTRICT IN ACCORDANCE WITH SECTION 506; OR

2. LOTS IN A SUBDIVISION HAVING A PLAT RECORDED ON OR AFTER JANUARY 1, 2026, WHICH MEET ALL OF THE FOLLOWING ADDITIONAL CRITERIA:

a. THE SUBDIVISION IS CONTIGUOUS AND A MINIMUM 10 GROSS ACRES IN SIZE.

b. THE SUBDIVISION HAS NEVER BEEN PART OF A PRIOR SUBDIVISION WHICH HAS APPLIED THE MIDDLE HOUSING PROVISIONS OF SECTION 9-462.13, ARIZONA REVISED STATUTES.

c. THE SUBDIVISION HAS BASE ZONING OF RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3.

d. FOR C-1, C-2, AND C-3 PROPERTIES ONLY: THE SUBDIVISION IS PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION AS SET FORTH IN SECTION 608.I.

e. THE NUMBER OF LOTS PROPOSED FOR APPLICATION OF THE MH OVERLAY DISTRICT DOES NOT EXCEED 20% OF THE TOTAL NUMBER OF LOTS IN THE SUBDIVISION. FOR SUBDIVISIONS OF FEWER THAN FIVE LOTS, ONE LOT SHALL BE PERMITTED TO HAVE THE MH OVERLAY.

f. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF: PHOENIX SKY HARBOR INTERNATIONAL AIRPORT; PHOENIX DEER VALLEY AIRPORT; AND SCOTTSDALE AIRPORT; EACH OF WHICH IS A FEDERAL AVIATION ADMINISTRATION COMMERCIALLY LICENSED AIRPORT OR A GENERAL AVIATION OR PUBLIC AIRPORT AS DEFINED IN SECTION 28-8486, ARIZONA REVISED STATUTES.

g. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF A MILITARY AIRPORT OR ANCILLARY MILITARY FACILITY AS DEFINED IN SECTION 28-8461, ARIZONA REVISED STATUTES.

h. THE SUBDIVISION IS NOT LOCATED ON TRIBAL LAND.

I. THE SUBDIVISION OWNER HAS REQUESTED THE CITY TO ASSIGN THE MH OVERLAY DISTRICT WITHIN THE SUBDIVISION THROUGH THE OPT-IN PROCEDURES PROVIDED IN THIS SECTION.

D. **OPT-IN PROCEDURE.** PRIOR TO UTILIZING THE PROVISIONS OF THE MH OVERLAY DISTRICT, SUBDIVISIONS ELIGIBLE PER SECTION 632.C.2 MUST REQUEST THAT THE CITY APPLY THE MH OVERLAY DISTRICT TO THE LOTS ON WHICH MIDDLE HOUSING SHALL BE PERMITTED, AS FOLLOWS:

1. THE SUBDIVISION OWNER SHALL SIGN BEFORE A NOTARY PUBLIC AN OPT-IN FORM PROVIDED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

2. CONCURRENT WITH THE OPT-IN FORM, THE SUBDIVISION OWNER SHALL SUBMIT A LEGAL DESCRIPTION OF THE LOTS ON WHICH THE MH OVERLAY DISTRICT SHALL BE APPLIED.

3. CITY STAFF SHALL REVIEW THE OPT-IN FORM AND LEGAL DESCRIPTION. WHEN THE REQUEST IS CONFIRMED TO BE ELIGIBLE, STAFF SHALL PROCESS A REQUEST TO CHANGE THE OFFICIAL ZONING MAP OF THE CITY OF PHOENIX TO APPLY THE MH OVERLAY DISTRICT TO THE ELIGIBLE SUBDIVISION LOTS.

4. ONCE THE ZONING MAP CHANGE IS COMPLETED, THE LOTS SHALL BE OFFICIALLY ASSIGNED THE MH OVERLAY DISTRICT UNTIL SUCH TIME THAT THEY MAY BE REZONED IN ACCORDANCE WITH SECTION 506.

E. **MIDDLE HOUSING (MH) DEVELOPMENT REGULATIONS.** THE FOLLOWING MODIFIED DEVELOPMENT REGULATIONS APPLY ONLY WHEN THE MH DISTRICT IS COMBINED WITH THE RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3 ZONING DISTRICTS. FOR ALL OTHER PROPERTIES, THE DEVELOPMENT REGULATIONS OF THE BASE DISTRICT APPLY.

1. **PERMITTED USES.**

   a. ALL USES PERMITTED WITHIN THE UNDERLYING BASE ZONING DISTRICTS, PLUS

   b. MULTI-FAMILY DWELLING UNITS.

2. **DENSITY.** THE MAXIMUM NUMBER OF PRIMARY DWELLING UNITS (PDU) PROVIDED ON A LOT ASSIGNED THE MH OVERLAY DISTRICT SHALL NOT EXCEED THE NUMBER ALLOWED BY THE BASE ZONING, OR FOUR PDUS, WHICHEVER IS GREATER.

   a. THE MAXIMUM NUMBER OF SUBDIVIDED LOTS PER ACRE IS THE SAME AS ALLOWED BY THE BASE ZONING AND IS NOT MODIFIED BY THIS SECTION.

b. FOR THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, DENSITY BONUS PROVISIONS ARE APPLICABLE FOR SINGLE-FAMILY DEVELOPMENT AS SET FORTH IN SECTION 608.H.1.

3. **SETBACKS AND HEIGHT**. THE REQUIRED SETBACKS AND MAXIMUM HEIGHT(S) SHALL BE THE SAME AS FOR A SINGLE-FAMILY DWELLING UNIT ON THE SAME PROPERTY, INCLUDING THOSE FOR PERMITTED PROJECTIONS.

4. **LOT COVERAGE.** LOT COVERAGE SHALL BE THE SAME AS FOR THE BASE DISTRICT, WITH THE FOLLOWING EXCEPTION:

a. **LOTS WITH BASE ZONING OF RE-43, RE-35, RE-24, OR R1-14.** THE MAXIMUM PERMITTED LOT COVERAGE SHALL BE INCREASED TO 50% WHEN ALL STRUCTURES ON THE LOT ARE ONE-STORY AND A MAXIMUM 20 FEET IN HEIGHT.

5. **PARKING AND MANEUVERING.**

a. ON LOTS HAVING NO MORE THAN ONE PRIMARY DWELLING UNIT, A MINIMUM OF TWO PARKING SPACES SHALL BE PROVIDED ONSITE.

b. ON LOTS HAVING TWO OR MORE PRIMARY DWELLING UNITS, A MINIMUM OF ONE PARKING SPACE SHALL BE PROVIDED ONSITE PER PDU.

c. MANEUVERING WITHIN A PUBLIC ALLEY SHALL BE ALLOWED WHEN IN COMPLIANCE WITH THE FOLLOWING: (T)

(1) THE ALLEY IS A MINIMUM 16 FEET WIDE FOR THE LENGTH OF THE BLOCK;

(2) THE ALLEY IS PAVED TO THE TWO NEAREST EXISTING CROSS STREETS, TO THE STANDARDS REQUIRED BY THE CITY FOR A LOCAL STREET; AND

(3) A MINIMUM OF 24 FEET MANEUVERING AREA IS PROVIDED THAT IS A COMBINATION OF THE ALLEY PAVING AND ONSITE PAVING, OR AS OTHERWISE APPROVED THROUGH A TECHNICAL APPEAL.

6. **DESIGN REVIEW.**

a. *HISTORIC PRESERVATION (HP).* DESIGN REVIEW FOR HP-ZONED OR HP-DESIGNATED PROPERTIES SHALL BE AS REQUIRED PER THE PROVISIONS OF CHAPTER 8, WITH NO MODIFICATIONS BY THIS OVERLAY DISTRICT.

b. ALL LOTS NOT ZONED HP OR DESIGNATED HP, REGARDLESS OF LOT WIDTH, SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

***

Amend Chapter 7, Section 701.A.3 (Projections) to read as follows:

***

A. **Lots.**

***

3. **Projections.**

a. **STANDARD OPTION.** The following provisions apply to development ~~in Sections 604 through 607 and Section 619~~ and ~~in the subdivision option of Sections 609 through 618~~ IN THE RE-43, RE-24, R1-14, AND R-4A DISTRICTS, AND IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE STANDARD DEVELOPMENT OPTION:

(1) Open projections.

(a) ~~In any district, an awning, open porch, open carport, or open balcony may project into any required front yard not more than five feet.~~
FRONT YARD. AN ATTACHED CARPORT, AWNING, PORCH/FRONT ENTRY, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO THE REQUIRED FRONT YARD.

(b) ~~An attached open porch, open carport, or open balcony may project into any side yard other than the side yard on the street side of a corner lot, if it does not come nearest to the side lot line than three feet.~~
SIDE YARDS. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO ANY INTERIOR (NOT STREET) SIDE YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE SIDE PROPERTY LINE.

(i) ~~For any lot wherein a ten-foot or greater side yard is required, no such projection shall be within an area ten feet wide and ten feet high, measured from finished grade, lying within that side yard.~~

(ii) ~~No more than one such clear area, as stipulated in i. above, need be maintained on a lot.~~

(c) ~~An attached open porch, open carport, or open balcony may project into a rear yard, provided it does not come nearer to a common rear lot line than three feet. Where a rear alley exists this projection may extend to the rear lot line or to within eight or ten feet of what would be the centerline of a full sixteen- or twenty-foot-wide alley where only a one-half or partial alley exists.~~
REAR YARD. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO THE REAR YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE REAR PROPERTY LINE.

(i) WHERE A FULLY-DEDICATED ALLEY EXISTS, THIS PROJECTION MAY EXTEND TO THE PROPERTY LINE; OR WHERE ONLY A PARTIALLY-DEDICATED ALLEY EXISTS, TO WITHIN EIGHT OR TEN FEET OF WHAT WOULD BE THE CENTERLINE OF A FULL 16- OR 20-FOOT-WIDE ALLEY.

(d) Open fire balconies, and OPEN fire escape stairs PROVIDED FOR EMERGENCY USE ONLY may project not more than five feet ~~over~~ INTO any required yard provided they come no closer than two feet from a property line.

(e) Awnings, cornices, CANTILEVERED roof overhangs, and eaves may project more than three feet ~~over~~ INTO any required yard providing they come no closer than two feet from a property line.

(f) Sills, leaders, belt courses, and similar ornamental features may project not more than six inches ~~over~~ INTO any required yard.

(g) An entrance awning may project into any required yard in an R-5 or less restricted district.

(2) Closed Projections.

(a) A bay window, oriel, entrance, or vestibule, ten feet or less in width, may project not more than three feet into any REQUIRED front or rear yard.

(b) A chimney may project not more than three feet into any required yard~~,~~ if ~~it~~ THE CHIMNEY is not more than six feet long measured in a direction parallel to the nearest property line AND ~~so long as~~ it is not closer than two feet from a property line.

(c) The main building ~~in a residence district~~ may project five feet into the required front yard for no more than one-half of the maximum width of the structure.

(d) The main building (which may include an attached ADU) may project into the required rear or side yard, subject to the following:

(i) The projection is no closer to a side property line than five feet;

(ii) The projection is no closer to a rear property line than three feet; and

(iii) The projection does not exceed 15 feet in height, unless greater height is permitted by obtaining a use permit per Section 307.

b. **PLANNED RESIDENTIAL DEVELOPMENTS AND PLANNED AREA DEVELOPMENTS.** The following provisionS ~~applies~~ APPLY to development in the ~~average lot and~~ RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE Planned Residential Development option~~s of Sections 609 through 618,~~ AND SUBDIVISIONS DEVELOPED AS PLANNED AREA DEVELOPMENTS PER SECTION 635:

(1) There shall be no projections into the required front or rear yard or required perimeter setbacks except:

(a) A roof overhang may project not more than three feet into either of these ~~yard~~ AREAS; and

(b) An attached awning, ~~open~~ porch, PERGOLA, TRELLIS/ARBOR, OR BALCONY ~~or other similar shade structure~~ may project not more than ten feet into the required ~~rear yard~~ PERIMETER BUILDING SETBACK provided that the structure shall neither cover more than ~~two hundred~~ 200 square feet nor come closer than three feet to a side or rear property line.

(c) A CLOSED PROJECTION (WHICH MAY INCLUDE AN ATTACHED ADU) MAY PROJECT INTO THE REQUIRED PERIMETER BUILDING SETBACKS, SUBJECT TO THE FOLLOWING:

(I) THE PROJECTION IS NO CLOSER TO A SIDE PROPERTY LINE THAN FIVE FEET;

(II) THE PROJECTION IS NO CLOSER TO A REAR PROPERTY LINE THAN THREE FEET; AND

(III) THE PROJECTION DOES NOT EXCEED 15 FEET IN HEIGHT, UNLESS GREATER HEIGHT IS PERMITTED BY OBTAINING A USE PERMIT PER SECTION 307.

(2) A roof overhang may project no more than three feet into a required street side yard setback.

c. **SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.** The following provisions apply to ~~single-family attached residential development:~~ SFI SUBDIVISIONS DEVELOPED IN ACCORDANCE WITH SECTION 608.I:

(1) Open Projections.

(a) ~~An awning, open porch, or open balcony may project into any required setback not more than five feet.~~ AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO ANY REQUIRED YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

(b) Where a~~n~~ FULLY-DEDICATED alley exists, an ATTACHED awning, ~~open~~ porch, PERGOLA, TRELLIS/ARBOR, or ~~open~~ balcony may extend to the property line.

(2) Closed Projections. A bay window, oriel, entrance, or vestibule, ten feet in width or less, may project not more than three feet into any required ~~building setback~~ YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

***

Amend Chapter 7, Section 702 (Off-Street Parking and Loading) to read as follows:

***

B. **Site and Parking Space Design Standards.**

***

2. **Space and aisle dimensions.** Dimensions for maneuvering aisles and for different types of parking spaces shall be as follows:

***

b. *Surface parking:*

***

(5) ~~The combined depth of the parking space and the aisle width shall equal sixty-two (62) feet for a double loaded aisle and forty-three (43) feet for a single loaded aisle.~~
FOR RESIDENTIAL PROPERTIES HAVING NO MORE THAN FOUR PRIMARY DWELLING UNITS, THE MINIMUM DRIVE AISLE WIDTH MAY BE REDUCED TO 10 FEET FOR TWO-WAY TRAFFIC WHERE IT DOES NOT ALSO FUNCTION AS REQUIRED MANEUVERING FOR AN ADJACENT PARKING SPACE, AS APPROVED BY THE PDD TRAFFIC ENGINEER.

***

C. **Parking Requirements.** Off-street automobile parking space or area shall be provided according to the following table, except for large scale retail commercial uses (see Section 702.D). The parking ratios in the table identify the minimum level of parking required to serve that use and receive site plan approval.

Type of Land Use	Parking Requirements
***	***
Dwelling Unit, Multi-family	1.5 spaces per dwelling unit ~~A minimum of 50%~~ Of the required parking spaces, A MINIMUM OF 0.25 SPACES PER DWELLING UNIT must be provided as unreserved spaces WHEN THE LOT HAS FIVE OR MORE DWELLING UNITS.
Dwelling Unit, Single-Family Attached	~~Per Section 608.F.6, if developing under the single-family infill development option per Sections 614 through 618.~~ 2 spaces per PRIMARY DWELLING unit ~~if not developing under the SFI option~~. The required spaces for each dwelling unit must be provided on the same lot. An additional 0.25 unreserved spaceS per dwelling unit must be provided elsewhere within the development for visitor parking.
Dwelling Unit, Single-Family Detached	2 spaces per ~~1~~ PRIMARY dwelling unit

Type of Land Use	Parking Requirements
***	***

***

F. **Special Parking Standards.**

1. **Residential DISTRICTS ~~lots~~.**

a. Required parking spaces ~~for single-family residential uses may~~ SHALL not be located in the required front yard.

b. ~~Spaces in excess of those required for single-family residential uses may be located in the required front yard. However, all parking and maneuvering areas within the required front yard shall not exceed 50 percent of the area of the required front yard, except that a driveway shall not be required to be less than 18 feet in width unless otherwise stipulated by Historic Preservation.~~
NO MORE THAN 50 PERCENT OF THE REQUIRED FRONT YARD SHALL BE USED FOR DRIVEWAYS, MANEUVERING AREAS, AND NON-REQUIRED PARKING SPACES. HP-ZONED LOTS MAY BE STIPULATED TO MAXIMUM PAVING THAT IS LESS THAN 50 PERCENT AS A PART OF THE HP APPROVAL PROCESS SET FORTH IN CHAPTER 8.

c. Buses shall not be parked in the front yard of any residential district. A bus is any commercially licensed motor vehicle designed for carrying more than ~~fifteen (15)~~ 15 passengers and used for the transportation of persons as well as any motor vehicle, other than a taxicab, designed for the transportation of persons for compensation.

d. Mobile homes shall not be parked in any residential district except as provided in Section ~~647.A.2.1~~ 608.J.

***

Amend Chapter 7, Section 703 (Landscaping, Fences, and Walls) to read as follows:

***

B. **Landscaping and Open ~~Areas~~ SPACE in Multi~~ple~~-Family Development.**

1. **Purpose.** Multi~~ple~~-family dwelling~~s~~ UNITS can play a desired role by providing desired forms of housing in appropriately zoned locations. However, because the density of dwellings is greater than alternate forms of housing, there is a relatively greater need to ensure an appropriate residential setting, including both landscape amenities and adequate outdoor open areas. Although it is recognized that many multi~~ple~~-family projects will wish to provide these in greater amounts, this section establishes minimum standards for these features. These standards also recognize both limitations in water availability as well as legitimate needs to use landscaping for shade, cooling, and visual relief. To these purposes, these standards distinguish between landscaped areas oriented to public street and the exterior of projects from that more internally oriented and for the use of residents. They provide for landscaping at the perimeter and in front yards to include waterless features and drought resistant plant materials. Higher water use landscaping is to be restricted to interior areas devoted to resident use.

2. Landscaping and open space ~~areas~~ shall be provided as follows at the time of initial development and shall be maintained in a living condition on any lot subject to residential district standards with five or more dwelling units. PROPERTIES WITH FOUR OR FEWER DWELLING UNITS SHOULD REFER TO SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

***

Amend Chapter 7, Section 710 (Hillside Development) to read as follows:

***

B. **Applicability.**

***

2. Development of land in any zoning district within a hillside development area shall ~~also~~ be regulated by the provisions of THIS section, ~~32-32 of the Phoenix City Code, whether subdivided or not, and shall be~~ subject to the following special conditions:

   a. HILLSIDE DEVELOPMENT STANDARDS SHALL BE APPLIED IN PLACE OF THE DEVELOPMENT STANDARDS OF THE BASE ZONING DISTRICT OF A PROPERTY AS SET FORTH IN THIS SECTION, AND SHALL NOT BE MODIFIED BY A ZONING OVERLAY.

   b. HILLSIDE DEVELOPMENT IS ALSO REGULATED BY THE PROVISIONS OF SECTION 32-32 OF THE PHOENIX CITY CODE, WHETHER SUBDIVIDED OR NOT.

***

C. **Standards.**

***

2. **Hillside development area standards.** Special yard, height, area, and coverage requirements for developments in the hillside areas in any zoning district shall be as follows:

~~Table 1~~

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
MINIMUM LOT AREA	18,000 square feet* *Lot areas of more than eighteen thousand (18,000) square feet may be required in order to provide a suitable building site meeting the grading standards of Section 32-32 of the Phoenix City Code. In no case shall residential lots contain an area less than the minimum area required by the zoning district in	As required by zoning district	as required by zoning district	As required by zoning district

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
	which such lots are located.			
MINIMUM LOT DIMENSIONS				
• WIDTH **• DEPTH**	120* 120'* *Unless in conformance with Section 32-32(M) of the City Code	As required by zoning district	As required by zoning district	As required by zoning district
REQUIRED SETBACKS				
• FRONT YARD	As required by zoning district	As required by zoning district	Minimum 30'*	As required by zoning district or minimum 30'*
• REAR YARD	As required by zoning district	As required by zoning district	Minimum 30'*	Minimum 30'*
• SIDE YARDS	As required by zoning district or	As required by zoning district or	Minimum 15'**Building	Minimum 15'*, whichever is

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
	ten (10) feet, whichever is greater	ten (10) feet, whichever is greater	heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from exterior boundaries	greater*Building heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from exterior boundaries
MAXIMUM COVERAGE UNDER ROOF	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel or as required by zoning district, whichever is less

~~HILLSIDE DEVELOPMENT AREA STANDARDS~~				
~~DEVELOPMENT OPTION~~	~~a. Single-family Residential (Conventional, Standard and Average Lot Options)~~	~~b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)~~	~~c. Multi-Family Residential~~	~~d. Any Non-Residential Zoning District~~
~~MAXIMUM BUILDING HEIGHT~~	~~No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure~~	~~No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure~~	~~No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure~~	~~No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure~~

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(1)	*NET LOT AREA (MINIMUM)*	STANDARD: 18,000 SQUARE FEET, OR AS REQUIRED BY THE ZONING DISTRICT, WHICHEVER IS GREATER PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(2)	*LOT WIDTH [(1)] (MINIMUM)*	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(3)	*LOT DEPTH [(1)] (MINIMUM)*	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(4)	*DEVELOPMENT DENSITY (MAXIMUM)*	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		
(5)	*SUBDIVIDED LOTS (MAXIMUM)*	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		
(6)	*FRONT YARD SETBACK (MINIMUM)*	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(7)	*REAR YARD SETBACK (MINIMUM)*	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(8)	*SIDE YARD SETBACK (MINIMUM)*	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	15 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(9)	*PROJECTIONS*	PER SECTION 701.A.3	PER SECTION 701.A.3	NOT PERMITTED
(10)	*PERIMETER SETBACKS (MINIMUM)*	SAME AS BASE ZONING DISTRICT		
(11)	*BUILDING HEIGHT (MAXIMUM)*	15 FEET WHEN WITHIN 10 FEET OF A SINGLE-FAMILY ZONED DISTRICT BOUNDARY, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT OF 2 STORIES AND 30 FEET, AS MEASURED FROM THE NATURAL GRADE OF THE PROPERTY AT ANY SECTION THROUGH THE STRUCTURE.		
(12)	*LOT COVERAGE (MAXIMUM)*	FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS EQUAL TO OR GREATER THAN 10 PERCENT: 25 PERCENT, OR AS REQUIRED BY THE BASE ZONING DISTRICT, WHICHEVER IS LESS. FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS LESS THAN 10 PERCENT: SAME AS BASE ZONING DISTRICT.		

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(13)	*COMMON OPEN SPACE (MINIMUM)*	SAME AS BASE ZONING DISTRICT		
(14)	*STREET FRONTAGE REQUIREMENT* *(2)*	SAME AS BASE ZONING DISTRICT		
(15)	*OTHER APPLICABLE REGULATIONS:*	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A. MULTI-FAMILY: SECTION 703.B	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.

(1) MINIMUM DIMENSIONS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.M, REGARDING PANHANDLE, DOUBLE FRONTAGE, AND OTHER UNORTHODOX LOTS.

(2) STREET FRONTAGE REQUIREMENTS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.N, REGARDING HILLSIDE STREET AND PAVING STANDARDS.

***

Amend Section 1203. Land Use Matrix (Downtown Code) to read as follows:

***

Section 1203. Land Use Matrix

***

C. *Land Use Matrix.*

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	Business Core	Central Park	Commercial Corridors	Downtown Gateway	East Evergreen	Evans Churchill East	Evans Churchill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Buren	Warehouse
RESIDENTIAL USES																
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Dwelling Unit, Single-Family, Detached ~~(Including Duplex and Triplex Uses)~~		np	np	p	p	np	p	p	p	p	p	p	p	p	p	np
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
***																

***

D. *Land Use Conditions.* The following shall apply to uses that are permitted with conditions (pc) OR USE PERMIT (up) as indicated with a number that corresponds with the Land Use Matrix in Section 1203.C:

***

27. Single-Family Infill (SFI) subdivision, per ~~Sections 608.F.6 and 614, Table 614.B~~ SECTION 608.I, except as modified below:

***

e. Frontage requirements: as per the applicable character area; or if lots front on a something other than a frontage zone, per the regulations of ~~Sections 608.F.6 and 614, Table B, Column D~~ SECTION 608.I.

***

g. Allowed uses: single-family ~~attached~~ dwelling units and home occupations per Section 608, except that units fronting a perimeter street (not an alley) may have additional uses as permitted per the applicable character area. ~~Single-family detached units are permitted for no more than 20 percent of the units in an SFI development to allow for variety and efficiency of design.~~

***

Amend Section 1205. Frontage Elements (Downtown Code) to read as follows:

***

A. *Active Front Yard (AFY*). An active front yard is a frontage element intended for use on blocks with a high percentage of existing and/or historic ~~single-family or duplex style~~ residential structures. AFY is not permitted for use on sites with primary uses which are nonresidential, or on residential lots with more than ~~two~~ FOUR PRIMARY dwelling units ~~(not including ADUs)~~. (R*)

1. For sites with HP zoning or designation, both the building elevations and improvements in the frontage zone shall be constructed as approved by Historic Preservation.

2. For sites not zoned or designated HP, buildings and improvements shall be installed in conformance with Section 507 Tab A ~~II.C.8.5 (Individual Unit Design Standards)~~ II.C.9 (RESIDENTIAL LOT DESIGN REVIEW). If any of the requirements of Section 507 Tab A ~~II.C.8.5~~ II.C.9 conflict with provisions of the Downtown Code, Section 507 Tab A ~~II.C.8.5~~ II.C.9 requirements shall prevail.

***

Amend Chapter 13, Section 1303 (Transect Lot Standards) to read as follows:

***

Section 1303. Transect Lot Standards

A. **General Lot Standards.**

1. Subdivisions shall comply with development standards per this chapter, including frontage standards, for all existing and newly created lots abutting public streets, private accessways, and private driveways, with the following caveats:

   a. A development may instead utilize the Single-Family Infill ~~development option~~ SUBDIVISION standards per Section ~~608.F.6 and Table 614.B, column D (except for the density, which is not restricted)~~ 608.I if it meets all three of the following conditions:

      (1) The ~~development~~ SUBDIVISION consists solely of single-family dwelling units and allowable accessory uses;

(2) ~~The development is located within the applicable area for the single-family infill development option or the infill development district as depicted on the map provided in Section 608.F.6; and~~
THE SUBDIVISION IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN OR IS LOCATED WITHIN THE AREA IDENTIFIED AS "APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT" SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND

(3) The ~~development~~ SUBDIVISION is located in any transect other than T3.

b. All subdivisions must comply with the requirements of the Subdivision Ordinance (Chapter 32 of the City Code), as may be modified by the Subdivision Committee to further the goals of the Walkable Urban Code.

2. All developments adjacent to single-family zoning districts shall ~~follow the same setback and stepback standards as the single-family infill development option (Table 614.B, column D); with additional requirements as follows:~~ BE SUBJECT TO THE FOLLOWING STEPBACK AND SETBACK REQUIREMENTS:

a. THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT. THIS stepback provision shall not ~~exceed~~REQUIRE GREATER THAN A maximum 75-foot setback from rear and side property lines for building height before THE maximum height IS allowed.

***

Amend Chapter 13, Section 1306 (Land Use Matrix) to read as follows:

***

Section 1306. Land Use Matrix

***

B. **Use Regulations.**

***

Table 1306.1 Land Use Matrix

CATEGORY: RESIDENTIAL USES	**T3**	**T4**	**T5:2**	**T5:3**	**T5:5**	**T5:6**	**T5:7**	**T6:7 T6:15**	**T6:22 T6: HWR**
***	***	***	***	***	***	***	***	***	***
Dwelling Unit, Single-Family Detached ~~(Including Duplex and Triplex Uses)~~	P	P	NP	NP	NP	NP	NP	NP	NP
Dwelling Unit, Single-Family Attached	P	P	P	P	P	P	P	P	P
SINGLE-FAMILY INFILL SUBDIVISION	NP	PC	PC	PC	PC	PC	PC	PC	PC
***	***	***	***	***	***	***	***	***	***

***

C. **Residential Uses, Land Use Conditions.**

***

4. SINGLE-FAMILY INFILL SUBDIVISION, AS SET FORTH IN SECTION 1303.A.1.a.

***

Amend Chapter 13, Section 1307 (Parking and loading standards) to read as follows:

***

Section 1307. Parking and loading standards.

***

B. *Required Vehicular Parking.*

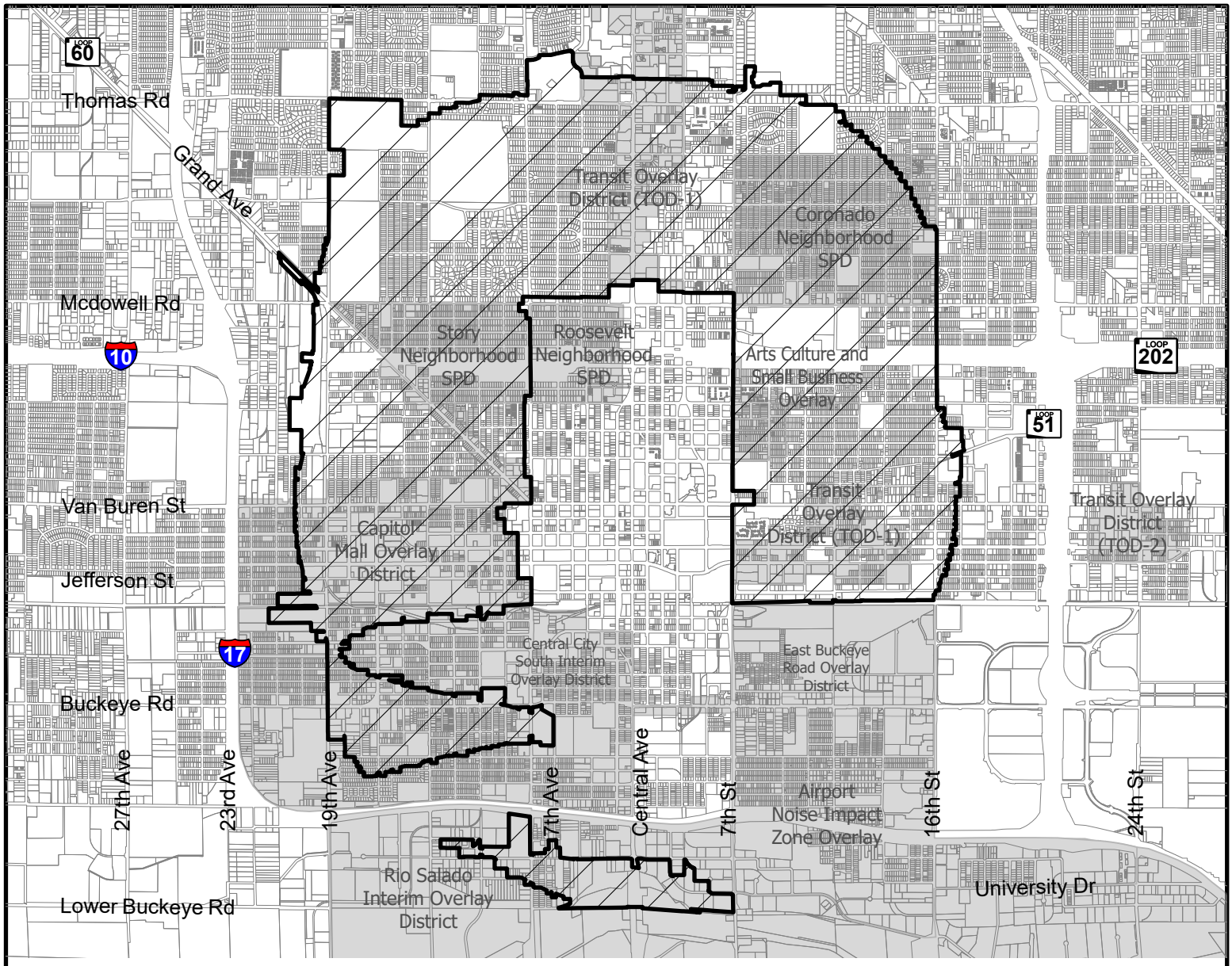
***

Table 1307.1 Minimum Required Vehicular Parking

USE	MEASURE	T3	T4	T5 1—5 Stories	T5 6—10 Stories	T6	MEASURE
***	***	***	***	***	***	***	***
Residential, Single-Family Attached	Per unit	Per Section ~~608.F.6~~ 608.I, if developing under the provisions of Section 1303.A.1.a; otherwise per Section 702.					
***	***	***	***	***	***	***	***

***

Exhibit B: Sketch Map

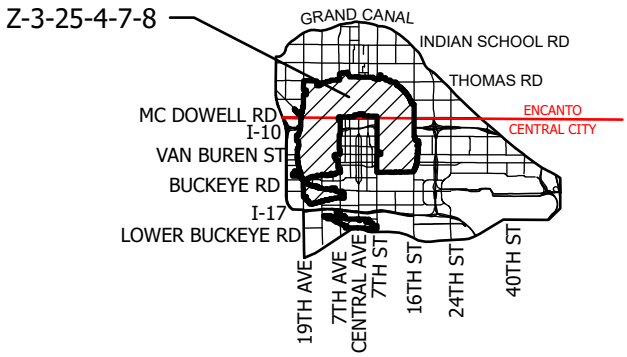


N

0 0.35 0.7 1.4 Miles

CENTRAL CITY / ENCANTO VILLAGE

COUNCIL DISTRICT: 4, 7, 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	City of Phoenix Planning Commission
APPLICATION NO:	Z-3-25-4-7-8
DATE:	8/13/2025
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	4467.45 Acres
AERIAL PHOTO & QUARTER SEC. NO. (QS 7-26 - QS 7-28, QS 8-24 - QS 8-27, QS 9-24 - QS 9-27, QS 10-24 - QS 10-31, QS 11-24 - QS 11-31, QS 12-24 - QS 12-31, QS 13-24 - QS 13-31, QS 14-24 - QS 14-30, QS 15-25 - QS 15-29)	ZONING MAP: E-7, E-8, F-7, F-8, F-9, G-7, G-8, G-9

REQUESTED CHANGE:

FROM: Various (4467.45 ac.)

TO: Various with Middle Housing Overlay District (4467.45 ac.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
N/A	N/A	N/A
N/A	N/A	N/A

* Maximum Units Allowed with P.R.D. Bonus

Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2025\Z-3-25-4-7-8.aprx

Ahwatukee Foothills
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 29, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Item No. 3 (Z-TA-1-25-Y) and Item No. 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

STAFF PRESENTATION
Anthony Grande, staff, provided a presentation summarizing the proposed text amendment and rezoning case, highlighting the background regarding state legislation, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District, the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM COMMITTEE
Committee Member Blackman asked for clarification about the applicability area. **Mr. Grande** provided additional information about the mechanism for applying the overlay to new subdivisions of 10 acres or more.

Committee Member Strem asked about how compatibility of new buildings is determined. **Mr. Grande** stated that existing zoning and design review requirements would still be in place.

Committee Member Fisher noted an issue about taxation and code enforcement for these lots since the new units will not be subdivided for ownership.

Chair Gasparro stated there are issues with infrastructure and parking. **Mr. Grande** noted that the City doesn't have the ability to require more parking than one parking space per unit under this code.

Committee Member Broberg asked if the City has an analysis of the potential universe of homes that could take advantage of this ordinance and if there is an understanding of the neighborhoods that will be impacted with potential parking issues. **Mr. Grande** noted that staff have been discussing with neighborhoods around downtown that have been concerned about potential impacts.

Committee Member Strem asked if the State provided a rationale for passing this legislation. **Chair Gasparro** stated that many cities and states are passing similar laws to this to help with housing affordability.

Chair Gasparro asked for clarification on the penalty if a city does not comply with this law. **Mr. Grande** replied that the penalty could be that the City would lose control over regulation for middle housing completely.

Committee Member Broberg asked for clarification on the lot coverage requirement. **Mr. Grande** replied that the lot coverage requirements for single-family lots would not be changed by this text.

Committee Member Slobodzian asked about discussions with the Water Services Department about water supply. **Mr. Grande** stated that new water connections are reviewed by the Water Services Department and developments are required to have a water supply before they can be built, adding that sewer capacity is required in the same way.

Committee Member Fisher asked if there was any consideration about other issues such as deeds and taxes that could delay construction. **Mr. Grande** noted that the legislation requires the City to allow middle housing through zoning and development codes, which is what this proposal does.

Chair Gasparro asked about public comments that have been given in the meetings up to this point. **Mr. Grande** noted that the largest concern has been the impacts to historic neighborhoods near downtown.

Committee Member Broberg asked if this legislation was crafted based on a bill in another state. **Mr. Grande** stated that he didn't know. **Chair Gasparro** speculated that this legislation was copied and pasted from another state.

Committee Member Fisher discussed the need for a mechanism to enforce changes to the tax requirements for new middle housing developments. **Committee Member Broberg** added that this creates an incentive to not disclose additional units on a lot to avoid tax issues.

Committee Member Fisher asked if HOAs would have the ability to restrict middle housing. **Mr. Grande** stated that the law does not impact HOA requirements.

Chair Gasparro commented about issues with school capacity that haven't been considered in creating this legislation.

Committee Member Jain stated that this is not a good response to the legislation and that the City could have tried to realize the goal of the legislation and revised the zoning regulations to do more than the minimum to incentivize additional housing. **Mr. Grande** reviewed some of the City's housing-related policies, noting that this ordinance was focused on responding specifically to the legislation.

Committee Member Strem stated that this will not create affordable housing.

Chair Gasparro suggested that incentivizing housing could be done through demolition credits and fee waivers in the area where middle housing is desired by policymakers.

Vice Chair Mager asked if this would likely result in demolition of buildings to construct middle housing developments. **Mr. Grande** stated that it is a question of economic feasibility for each lot, highlighting that the law would allow redevelopment or conversion of existing homes.

Committee Member Fisher stated that the legislation is not well written.

Committee Member Broberg highlighted that the City could provide a better response to what they are doing to address the housing shortage in Phoenix.

Committee Member Fisher stated that this overlay should be limited to the one-mile radius that's required, and it would be an issue if it were expanded.

Chair Gasparro asked if the Committee's comments will be conveyed to the Planning Commission. **Mr. Grande** stated that the comments drafted as minutes will be provided to the Planning Commission before the meeting on this item.

Committee Member Jain asked for clarification about how the overlay will apply to new developments of 10 acres or more. **Mr. Grande** described the mechanism.

PUBLIC COMMENTS
None.

Village Planning Committee Meeting Summary
Z-TA-1-25-Y

Date of VPC Meeting	September 30, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION

Committee Member Crews arrived during this item, bringing quorum to 11 members.

Item Nos. 3 (Z-TA-1-25-Y) and 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

STAFF PRESENTATION

John Roanhorse, staff, provided a presentation summarizing the proposed text amendment and rezoning case and stated the items would be heard concurrently. Mr. Roanhorse stated that there had been previous public presentations on this text amendment and information was available online. Mr. Roanhorse discussed the background regarding House Bill 2721, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District. Mr. Roanhorse provided examples of Middle Housing and the applicability for residential development. Mr. Roanhorse presented the applicability to new subdivisions, limitations and the implications for Historic Preservation. Mr. Roanhorse displayed the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM THE COMMITTEE

Committee Member Krietor asked for clarification on the northern boundary of the Central Business District. **Mr. Roanhorse** responded that the northern boundary is McDowell Road. Committee Member Krietor stated that the area shown does not appear to include the Alhambra Village, but Middle Housing would be important for the

area and the requirement for 20 percent in new subdivisions may not be applicable to Alhambra, as there are few, if any, sites available for new subdivision development.

Chair Sanchez asked if an ADU (Accessory Dwelling Unit) would allow for two-story construction on a lot. **Mr. Roanhorse** responded that Middle Housing allows duplexes, triplexes, fourplexes and townhomes would allow up to two stories. Committee Member Keyser commented that ADUs have typically been limited to one story, and the text amendment appears to be a change from past regulations, noting that he had seen two-story accessory structures previously cited for noncompliance.

Committee Member Ender asked whether the middle housing requirements would impact existing CC&Rs (Covenants, Conditions, and Restrictions). **Mr. Roanhorse** responded that the state legislation does not override private CC&Rs, which are enforced separately from city zoning regulations. Committee Member Ender asked about the availability of infrastructure and services to support Middle Housing development. Mr. Roanhorse responded that during the plan review process, City staff evaluate the availability of infrastructure and identify any necessary adjustments, and this information is provided to the applicant to ensure that new development can be supported appropriately.

Committee Member Ender asked how parking would be accommodated for middle housing, particularly in neighborhoods where street parking is already common. **Mr. Roanhorse** responded that parking can be provided on the lot being developed and noted that under the new text amendment, the city cannot require more than one off-street parking space per dwelling unit, in alignment with the state's middle housing legislation.

Committee Member Harris asked if there will be design criteria in place to ensure that middle housing developments in existing neighborhoods maintain the appearance of single-family homes to maintain the architectural character of the area. **Mr. Roanhorse** responded that all new developments must comply with the design requirements outlined in the zoning ordinance.

Committee Member DeGraffenried asked if middle housing could be designed to resemble single-family homes. **Mr. Roanhorse** responded that while the developments must follow established design guidelines, the intent is to ensure compatibility with surrounding structures.

Committee Member Keyser asked about the applicability of historic preservation which raised a question on designated historic buildings and if existing parking would remain in place if the property were redeveloped. **Mr. Roanhorse** responded that if an entitlement for parking has already been granted in association with a site, it would remain valid unless the entitlement is formally changed.

Committee Member Shore asked about the potential impact of Middle Housing on historic properties and if the new regulations could lead to increased demolitions and asked if there would be changes to front yards and lot configurations. **Mr. Roanhorse** responded that historic properties are not exempt from the middle housing requirements and the existing review procedures and demolition restrictions for historic properties would remain unchanged.

Committee Member Crews commented that various duplex and triplex properties blend into existing neighborhoods and noted a specific example near 3rd Avenue and Thomas Road, where a house with multiple units had parking integrated into the existing design. Committee Member Crews stated that the legislative intent behind the Middle Housing requirements was to increase housing options, not to override local design authority. **Mr. Roanhorse** noted that the text amendment did not include any provisions that would preempt the City's authority over design standards, and this remains a city responsibility, allowing communities to maintain architectural consistency and neighborhood character.

Committee Member Velasco asked if the intent of the legislation was to increase housing supply which does not necessarily guarantee affordability. **Mr. Roanhorse** responded that the current housing shortage has driven a surge in residential development and that Middle Housing is one strategy to diversify the housing stock and provide a broader range of options to meet varying needs and conditions.

Committee Member Crews stated that affordable housing remains a significant challenge in the community and there needs to be a broad discussion on the topic to explore several potential solutions. Committee Member Crews stated no definitive conclusions were reached during legislative discussions. Committee Member Crews expressed the importance of collaboration among various levels of government and community organizations in addressing housing affordability. Committee Member Crews stated the Village Planning Committee has a role in facilitating these discussions and contributing to potential solutions. Committee Member Crews expressed optimism that the introduction of Middle Housing could improve both pricing and availability, potentially to ease the affordability crisis. Committee Member Crews stated there is concern about the trend of constructing luxury-style short-term rentals, such as Airbnb properties, which may undermine affordability goals and stressed the need for closer monitoring of such developments. Committee Member Crews stated that affordability does not equate to availability, especially as more people continue to move to Phoenix and while current pricing may allow some individuals to purchase homes, addressing the broader issue of affordability will require significant and sustained involvement from multiple stakeholders.

Committee Member Vallo asked about density bonuses for low-income housing. Mr. Roanhorse responded that there are incentives in place for development and noted that there are challenges due to the prevalence of market-rate developments, which often outpace affordable housing projects. **Mr. Roanhorse** said there are active projects

currently underway that do include affordable housing components and progress is being made but will take time before these units become readily available to the community.

Committee Member Krietor commented that the Alhambra Village has demonstrated responsiveness in adapting to housing needs, particularly through its integration with light rail and collaboration with organizations such as UMOM and Catholic Charities and these efforts have helped provide housing options and opportunities for residents and stated that the Village Planning Committee has consistently supported initiatives that promote affordable housing.

Committee Member Shore asked how TOD (Transit-Oriented Development) supports residential growth. **Mr. Roanhorse** responded that TOD is designed to facilitate active transportation by improving accessibility between residential areas and businesses along the light rail corridor which are specifically planned to maximize access and ridership while promoting a variety of residential options.

Committee Member Keyser asked if the existing overlay districts would be extended and commented that potential adverse impacts of urban sprawl may result. Committee Member Keyser stated that sprawl affects transportation systems, energy consumption, and design efficiency which are issues that all planning committees should consider as development continues. **Mr. Roanhorse** responded that the city has implemented a shade policy, incorporated water conservation measures, and improved construction design standards, all of which contribute to more sustainable development practices. Committee Member Keyser commented that while improved irrigation systems are beneficial, they have limitations and noted the importance of monitoring and adjusting policies as new technologies emerge to ensure long-term effectiveness and sustainability.

PUBLIC COMMENTS

None.

Camelback East
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 9, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Vice Chair Paceley left the meeting during this item, bringing quorum to 16 members.

Item Nos. 5 (Z-TA-1-25-Y) and 6 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

STAFF PRESENTATION
Anthony Grande, staff, provided a presentation summarizing the proposed text amendment and rezoning case, highlighting the background regarding state legislation, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District, the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM COMMITTEE
Committee Member Schmieder asked about the scenario of an existing fourplex and if the owner would be required to keep it. **Mr. Grande** replied that the zoning would still allow single-family homes and would not require a fourplex to be constructed or retained.

Committee Member Beckerleg Thraen asked for clarification regarding this proposal and the ADU text amendment. **Mr. Grande** replied that the ADU provision is separate and would still be allowed on lots with a single-family home.

Committee Member Guevar asked if the City had looked into potential issues with lenders who could see these properties as multifamily after this overlay is approved. **Mr. Grande** replied that he hadn't heard of that concern, noting that the zoning districts would retain the label of Single-Family Residence District.

Committee Member Whitesell asked for clarification that this would apply on any individual lot within 1 mile of downtown. **Mr. Grande** replied that it would. **Mr. Whitesell** stated a desire to communicate to the City that they should advocate to the State Legislature for creating an exemption for historic properties. **Chair Fischbach** stated that since this is information only, the Committee should not take a formal vote on any motion, encouraging Committee Members to contact their representatives at the City level to express their concerns.

PUBLIC COMMENTS
None.

Central City
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 8, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

No quorum.

Deer Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 16, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Item No. 4 (Z-TA-1-25-Y) and Item No. 5 (Z-3-25-4-7-8) are companion cases and were heard together.

Committee Member Leon Thomas left during this item bring the quorum to 8 members present.

One member of the public registered to speak on this item.

STAFF PRESENTATION

Robert Kuhfuss, staff, provided a presentation summarizing the proposed text amendment and rezoning case, highlighting the background regarding state legislation, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District, the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM THE COMMITTEE

Committee Members asked questions regarding various aspects of the Proposed Text Amendment and Middle Housing Overlay District including clarification regarding the boundary of the Middle Housing Overlay District, its impact on historic properties, the ability to demolish existing housing and replace with middle housing, the provision regarding middle housing in new subdivisions, and the State Legislature's rationale for passing the bill. **Mr. Kuhfuss** provided answers to those questions.

PUBLIC COMMENTS

Beverly Richards asked for clarification as to whether middle housing could be constructed outside of the Overlay District. **Mr. Kuhfuss** provided clarification.

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 2, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Agenda Item 6 (Z-TA-1-25-Y) and Agenda Item 7 (Z-3-25-4-7-8) are companion cases and were heard together.

No members of the public registered to speak on this item.

Staff Presentation:
Adrian Zambrano, staff, provided an overview of House Bill 2721, noting that the State Legislature required cities with a population of 75,000 or more to adopt these regulations. Mr. Zambrano displayed types of housing that are known as middle housing. Mr. Zambrano shared the definition for middle housing within House Bill 2721. Mr. Zambrano shared where middle housing would be permitted, as required by the State law. Mr. Zambrano then shared State restrictions on implementation and the penalty clause within the State law. Mr. Zambrano summarized what text amendment case Z-TA-1-25-Y and the companion rezoning case Z-3-25-4-7-8 include. Mr. Zambrano then displayed the map for the Middle Housing Overlay District within one mile of downtown, noting that “downtown” includes all properties zoned Downtown Code. Mr. Zambrano shared the airport exclusion area that the State law does not apply to. Mr. Zambrano stated that properties zoned or designated historic are not exempt under the State law but noted that the law does not change existing design review procedures for historic or HP-zoned properties, does not change existing demolition restrictions for eligible historic properties, and does not require the City to allow two-story structures everywhere on a lot. Mr. Zambrano displayed a typical building setback exhibit and stated that middle housing must adhere to the same zoning development standards as a single-family home, including lot coverage, setbacks, height, projections,

building design, and parking. Mr. Zambrano displayed graphics of different types of middle housing. Mr. Zambrano shared that the State did not require the City to allow subdivision of lots developed with middle housing and noted that the City is not proposing to allow more lots nor smaller lots than is currently permitted by existing property entitlements. Mr. Zambrano discussed the additional subdivision opt-in provision included in the text amendment for new subdivisions of 10 contiguous acres or more to apply the MH Overlay District to 20 percent of the lots within the subdivision without public hearing, as required by the State law. Mr. Zambrano concluded with the timeline for public meetings and public hearings, additional resources, and key takeaways.

Questions from Committee:

Chair Steven Bowser asked if the provision to apply the MH Overlay District to 20 percent of the lots within a new subdivision of 10 acres or more is citywide. **Mr. Zambrano** responded affirmatively. Chair Bowser stated that all Arizona State Land Department (ASLD) auctioned parcels are over 10 acres, noting that this provision would impact the Desert View Village, unless developers plat subdivisions less than 10 acres at a time. Chair Bowser asked if middle housing is required to be provided. Mr. Zambrano responded that middle housing would have to be allowed on at least 20 percent of the lots within the subdivision to comply with the State law. Mr. Zambrano added that the developer could still choose to not build middle housing on those lots. Mr. Zambrano stated that the developer will tell the City which lots within their subdivision they want to apply the MH Overlay District, and then staff would send a supplementary zoning map to the City Council to adopt. Chair Bowser asked if middle housing could be clustered together within the subdivision. Mr. Zambrano responded affirmatively, noting that there are no restrictions on how the MH-zoned lots have to be dispersed throughout the subdivision. Chair Bowser asked for clarification that the City cannot require fire sprinklers. Mr. Zambrano responded affirmatively. Mr. Zambrano stated that there were recent updates to the Phoenix building code, noting that they were also following this legislation, and the updates to the building code would address any safety concerns.

Vice Chair Louis Lagrave asked if the opt-in provision for new subdivisions of 10 acres or more citywide is optional. **Mr. Zambrano** responded that the State law requires any new subdivision of 10 acres or more to allow middle housing on 20 percent of the lots within the subdivision.

Committee Member Joseph Barto stated that “must allow” does not sound like a mandate. Committee Member Barto stated that it sounds like an allowance. **Mr. Zambrano** responded that it is a requirement of the State law.

Vice Chair Lagrave asked if a developer can opt to not build middle housing within a subdivision. **Mr. Zambrano** responded that the developer can opt to not build middle housing, but the zoning must still allow for it on 20 percent of the lots within the subdivision. Vice Chair Lagrave asked if a new homeowners association (HOA) has to comply with the State law. Mr. Zambrano responded that HOAs can have stricter

restrictions than the City. Mr. Zambrano added that the City does not enforce HOA Covenants, Conditions, and Restrictions (CC&Rs).

Committee Member Richard Carlucci asked why the City did not extend the MH Overlay District around high-capacity transit stops, noting that the data center text amendment referenced the need for higher-density housing around these areas. **Mr. Zambrano** responded that the MH Overlay District is more specific to single-family subdivisions. Mr. Zambrano added that there are adopted transit oriented development (TOD) and transit oriented community (TOC) policy plans that provide guidance for future rezoning requests to rezone to the Walkable Urban (WU) Code within these policy plan areas, which does not have any density limitations. Committee Member Carlucci asked if there was consideration to extend the MH Overlay District to other areas of the city in order to help increase the supply of housing and bring down housing costs. Mr. Zambrano responded that he was not sure since he was not involved in the drafting of this text amendment. Mr. Zambrano stated that the proposed text amendment is trying to comply with the State law requirements. Mr. Zambrano added that the MH Overlay District does apply citywide for 20 percent of the lots in any new subdivision of 10 acres or more. Committee Member Carlucci asked how many single-family lots are within one mile of Downtown Phoenix. Mr. Zambrano responded that he was not sure. Mr. Zambrano stated that there are a lot of single-family lots within the area, including some historic districts. Mr. Zambrano stated that the State law does not override existing historic design review requirements. Committee Member Carlucci stated that the same development standards as a single-family home does not do a lot to provide more housing, noting that much smaller units would have to be squeezed into the building envelope. Mr. Zambrano responded that it would depend on a case-by-case basis. Mr. Zambrano displayed and discussed the typical lot setback exhibit. Committee Member Carlucci stated that the City seems to be doing the bare minimum to comply with the State law, noting that Phoenix is one of the fastest growing cities that needs more housing. Mr. Zambrano responded that the City is working on other efforts to increase housing options, such as the accessory dwelling unit (ADU) text amendment and expanding the WU Code around transit corridors. Mr. Zambrano added that the State legislature is passing legislation simultaneously, so the City has to keep up with the legislation as well.

Vice Chair Lagrave disagreed with Committee Member Carlucci. Vice Chair Lagrave stated that Phoenix is a wide open, western place. Vice Chair Lagrave stated that Phoenix is not New York City, nor Baltimore, nor Chicago. Vice Chair Lagrave stated that Phoenix is a spread-out city with a certain lifestyle. Vice Chair Lagrave stated that he does not want houses crammed into the city that creates a concrete jungle. Vice Chair Lagrave stated that he wants the space to have trees and homes where families can be raised.

Committee Member David Kollar stated that it is a moot point since the State law already passed. Committee Member Kollar asked for clarification that if the text amendment does not get passed by the end of the year, then all City restrictions go away. **Mr. Zambrano** responded affirmatively, noting that the State law included a severe penalty clause that stated if the regulations are not adopted by January 1, 2026,

then middle housing will be allowed on all lots zoned for single-family residential use citywide, without any limitations. Mr. Zambrano added that “without any limitations” could mean without any zoning controls whatsoever.

Chair Bowser asked for clarification that a subdivision of 10 acres or more that applies the MH Overlay District to 20 percent of the lots would not be heard by the Committee. **Mr. Zambrano** responded affirmatively, noting that it would be without any public hearing. Mr. Zambrano stated that staff would send a supplementary zoning map to the City Council to adopt. Mr. Zambrano added that subdivisions in other areas of the city, outside of the areas applicable to the State law, could still request to rezone to the MH Overlay District through the public hearing process.

Committee Member Carlucci asked if the subdivision would have to be of 10 acres or more. **Mr. Zambrano** responded that if it is a request to rezone to the MH Overlay District, it does not have to be of 10 acres or more.

Chair Bowser stated that there are patio homes that were built prior to the 1980s along Scottsdale Road south of McDonald Drive that seem to be a middle housing option. Chair Bowser stated that they are still quite nice and are higher-density and affordable homes. Chair Bowser stated that they could be a great product if done well architecturally. **Mr. Zambrano** responded that part of the text amendment is also amending Section 507 Tab A of the Phoenix Zoning Ordinance to update the Individual Unit Design Standards to also apply to middle housing and require design review of middle housing.

Committee Member Jason Israel asked if ADUs would still be permitted. **Mr. Zambrano** responded affirmatively. Mr. Zambrano stated that the text amendment is also amending sections of the Phoenix Zoning Ordinance so ADUs would only be permitted on a lot with one primary dwelling unit. Committee Member Israel asked where the City is at within the timeline. Mr. Zambrano responded that the cases would be voted on by the Planning Commission in October and the City Council in November.

Committee Member Kollar asked if it is common for the State legislature to play a hand in local zoning regulations. **Mr. Zambrano** responded that it has been more common recently.

Public Comments:
None.

Staff Response:
None.

Committee Discussion:
None.

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 8, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Item Nos. 3 (Z-TA-1-25-Y) and 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

Three members of the public registered to speak on the item, with one in opposition.

STAFF PRESENTATION:

Chris DePerro, with the City of Phoenix Planning Department (PDD), provided a presentation on the City's Middle Housing Text Amendment and accompanying Overlay District. Mr. DePerro stated that the text amendment to the Zoning Ordinance would be reviewed first to provide context which would establish the Middle Housing Overlay District in areas of central Phoenix. Mr. DePerro explained that this initiative stems from House Bill 2721, passed during the 2024 legislative session, which requires all Arizona cities with populations over 75,000 to allow middle housing under certain conditions. Mr. DePerro stated that the Middle Housing, as defined in the legislation, includes duplexes, triplexes, fourplexes, and townhomes, up to a maximum of four units per lot. Mr. DePerro emphasized that the legislation was state-mandated, not locally initiated and outlined several requirements of the bill, including the requirement to allow up to four dwelling units per single-family lot in certain areas of central Phoenix. Mr. DePerro explained that at least 20 percent of the lots in any new subdivision of 10 contiguous acres or more must permit middle housing. Mr. DePerro stated Middle Housing must be treated no more restrictively than single-family housing in terms of permitting, review, and development standards. Mr. DePerro further explained restrictions that the City may not impose, including requirements for fire sprinklers, owner occupancy, or more than one off-street parking space per unit. Mr. DePerro stated the City also may not discourage rental housing or impose regulations more restrictive than those applied to single-family dwellings. Mr. DePerro emphasized that if Phoenix fails to adopt the required regulations by January 1, 2026, middle housing would automatically be allowed

without limitation on all single-family residential lots in the city. Mr. DePerro then described Text Amendment Z-TA-12-5-Y, which revises zoning regulations to comply with state law, and Rezoning Case Z-3-25-4-7-8, which applies the overlay district to the one-mile area surrounding downtown Phoenix as required. Mr. DePerro explained that the overlay district would function in addition to the existing underlying zoning, allowing either the density permitted by zoning or four units, whichever is greater. Mr. DePerro's presentation included maps outlining the overlay district boundary, which follows a one-mile radius around the designated downtown core. Mr. DePerro said the Federal aviation noise contours exclude certain areas from the overlay due to restrictions on residential density near the airport. Mr. DePerro clarified that historic preservation regulations remain unchanged, including demolition restrictions and review procedures for historic properties. Mr. DePerro also noted that recent code updates extended the review stay for eligible properties from 30 days to 60 days. Mr. DePerro provided development examples on typical R1-6 lots, including setbacks, building envelopes, and limitations on lot coverage. Visual examples of duplex and fourplex designs were shown to illustrate how middle housing could be integrated within existing neighborhoods. Mr. DePerro stressed that the proposal does not permit subdivision of lots beyond existing entitlements, nor does it allow more units than authorized by law. Mr. DePerro provided an example demonstrating how 20 percent of lots would be designated for middle housing and mapped with the overlay district. Mr. DePerro emphasized that subdivision design could accommodate varied lot sizes or locations for middle housing. Mr. DePerro reviewed the proposed timeline for Planning Commission for information in September and recommendation was scheduled for October 6. Mr. DePerro stated the City Council will consider action on November 5, 2025. Mr. DePerro provided a summary and noted the middle housing requirement is state-mandated, must be applied within one mile of downtown and to 20 percent of new subdivisions over 10 acres and the City faces the risk of losing zoning controls entirely if regulations are not adopted by the state deadline.

Mr. DePerro directed attendees to additional resources at phoenix.gov/middlehousing

QUESTIONS FROM THE COMMITTEE:

Committee Member Warnicke asked if the driving force behind the legislation was the historical shift away from middle housing. **Mr. DePerro** responded that while he did not want to speak directly to the legislature's intent, many consultants and proponents suggest that the law is a way to increase density in areas where it has become difficult. Mr. DePerro acknowledged that there are broader policy discussions surrounding the issue, but he could not say with certainty why the legislature chose this approach.

Committee Member Warnicke stated that historically there had been middle housing, but that it is no longer permitted, and noted that multifamily housing is not currently allowed in single-family residential zoning. Mr. DePerro responded that multifamily housing is not permitted in single-family zoning districts. Committee Member Warnicke asked when multifamily development is allowed. Mr. DePerro responded that multifamily zoning is typically applied through separate zoning designations and is defined as a lot that allows more than one primary unit. Committee Member Warnicke stated that this

would include duplexes and apartments. Committee Member Warnicke noted that the state requires the provisions to apply within one mile of the Central Business District, but the definition of that area varies. Mr. DePerro responded that neighborhoods such as Willo, La Hacienda, and Alvarado, while zoned R1-6 or R1-10, technically allow duplexes under certain lot conditions, which makes them multifamily zones. Mr. DePerro stated that those districts only allow duplexes on larger lots and that this provision does not actually increase density. Committee Member Warnicke confirmed that duplexes are still permitted under those designations and suggested that they could therefore be considered multifamily zoning. Mr. DePerro responded and noted that point but explained that the state law requires the city to apply the middle housing provisions to lots zoned for single-family uses which includes the areas in question. Committee Member Warnicke expressed frustration, stating that these lots already allow multifamily development and that applying the law in this manner threatens historic neighborhoods and noted that historic designation can be lost if more than 50 percent of contributing homes are removed. Committee Member Warnicke said that the overlay boundary appeared to cut into La Hacienda while avoiding his own property. Mr. DePerro stated that the city's text amendment is intended to comply with state law, regardless of whether the legislature considered impacts on historic neighborhoods. Committee Member Warnicke stated that the state law only applies to single-family residential properties, and reiterated his position that some of these areas should be classified as multifamily. Mr. DePerro stated that he and Mr. Warnicke appeared to disagree on that interpretation. Committee Member Warnicke asked about the 20 percent multifamily requirement for subdivisions. Mr. DePerro responded that the requirement applies only to new subdivisions of 10 acres or more, typically in areas such as north Phoenix, and not to existing neighborhoods. Committee Member Warnicke asked if this meant there was no 20 percent cap on middle housing in neighborhoods like Willo. Mr. DePerro responded that there is no such cap and that, if the overlay were approved, any eligible lot within Willo could potentially develop as middle housing, including fourplexes. Committee Member Warnicke concluded by stating that this would allow widespread redevelopment in historic areas. Mr. DePerro agreed that this was correct under the proposed application of the state law.

Committee Member Procaccini asked what would happen if the City chose to reduce the size of the Central Business District, noting that it might be considered beneficial in some cases to shrink the designated downtown area. Mr. DePerro responded that there are two potential issues with that approach first, the state law specifies that the applicable Central Business District boundaries are those that were designated as of September 14, 2024 and no changes can be made at this point. Mr. DePerro stated second, the law also contains a provision prohibiting cumulative or individual actions by municipalities that interfere with housing development. Mr. DePerro said that if city were to attempt to shrink the boundaries, it could be considered noncompliant under that provision and that the September 14, 2024 designation date is the controlling factor.

Committee Member Wagner stated that under normal procedure, text amendments are presented to Village Planning Committees for information only, followed by at least a month to review and provide input and in this case, however, the process was not being followed. Committee Member Wagner said that the proposed text amendment is

178 pages long and was only received by the committee a few days prior to the meeting, which made it very difficult for members to adequately review the information and further expressed that the amendment would greatly benefit from committee input and questioned why the committee was not being given that opportunity.
Joshua Bednarek, PDD Director, responded that it was a valid concern and explained that the planning staff were attending all Village Planning Committee meetings this month to provide information and ensure that word about the new law was reaching the community. Mr. Bednarek stated that the language presented in the amendment reflects the minimum requirements of state law, leaving little room for adjustment and the City's priority is compliance with the law and meeting the statutory deadline requiring City Council action later this year. Mr. Bednarek expressed that while staff values feedback, the purpose of these presentations are primarily informational and offered to provide his contact information to any committee members or members of the public who wished to ask further questions. Committee Member Wagner stated that while she appreciated the explanation, she remained concerned. Committee Member Wagner shared the concern that neighborhoods had been in contact with other cities, which were approaching the legislation differently and actively working to mitigate its impacts. Committee Member Wagner emphasized that the City of Phoenix was not necessarily taking the bare minimum approach, and that this issue warranted more public discussion with Village Planning Committees. Committee Member Wagner also questioned the stated deadline, noting that City staff had known about the legislation since February 2024, according to emails. Committee Member Wagner said this with the accessory dwelling unit legislation, which passed in May and had to be implemented by January 2025 and in the case of the middle housing bill, she said, cities were given an additional year to act. Committee Member Wagner expressed frustration that the committee was being told there was no more time to review the amendment, despite Phoenix having had significantly more time to prepare.

Committee Member Kleinman asked for clarification regarding the timeline of the legislation and stated his understanding that the State of Arizona passed the bill during the 2024 legislative session, with an effective date of January 1, 2026. Committee Member Kleinman noted that cities are required to adopt local regulations by that same date and asked whether the City of Phoenix had the authority to extend or delay the effective date, or whether it must begin enforcement on January 1, 2026. Committee Member Kleinman explained that his concern was twofold if the state legislature amends the law during the upcoming session, it would be problematic for the city to take action prematurely and then be unable to undo its decisions. Committee Member Kleinman suggested that, at a minimum, the city should consider delaying implementation until any potential state-level amendments are resolved. Mr. Bednarek responded that the idea of delaying the effective date had been suggested and was referred to the City's Law Department and the initial response was that the law is clear in requiring implementation on January 1, 2026. Mr. Bednarek noted that delaying implementation could put the city at risk of being found noncompliant and added that the matter could be further discussed with the Law Department and potentially with the City Council.

Committee Member Rodriguez stated that she supports the house bill overall but

expressed disappointment that it did not extend further and explained that her home, built in 1932, was located just outside of the overlay area. Committee Member Rodriguez stated that she would like the opportunity to redevelop her property into housing that contributes to the city's future, which she considered part of building a better history. Committee Member Rodriguez noted that her neighborhood lacks the tax incentives, gated communities, safe bike lanes, and other infrastructure present in other areas, while still experiencing challenges such as cut-through traffic from the reverse lanes, she stated that the bill does not go far enough and encouraged the city to be bolder in extending its provisions. Committee Member Rodriguez added that other cities, such as Portland, have implemented similar policies without significant impacts from demolitions, and she offered to share those examples with the committee.

Committee Member Wagner stated that the city was aware of legislation introduced in the prior session seeking to exempt historic districts and emphasized that while she supports rental housing, she also values maintaining historic districts, which have been carefully preserved for decades. Committee Member Wagner noted that another attempt to exempt historic districts may be made in the upcoming legislative session and stated there is concern that the current 178-page text amendment appeared to be a rewrite of the Zoning Ordinance, rather than a simple overlay as previously described. Committee Member Wagner questioned why the committee had not been told earlier that such extensive changes would be included and asked why multifamily provisions were being revised when the legislation was directed at single-family zoning. **Mr. DePerro** responded that he had described the amendment as involving extensive revisions in several prior presentations and that this approach was taken out of caution due to the statutory requirement that single-family and middle housing be treated identically. Mr. DePerro stated in many parts of the Zoning Ordinance, the two are treated differently, with middle housing subject to more restrictive provisions therefore, significant revisions were necessary to bring them into alignment. Mr. DePerro clarified the mechanism for implementation and stated that the text amendment itself does not grant entitlements but the following agenda item the zoning case would apply the Middle Housing Overlay (MH) to properties. Mr. DePerro stated the text amendment establishes the framework and creates the overlay district, but actual entitlement would only occur through a rezoning action and noted that the opt-in provision for 10-acre subdivisions functions similarly, requiring a property owner to request the overlay before it is applied. Committee Member Wagner responded that her neighborhood had held several meetings with the PDD and had repeatedly asked for a seat at the table during the drafting of the amendment. Committee Member Wagner expressed frustration that those requests were not accommodated and that the committee was now being asked to consider the amendment at the last minute without sufficient time for review.

PUBLIC COMMENTS:

Mr. Will Kerwin introduced himself as a resident on Willetta Street stated that he lives in a duplex where two different houses are located on the same lot and considered a plan to rent out the back unit once it became unoccupied, and asked if that would still be possible under the proposed ordinance. **Mr. DePerro** responded that, without knowing the exact circumstances, nothing being proposed should change an existing entitlement

and confirmed that if the second residence is currently legal, then the entitlement remains. Mr. DePerro invited Mr. Kerwin to send him specific details by email so staff could research the property's history and provide a clear response and emphasized that the ordinance was intended to add entitlement for additional units, not take away existing rights. Mr. Kerwin shared a neighborhood concern regarding an individual who built a multi-story structure, which appeared to have been left unfinished and that residents suspected the intent was to drive up property taxes to force buyouts, though he acknowledged this may not be true. Mr. DePerro replied that if the structure was built without permits, that would be a code enforcement issue and asked for clarification about whether the construction was permitted. Mr. Kerwin clarified that he was raising the example hypothetically and asked whether, under the ordinance, someone could legally construct a multi-story building for speculative purposes. Mr. DePerro explained that the ordinance did not increase allowable building height, setbacks, or envelope limits and the intention of the changes only addressed the number of units allowed on a lot. Mr. DePerro stated that the ordinance would not permit a five-story building in a single-family neighborhood, since the existing height and setback limits would still apply. Mr. Kerwin acknowledged the clarification but asked whether there was a way to mitigate the impact of increased property taxes on neighbors. Mr. DePerro responded that property taxes are difficult to predict and stated that values can both rise and fall, referencing the Great Recession when values plummeted. Mr. DePerro stated that the ordinance had been crafted with a focus on zoning and entitlements, and broader economic impacts such as property taxation had not been a primary consideration.

Mr. Mike Mark introduced himself as a resident on Holly Street and stated that he had several questions and asked whether the city currently knew how many lots would be impacted by the ordinance, noting that there are empty lots that could be targeted. Mr. Mark added that estimating the number of eligible lots would be helpful, since it was likely that developers would begin to purchase such properties to take advantage of the new entitlements. Mr. DePerro responded that the estimate was on a graphic he had previously shared, but he did not have it readily available at the meeting and apologized and stated that he could provide the figure later. Mr. DePerro confirmed that the calculation was included in staff's analysis and agreed that vacant lots zoned appropriately would be among the first likely to be impacted. Mr. Mark asserted that this suggested a likely targeting of properties for redevelopment and asked whether the city's Middle Housing website included real-life examples of duplexes, triplexes, or fourplexes on single-family lots. **Mr. DePerro** responded that the photos shown in the presentation were real examples from Phoenix and had been used to illustrate what the ordinance would proceed. Mr. Mark confirmed that the images were taken from within Phoenix, including areas near a neighborhood dog park in the area of 3rd Avenue and Culver Street, but emphasized his concern that the ordinance appeared punitive toward historic properties. Mr. Mark expressed that the proposal seemed almost surgically targeted to impact historic neighborhoods in particular and added that he wished the policy could instead be mirrored so that his neighborhood would be affected rather than historic districts, which he believed should be spared from such negative impacts.

Joan Gresch stated she is a longtime resident of the area since 1977 and had concerns for the committee regarding historic preservation and the impact of recent

state laws. Ms. Gresch shared her personal experience restoring a historic home from the 1920s in downtown Phoenix with her husband while earning less than $20,000 per year at the time. Ms. Gresch stated that the Historic Preservation program provided tax incentives and guidelines that allowed them and others to rehabilitate historic properties appropriately, contributing to the revitalization of the neighborhood. Ms. Gresch expressed concern that recent state interventions have undermined these protections and threatened the progress made over decades. Ms. Gresch urged the city to support residents if legal action arises, emphasizing the emotional and financial investment her family has made in preserving the historic character of their home and neighborhood. Mr. DePerro responded that the current law, while allowing up to four units on a property, does not remove existing historic preservation protections and stated that the design review processes and other safeguards under both state law and city plans would remain in place. Ms. Gresch acknowledged this clarification but emphasized that the broader context and discussion about preserving historic districts remain critical.

FLOOR/PUBLIC DISCUSSION CLOSED, COMMITTEE DISCUSSION:

Committee Member Procaccini asked whether the city's website allowed residents to type in their address to determine if their property fell within the proposed middle housing overlay area, noting that he lived near the boundary and was unable to tell. **Mr. DePerro** responded that the website did provide that function and that members of the public could also email him directly with an address and he would confirm the information, often faster than the online tool.

Committee Member Wagner asked how many square miles were included in the middle housing overlay area shown on the map. **Mr. DePerro** responded that he did not have the exact figure memorized but estimated that the area covered between five and six square miles in and around downtown. Mr. DePerro noted that this represented a small portion of Phoenix overall, which spans approximately 520 square miles. Committee Member Wagner said that, while the overlay represented only five to six square miles, it was still a significant area when viewed in comparison to the entire city.

Committee Member Kleinman expressed concern about the impact of increasing housing in historic neighborhoods and asked whether the city could mandate that new housing developments, specifically those referenced in the middle of the presentation on page 92, be designated as workforce or affordable housing. Committee Member Kleinman emphasized the need to prevent historic homes from being replaced by high-cost fourplexes potentially used for short-term rentals, such as Airbnb. Committee Member Kleinman asked if there were any mechanisms to limit high-cost townhouses and short-term rentals in these historic areas. Mr. DePerro responded that both short-term rentals and affordable housing requirements are largely restricted by state law. Mr. DePerro explained that the city has minimal control over short-term rentals and cannot require affordable housing in zoning cases or stipulations and stated that while the city can incentivize affordable housing, it cannot mandate it and that the city is exploring other potential approaches to mitigate community concerns while remaining compliant with state law, although no solutions had been finalized. Mr. DePerro emphasized that the city is listening to feedback and seeking ways to balance middle housing

requirements with the preservation of historic districts.

Committee Member Wagner stated that, in line with Committee Member Kleinman's concerns about workforce housing, a neighboring property near the dog park as formerly mentioned recently sold for $2.6 million. Committee Member Wagner noted that this example indicates the development is unlikely to provide affordable housing.

Committee Member Perez asked whether any language incentivizing affordable or workforce housing had been considered in the text amendment and asked if such measures could be incorporated as a potential avenue for encouraging these types of housing. Mr. DePerro responded that while such incentives could potentially be considered, they had not been included in the current text amendment and stated that the language as written represents the minimum required to comply with state law. Mr. DePerro acknowledged the concerns about providing additional incentives or protections but emphasized that state law does not require these provisions, and their absence is consistent with legal compliance.

Committee Member Kleinman expressed frustration with the city's limited flexibility under state law and recalled past experiences in which the city initially faced restrictions but eventually implemented changes, noting that simply complying with state law does not preclude the city from exploring measures that could benefit Phoenix. Committee Member Kleinman stressed that fear of potential lawsuits should not prevent proactive efforts to improve outcomes for the city and its residents. **Mr. Bednarek** responded noting that any action outside the boundaries of state law could trigger complaints to the Attorney General under State Statute 1487, potentially putting $850 million in state funding at risk. Mr. Bednarek clarified that such disputes do not automatically go to court and follow a 30-day process. Committee Member Kleinman stated that the city has previously navigated conflicts with state law in other contexts, such as fair wages, and argued that avoiding any attempt to push the envelope in this case seems overly cautious. Committee Member Kleinman emphasized that his comments were meant as an opinion and not a directive, expressing his perspective that the city could explore creative approaches without undue risk. Mr. Bednarek responded stating that he took no offense to the comments and appreciated the perspective.

Committee Member Rodriguez shared her perspective on affordable housing and the overall benefits of increasing housing stock and invited fellow committee members and staff to collaborate on initiatives aimed at promoting affordable housing. Committee Member Rodriguez emphasized that increasing housing availability can make housing more accessible in general and stated differing viewpoints on historic preservation but expressed the belief that denser, thoughtfully designed housing can contribute positively to the community's history. Committee Member Rodriguez also highlighted that parts of Phoenix, including this area, benefit from some of the city's most successful public transportation systems and bike lanes and suggested that adding new housing, regardless of affordability designation, could help reduce overall housing costs by increasing supply. Committee Member Rodriguez stated it is important to encourage broader collaboration and engagement from committee members on housing issues.

Committee Member Warnicke commented on the public comments and expressed appreciation for the eloquence of the previous speaker and said she is absolutely right in what we are facing is an existential threat to our historic neighborhoods. Committee Member Warnicke stated the idea of launching 5,000 homes into these areas is alarming and has asked the city how many historic homes are at risk, and still had not received an answer. Committee Member Warnicke stated if we estimate 5,000 homes and allow fourplexes on each, that's 20,000 residences replacing 5,000 single-family homes. Committee Member Warnicke stated that in the past year alone, over 20,000 apartments have come online, and there's another 20,000 expected next year and there is already a glut. Committee Member Warnicke stated this attack on historic neighborhoods is not only unnecessary it is absurd and will not achieve its intended goals. Committee Member Warnicke stated these lots will be subdivided or made available for affordable purchase and they will be expensive, likely short-term rentals like Airbnbs and this is very upsetting. Committee Member Warnicke stated there will be a lawsuit but not against the state and the state can pass these laws, but the city is not obligated to adopt a text amendment that implements them in this way. Committee Member Warnicke stated there is a legal argument for exempting R1-6 and R1-10 zones, especially those with homes subdivided before 1998 or 1999 and these areas are already entitled to duplexes because our historic neighborhoods are already denser than many of the true single-family neighborhoods in Phoenix that do not allow duplexes. Committee Warnicke stated his office is in a home that was converted from a duplex which are scattered throughout the Willo Neighborhood. Committee Member Warnicke stated the city does not have to do this it is choosing to and that is why there is going to be a fight with the city. Committee Member Warnicke stated he should not have to fight both the state and the city, but that's the position we have been put in which is ridiculous. Committee Member Warnicke stated we have invested hundreds of thousands, maybe millions in historic preservation grants and encouraged families, like the one who restored two old homes, to take advantage of tax benefits and reinvest in their properties. Committee Member Warnicke stated this was in the 1980s and he remember walking up 5th Avenue to Kenilworth School. Committee Member Warnicke stated back then, homes had planks over the stairs and people were rolling motorcycles into their living rooms and that is what the neighborhood was like before it became the Willo Neighborhood. Committee Member Warnicke stated we saved that neighborhood and saved others which helped create the city that people now want to walk through and now they want to tear it all down and build fourplexes. Committee Member Warnicke stated he could not be more livid, and he is going to do everything he can to stop it.

Chair Montaño Searles reminded everyone that the item under discussion is part of the timeline presented earlier in the meeting and explained that the matter went to the Planning Commission for information only on September 4 and it is scheduled for the Planning Commission with a recommendation on October 6, and then it will go before City Council on November 5. Chair Montaño Searles encouraged attendees to visit the city's website and navigate to the public meetings section under the City Clerk's page for more information and also welcomed continued public participation, noting that if individuals want to make their voices heard, that is the place to do so and thanked everyone for their comments and reiterated that today's item was for information only.

Estrella
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 16, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Item No. 5 (Z-TA-1-25-Y) and Item No. 6 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, began the presentation by providing background information on House Bill 2721 that required the City of Phoenix to allow middle housing. Ms. Sanchez Luna displayed examples of middle housing such as duplexes, triplexes, fourplexes, and townhomes. Ms. Sanchez Luna noted that middle housing must be compatible in scale, form, and character with single-family houses. Ms. Sanchez Luna summarized the middle housing requirements for the City. Ms. Sanchez Luna noted the severe penalty clause that stated that if a municipality does not adopt regulations by January 1, 2026, then middle housing shall be allowed without any zoning controls or restrictions. Ms. Sanchez Luna added that properties designated historic are not exempt under the state law and provided an example where middle housing may or may not fit. Ms. Sanchez Luna concluded the presentation by displaying the proposed hearing timeline and contact information for comments.

Questions from the Committee:

Kristine Morris asked for clarification regarding new subdivisions and homeowner associations. **Ms. Sanchez Luna** noted that homeowner associations can add restrictions to prohibit middle housing.

Dustin Thrower stated that the homeowner associations would not exist until the entire subdivision was established. **Ms. Sanchez Luna** added that if the developer built a single-family house on an established middle housing lot, then the owner would have to circumvent the regulations established by the homeowner's association. **Mr. Thrower** voiced his confusion on how homeowner associations can prohibit middle housing. **Ms. Morris** added that someone who purchases a home with a homeowner association is typically buying into more restrictions.

Chair Parris Wallace noted that this type of development will not be required to come to the committee for recommendation.

Romona Burris asked if this was just another strategy to increase housing within the City on top of already establish policy like the Housing Phoenix Plan. **Chair Wallace** confirmed.

Ms. Sanchez Luna added that if anyone had any additional questions, they could contact her or send an email to the email address provided.

Ms. Burris voiced concern about how this would affect neighborhoods such as Coronado and if residents would lose their properties. **Ms. Sanchez Luna** added that if someone owned their property, it was their decision if they wanted to convert their lot to allow middle housing. Ms. Sanchez Luna noted that they would still have to meet all the development standards and if the property is historic, then it would have to go through the Historic Preservation Office first.

Marcus Ceniceros asked if this would only apply to one mile from downtown. **Ms. Sanchez Luna** confirmed. Ms. Sanchez Luna added that the only way this would occur in Estrella was if there were any new subdivisions of 10 acres or more and if an applicant rezoned their property to add the overlay district.

Chair Wallace noted that a lot of housing projects have been approved and asked what would happen to those projects. **Mr. Thrower** added that it would depend on the acreage. **Chair Wallace** noted an approved housing project with a lazy river. **Ms. Sanchez Luna** noted that that proposal was for multifamily residential.

Ms. Burris asked if historic neighborhoods are in danger. **Ms. Sanchez Luna** noted that they had voiced some concerns. **Ms. Burris** stated that this type of housing was bound to happen. **Ms. Sanchez Luna** stated that proposed middle housing projects had to be compatible with the existing single-family neighborhood. Ms. Sanchez Luna added that middle housing could be one two-story house with one family on the first floor and one family on the second floor. **Chair Wallace** voiced her excitement and approval and noted that Estrella would like to see more housing.

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 8, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Item No. 5 (Z-TA-1-25-Y) and Item No. 6 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, began the presentation by providing background information on House Bill 2721 that required the City of Phoenix to allow middle housing. Ms. Sanchez Luna displayed examples of middle housing such as duplexes, triplexes, fourplexes, and townhomes. Ms. Sanchez Luna noted that middle housing must be compatible in scale, form, and character with single-family houses. Ms. Sanchez Luna summarized the middle housing requirements for the City. Ms. Sanchez Luna noted the severe penalty clause that stated that if a municipality does not adopt regulations by January 1, 2026, then middle housing shall be allowed without any zoning controls or restrictions. Ms. Sanchez Luna added that properties designated historic are not exempt under the state law and provided an example where middle housing may or may not fit. Ms. Sanchez Luna concluded the presentation by displaying the proposed hearing timeline and contact information for comments.

Questions from the Committee:

Carlos Ortega asked if all the other major cities were affected by the bill. **Ms. Sanchez Luna** confirmed. Ms. Sanchez Luna noted that she was unaware of the exact regulations that other cities will be implementing.

Vice Chair JoAnne Jensen asked if the text amendment would eventually expand

beyond the one-mile radius around downtown. **Ms. Sanchez Luna** stated that if a proposed development wanted to provide the ability for middle housing, then they would have to rezone the site to add the overlay.

Linda Abegg asked for more information regarding the boundary and asked if that was implemented by the House Bill or the city. **Ms. Sanchez Luna** stated that the House Bill stated that it had to apply within one mile of downtown and that the City determined that Phoenix's downtown was the area zoned Downtown Code. **Ms. Abegg** asked for more information regarding parking. Ms. Abegg is asked if a fourplex was built, would the development be required to have eight parking spaces. **Ms. Sanchez Luna** note that she would have to confirm. **Ms. Abegg** stated that her concern was private streets and subdivisions that prohibit on-street parking. Ms. Abegg asked if HOA's are exempt. **Ms. Sanchez Luna** noted that HOA's can prohibit middle housing but would confirm.

Co-Vice Chair Jensen stated that this was accessory dwelling units on steroids. **Mixen Rubio-Raffin** added that this would mean separate addresses and utilities.

Ms. Rubio Raffin was surprised that this came from the State Legislature but hoped that this would allow more individuals to buy their own homes.

Ms. Abegg understood the frustration of the residents that this would affect and wondered how this would relate to Proposition 207.

Chair Stephanie Hurd noted that it would change the neighborhood.

Ms. Abegg asked how staff would track on-street parking. **Ms. Sanchez Luna** noted that she would have to follow up regarding the parking inquiry.

Juanita Darby noted that she used to live in a duplex, and she still had her own driveway and backyard.

Chair Hurd added that some diversity would be good, but that the Laveen character called for large-lot single-family homes. **Ms. Darby** noted an existing subdivision with large lots in Laveen.

Vice Chair JoAnne Jensen stated that the city has been built with primarily single-family neighborhoods and noted that that this type of development would be more appropriate in lots built to accommodate middle housing.

Ms. Rubio-Raffin added that businesses in high-density neighborhoods are more successful than those in rural areas and could create a higher demand for street enhancements and pedestrian amenities.

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 10, 2025
Proposal	Amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Item No. 3 (Z-TA-1-25-Y) and Item No. 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Committee Members Melissa Acevedo and Victoria Stahl entered during these items bringing quorum to 12.

Staff Presentation:

Nayeli Sanchez Luna, staff, began the presentation by providing background information on House Bill 2721 that required the City of Phoenix to allow middle housing. Ms. Sanchez Luna displayed examples of middle housing such as duplexes, triplexes, fourplexes, and townhomes. Ms. Sanchez Luna noted that middle housing must be compatible in scale, form, and character with single-family houses. Ms. Sanchez Luna summarized the middle housing requirements for the City. Ms. Sanchez Luna noted the severe penalty clause that stated that if a municipality does not adopt regulations by January 1, 2026, then middle housing shall be allowed without any zoning controls or restrictions. Ms. Sanchez Luna added that properties designated historic are not exempt under the state law and provided an example where middle housing may or may not fit. Ms. Sanchez Luna concluded the presentation by displaying the proposed hearing timeline and contact information for comments.

Questions from the Committee:

Warren Norgaard asked if the overlay district would apply to the downtown area. **Ms. Sanchez Luna** displayed the map and noted that it would apply to the pink area around downtown.

Saundra Cole voiced her concern for the historic neighborhoods and added that she did not want these areas to be negatively affected. **Ms. Sanchez Luna** noted that all historic neighborhoods would still be subject to review by the Historic Preservation Office. Ms. Sanchez Luna added that if the City did not add any parameters, then middle housing would be allowed without any limitations or development standards.

Chair Gene Derie stated that if someone requested to demolish a historic house, they would have to petition the Historic Preservation Office for approval and to remove the historic structure. **Ms. Sanchez Luna** added that the Historic Preservation Office does review any properties that are either designated or eligible for historic designation.

Chair Derie announced that this presentation was for information only and that the committee would not be voting on either the rezoning case or the text amendment. **Vice Chair Chris Demarest** asked if the companion cases would return to the Village Planning Committee (VPC) for a recommendation in the upcoming months. **Ms. Sanchez Luna** clarified that both cases will not return to the VPC and displayed the proposed timeline noting the dates for the Planning Commission hearing and the City Council hearing.

Vice Chair Demarest noted that it was odd that the House Bill would require middle housing one mile from downtown if that is where many of the historic houses are located. **Chair Derie** added that all municipalities with a population of 75,000 or higher would be required to allow middle housing. Chair Derie added that cities such as Scottsdale, Mesa, Tempe, and Chandler are all required to permit middle housing. **Vice Chair Demarest** stated that all those cities had historic houses within one mile of their designated downtown and that he would have liked to have a vote on the companion cases.

Andrea Ramirez asked if the Villages that were directly affected would be allowed to vote on the companion cases. **Ms. Sanchez Luna** noted that they would not be voting.

Mike Weber asked who established the parameters. **Ms. Sanchez Luna** noted that the House Bill established the one-mile radius. **Mr. Weber** clarified that he would like to know the development standards for middle housing. **Ms. Sanchez Luna** displayed the single-family lot example and noted that middle housing would still be required to meet all required development standards such as lot coverage, building setbacks, and projections. **Mr. Weber** asked about height. **Ms. Sanchez Luna** added that in a single-family zoned lot, the maximum height is two stories or 30 feet and that any middle housing development in a single-family lot would be permitted to be as tall as two stories or 30 feet.

Vice Chair Demarest stated that most neighborhoods within the one-mile buffer did not have an established homeowner's association.

Alvin Battle asked what was considered downtown. **Ms. Sanchez Luna** displayed the map and noted the grey area that was zoned Downtown Code. **Chair Derie** provided the street boundaries for downtown and the one-mile buffer.

Ken DuBose asked what each case would accomplish. **Ms. Sanchez Luna** stated that the text amendment case Z-TA-1-25-Y would modify the Zoning Ordinance to allow the development standards for middle housing and the rezoning case Z-3-25-4-7-8 established the overlay district.

Ms. Ramirez asked if a developer could convert a lot of commercial properties to middle housing. **Ms. Sanchez Luna** clarified that the only way it would apply to Maryvale was if there were any new subdivisions of 10 contiguous acres or more built or if a property was rezoned.

Public Comment:

None

Committee Discussion:

Mr. Weber voiced his displeasure for all the palm trees in the pictures. **Chair Derie** and **Mr. Weber** noted that palm trees provide no shade and require a lot of water.

North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 11, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Agenda Item 8 (Z-TA-1-25-Y) and Agenda Item 9 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation:
Adrian Zambrano, staff, provided an overview of House Bill 2721, noting that the State Legislature required cities with a population of 75,000 or more to adopt these regulations. Mr. Zambrano displayed types of housing that are known as middle housing. Mr. Zambrano shared the definition for middle housing within House Bill 2721. Mr. Zambrano shared where middle housing would be permitted, as required by the State law. Mr. Zambrano then shared State restrictions on implementation and the penalty clause within the State law. Mr. Zambrano summarized what text amendment case Z-TA-1-25-Y and the companion rezoning case Z-3-25-4-7-8 include. Mr. Zambrano then displayed the map for the Middle Housing Overlay District within one mile of downtown, noting that “downtown” includes all properties zoned Downtown Code. Mr. Zambrano shared the airport exclusion area that the State law does not apply to. Mr. Zambrano stated that properties zoned or designated historic are not exempt under the State law but noted that the law does not change existing design review procedures for historic or HP-zoned properties, does not change existing demolition restrictions for eligible historic properties, and does not require the City to allow two-story structures everywhere on a lot. Mr. Zambrano displayed a typical building setback exhibit and stated that middle housing must adhere to the same zoning development standards as a single-family home, including lot coverage,

setbacks, height, projections, building design, and parking. Mr. Zambrano noted that the text amendment includes revisions so accessory dwelling units (ADUs) are only permitted on a lot with one primary dwelling unit. Mr. Zambrano displayed graphics of different types of middle housing. Mr. Zambrano shared that the State did not require the City to allow subdivision of lots developed with middle housing and noted that the City is not proposing to allow more lots nor smaller lots than is currently permitted by existing property entitlements. Mr. Zambrano discussed the additional subdivision opt-in provision included in the text amendment for new subdivisions of 10 contiguous acres or more to apply the MH Overlay District to 20 percent of the lots within the subdivision without public hearing, as required by the State law. Mr. Zambrano concluded with the timeline for public meetings and public hearings, additional resources, and key takeaways.

Questions from Committee:
Committee Member Kylie Kennelly asked why the State legislature restricted requiring fire sprinklers. **Mr. Zambrano** responded that it is probably more of an expensive requirement that multifamily residential development typically triggers. Mr. Zambrano added that the Phoenix building code has recently been updated and was following this legislation. Mr. Zambrano stated that the walls between units would still be required to be fire-rated.

Committee Member Will Manion asked if the opt-in provision for new subdivisions of 10 acres or more has to be 20 percent of the lots within the subdivision or if it could be less than 20 percent. **Mr. Zambrano** responded that it has to be 20 percent.

Chair Julie Read stated that there is a big concern with the historic districts surrounding Downtown Phoenix and the threat this legislation has to historic homes. Chair Read stated that there is a historic preservation group that will be trying to get the State legislature to address this in the next legislative session. Chair Read suggested that individuals reach out to their respective representative if this topic is important to them.

Mr. Zambrano added that the State bill does not change existing design review requirements for historic properties or demolition restrictions for eligible historic properties.

Public Comments:
None.

Staff Response:
None.

Committee Discussion:
None.

North Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 17, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Item No. 4 (Z-TA-1-25-Y) and Item No. 5 (Z-3-25-4-7-8) are companion cases and were heard together.

Committee Member Fred Hepperle joined the meeting during this item bringing the quorum to 9 members present.

STAFF PRESENTATION

Robert Kuhfuss, staff, provided a presentation summarizing the proposed text amendment and rezoning case, highlighting the background regarding state legislation, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District, the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM THE COMMITEE

Committee Member Bill Adams asked what the Legislature's rational was for passing the bill. **Mr. Kuhfuss** stated that he did not want to speak for the State Legislature but for the last several years, the Legislature has been trying to address the housing affordability issue. Mr. Kuhfuss stated that in 2024, the State Legislature passed another bill which required municipalities to adopt regulations relating to Accessory Dwelling Units by January of 2025 and that the Middle Housing Bill required adoption by January of 2026.

Committee Member Jim Larson asked if the law applies to currently vacant lots or when a property becomes available on the market allowing the owner to then demolish the property and construct a four-plex on the property. **Mr. Kuhfuss** asked if

the question was directed towards properties located within the pink polygon. Committee Member Larson confirmed that was the case. Mr. Kuhfuss stated that it was his understanding that a property owner could demolish the site and construct a four-plex and that there is no provision that requires it be owner-occupied. Committee Member Larson stated that it was his understanding that the effect of the bill was to render Historic Preservation areas null and void to allow a developer to demolish a house to build a four-plex. Mr. Kuhfuss stated that he was not 100% familiar with the nuances of Historic Preservation and that it was his understanding that certain protections remain in place for properties that lie within a historic neighborhood including a waiting period prior to demolition, and a requirement that the new building fit the neighborhood.

Committee Member Matthew Knapp asked if on new subdivisions is the developer required to construct middle housing on the 10% of lots that were earmarked as such. **Mr. Kuhfuss** stated that the threshold was 20% not 10% and that the law requires the lots to be earmarked but there is no requirement for the developer to exercise that right.

Committee Member Patrick Edwards asked for clarification that if he owned a house within the pink polygon, his neighbor could demolish the neighboring house and construct middle housing. **Mr. Kuhfuss** stated that was the case.

Committee Member Massimo Sommacampagna asked if the property was deed-restricted, would that still be the case. **Mr. Kuhfuss** stated that deed restrictions are private agreements between property owners and that Middle Housing would not supersede that agreement. Committee Member Sommacampagna asked for clarity on the Central Business District. Mr. Kuhfuss stated that he was not sure how the statute defined the Central Business District, but the City of Phoenix has defined the Downtown Core as the basis for determining the one-mile buffer. Mr. Kuhfuss stated that there were other municipalities where the Central Business District was not aligned with their downtown area.

PUBLIC COMMENT

None.

Paradise Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 8, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Agenda Item 7 (Z-TA-1-25-Y) and Agenda Item 8 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation

Adrian Zambrano provided an overview of House Bill 2721, noting that the State Legislature required cities with a population of 75,000 or more to adopt these regulations. Mr. Zambrano displayed types of housing that are known as middle housing. Mr. Zambrano shared the definition for middle housing within House Bill 2721. Mr. Zambrano shared where middle housing would be permitted, as required by the State law. Mr. Zambrano then shared State restrictions on implementation and the penalty clause within the State law. Mr. Zambrano summarized what text amendment case Z-TA-1-25-Y and the companion rezoning case Z-3-25-4-7-8 include. Mr. Zambrano then displayed the map for the Middle Housing Overlay District within one mile of downtown, noting that “downtown” includes all properties zoned Downtown Code. Mr. Zambrano shared the airport exclusion area that the State law does not apply to. Mr. Zambrano stated that properties zoned or designated historic are not exempt under the State law but noted that the law does not change existing design review procedures for historic or HP-zoned properties, does not change existing demolition restrictions for eligible historic properties, and does not require the City to allow two-story structures everywhere on a lot. Mr. Zambrano displayed a typical building setback exhibit and stated that middle housing must adhere to the same zoning development standards as a single-family home, including lot coverage, setbacks, height, projections, building design, and parking. Mr. Zambrano displayed graphics of different types of

middle housing. Mr. Zambrano shared that the State did not require the City to allow subdivision of lots developed with middle housing and noted that the City is not proposing to allow more lots nor smaller lots than is currently permitted by existing property entitlements. Mr. Zambrano discussed the additional subdivision opt-in provision included in the text amendment for new subdivisions of 10 contiguous acres or more to apply the MH Overlay District to 20 percent of the lots within the subdivision without public hearing, as required by the State law. Mr. Zambrano concluded with the timeline for public meetings and public hearings, additional resources, and key takeaways.

Questions from the Committee

Committee Member Anna Sepic asked why the lots with the MH Overlay District in a new subdivision 10 acres or more would be allowed to be dispersed randomly throughout the subdivision. Committee Member Sepic stated that the lots that have the MH Overlay District should be located adjacent to each other. **Mr. Zambrano** responded that the State law did not specify how to disperse the MH-zoned lots within a subdivision. Committee Member Sepic asked if the City is asking for feedback on how it should be implemented. Mr. Zambrano responded that the City is taking comments and feedback, but the City must still comply with the State law so there are some limitations on changes that can be made. Mr. Zambrano stated that staff could take the comment and look into it.

Committee Member Robert Goodhue stated that there have been certain subdivisions in the past that restricted lots to one-story along certain exterior boundaries of the subdivision in order to not affect other adjacent one-story properties. Committee Member Goodhue asked if the lots zoned for middle housing within a subdivision could similarly be restricted. **Mr. Zambrano** responded that the State law states that the City cannot restrict middle housing to less than two stories. Mr. Zambrano added that if the lots within a subdivision along a certain exterior boundary were restricted to one-story, then the lots zoned for middle housing would have to be placed elsewhere within the subdivision. Mr. Zambrano added that certain areas of a lot do not allow two stories, such as in the rear yard of the lot where projections are allowed.

Committee Member Jennifer Hall asked why the Village Planning Committees are hearing these items for information only. **Mr. Zambrano** responded that these cases are to comply with State law, so the City is only having these cases voted on at the two required public hearings for Planning Commission and City Council.

Committee Member Toby Gerst stated that this State requirement seems very onerous.

Committee Member Sepic stated that it looks like it would be at almost 100 percent lot coverage. **Mr. Zambrano** responded that the maximum lot coverage allowed for single-family residence districts is 50 percent, so lots within the MH Overlay District would still have to comply with the maximum lot coverage allowed. Mr. Zambrano added that an additional 10 percent lot coverage is allowed for attached shaded structures or accessory dwelling units (ADUs). Mr. Zambrano clarified that part of the text

amendment includes revisions that would only allow ADUs on lots with one primary dwelling unit on the lot.

Committee Member Robert Gubser asked for clarification that ADUs cannot be placed on a lot with a duplex or triplex. **Mr. Zambrano** responded affirmatively, noting that ADUs would only be allowed on a lot with one primary dwelling unit on the lot.

Committee Member Sepic asked if someone could buy a lot with a single-family home, demolish it, and build a fourplex on the lot by-right. **Mr. Zambrano** responded that if it is within the MH Overlay District within one mile of downtown, or on a lot zoned with the MH Overlay District within a new subdivision 10 acres or more, then it would be allowed by-right. Committee Member Sepic asked why the City chose downtown where there are historic homes. Mr. Zambrano responded that the State Legislature stated that the law applies within one mile of downtown, and the area zoned as Downtown Code states in the code that this area shall be known as “downtown”. Mr. Zambrano stated that this boundary is the adopted downtown area.

Committee Member Goodhue asked for clarification that any new subdivision of 10 acres or more is citywide. **Mr. Zambrano** responded affirmatively, noting that for these subdivisions it would only apply to 20 percent of the lots within the subdivision. Committee Member Goodhue asked if the units have to be owner occupied or if they can be rentals. Mr. Zambrano responded that the State law states that the City cannot require owner occupancy.

Committee Member Sepic stated that the majority of homes within one mile of downtown are historic properties. **Mr. Zambrano** responded that the State law does not take away existing design review requirements for historic properties, so they would still have to go through that process.

Public Comments
None.

Staff Response
None.

Committee Discussion
None.

Rio Vista
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 9, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Committee Member Will Holton joined the meeting during this item, bringing the quorum to five members.

Agenda Item 3 (Z-TA-1-25-Y) and Agenda Item 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation:
Adrian Zambrano, staff, provided an overview of House Bill 2721, noting that the State Legislature required cities with a population of 75,000 or more to adopt these regulations. Mr. Zambrano displayed types of housing that are known as middle housing. Mr. Zambrano shared the definition for middle housing within House Bill 2721. Mr. Zambrano shared where middle housing would be permitted, as required by the State law. Mr. Zambrano then shared State restrictions on implementation and the penalty clause within the State law. Mr. Zambrano summarized what text amendment case Z-TA-1-25-Y and the companion rezoning case Z-3-25-4-7-8 include. Mr. Zambrano then displayed the map for the Middle Housing Overlay District within one mile of downtown, noting that “downtown” includes all properties zoned Downtown Code. Mr. Zambrano shared the airport exclusion area that the State law does not apply to. Mr. Zambrano stated that properties zoned or designated historic are not exempt under the State law but noted that the law does not change existing design review procedures for historic or HP-zoned properties, does not change existing demolition restrictions for eligible historic properties, and does not require the City to allow two-

story structures everywhere on a lot. Mr. Zambrano displayed a typical building setback exhibit and stated that middle housing must adhere to the same zoning development standards as a single-family home, including lot coverage, setbacks, height, projections, building design, and parking. Mr. Zambrano displayed graphics of different types of middle housing. Mr. Zambrano shared that the State did not require the City to allow subdivision of lots developed with middle housing and noted that the City is not proposing to allow more lots nor smaller lots than is currently permitted by existing property entitlements. Mr. Zambrano discussed the additional subdivision opt-in provision included in the text amendment for new subdivisions of 10 contiguous acres or more to apply the MH Overlay District to 20 percent of the lots within the subdivision without public hearing, as required by the State law. Mr. Zambrano concluded with the timeline for public meetings and public hearings, additional resources, and key takeaways.

Questions from Committee:
Committee Member Eileen Baden thought it was interesting that the State said that the City could not require any structures to contain a fire sprinkler.

Vice Chair Scott Lawrence asked if this requirement is only for the City of Phoenix. **Mr. Zambrano** responded that the restrictions on implementation within the State law apply to all cities and towns that the State law is applicable to. Mr. Zambrano added that there was a recent update to the Phoenix building code that was passed. Mr. Zambrano stated that they were also following this legislation and made the updates to the building code accordingly. Mr. Zambrano stated that the walls between the units would still have to be fire-rated walls.

Committee Member Baden asked for clarification that the City could still require one off-street parking space per unit. **Mr. Zambrano** responded affirmatively.

Committee Member Ozzie Virgil asked if homeowners associations (HOAs) could restrict middle housing. **Mr. Zambrano** responded that HOAs could restrict it in new subdivisions, but within subdivisions of 10 acres or more, at least 20 percent of the lots have to be zoned to allow middle housing, in order to comply with the State law. Committee Member Virgil stated that he does not believe the airport exclusion area is because of the noise and is instead because of potential airplane crashes. Mr. Zambrano responded that the City discourages residential within this area because it is so noisy from airplanes.

Chair Cotton asked if the State law would apply to Anthem, which is not a City. **Mr. Zambrano** responded that the State law would apply to any city or town with a population of 75,000 or more. Chair Cotton asked for clarification that the west side of Anthem is within the City of Phoenix. Mr. Zambrano responded affirmatively. Chair Cotton stated that there are multifamily residential condominiums that were built behind the Goodwill along Interstate 17.

Vice Chair Lawrence stated that they are townhomes.

Mr. Zambrano stated that they could have been developed under a certain development option in a single-family residence district that allows townhomes.

Committee Member Baden stated that it could be zoned for commercial as well.

Committee Member Will Holton asked how a population of 75,000 or more is defined. **Mr. Zambrano** responded that it would be based on the census data available for the city or town.

Committee Member Baden asked what the population is in the City of Phoenix. **Mr. Zambrano** responded that it is 1.6 million.

Chair Cotton stated that the census includes children of all ages.

Committee Member Holton asked if the images are real-life examples of what to expect. **Mr. Zambrano** responded that the images are graphics from the Opticos Design Missing Middle Housing book. Committee Member Holton expressed concern with access for emergency personnel. Mr. Zambrano responded that it would be treated the same as a single-family home. Mr. Zambrano added that the State said that the City cannot require fire sprinklers for middle housing but there would still be fire-rated walls between units.

Chair Cotton asked for clarification that there is nothing that the City can do since the City has to comply with the State law. **Mr. Zambrano** responded affirmatively.

Vice Chair Lawrence stated that the intent is to reduce housing costs since developers would be able to build more units on a lot.

Committee Member Holton asked if property taxes would be increased for the homeowner of the original home. **Mr. Zambrano** responded that he was not sure. Mr. Zambrano stated that the units would still all be on one lot.

Committee Member Baden asked about accessory dwelling units (ADUs). **Mr. Zambrano** responded that the text amendment would also update sections of the Phoenix Zoning Ordinance to only allow ADUs on a lot with only one primary dwelling unit.

Vice Chair Lawrence asked for clarification that middle housing would still be allowed outside of the one-mile radius from Downtown Phoenix. **Mr. Zambrano** responded that citywide, middle housing will be allowed on 20 percent of the lots within any new subdivision of 10 acres or more. Vice Chair Lawrence asked for clarification that it would not be allowed anywhere else throughout the city. Mr. Zambrano responded that it would not be allowed by-right. Mr. Zambrano stated that if a new subdivision less than 10 aces wants to have middle housing and is outside of the one-mile radius from Downtown Phoenix, or if an existing subdivision wants to build middle housing, then those subdivisions can request to rezone to the MH Overlay District through the public hearing process.

Committee Member Holton asked if the State law would allow tents or recreational vehicles as dwelling units. **Mr. Zambrano** responded that it would have to be a fixed structure. Mr. Zambrano stated that there are established definitions in the Phoenix Zoning Ordinance. Committee Member Holton asked if modular homes would be acceptable as middle housing. Mr. Zambrano responded that there are certain design review requirements for modular homes. Mr. Zambrano added that the text amendment will also update a section of the Pheonix Zoning Ordinance to require design review for middle housing. Committee Member Holton asked if middle housing would still have to figure out how to tap into the existing water and sewer lines. Mr. Zambrano responded affirmatively, noting that the Water Services Department would still review each site and would require certain improvements, if necessary, when going through the plan review and permitting process.

Committee Member Baden asked if the developers of subdivisions of 10 acres or more are required to build middle housing. **Mr. Zambrano** responded that 20 percent of the lots within a new subdivision of 10 acres or more are required to be zoned to allow middle housing. Mr. Zambrano stated that the developer can choose to not build middle housing on the lots zoned with the MH Overlay District and can choose to build single-family homes on those lots instead.

Committee Member Holton asked if there is any precedent for middle housing. **Chair Cotton** responded that when he stayed in Los Angeles, he rented a duplex. Chair Cotton added that growing up in New Hampshire, there were multiplexes everywhere. Chair Cotton stated that Phoenix is one of the only bigger places he has seen that does not allow it. Committee Member Holton asked if middle housing is a trend.

Committee Member Baden responded that middle housing is historical.

Chair Cotton stated that middle housing has been around forever, but Phoenix has only allowed single-family homes.

Committee Member Virgil stated that Oklahoma has a lot of middle housing.

Chair Cotton stated that Florida also has middle housing.

Committee Member Holton stated that this State law seems like it is full of problems, but he does not know what other cities have encountered. **Mr. Zambrano** responded that in Arizona, most cities and towns have only allowed single-family zoning. Committee Member Holton asked for clarification that this would be new to Arizona. Mr. Zambrano responded affirmatively.

Vice Chair Lawrence stated that in the past, developers were still able to build middle housing in Phoenix, as long as it was zoned for multifamily.

Mr. Zambrano responded that the difference with this law is that the duplex, triplex, or fourplex would be built on a single-family zoned lot.

Vice Chair Lawrence stated that a typical developer would likely locate all the MH-zoned lots together within a subdivision.

Public Comments:
None.

Staff Response:
None.

Committee Discussion:
None.

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-TA-1-25-Y
INFORMATION ONLY

Date of VPC Meeting	September 9, 2025
Proposal	Request to amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing

VPC DISCUSSION:

Item No. 4 (Z-TA-1-25-Y) and Item No. 5 (Z-3-25-4-7-8) are companion cases and were heard together.

No members of the public registered to speak on this item.

STAFF PRESENTATION

Samuel Rogers, staff, began the presentation by providing background information on House Bill 2721 that required the City of Phoenix to allow middle housing. Mr. Rogers displayed examples of middle housing such as duplexes, triplexes, fourplexes, and townhomes. Mr. Rogers noted that middle housing must be compatible in scale, form, and character with single-family houses. Mr. Rogers summarized the middle housing requirements for the City. Mr. Rogers described the penalty clause that stated that if a municipality does not adopt regulations by January 1, 2026, then middle housing shall be allowed without any zoning controls or restrictions. Mr. Rogers added that properties designated historic are not exempt under the state law and provided an example where middle housing may or may not fit. Mr. Rogers concluded the presentation by displaying the proposed hearing timeline and contact information for comments.

QUESTIONS FROM THE COMMITTEE

Chair Arthur Greathouse III asked whether developers of new subdivisions of 10 acres or more would provide both a single-family and middle housing product. **Mr. Rogers** confirmed that new subdivision of 10 acres or more could develop with both housing products.

Committee Member Kassandra Alvarez inquired whether this was a statewide requirement. **Mr. Rogers** confirmed that the State law applies statewide.

Committee Member Mark Beehler asked whether the 20% middle housing in new subdivisions was a requirement or an option. **Mr. Rogers** clarified that it is an option.

Committee Member Greg Brownell asked for clarification on the overlay area. **Mr. Rogers** displayed the overlay map and described its boundaries. Committee Member Brownell asked if the one-mile buffer was measured from a central point in downtown. Mr. Rogers explained that it is measured from the boundaries of the Downtown Code.

Committee Member Brownell asked whether the State had reviewed or approved the proposed boundary. **Mr. Rogers** stated that he is not sure what the State has reviewed but confirmed that the proposal has been reviewed by the City's Law Department.

Committee Member Brownell inquired whether the proposal would allow two-story structures in the rear setback. **Mr. Rogers** explained that middle housing developments will still be required to comply with zoning standards, including setbacks, and the proposal will not change where two stories can be built.

Committee Member Brownell asked whether a one-story single-family home could add a second-story unit. **Mr. Rogers** stated that it could.

Committee Member Lee Coleman asked whether the proposal would impact Average Lot Subdivisions. **Mr. Rogers** stated that the proposed changes would consolidate subdivision options into a "Standard" option and a "Planned Residential Development" option.

Chair Greathouse asked whether there had been any research into how many units this proposal could add to the market. **Mr. Rogers** explained that research had not been conducted, as not every lot can feasibly fit four units or would redevelop.

Chair Greathouse asked whether 20% of lots or units would be permitted to develop as middle housing in new subdivisions. **Mr. Rogers** stated that it is 20% of lots.

Committee Member Trent Marchuk asked when in the process a developer would indicate they are using the middle housing provisions. **Mr. Rogers** explained this would occur during the platting stage. Committee Member Marchuk asked whether a developer could show a single-family product during rezoning and later add middle housing at platting. Mr. Rogers confirmed that is possible.

Committee Member Beehler asked whether the Village Planning Committee sees the plat. **Mr. Rogers** stated that the VPC sees the conceptual lot layout during rezoning, but platting occurs after that process.

Committee Member Brownell asked who would own the units if a developer built four on one lot. **Mr. Rogers** stated that there are no ownership restrictions and explained that condominiums are uncommon in Arizona due to State liability laws. Committee Member Brownell expressed concern that the proposal will not promote generational wealth.

Committee Member Beehler stated that middle housing is unlikely to be implemented in South Mountain, as developers may be reluctant to mix housing types and reduce home values. **Committee Member Marcia Busching** stated that middle housing lots can be clustered in one location within a subdivision and stated there is an upcoming rezoning case with a mix of townhomes and single-family homes.

Committee Member Marchuk asked how rezoning stipulations regarding building elevations would apply if middle housing is later designated. **Committee Member Busching** explained that middle housing lots must be identified at the time of plat recording. **Mr. Rogers** stated that the rezoning process is followed by the platting process and stated he would follow up with more information.

Committee Member Busching asked why this item was presented for information only rather than recommendation. **Mr. Rogers** stated he did not know but would follow up.

Committee Member Marchuk asked for clarification on the boundaries of the overlay. **Mr. Rogers** explained that the proposal includes two elements: a one-mile overlay surrounding Downtown, and a citywide provision allowing 20% of lots in new subdivisions of 10 acres or more to develop middle housing.

Vice Chair Emma Viera asked whether a subdivision could develop middle housing regardless of community input. **Mr. Rogers** stated that 20% of lots in qualifying subdivisions may develop middle housing, but the VPC can still recommend denial of rezoning requests. Vice Chair Viera emphasized the importance of community involvement. Mr. Rogers responded that State law prohibits requiring a public hearing for this provision.

Committee Member Brownell asked whether a property owner outside the overlay could add a second story unit. **Mr. Rogers** clarified that the 20% rule only applies to qualifying new subdivisions. **Committee Member Busching** stated a second story unit could be added through accessory dwelling unit (ADU) process.

Committee Member Coleman asked whether a duplex could be developed on an existing R1-6 lot. **Mr. Rogers** stated that it is only permitted within the overlay or in qualifying new subdivisions. **Committee Member Busching** noted that an ADU could be built.

Committee Member Marchuk referenced a development with a single large lot and asked if the proposal could increase its density. **Mr. Rogers** stated that the proposal only applies to new subdivisions.

Committee Member Brownell asked who reviews ADUs. **Mr. Rogers** stated that ADUs are reviewed by the site planning team and clarified that middle housing developments under this proposal may not include ADUs, as they are multifamily.

Committee Member Brownell asked whether someone with property in the overlay could build another home. **Mr. Rogers** stated that an additional unit may be possible if development standards allow it.

Committee Member Brownell asked whether middle housing could be used as short-term rentals. **Mr. Rogers** stated that he believes there are no restrictions on short-term rentals. Committee Member Brownell asked what restrictions exist for short-term rentals. Mr. Rogers stated that a notice to neighbors may be required.

PUBLIC COMMENT

None.

APPLICANT RESPONSE

None.

FLOOR/PUBLIC COMMENT CLOSED: COMMITTEE DISCUSSION.

None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
OCTOBER 6, 2025

ITEM NO: 2	
	DISTRICT NO.: Citywide
SUBJECT:	
Application #:	Z-TA-1-25-Y (Companion Case Z-3-25-4-7-8) (Middle Housing)
Request:	Amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing, as follows: Section 202 (Definitions), Section 507 Tab A (Guidelines for Design Review), Section 608 (Residence Districts), Section 609 (RE-35 Single-Family Residence District), Section 610 (R1-18 Single-Family Residence District), Section 611 (R1-10 Single-Family Residence District), Section 612 (R1-8 Single-Family Residence District), Section 613 (R1-6 Single-Family Residence District), Section 614 (R-2 Multifamily Residence District), Section 615 (R-3 Multifamily Residence District), Section 616 (R-3A Multifamily Residence District), Section 617 (R-4 Multifamily Residence District), Section 618 (R-5 Multifamily Residence District), Section 619 (Residential R-4A District—Multifamily Residence—General), Section 622 (Commercial C-1 District—Neighborhood Retail), Section 623 (Commercial C-2 District—Intermediate Commercial), Section 624 (Commercial C-3 District—General Commercial), Section 632 (High-Rise H-R1 District—High-Rise and High Density District), Section 701 (Bulk Regulations), Section 702 (Off-Street Parking and Loading), Section 703 (Landscaping, Fences, and Walls), Section 710 (Hillside Development), Section 1203 (Land Use Matrix, Downtown Code), Section 1205 (Frontage Elements, Downtown Code), Section 1303 (Transect Lot Standards, WU Code), Section 1306 (Land Use Matrix, WU Code), and Section 1307 (Parking and Loading Standards, WU Code).
Proposal:	Text Amendment to the Zoning Ordinance to address recent changes to state statute regarding missing middle housing (ARS 9-462.13)
Applicant:	City of Phoenix, Planning Commission
Representative:	City of Phoenix, Planning and Development Department, Christopher DePerro

ACTIONS:

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A of the Staff Report.

Village Planning Committee (VPC) Recommendation:
Ahwatukee Foothills 9/29/2025 Information only.
Alhambra 9/30/2025 Information only.
Camelback East 9/9/2025 Information only.
Central City 9/8/2025 No quorum.

Deer Valley 9/16/2025 Information only.
Desert View 9/2/2025 Information only.
Encanto 9/8/2025 Information only.
Estrella 9/16/2025 Information only.
Laveen 9/8/2025 Information only.
Maryvale 9/10/2025 Information only.
North Gateway 9/11/2025 Information only.
North Mountain 9/17/2025 Information only.
Paradise Valley 9/8/2025 Information only.
Rio Vista 9/9/2025 Information only.
South Mountain 9/9/2025 Information only.

Planning Commission Recommendation: Approval, as shown in the recommended text in Exhibit A of the Staff Report.

Motion Discussion:

Commissioner Gorraiz made a MOTION to approve Z-TA-1-25-Y, as shown in the recommended text in Exhibit A of the Staff Report. Commissioner Jaramillo seconded that motion.

Commissioner Matthews proposed a SUBSTITUTE MOTION to deny Z-TA-1-25-Y. Vice-Chairman Boyd seconded that motion. The SUBSTITUE MOTION failed by a vote of 3-5 (Odegard-Begay, Gorraiz, James, Jaramillo, Busching). The commissioners then voted on the original motion.

Motion details: Commissioner Gorraiz made a MOTION to approve Z-TA-1-25-Y, as shown in the recommended text in Exhibit A of the Staff Report.

Maker: Gorraiz
Second: Jaramollo
Vote: 6-2 (Matthews, Sorenson)
Absent: Hu
Opposition Present: Yes.

Findings:

1. This text amendment is quite extensive due to the need to apply development regulations consistently for both single-family housing and middle housing, in addition to making sure that middle housing is permitted where required. All of the revisions proposed are directly related to changes needed to allow middle housing as required by A.R.S. Section 9-462.13.

2. The proposed text amendment will create a Middle Housing (MH) Overlay District; revise various sections of the Zoning Ordinance to ensure compliance with the requirements of Section 9-462.13, Arizona Revised Statutes; and revise various sections of the Zoning Ordinance to correctly clarify and cross-reference the zoning ordinance terms and provisions which were updated for compliance with the requirements of the new state law.

Staff-proposed language that may be modified during the public hearing process is as follows:

Amend Chapter 2, Section 202 (Definitions) to add and/or modify definitions as follows:

***

Building Envelope: ~~The area defined on a lot in which all improvements must be made, including grading and alterations to existing landscaping. These include, but are not limited to house, accessory buildings, pool, patios, driveways, visitor parking, fencing, or walls. The building envelope defines the maximum allowable construction/improvement area on the lot. The building envelope must be identified on all design review submittals.~~ THE AREA OF A LOT EXCLUSIVE OF ALL REQUIRED YARDS.

***

Building, Main: A building, or buildings, in which is conducted the principal use of the lot on which it is situated. ~~On lots with only single-family residential uses, the primary dwelling unit shall be considered the main building.~~ WHEN ONLY ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, THAT PDU SHALL BE CONSIDERED THE MAIN BUILDING. WHEN MORE THAN ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, EACH BUILDING WHICH CONTAINS A PDU SHALL BE CONSIDERED A MAIN BUILDING.

***

~~*Building, Open, Porch:* An open building used solely for ingress and egress and not for occupancy, at least two sides of which shall be at least 50% open.~~

***

Dwelling Unit: One or more rooms within a building arranged, designed, or used for residential purposes for one family and containing independent living and sleeping areas, together with independent sanitary (toilet, sink, and bath/shower) and cooking facilities. The presence of cooking facilities conclusively establishes the intent to use for residential purposes.

~~*Accessory* *Dwelling Unit, ACCESSORY (ADU):* A dwelling unit, as defined in this section, subordinate to the primary dwelling unit and situated on the same SINGLE-FAMILY lot. ADUs, where permitted, do not count towards calculations of gross density.

~~*Adaptable* *Dwelling Unit~~s, *ADAPTABLE:* A dwelling unit designed to be capable of simple conversion into an accessible dwelling unit.

~~*Accessory* *Dwelling Unit, Attached ACCESSORY:* An ADU which is constructed having a shared wall and attached foundations with the primary dwelling unit. An ADU connected to the primary dwelling unit in any other manner shall not be considered an attached ADU.

~~*Accessory* *Dwelling Unit, Detached ACCESSORY:*~~ An ADU which is constructed with no connection to the primary dwelling unit, except as may be explicitly permitted within the zoning ordinance. A detached ADU may include an integrated garage, carport, or porch. Two ADUs attached to each other, but not to the primary dwelling unit, shall each be considered a detached ADU.

Dwelling Unit, Primary (PDU): FOR A SINGLE-FAMILY LOT, a dwelling unit that is either (1) the only dwelling unit provided ~~on a single-family lot~~, or (2) the largest dwelling unit provided ~~on a single-family lot~~ when the applicable zoning regulations otherwise allow an accessory dwelling unit ~~or other types of dwelling units~~. FOR A MULTI-FAMILY LOT OR DEVELOPMENT, ALL DWELLING UNITS ARE CONSIDERED PRIMARY DWELLING UNITS.

***

Entry, Front: An arcade, ~~gated arch,~~ ~~covered~~ porch, ~~or~~ COVERED patio, pergola, COURTYARD, or similar architectural enhancement which clearly delineates the location of~~, or~~ AND path to~~, the front door~~ A PRIMARY ENTRANCE, AND IS VISIBLE FROM THE FRONT OF THE LOT.

***

Gross Area: The area of a lot or parcel including all dedicated streets, alleys, private accessways roadway and/or alley easements, and canal rights-of-way. Such boundaries shall extend~~ed~~ to the center of existing abutting street or alley right-of-way. In the case of an existing partial dedication or easement, the gross area shall not extend beyond what would be the centerline of the full dedication. Further, parcels abutting: 1) a freeway; or 2) a canal right-of-way ~~when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way,~~ shall include NO MORE THAN twenty-five feet of such right-of-way within THE gross area.

***

Guesthouse: See "~~Accessory~~ Dwelling Unit, ACCESSORY."

***

~~*Landscape Setback, Average:* Repealed.~~

***

Multi-Family/Multiple-Family: A lot or parcel where two or more PRIMARY dwelling units are provided.~~, not including permitted accessory dwelling units.~~

***

Net Area: The area of a lot or parcel excluding all dedicated ~~streets or alleys~~ ROAD AND CANAL RIGHTS-OF-WAY and roadway or alley easements. ~~but including twenty-five (25) feet of abutting canal right-of-way when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way.~~

***

PARKING, COVERED: ONE OR MORE PARKING SPACES PROTECTED FROM THE SUN AND WEATHER BY A CARPORT, GARAGE, ROOF OVERHANG, OR OTHER TYPE OF ROOFED STRUCTURE.

***

Perimeter: The boundaries or boundary of a lot, ~~tract, or~~ parcel of land, PLATTED SUBDIVISION, OR DEVELOPMENT.

***

Planned Residential Development: A DEVELOPMENT OPTION CONSISTING OF a group of dwelling units with common OPEN SPACE areas ~~which are~~ designed as ~~an integrated functional unit~~ A UNIFIED DEVELOPMENT and with the permissibility of potential bonus density and considerable flexibility in the selection of building setbacks, lot areas, DWELLING UNIT TYPES, and street configurationS ~~as long as the public health, safety and welfare are maintained~~.

***

PORCH: A STRUCTURE, WITH OR WITHOUT A ROOF, THAT IS ATTACHED TO A BUILDING AND IS AT LEAST 50 PERCENT OPEN ON THE UNATTACHED SIDE(S).

~~*Porch, Open:* See "Building, Open Porch".~~

***

Primary Entrance: A ground floor entrance to a commercial lobby or suite that is open to the public during business hours, or ~~an~~ THE MAIN/VISITOR entrance to a SHARED residential ~~courtyard, unit, or~~ lobby OR A PRIMARY DWELLING UNIT. Emergency, service and storage room entrances are not ~~a~~ primary entranceS.

***

Projection: ~~Any element or embellishment attached to a structure for environmental protection or architectural enhancement which does not support any portion of the structure.~~ ANY PORTION OF A PERMITTED BUILDING OR STRUCTURE THAT IS ATTACHED TO THE MAIN BUILDING AND EXTENDS FROM THE BUILDING ENVELOPE INTO A REQUIRED YARD OR SETBACK. A PROJECTION IS CONSIDERED “OPEN” WHEN ALSO MEETING THE DEFINITION OF “OPEN BUILDING”.

***

~~*Residential Density:* The number of dwelling units divided by the gross acres of the legally described development area.~~

***

~~*Setback, Landscaped, Average:* The averaging of a required setback to encourage variation along a single continuous plane of a building, perimeter wall or street frontage.~~

***

SETBACK, GARAGE DOOR / CARPORT ENTRY: THE REQUIRED MINIMUM DISTANCE BETWEEN THE STREET AND COVERED PARKING. THIS DISTANCE SHALL BE MEASURED FROM THE PROPERTY LINE TO THE FACE OF THE GARAGE DOOR OR CARPORT, UNLESS THE PROPERTY HAS AN EASEMENT DEDICATED ON THE FRONT OF THE PROPERTY FOR A SIDEWALK OR TRAIL, IN WHICH CASE THE DISTANCE SHALL BE MEASURED FROM THE LOT SIDE OF THE EASEMENT TO THE FACE OF THE GARAGE DOOR OR CARPORT.

SETBACK, LANDSCAPE: A SETBACK WHICH IS RESTRICTED TO THE FOLLOWING IMPROVEMENTS: LIVE PLANT MATERIALS SUCH AS TREES, SHRUBS, AND GROUNDCOVERS WITH AN AUTOMATIC IRRIGATION SYSTEM; SIDEWALKS; REQUIRED DRAINAGE FACILITIES; ENTRY MONUMENTS; SIGNS; PUBLIC ART INSTALLATIONS, AND WALLS AS OTHERWISE PERMITTED BY THIS ORDINANCE. PARKING AND MANEUVERING IS NOT PERMITTED WITHIN A LANDSCAPE SETBACK EXCEPT FOR APPROVED STREET AND DRIVEWAY CROSSINGS.

***

Shade Structure: A structure, such as a pergola, arbor, or ~~open~~ COVERED porch, which is designed and used for protection OF OUTDOOR LIVING AREAS from the sun and which ~~contains at least~~ HAS A MINIMUM OF one ~~(1)~~ side which is at least ~~fifty~~ 50 percent ~~(50%)~~ open.

***

STREET FRONTAGE REQUIREMENT: THE TYPE OR CLASS OF STREET ON WHICH THE FRONT PROPERTY LINE OF A LOT MUST ABUT.

***

STREET, PERIMETER: ANY PUBLIC STREET OR PRIVATE ACCESSWAY WHICH FORMS THE EXTERIOR BOUNDARY OF A SUBDIVISION OR DEVELOPMENT. THIS DEFINITION DOES NOT INCLUDE PUBLIC ALLEY RIGHT-OF-WAY OR CANAL RIGHT-OF-WAY, UNLESS THE RIGHT-OF-WAY IS ALSO A NAMED STREET USED FOR THE LEGAL ADDRESSES OF ABUTTING PROPERTIES.

***

Subdivision: The division of a ~~lot, tract, or~~ parcel of land into three or more ~~lots, tracts or parcels~~ PARCELS of which the original land area is greater than two and one half acres, ~~Land~~ for which a subdivision plat has been APPROVED AND recorded IN ACCORDANCE WITH THE PROVISIONS OF THE CITY CODE SECTION 32-32, OR BY MARICOPA COUNTY IF RECORDED PRIOR TO ANNEXATION.~~, and for any condominium, community apartment, townhouse or similar project.~~

Subdivision, Average Lot: ~~A subdivision in which residential density is controlled by the number of dwelling units LOTS in a development rather than by minimum lot size.~~ SEE “PLANNED RESIDENTIAL DEVELOPMENT”.

Subdivision, Conventional: ~~A subdivision in which residential density is controlled by the density provisions within each zoning district, and by development standards related to lot width, the management of stormwater, the provision of infrastructure requirements and constraints related to the property topography or configuration.~~ SEE “SUBDIVISION, STANDARD”.

Subdivision, Planned Residential Development: See "Planned Residential Development".

SUBDIVISION, Single-Family Infill (SFI) ~~*Development:*~~ ~~A type of single-family development consisting of townhouses and a limited number of detached dwelling units. Perimeter standards are defined and potential bonus density and design flexibility allow for quality individual property ownership within a larger development.~~ A SUBDIVISION APPROVED AND DEVELOPED IN ACCORDANCE WITH THE SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT STANDARDS OF SECTION 608.I.

SUBDIVISION, STANDARD: A SUBDIVISION DEVELOPED IN COMPLIANCE WITH THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION OF A RESIDENTIAL ZONING DISTRICT. A SUBDIVISION PLAT SUBTITLED “A CONVENTIONAL SUBDIVISION”, “SUBDIVISION OPTION”, OR HAVING NO SUBTITLE SHALL ALSO BE CONSIDERED A STANDARD SUBDIVISION.

~~*Subdivision, Zero Lot Line: A subdivision in which the main building may be constructed without a side yard.*~~

***

TRACT: A PARCEL OF LAND DESIGNATED WITHIN A SUBDIVISION WHICH IS NOT CONSIDERED A LOT AND IS NOT REQUIRED TO MEET MINIMUM LOT DIMENSIONS. A TRACT MAY BE DEVELOPED ONLY WITH SUBDIVISION AMENITIES, DRAINAGE FACILITIES, UTILITIES, LANDSCAPE, OR OTHER IMPROVEMENTS AS SPECIFICALLY PERMITTED FOR THE TRACT IN THE DEDICATION STATEMENT FOR THE SUBDIVISION PLAT.

***

Yard: A space on any lot, unoccupied by a structure and unobstructed from the ground upward except as otherwise provided herein, and measured as the minimum horizontal distance from a building or structure, excluding carports, porches and other permitted ~~projects~~ PROJECTIONS, to the property line opposite such building line in the side or rear yards, or to the street right-of-way or easement in the front yard; provided, however, that where a future width line is established by the provisions of this ordinance for any street bounding the lot, then such measurement shall be taken from the line of the building to such future width line.

***

Amend Chapter 5, Section 507 Tab A (Guidelines for Design Review) to read as follows:

Section 507 Tab A. Guidelines for Design Review

***

II. *CITY-WIDE DESIGN REVIEW GUIDELINES.* The design review guidelines indicated with the markers (R), (R*), (P), (T), and (C) shall be applied and enforced in the same manner as indicated in Section 507. Items not indicated with an (R), (R*), (P), (T), and (C) shall be treated as (R).

***

C. **Subdivision and ~~Single-Family Detached~~ RESIDENTIAL LOT Design Review.**

***

8. **~~Single-Family Detached~~ SUBDIVISION DIVERSITY Design Review.** ~~New single-family detached dwelling units, lots having a single duplex or triplex, manufactured homes, and modular homes shall be subject to design review~~ SUBDIVISIONS HAVING AT LEAST TEN PERCENT OF LOTS EQUAL TO OR LESS THAN 65 FEET IN WIDTH, AND HAVING DETACHED SINGLE-FAMILY DWELLING UNITS; AND MANUFACTURED AND/OR MODULAR HOME SUBDIVISIONS REGARDLESS OF LOT WIDTH, ARE SUBJECT TO DESIGN REVIEW DIVERSITY GUIDELINES 8.1 THROUGH 8.4~~, as follows~~ (R):

~~(a) Single-family detached developments where ten percent or more of the lots are equal to or less than 65 feet in width shall incorporate Design Guidelines Sections 8.1 through 8.4.~~

~~(b) Individual single-family detached dwelling units, not subject to Subdivision Design Guidelines 8.1 through 8.4, on a lot or parcel of 65 feet in width or less, shall incorporate Design Guidelines Section 8.5. This requirement includes lots with a single duplex or triplex when not located in a subdivision subject to Section 507 Tab A.II.C.8(a).~~

~~(c) Dwelling units on lots zoned or designated HP are exempt from the provisions of Design Guidelines Section 8.5, so long as the plans are reviewed and approved through historic preservation prior to issuance of any building permits.~~

~~(d) Individual manufactured and modular homes, regardless of lot width, shall incorporate Design Guidelines Section 8.5.~~

~~(e) Manufactured and modular home subdivisions, regardless of lot width, shall incorporate Design Guidelines Sections 8.1 through 8.4.~~

The design guidelines in each of the following sections (subdivision design, housing design, garage treatment, and community safety) must be satisfied in one of two ways. The first method, called the standard approach, is to meet each of the design guidelines as written in the following tables. The second method, called the alternative approach, allows consideration of creative design solutions on a section by section basis, as long as the intent of that section has been met. Either method may be used for all or some of the following sections. For example, an applicant may choose the standard approach for the subdivision design and garage treatment sections and the alternative approach for the housing design and community safety sections or the standard approach may be used for all four sections. Whether the alternative approach is acceptable will be determined by the design advisor of the Planning and Development Department.

Diversity: The goal of diversity is to provide a variety of subdivision and housing designs which lend visual interest and distinctive character and identity to the community. ~~This goal is addressed in two subsections, subdivision design and housing design.~~

8.1. **Subdivision Design.** Provide subdivision designs which address the goal of diversity by incorporating these or substantially equivalent design characteristics: 1) Vary the building's relationship to the street, 2) Vary the driveway orientation or location, 3) Vary the relationship between buildings, and 4) Vary street orientation.

Design Guidelines: All are required (R*), unless otherwise noted.

***

~~8.5. **Individual Unit Design Standards.** The goal of these individual unit design standards is to ensure a minimum level of design quality for detached single-family dwelling units, duplexes, manufactured homes, and modular homes. For information on relief from requirements (R) and (R*), and presumptions (P), refer to Section 507.C of the Zoning Ordinance.~~

~~(a) Each dwelling unit shall have at least one covered parking space located in a garage or under a carport. (R)~~

(b) The front yard, excluding areas approved for vehicle access, should be landscaped with the following elements: (P)

(1) A minimum of one, two inch caliper or greater, drought resistant, accent tree.

(2) A minimum of five, five gallon or greater, drought resistant shrubs.

(3) Dustproofed with ground cover, turf, rock, decomposed granite, or equivalent material as approved by the Planning and Development Department.

(4) An irrigation system.

Rationale: Landscaping contributes to an attractive environment, provides shade, and contributes to neighborhood identity.

(c) Required covered parking shall not be located more than ten feet closer to the front property line than the front entry. (R*)

Rationale: When parking structures are concentrated in front of a dwelling unit, the building loses its residential character and compatibility with surrounding residences is negatively impacted.

(d) Walls, fences, and enclosure materials shall not include chain link fencing with, or without, plastic or metal slats, sheeting, nondecorative corrugated metal and fencing made or topped with razor, concertina, or barbed wire. (R*)

(e) Development of lots with more than one dwelling unit should provide a single, common access drive to parking areas. (P)

Rationale: Shared access and common parking minimize unnecessary curb cuts and breaks in the streetscape. Common parking areas also reduce the paved area of a site.

(f) All dwelling units should provide the following architectural design elements: (P)

(1) Consistent detailing and design for each side of the building.

(2) Window and door trim as well as accent detailing should be incorporated and vary from the primary color and materials of the building.

(3) Garage doors should be provided with windows, raised or recessed panels, architectural trim, or single doors.

(4) Materials such as untextured concrete, unfinished block, steel panels, and shiny or highly reflective detailing should not be used as a predominant exterior material.

Rationale: High quality design promotes neighborhood pride and visual interest in residential architecture.

(g) Garage doors facing the public street and attached to the primary dwelling unit should not exceed 50 percent of the building width. (P)

Rationale: Garage doors should not be the aesthetic focus of a house; they should complement and appear subordinate to the main structure. This is particularly important if a duplex or triplex is constructed.

(h) A front entry shall be provided that faces and is visible from the street, and includes an architectural feature to call attention to it (such as a porch, entry patio, stoop, awning/canopy, courtyard, or archway). For lots having more than one dwelling unit, a minimum of one unit shall comply with this requirement. (R*)

Rationale: Emphasizing the entrance and front facade adds to the residential character of new dwelling units and provides eyes on the street.

(i) Manufactured homes shall provide the following additional architectural design elements:

~~(1) Materials such as wood, hardboard, brick veneer, hardiplank, stucco, or horizontal vinyl siding shall be used as a predominant exterior material. (P)~~

~~(2) The exposed roof pitch shall be at a minimum of 3/12 for units 28 feet or less in width and be covered with shingles, tile or metal, excluding aluminum. (R*)~~

~~(3) A minimum 50-square-foot recessed entry or covered porch shall be provided along the front entry of the building. (R*)~~

~~(4) Permanent access to the porch or recessed entry should be constructed with materials and colors that are compatible with the dwelling unit. (P)~~

~~(5) A masonry stem wall shall be provided under the dwelling unit with no more than seven inches of exposed foundation measured from highest finished grade. (R*)~~

~~(6) The exposed masonry stem wall color should be compatible to the dwelling unit. (P)~~

~~*Rationale:* High quality design promotes neighborhood pride and visual interest in residential architecture for manufactured homes.~~

9. **RESIDENTIAL LOT DESIGN REVIEW.** THE FOLLOWING DESIGN REVIEW REGULATIONS APPLY TO ALL RESIDENTIAL LOTS THAT ARE 65 FEET OR LESS IN WIDTH AND HAVE FOUR OR FEWER PRIMARY DWELLING UNITS ON A LOT, AND ANY LOT HAVING A MANUFACTURED OR MODULAR HOME, WITH THE FOLLOWING EXCEPTIONS:

a. THE LOT IS WITHIN AN APPROVED SINGLE-FAMILY INFILL (SFI) SUBDIVISION;

b. THE LOT IS SUBJECT TO SECTION II.C.8 (SUBDIVISION DIVERSITY DESIGN REVIEW); OR

c. THE LOT IS ZONED OR DESIGNATED HP, AND THE CONSTRUCTION PLANS ARE REVIEWED AND APPROVED IN ACCORDANCE WITH CHAPTER 8, HISTORIC PRESERVATION, PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

9.1 ALL DWELLING UNITS ON A LOT SHALL EXHIBIT A DESIGN SCALE, FORM, AND CHARACTER OF A SINGLE-FAMILY HOME. (P)

RATIONALE: NEW CONSTRUCTION SHOULD RESPECT THE DESIGN AND CHARACTER OF EXISTING ESTABLISHED NEIGHBORHOODS, REGARDLESS OF THE NUMBER OF UNITS PROVIDED ON A LOT. BUILDING MATERIALS SHOULD MATCH OR COMPLEMENT THE MATERIALS USED ON EXISTING HOMES IN THE VICINITY.

9.2 THE FRONT YARD, EXCLUDING AREAS APPROVED FOR VEHICLE ACCESS, SHOULD BE LANDSCAPED WITH THE FOLLOWING ELEMENTS: (P)

(a) A MINIMUM OF ONE, TWO INCH CALIPER OR GREATER, DROUGHT RESISTANT, ACCENT TREE.

(b) A MINIMUM OF FIVE, FIVE GALLON OR GREATER, DROUGHT RESISTANT SHRUBS.

(c) DUSTPROOFED WITH GROUND COVER, TURF, ROCK, DECOMPOSED GRANITE, OR EQUIVALENT MATERIAL AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

(d) AN IRRIGATION SYSTEM.

RATIONALE: LANDSCAPING CONTRIBUTES TO AN ATTRACTIVE ENVIRONMENT, PROVIDES SHADE, AND CONTRIBUTES TO NEIGHBORHOOD IDENTITY.

9.3 A MINIMUM OF ONE PRIMARY ENTRANCE SHALL BE PROVIDED WHICH FACES AND IS VISIBLE FROM THE STREET. (R*)

9.4 FOR TWO-STORY BUILDINGS, WINDOWS, BALCONIES (WITH DOORS FOR ACCESS), OR DECKS SHALL BE PROVIDED ON THE FRONT FAÇADE FOR A MINIMUM OF ONE-QUARTER OF THE BUILDING WIDTH. (R*)

9.5 EACH DWELLING UNIT SHALL HAVE AT LEAST ONE COVERED PARKING SPACE. (R*)

9.6 FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)

9.7 GARAGES AND CARPORTS SHALL NOT BE LOCATED MORE THAN TEN FEET CLOSER TO THE FRONT PROPERTY LINE THAN THE CLOSEST PRIMARY ENTRANCE. (R*)

9.8 WALLS, FENCES, AND ENCLOSURE MATERIALS SHALL NOT INCLUDE CHAIN LINK FENCING WITH, OR WITHOUT, PLASTIC OR METAL SLATS, SHEETING, NONDECORATIVE CORRUGATED METAL AND FENCING MADE OR TOPPED WITH RAZOR, CONCERTINA, OR BARBED WIRE. (R*)

9.9 MANUFACTURED HOMES SHALL PROVIDE THE FOLLOWING ADDITIONAL ARCHITECTURAL DESIGN ELEMENTS:

(a) MATERIALS SUCH AS WOOD, HARDBOARD, BRICK VENEER, HARDIPLANK, STUCCO, OR HORIZONTAL VINYL SIDING SHALL BE USED AS A PREDOMINANT EXTERIOR MATERIAL. (P)

(b) THE EXPOSED ROOF PITCH SHALL BE AT A MINIMUM OF 3/12 FOR UNITS 28 FEET OR LESS IN WIDTH AND BE COVERED WITH SHINGLES, TILE OR METAL, EXCLUDING ALUMINUM. (R*)

(c) A MINIMUM 50 SQUARE FOOT FRONT ENTRY SHALL BE PROVIDED ALONG THE STREET SIDE OF THE BUILDING. (R*)

(d) PERMANENT ACCESS TO THE FRONT ENTRY SHOULD BE CONSTRUCTED WITH MATERIALS AND COLORS THAT ARE COMPATIBLE WITH THE DWELLING UNIT. (P)

(e) A MASONRY STEM WALL SHALL BE PROVIDED UNDER THE DWELLING UNIT WITH NO MORE THAN SEVEN INCHES OF EXPOSED FOUNDATION MEASURED FROM HIGHEST FINISHED GRADE. (R*)

(f) THE EXPOSED MASONRY STEM WALL COLOR SHOULD BE COMPATIBLE TO THE DWELLING UNIT. (P)

***

Amend Chapter 6, Section 608 (Residential Districts) to read as follows:

Section 608. Residential Districts.

A. *Purpose.* Residential districts are established in recognition of a need to provide areas of the City devoted primarily to living functions. In order to preserve these areas from the distractions and adverse impacts which can result from immediate association with nonresidential uses, these districts are restricted to residential, limited nonresidential uses, and appropriate accessory uses. These regulations are designed to promote the creation and maintenance of areas in which individuals or families may pursue residential activities with reasonable access to open space, and streets or roads, in a setting which is not negatively impacted by adjacent uses. Limited nonresidential uses may have conditions placed upon them to limit impact to adjacent residential uses and in some cases require a public hearing through a use permit or special permit process to mitigate any negative impacts to surrounding residential uses.

The standards contained in this section and Sections 609 through 619 and 635 are designed to establish the character of new residential development and also to preserve the quality of residential uses during their lifetime. When applied to new development, these standards are designed to be used in conjunction with the development and improvement standards as contained in the Phoenix Subdivision Ordinance, Chapter 32 of the City Code.

~~This section applies to the residential districts in Sections 609 through 619, in addition to Section 635 (Planned Area Development) when specified.~~

***

B. *Applicability*. THIS SECTION APPLIES TO RESIDENTIAL DISTRICTS RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A (SECTIONS 609 THROUGH 619), AND WHERE SPECIFIED IN THE REGULATIONS FOR OTHER ZONING DISTRICTS. ~~*of Development Options.* The development of any parcel of land shall be in accordance with the standards contained in any one development option as contained in Sections 609 through 619. Development of a single lot or a parcel not being further subdivided and located in the RE-35 and R1-18 zoning districts (Sections 609 and 610) shall be in accordance with the requirements for the standard subdivision development option (a), as contained in Sections 609 and 610. For a single lot or parcel not part of a subdivision platted prior to May 1, 1998, not being further subdivided, and located in the R1-10 through R-4A zoning districts (Sections 611 through 619), development shall be in accordance with the requirements of the conventional subdivision option as contained in Sections 611 through 619.~~

~~All subsequent development shall be in accordance with the initially selected development option unless a use permit is obtained. Building on any lot which was subdivided or developed prior to the adoption of this chapter shall be done in accordance with the standards under which the initial subdivision or development occurred.~~

~~For purposes of conversion to this ordinance, property subdivided prior to May 1, 1998, shall be considered as follows:~~

~~1. Residential development with a site plan approved in accordance with Section 507 shall be considered under the planned residential development option.~~

~~2. Residential development with an approved subdivision setback exhibit shall be considered under the average lot development option if located in the RE-35 through R-5 zoning districts (Sections 609 through 618).~~

~~3. Any other prior residential development shall be considered under the development option selected when the property was subdivided.~~

~~A use permit shall not be required for new development on previously subdivided property or property on which there is an approved site plan if the new development is in conformance with the provisions of this ordinance.~~

***

D. *Residential Districts Land Use Matrix*

Table 608.D. Residential Districts Land Use Matrix

LAND USE CATEGORIES	SECTION AND ZONING DISTRICT											
	609	**610**	**611**	**612**	**613**	**614**	**615**	**616**	**617**	**618**	**619**	**635**
	RE-35	**R1-18**	**R1-10**	**R1-8**	**R1-6**	**R-2**	**R-3**	**R-3A**	**R-4**	**R-5**	**R-4A**	**PAD**
Single-Family Detached	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1
(ac) Accessory Dwelling Unit (ADU)	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2
(ac) Guestroom(s)	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3
~~Duplex~~	~~np~~	~~np~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~
~~Triplex~~	~~np~~	~~np~~	~~np~~	~~np~~	~~np~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~
Single-Family Attached	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4
SINGLE-FAMILY INFILL (SFI) SUBDIVISION	np	np	np	np	np	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc6 up6	np
Multi-Family	np	np	~~pc7~~ np	~~pc7~~ np	~~pc7~~ np	pc7	pc7	pc7	pc7	pc7	pc7	pc7
(ac) Residential Convenience Market	np	np	np	np	np	np	np	pc8	pc8	pc8	pc8	pc8
Off-Site Manufactured Home Developments	np	np	np	np	np	up35	up35	up35	up35	up35	up35	np
***	***	***	***	***	***	***	***	***	***	***	***	***

***(ac) = accessory use permitted only with primary use listed immediately prior in the table.**

E. *Land Use Conditions.*

1. *Single-Family Detached Dwelling Unit.* Each single-family lot is permitted one single-family detached primary dwelling unit and no additional dwelling units, unless otherwise permitted elsewhere in this section.

2. *Accessory Dwelling Unit (ADU).*

   a. When a lot has no more than one single-family detached primary dwelling, two ADUs are permitted in addition to the primary dwelling unit. A third ADU may be permitted when at least one of the ADUs qualifies as affordable housing and the net lot size is a minimum 43,560 square feet. However, lots having ~~a duplex or triplex, single-family attached units or any~~ multi-family dwelling units are not permitted any ADUs.

   b. An ADU is subject to the development regulations of Section 706.A.

3. *Guestrooms*. Each single-family dwelling unit may contain no more than two guestrooms.

~~4. *Duplex.*~~

   ~~a. *Single-Family Lots.* One duplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit two dwelling units.~~

   ~~b. *Multi-Family Lots.* Duplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.~~

4. *SINGLE-FAMILY ATTACHED DWELLING UNIT.* ONE SINGLE-FAMILY ATTACHED DWELLING UNIT IS PERMITTED PER SINGLE-FAMILY LOT WHEN THE APPLICABLE DEVELOPMENT OPTION HAS NO REQUIREMENTS FOR INTERIOR SIDE YARD SETBACKS.

~~5. *Triplex.*~~

~~a. *Single-Family Lots.* One triplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit three dwelling units.~~

~~b. *Multi-Family Lots.* Triplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.~~

5. *SINGLE-FAMILY INFILL (SFI) SUBDIVISION*. SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1.

6. ~~*Single-Family Attached Dwelling Unit.* One single-family attached dwelling unit is permitted per single-family lot when allowed by the underlying zoning district and development option.~~
SINGLE-FAMILY INFILL (SFI) SUBDIVISION—R-4A ONLY. SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1. EXCEPT FOR THE PERMITTED DENSITY, THE DEVELOPMENT STANDARDS SHALL BE THE SAME AS FOR THE R-4 PLANNED RESIDENTIAL DEVELOPMENT OPTION, AS MODIFIED BY SECTION 608.I.

7. *Multi-Family Dwelling Units.* Multi-family dwelling units are permitted ~~when allowed by the underlying zoning district and development option~~ EXCEPT WHEN THE DEVELOPMENT HAS BEEN PLATTED AS A SINGLE-FAMILY SUBDIVISION.

***

35. Off-site manufactured home developments are permitted with use permit approval per Section 307, and subject to the development regulations provided in Section ~~608.F.7~~ 608.J.

F. ~~*Special*~~ *GENERAL DEVELOPMENT Regulations.*

1. No structure may be built on a lot which does not front on a street which is in accordance with the adopted street classification map AND THE PROVISIONS OF SECTION 714, FUTURE WIDTH LINES, unless exempted by this section.

2. In any district where a half street not less than one-half of that width prescribed for that street by the street classification map, and amendments thereto, has been dedicated, any lots facing or siding on such half street from which side the required width of dedication has been made shall be deemed to have frontage on a street.

3. No permit shall be issued for buildings on a lot fronting on a half street of less than that prescribed by the street classification map for an arterial or collector street or 25 feet for all other streets ~~except for single-family attached development individual dwelling units~~ UNLESS THE LOT IS PART OF A PLATTED SUBDIVISION WHICH WAS APPROVED WITH MODIFIED STREET STANDARDS.

   ~~a. For development utilizing an average lot or PRD development option or for development built under a planned area development district, a minimum of 16.58-foot half-street right-of-way may be provided when all of the following conditions are met:~~

      ~~(1) The street is not designated as a collector or arterial street.~~

      ~~(2) There are no restrictions to public access to the street.~~

      ~~(3) Pavement width shall be 33.16 feet from back of curb to back of curb.~~

      ~~(4) Pavement thickness and design shall be in accordance with Maricopa Association of Governments' standards.~~

      ~~(5) All terminations shall contain a 40-foot-radius right-of-way.~~

      ~~(6) The street has been constructed prior to March 19, 1986.~~

4. There shall be no outdoor storage of personal property visible beyond the boundaries of the property within any front or side yard.

5. No accessory use shall include outdoor display or storage of any of the following listed items when such items are visible or emit odor, dust, gas, noise, vibration, smoke, heat or glare beyond any boundary of the lot on which such items are displayed or stored:

   a. Any building or landscaping materials.

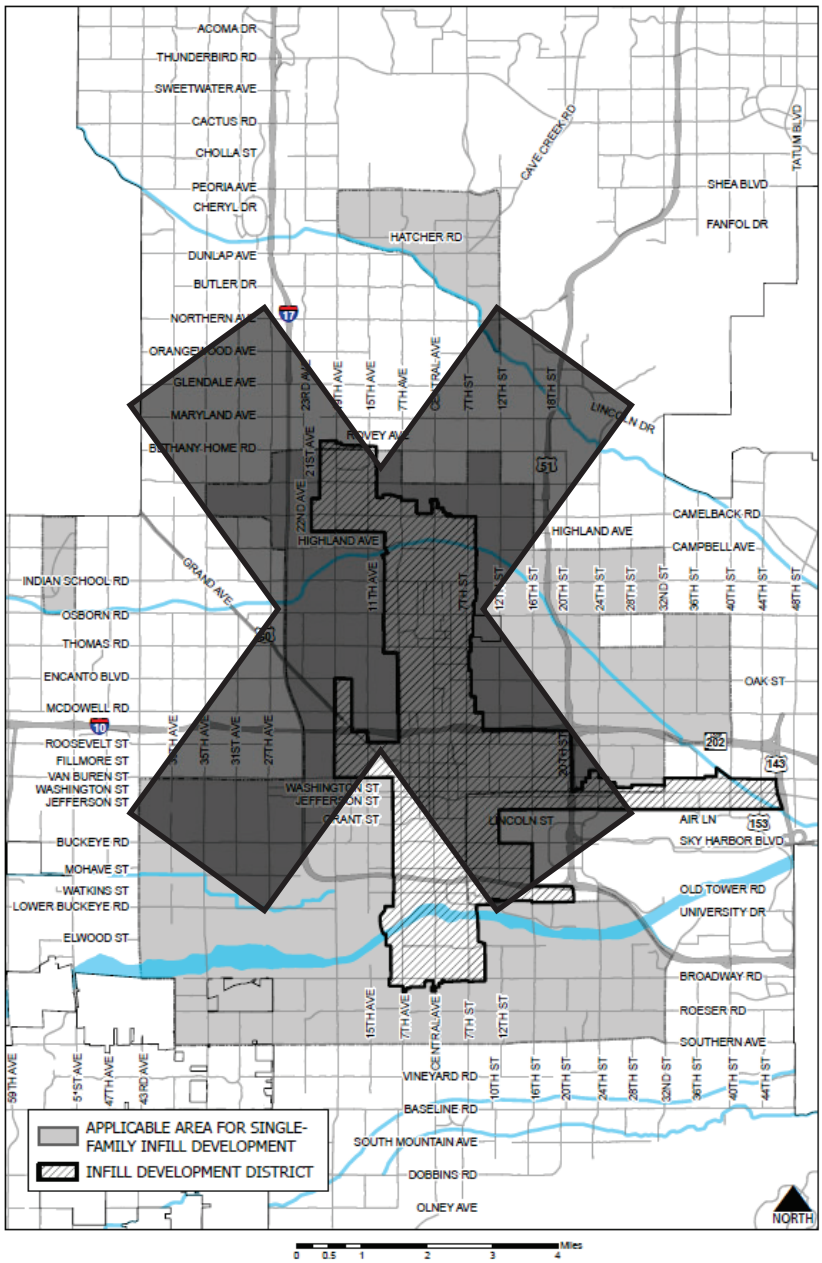
   b. Any machinery, parts, scrap, or appliances.

   c. Vehicles which are unlicensed, inoperable, or registered to or owned by persons not residing on or the guest of persons residing on the premises.

d. Any other chattel used for or intended for a commercial purpose or ultimate use on other than the subject premises.

~~6.~~ ~~*Single-Family Infill (SFI).* Single-family infill development regulations may be applied in zoning districts where the SFI development option is offered, but only when the development falls within the infill development district identified in the general plan, or with use permit approval within the following areas located outside of the infill development district:~~

~~Figure 608.F.6. Single-Family Infill Development Areas~~



a. The SFI development option does not eliminate any redevelopment area, special planning district or overlays. Where conflicts occur between the requirements of the SFI development option and redevelopment areas, overlay zoning districts, special planning districts, and specific plans, the requirements of the overlay zoning districts, special planning districts, redevelopment areas or specific plans shall apply.

b. Historic preservation designated properties or properties in historic preservation districts cannot use the SFI development option.

c. *Dwelling Units.* The SFI development option is intended primarily for single-family attached dwelling units; however, up to 20 percent of the units in a development may be single-family detached dwelling units to allow for variety and efficiency of design.

(1) Any provided detached dwelling units shall comply with the same development regulations applicable to that SFI development.

d. *Design Requirements.*

(1) Individual units fronting on street rights-of-way shall provide an entryway that is either elevated, depressed or includes a feature such as a low wall to accentuate the primary entrance.

(2) Required covered parking spaces shall not front on perimeter street rights-of-way.

(3) Individual unit rear yards shall not abut perimeter street ROW or an adjacent perimeter street landscape area.

(4) Attached dwelling units constructed in a row shall not exceed a total length of 200 feet without having a minimum 20-foot-wide open area.

e. *Perimeter Landscape Setbacks and Requirements.*

(1) Residences that front on arterial, collector, or local street rights-of-way shall provide a minimum ten-foot-wide landscape tract or community-maintained landscaping abutting the street, except when within 2,000 feet of a light rail station.

(2) Residences that side on arterial, collector, or local street rights-of-way shall provide a minimum 15-foot-wide landscape tract or community-maintained landscaping abutting the street.

(3) Perimeter of the development not abutting rights-of-way and adjacent to a single-family residential district or historic preservation designated property must provide a minimum ten-foot landscape setback. Walls/fences up to six feet high within private rear yards may be provided within the perimeter setback so long as the required landscape is still provided.

(4) Trees shall be provided in required landscape setbacks at a minimum rate of 20 feet on center or equivalent groupings, as approved by the PDD landscape architect, subject to the following:

(a) Fifty percent of the required trees shall be minimum one-and-one-half-inch caliper at the time of installation.

(b) Twenty-five percent of the required trees shall be minimum two-inch caliper or multi-trunked trees at the time of installation.

(c) Twenty-five percent of the required trees shall be minimum three-inch caliper or multi-trunked trees at the time of installation.

(5) A minimum of five five-gallon shrubs per tree shall be provided.

f. *Open Space Regulations.* The only walls/fences allowed within required common area open space are required pool security fences and other necessary security fences, as approved by PDD.

g. *Parking Requirements.* Section 702 applies to SFI development, except where specifically modified by this section.

(1) Within the Infill Development District: one parking space per dwelling unit must be provided that is covered or located within a garage.

(2) Within the applicable SFI area that is not located within the infill development district: two parking spaces per dwelling unit must be provided that are covered or located within a garage.

(3) The required spaces for each dwelling unit must be located on the same lot as the unit for which they are provided.

(4) A minimum 0.25 additional unreserved guest parking space per dwelling unit must be provided within any SFI development.

h. *Alley Access and Maneuvering.*

(1) All maneuvering for on-site parking must be located on private property and not in public ROW.

(2) Access to the site from a fully dedicated and paved alley is permitted within the infill development district.

(3) Access to the site from a fully dedicated and paved alley is permitted applicable area outside of the infill development district if all three conditions are met, as follows:

(a) The site is not across the alley from either a single-family or historic preservation zoning district;

(b) Alley access is specifically approved as part of the use permit hearing; and

(c) All necessary technical appeals have been approved.

i. Maximum 40-inch fence height allowed in the required setbacks along perimeter street rights-of-way.

j. Signage is subject to the regulations of Section 705, Table D-1, Single-Family Residential.

7. *Off-Site Manufactured Home Developments.* Off-site manufactured home development is subject to use permit approval in the C-1, C-2, and C-3 districts, in addition to zoning districts indicated in Section 608.D; and subject to the following additional development regulations:

a. The provisions of Section 703.B do not apply to off-site manufactured home developments.

b. These regulations apply to development of a single lot or parcel, not to be further subdivided.

c. Placement for each off-site manufactured home shall be provided as follows:

(1) There shall be a minimum of 20 feet between off-site manufactured homes and ten feet between awnings and canopies. All annexes or structural additions shall be considered part of the off-site manufactured home.

(2) There shall be at least 40 feet between off-site manufactured homes on opposite sides of a private accessway.

(3) No off-site manufactured home, annex or structural addition shall be closer than eight feet to any private accessway or private drive.

d. Each off-site manufactured home space shall have private outdoor living space of at least 150 square feet. The dimension of this space shall be at least 15 feet in width.

e. At each occupied off-site manufactured home space, there shall be an enclosed storage locker for yard tools and other bulky items convenient to the space with a storage capacity of at least 150 cubic feet.

f. All areas not covered by structures or paved surfaces shall be landscaped and maintained in accordance with the approved development review documents required under Section 507.

g. Screening the perimeter of an off-site manufactured home development by a wall or other approved material may be required as a condition of use permit approval.

h. There shall be a network of pedestrian walkways connecting off-site manufactured home spaces with each other and with development facilities and amenities.

i. If storage yards are provided, there shall be a screened storage yard or yards for boats, recreational vehicles, etc. Such storage yards shall have a minimum of 60 square feet of storage space for each off-site manufactured home space in the development and shall be located so as to not detract from surrounding properties. All boats and recreational vehicles shall be parked in the storage yard.

j. Each off-site manufactured home shall (1) be affixed permanently to the ground or (2) have skirting around its perimeter to screen its wheels and undercarriage.

k. All utilities and the wires of any central television or radio antenna system shall be underground.

~~l. Not more than 15 percent of the spaces in any one off-site manufactured home development shall be developed or used for recreational vehicles.~~

~~m. Development of off-site manufactured home communities shall be under the planned residential development option applicable in the underlying zoning district.~~

~~n. Private drives may be used for access to each off-site manufactured home.~~

~~o. There shall be a minimum of five percent of the total area of the off-site manufactured home development dedicated or reserved as usable common open space land. Common open space lands shall be clearly designated on the plan as to the character of use and development but shall not include:~~

~~(1) Areas reserved for the exclusive use or benefit of an individual tenant or owner; nor~~

~~(2) Dedicated streets, alleys, and other public rights-of-way; nor~~

~~(3) Vehicular drives, parking, loading, and storage areas; nor~~

~~(4) Required setback areas at exterior boundaries of the site; nor~~

~~(5) Golf courses.~~

~~Adequate guarantees must be provided to ensure permanent retention of open space land area resulting from the application of these regulations, either by private reservation for the use of the residents within the development or by dedication to the public, or a combination thereof.~~

G. ~~*Reserved.*~~

DEVELOPMENT OPTIONS. EACH RESIDENTIAL ZONING DISTRICT (RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A) PROVIDES DEVELOPMENT STANDARDS SPECIFIC TO THAT ZONING DISTRICT. ADDITIONALLY, DIFFERENT SETS OF DEVELOPMENT STANDARDS ("DEVELOPMENT OPTIONS") ARE PROVIDED WITHIN CERTAIN ZONING DISTRICTS.

1. GENERAL REQUIREMENTS.

a. DEVELOPMENT OF ANY PARCEL OR LAND SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS SET FORTH FOR A SINGLE DEVELOPMENT OPTION.

b. A DEVELOPMENT OPTION FOR A PROPERTY IS CONSIDERED ESTABLISHED IF ONE OF THE FOLLOWING IS TRUE:

(1) A PRELIMINARY OR FINAL SITE PLAN HAS BEEN APPROVED FOR A PROPERTY AND IS STILL CONSIDERED VALID PER THE PROVISIONS OF SECTION 507.K.6.

(2) THE PROPERTY HAS STRUCTURES FOR WHICH BUILDING PERMITS WERE ISSUED IN COMPLIANCE WITH STANDARDS FOR A DEVELOPMENT OPTION WHICH WAS VALID AT THE TIME OF PERMIT ISSUANCE.

(3) THE PROPERTY IS PART OF A PLATTED AND RECORDED SUBDIVISION (ALSO SEE SUBSECTION G.2 BELOW).

c. IF A DEVELOPMENT OPTION HAS ALREADY BEEN ESTABLISHED FOR A PROPERTY, SUBSEQUENT DEVELOPMENT OR REDEVELOPMENT OF THE PROPERTY MUST COMPLY WITH THE STANDARDS APPLICABLE TO THE ESTABLISHED DEVELOPMENT OPTION UNLESS USE PERMIT APPROVAL PER SECTION 307 IS OBTAINED, WITH THE FOLLOWING EXCEPTIONS:

(1) THE PROPERTY HAS BEEN REZONED PER SECTION 506 (BASE ZONING ONLY; DOES NOT INCLUDE HEIGHT OR DENSITY WAIVERS, SPECIAL PERMITS, OR ADDITION OF OVERLAY DISTRICTS); OR

(2) THE PROPERTY IS A PREVIOUSLY PLATTED SUBDIVISION AND THE ENTIRE SUBDIVISION IS TO BE REPLATTED; OR

(3) THE PROPERTY IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND IS BEING PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION; OR

(4) THE PROPERTY IS PART OF A MASTER PLAT SUCH AS: STATE PLATS; AGRICULTURAL/RANCHING SUBDIVISIONS; PLATS USED TO MAKE DEDICATIONS AND CREATE DEVELOPMENT BLOCKS WITHIN MASTER-PLANNED DEVELOPMENTS; OR OTHER ATYPICAL SUBDIVISION PLATS AS APPROVED BY THE ZONING ADMINISTRATOR.

d. IF A DEVELOPMENT OPTION HAS NEVER BEEN ESTABLISHED FOR A PROPERTY, ANY APPLICABLE DEVELOPMENT OPTION MAY BE CHOSEN.

2. PLATTED SUBDIVISION LOTS SHALL COMPLY WITH THE STANDARDS APPLICABLE TO THE DEVELOPMENT OPTION STATED IN THE TITLE OF THE PLAT, AS FOLLOWS:

a. DEVELOPMENTS HAVING AN APPROVED FINAL SITE PLAN OR APPROVED SETBACK EXHIBIT ON FILE WITH THE PLANNING AND DEVELOPMENT DEPARTMENT MAY INSTEAD CHOOSE TO APPLY THE STANDARDS APPROVED PER THE PLAN/EXHIBIT, IF DIFFERENT FROM CURRENT STANDARDS. HOWEVER, ANY AMENDMENT TO A FINAL SITE PLAN OR SETBACK EXHIBIT SHALL BE IN ACCORDANCE WITH CURRENT DEVELOPMENT OPTIONS AND STANDARDS.

b. PLATS TITLED “STANDARD”, “SUBDIVISION”, “CONVENTIONAL”, OR HAVING NO REFERENCE TO A DEVELOPMENT OPTION SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION.

c. PLATS TITLED “AVERAGE LOT” OR “PLANNED RESIDENTIAL DEVELOPMENT” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION.

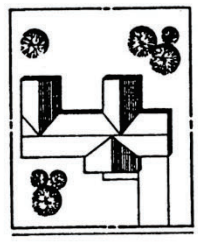
d. PLATS TITLED “SINGLE-FAMILY ATTACHED” OR “SINGLE-FAMILY INFILL” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, IN ADDITION TO THE STANDARDS OF SECTION 608.I.

e. PLATS TITLED “PLANNED AREA DEVELOPMENT” SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 635 WHEN ZONED PAD-1 THROUGH PAD-15. OTHER PLATS WITH THE SAME TITLE BUT NOT ZONED PAD-1 THROUGH PAD-15 SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, OR THE BASE REGULATIONS OF THE DISTRICT IF THE PRD OPTION IS NOT OFFERED.

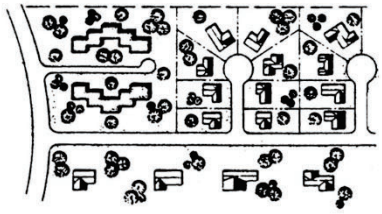
f. FOR OTHER PLAT TITLES NOT IDENTIFIED WITHIN THIS SECTION, THE ZONING ADMINISTRATOR SHALL DETERMINE THE APPLICABLE DEVELOPMENT OPTION AND REGULATIONS.

3. **STANDARD OPTION.** WHEN A ZONING DISTRICT PROVIDES MULTIPLE DEVELOPMENT OPTIONS, THE DEVELOPMENT REGULATIONS FOR THE STANDARD OPTION ARE IDENTIFIED IN THE ASSOCIATED DEVELOPMENT STANDARDS TABLE FOR THAT DISTRICT. IF ONLY ONE SET OF DEVELOPMENT STANDARDS IS PROVIDED FOR A ZONING DISTRICT, THOSE STANDARDS SHALL BE CONSIDERED THE STANDARD OPTION.

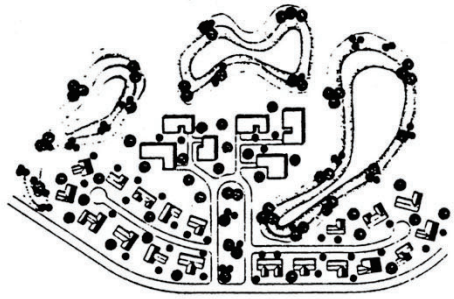
4. **PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION.** WHEN THE PLANNED RESIDENTIAL DEVELOPMENT OPTION IS UTILIZED FOR A SUBDIVISION AND/OR DEVELOPMENT, A SITE PLAN MUST BE SUBMITTED, REVIEWED, AND APPROVED IN ACCORDANCE WITH SECTION 507. THE SITE PLAN SHALL ILLUSTRATE COMPLIANCE WITH ALL OF THE DEVELOPMENT STANDARDS FOR THE PRD OPTION.



Standard Option



Standard Subdivision



Planned Residential Development

H. ~~Reserved.~~ *BONUS PROVISIONS.*

1. **SINGLE-FAMILY SUBDIVISION DENSITY BONUS.** WHEN UTILIZING THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, SINGLE-FAMILY SUBDIVISIONS IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN INCREASED DENSITY AS SHOWN IN TABLE 608.H.1 BY PROVIDING SITE AMENITIES AND ENHANCEMENTS FROM TABLE 608.H.2, UP TO THE MAXIMUM DENSITY PERMITTED BY THE DISTRICT:

TABLE 608.H.1 **PERMISSIBLE DENSITY BONUS BY DISTRICT**	
RE-35 AND R1-18	0.05 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R1-10, R1-8, AND R1-6	0.10 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED

R-2, R-3, AND R-3A	0.25 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R-4 AND R-5	0.50 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
	PERIMETER/BACKUP TREATMENT	
10 PTS.	1.	INCREASE COMMON LANDSCAPED SETBACK ADJACENT TO PERIMETER STREET TO A MINIMUM 20 FEET.
10 PTS./FEATURE	2.	PROVIDE A MAJOR ENTRY FEATURE WITH A MINIMUM 1,500 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
5 PTS./FEATURE	3.	PROVIDE A MINOR ENTRY FEATURE WITH A MINIMUM 1,000 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
	STREETSCAPE	
20 PTS.	4.	PROVIDE DETACHED SIDEWALKS SEPARATED FROM THE CURB BY A MINIMUM 5-FOOT WIDE PLANTING AREA. PLANTING AREA SHALL BE PLANTED WITH MINIMUM 24-INCH BOX SIZE TREES PLANTED AT A RATE OF 1 PER LOT, TURF OR 5, 5-GALLON SHRUBS FOR EVERY TREE AND GROUND COVER; AND SUPPLIED WITH AN ADEQUATE IRRIGATION SYSTEM.
10 PTS.	5.	PROVIDE LANDSCAPING AND IRRIGATION FOR ALL FRONT YARDS WITHIN THE DEVELOPMENT WHICH SHALL INCLUDE A MINIMUM OF 1 24-INCH BOX TREE, 5, 5-GALLON SHRUBS, AND GROUND COVER.
5 PTS.	5A.	RECEIVE AN ADDITIONAL 5 BONUS POINTS FOR EACH ADDITIONAL TREE (MINIMUM 15-GALLON).
10 PTS.	6.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR DRIVEWAYS AND ON-LOT SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
10 PTS.	7.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE STREETS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.
10 PTS.	8.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G., INTERSECTIONS, CROSSWALKS, BORDERS.
2 PTS./FEATURE	9.	PROVIDE LANDSCAPED MEDIAN ISLANDS.
5 PTS.	10.	PROVIDE A COMPREHENSIVE STREET FURNITURE PACKAGE CONSISTING OF CUSTOM STREET SIGNS, BUS SHELTERS AND BENCHES.
5 PTS.	11.	PROVIDE CUSTOM STREETLIGHT STANDARDS AND/OR FIXTURES.
	ARCHITECTURAL DESIGN	
25 PTS.	12.	PROVIDE A COMPREHENSIVE STREETSCAPE PLAN, DEVELOPMENT AGREEMENT OR OTHER MEANS WHICH SHALL ADDRESS VISUAL INTEREST AT A PEDESTRIAN SCALE; RHYTHM, FORM AND MASSING; AND RELATIONSHIP OF UNITS TO EACH OTHER FOR THE ENTIRE SUBDIVISION. SUCH PLAN SHALL PROVIDE ELEVATIONS, COLOR OPTIONS, AND LIMIT WHICH MODEL(S)/ELEVATION(S) MAY OR MAY NOT BE SITED ON INDIVIDUAL LOTS.
25 PTS.	13.	PROVIDE HOUSE PLANS WHICH DEMONSTRATE AN ENHANCED LEVEL OF ARCHITECTURAL DESIGN AS APPROVED BY THE DESIGN ADVISOR.
10 PTS.	14.	PROVIDE PREMIUM GRADE EXTERIOR MATERIALS AND FINISHES AS APPROVED BY THE DESIGN ADVISOR.

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
	OPEN SPACE/RECREATION	
2 PTS.	15.	PROVIDE ADDITIONAL COMMON OPEN SPACE, SUCH THAT EACH ADDITIONAL 1% OF COMMON OPEN SPACE EARNS 2 BONUS POINTS.
10 PTS./FEATURE	16.	PROVIDE MAJOR PRIVATE RECREATIONAL AMENITIES (E.G., TENNIS COURTS, POOL, COMMUNITY MEETING ROOM).
5 PTS./FEATURE	17.	PROVIDE MINOR PRIVATE RECREATIONAL AMENITIES (E.G., BIKEPATH OR MULTI-USE TRAIL WHICH PROVIDE AN INTERNAL LINKAGE WITHIN THE DEVELOPMENT AS WELL AS A CONNECTION TO SIMILAR FACILITIES LOCATED AT THE PERIMETER OF THE SITE).

2. **MULTI-FAMILY OPEN SPACE BONUS**. WHEN UTILIZING THE PLANNED RESIDENTIAL OPTION, MULTI-FAMILY DEVELOPMENTS IN THE R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN A ONE PERCENT DENSITY BONUS FOR EACH TWO PERCENT OF COMMON OPEN SPACE PROVIDED IN ADDITION TO ANY OTHER OPEN SPACE REQUIRED FOR THE DEVELOPMENT.

   a. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL DETERMINE THE ADEQUACY OF COMMON OPEN SPACE AS PART OF THE DEVELOPMENT REVIEW PROCESS. OPEN SPACE SHALL NOT INCLUDE:

      1. PUBLIC RIGHT-OF-WAY.

      2. VEHICULAR DRIVES OR PARKING AREAS.

      3. PRIVATE PATIO AREAS, NARROW STRIPS BETWEEN OR IN FRONT OF UNITS; OR, IN GENERAL, AREAS RESERVED FOR THE EXCLUSIVE USE OF INDIVIDUAL TENANTS.

      4. REQUIRED SETBACK AREAS AT THE EXTERIOR BOUNDARIES OF THE SITE.

5. GOLF COURSES.

b. IN NO CASE SHALL THE DENSITY OF THE DEVELOPMENT EXCEED THE MAXIMUM DENSITY ALLOWED BY THE DISTRICT.

3. **AFFORDABLE HOUSING INCENTIVES.** IN ORDER TO OVERCOME A DEMONSTRATED DEFICIENCY IN THE SUPPLY OF HOUSING FOR PERSONS OF LOW INCOME, INCENTIVES ARE ESTABLISHED TO FOSTER THE PROVISION OF SUCH HOUSING.

a. *APPLICABILITY.* ALL DEVELOPMENT LOCATED WITHIN A ZONING DISTRICT SUBJECT TO THE PROVISIONS OF SECTION 608 PROVIDING AFFORDABLE HOUSING AS DEFINED IN SECTION 202.

b. *DENSITY BONUS.*

(1) ONE ADDITIONAL UNIT SHALL BE ALLOWED FOR EVERY TWO AFFORDABLE HOUSING UNITS, PROVIDED THAT THE OVERALL PROJECT DENSITY DOES NOT EXCEED 10 PERCENT BEYOND THAT WHICH WOULD OTHERWISE BE ALLOWED.

(2) A DENSITY BONUS AWARDED PER THIS SECTION SHALL APPLY TO THE MAXIMUM DENSITY FOR ANY DISTRICT AND MAY BE IN ADDITION TO A DENSITY BONUS EARNED PER THE PROVISIONS OF SECTIONS 608.H.1 or 608.H.2.

c. *OTHER REQUIREMENTS.* THE TOTAL NUMBER OF UNITS WITHIN A PROJECT SHALL BE AS APPROVED BY THE HOUSING DEPARTMENT.

~~I.~~ ~~*Development Regulations.* Following are definitions of terms used in the development standards tables for each district:~~

~~1. **Minimum lot dimension:** The minimum width and depth of lot lines and where specified, the minimum area of each lot.~~

~~2. **Dwelling unit density:** The total number of dwelling units on a site divided by the gross area of the site.~~

~~a. Density Bonus Points. Additional density may be granted by earning density bonus points by providing site enhancements from the table below, as follows:~~

(1) Single-family detached development in the R1-10 through R1-6 districts (Sections 611 through 613) may earn increased density of 0.1 du/ac for each ten density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district.

(2) Single-family detached development in the R-2 through R-4A districts (Sections 614 through 619) may earn increased density of 0.275 du/ac for each five density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district. However, at least half of the bonus points used to achieve densities in excess of 7.5 du/ac must be from the architectural design bonus point category.

Bonus Points		**Enhancement Category**
		PERIMETER/BACKUP TREATMENT
10 pts.	1.	Increase common landscaped setback adjacent to perimeter street to 20' avg./15' minimum.
10 pts./feature	2.	Provide a major entry feature with a minimum 1,500 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).
5 pts./feature	3.	Provide a minor entry feature with a minimum 1,000 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).
		STREETSCAPE
20 pts.	1.	Provide detached sidewalks separated from the curb by a minimum 5'-wide planting area. Planting area shall be planted with minimum 24"-box size trees planted at a rate of 1 per lot, turf or 5 5-gallon shrubs for every tree and ground cover; and supplied with an adequate irrigation system.
10 pts.	2.	Provide landscaping and irrigation for all front yards within the development which shall include a minimum of 1 24"-box tree, 5 5-gallon shrubs, and ground cover.
5 pts.	2a.	Receive an additional 5 bonus points for each additional tree (minimum 15-gallon).

10 pts.	3.	Provide partial treatment of paving surfaces for driveways and on-lot sidewalks. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.
10 pts.	4.	Provide partial treatment of paving surfaces for all private streets. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.
10 pts.	5.	Provide partial treatment of paving surfaces for all private sidewalks. Partial treatment shall consist of consistent accent treatment for all like features, e.g., intersections, crosswalks, borders.
2 pts./feature	6.	Provide landscaped median islands.
5 pts.	7.	Provide a comprehensive street furniture package consisting of custom street signs, bus shelters and benches.
5 pts.	8	Provide custom streetlight standards and/or fixtures.
	ARCHITECTURAL DESIGN	
25 pts.	1.	Provide a comprehensive streetscape plan, development agreement or other means which shall address visual interest at a pedestrian scale; rhythm, form and massing; and relationship of units to each other for the entire subdivision. Such plan shall provide elevations, color options, and limit which model(s)/elevation(s) may or may not be sited on individual lots.
25 pts.	2.	Provide house plans which demonstrate an enhanced level of architectural design as approved by the design advisor.
10 pts.	3.	Provide premium grade exterior materials and finishes as approved by the design advisor.
	OPEN SPACE/RECREATION	
2 pts.	1.	Provide additional common area, such that each additional 1% of common area earns 2 bonus points.
10 pts./feature	2.	Provide major private recreational amenities (e.g., tennis courts, pool, community meeting room).

5 pts./feature	3.	Provide minor private recreational amenities (e.g., bikepath or multi-use trail which provide an internal linkage within the development as well as a connection to similar facilities located at the perimeter of the site).

b. Additional Common Area/Open Space. Additional density may be granted by providing additional common area above any minimum requirements as follows:

(1) Qualifying developments (listed below) may earn:

(a) A one percent density bonus for each four percent of basic common area; or

(b) A one percent density bonus for each two percent of improved common area.

(c) The Planning and Development Department shall determine the adequacy of both basic and improved common areas as part of the development review process. Open space shall not include:

(i) Public right-of-way.

(ii) Vehicular drives or parking areas.

(iii) Private patio areas, narrow strips between or in front of units; or, in general, areas reserved for the exclusive use of individual tenants.

(iv) Required setback areas at the exterior boundaries of the site.

(v) Golf courses.

(d) In no case shall the density of the development exceed the maximum density allowed by the district.

(2) Developments qualifying for the additional common area/open space density bonus are as follows:

(a) Single-family development in the RE-35 and R1-18 zoning districts (Sections 609 and 610), when also using the planned residential development option.

(b) Single-family attached development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.

(c) Single-family development in the R-2 through R-4A zoning districts (Sections 614 through 619), when using the single-family infill development option.

(d) Multi-family development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.

3. **Perimeter standards:** Setbacks for structures which are required at the perimeter of a development. These standards shall apply only to lots which are created by a subdivision or a project approved under the provisions of Section 507. These standards shall not apply in the following circumstances: when contiguous developments are to be developed using the same development option with the same perimeter standards and are on the same preliminary plat or are platted concurrently; when the perimeter of a development is contiguous to a permanent open space, such as a natural wash, hillside preserve, or existing golf course, the depth of which is at least forty feet; or when the development was properly platted prior to September 13, 1981.

4. **Building setback:** The required separation of buildings from lot lines.

5. **Maximum height:** The maximum allowed height as measured from natural grade which measurement shall be as in chapter 2.

6. **Lot coverage:** The maximum area of a lot occupied by structures and open projections as defined in chapter 2.

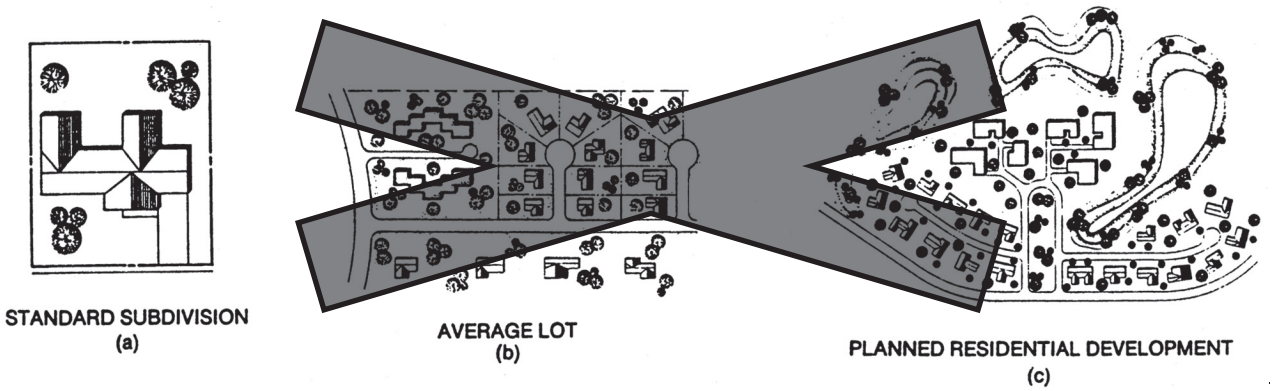
7. **Common areas:** Required areas in a planned residential development to be used and enjoyed by residents of a development and either improved in accordance with the standards in chapter 2 or maintained in a natural state as approved by the Planning and Development Department.

8. **Allowed Development:** The development options tables provided in Sections 609 through 619 indicate the only types of residential development permitted under each development option and associated development regulations. The complete list of all permitted uses, including accessory and temporary uses, is provided in Section 608.C.

9. **Required review:** Development review in accordance with Section 507 of this ordinance, and subdivision review in accordance with chapter 32 of the Phoenix City Code when new lots are created.

10. **Required parking:** The minimum number of off-street parking spaces to be provided and which shall be according to Section 702.A.

11. **Street standards:** The class of street required to provide access to any parcel or subdivided lot within a development.



***

I. *SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.*

1. **APPLICABILITY.** THE SINGLE-FAMILY INFILL REGULATIONS OF THIS SECTION SHALL APPLY TO SUBDIVISIONS MEETING ALL OF THE FOLLOWING CRITERIA:

   a. THE SUBDIVISION IS NOT ZONED HP OR HP-L, NOR DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORICAL PLACES.

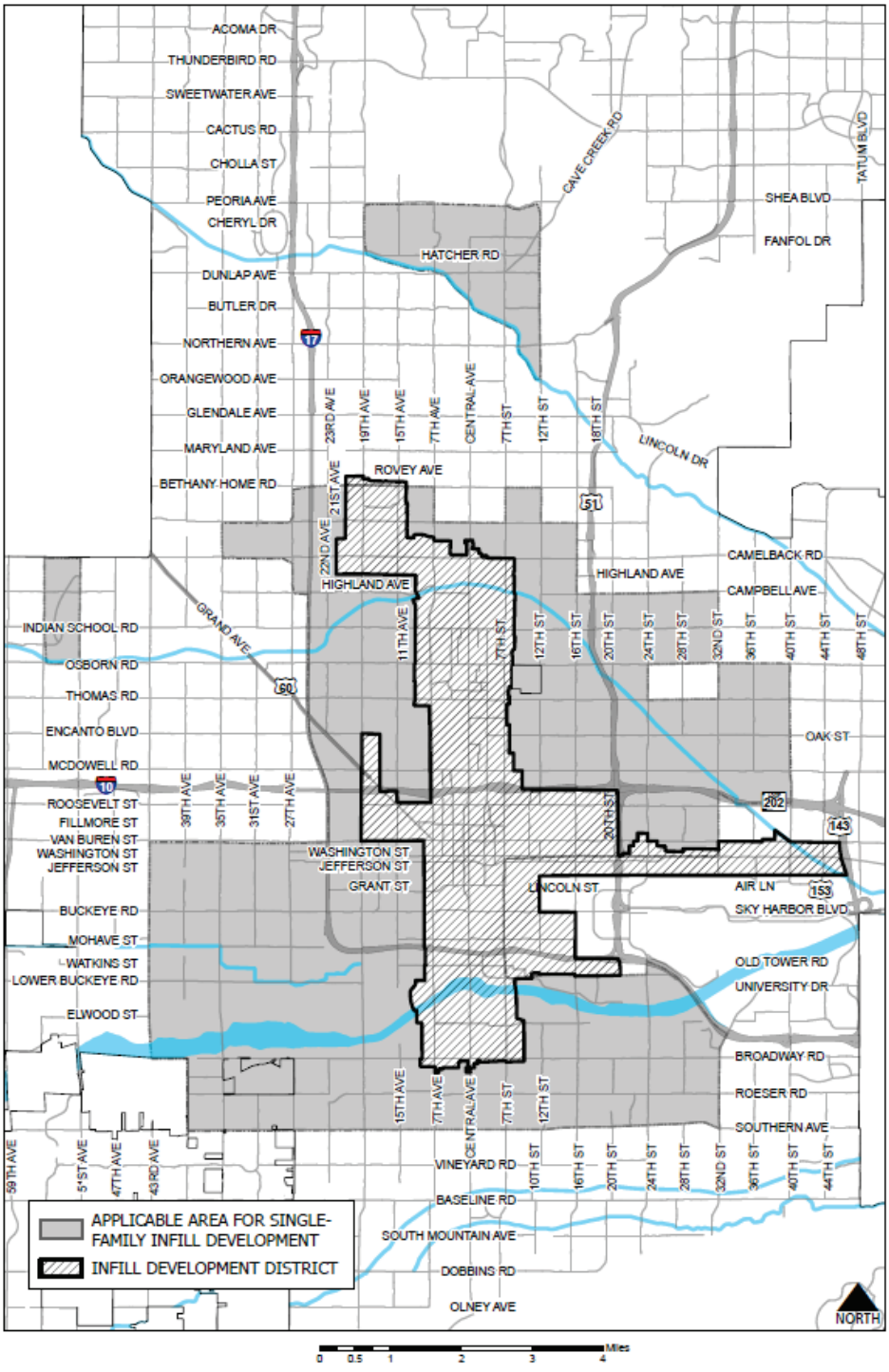
   b. THE SUBDIVISION IS ZONED R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, C-3, DTC, OR WU CODE;

   c. THE SUBDIVISION EITHER UTILIZES THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION, OR THE DISTRICT SPECIFICALLY STATES THAT AN SFI SUBDIVISION MAY BE DEVELOPED PER THE PROVISIONS OF THIS SECTION;

d. THE SUBDIVISION IS EITHER LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN, OR THE SUBDIVISION IS LOCATED WITHIN THE AREA IDENTIFIED AS “APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT” SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND

e. FOR EXISTING SUBDIVISIONS RECORDED PRIOR TO 2024 ONLY: THE PLAT HAS THE SUBTITLE “A SINGLE-FAMILY ATTACHED SUBDIVISION”; “A SINGLE-FAMILY INFILL SUBDIVISION”; “SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION”; OR ANOTHER ANALOGOUS SUBTITLE AS DETERMINED BY THE ZONING ADMINISTRATOR.

FIGURE 608.I.1
SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT AREAS



2. **SPECIAL PLANNING AREAS.** WHERE CONFLICTS OCCUR BETWEEN THE REQUIREMENTS OF THIS SECTION AND REDEVELOPMENT AREAS, OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, AND SPECIFIC PLANS, THE REQUIREMENTS OF THE OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, REDEVELOPMENT AREAS OR SPECIFIC PLANS SHALL APPLY.

3. **SFI DEVELOPMENT STANDARDS.**

a. THE FOLLOWING TABLE PROVIDES MODIFIED DEVELOPMENT STANDARDS TO BE APPLIED TO AN SFI SUBDIVISION DEVELOPED UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION:

TABLE 608.I.3:

MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS

(1)	*LOT WIDTH (MINIMUM)*	20 FEET
(2)	*LOT DEPTH (MINIMUM)*	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	SAME AS BASE ZONING DISTRICT
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	SAME AS BASE ZONING DISTRICT
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	THREE FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.c
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACKS (MINIMUM)*	PERIMETER STREET, FRONT: 10 FEET PERIMETER STREET, SIDE: 15 FEET PERIMETER STREET, REAR: PER SECTION 608.I.4.d OTHER PERIMETER: 10 FEET

TABLE 608.I.3: MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS		
(9)	*PERIMETER STREET LANDSCAPE SETBACKS (MINIMUM)*	10 FEET, REQUIRED TO BE COMMUNITY/ASSOCIATION MAINTAINED. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	PER SECTION 608.I.3.b
(11)	*LOT COVERAGE (MAXIMUM)*	INDIVIDUAL LOTS: NO MAXIMUM OTHER PARCELS/TRACTS: 50%
(12)	*COMMON OPEN SPACE (MINIMUM)*	SAME AS BASE ZONING DISTRICT
(13)	*STREET FRONTAGE REQUIREMENTS*	PER SECTION 608.I.7
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE DESIGN REVIEW: SECTION 507 TAB A BONUS: SECTION 608.H

b. MAXIMUM BUILDING HEIGHT.

(1) IN ALL DISTRICTS, THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

(2) FOR PROPERTIES ZONED R-5, THE MAXIMUM PERMITTED HEIGHT IS 48 FEET.

(3) FOR PROPERTIES ZONED DTC, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE CHARACTER AREA.

(4) FOR PROPERTIES ZONED WU CODE, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE TRANSECT.

(5) IN ALL OTHER DISTRICTS, THE MAXIMUM PERMITTED HEIGHT IS 40 FEET WITHIN 150 FEET OF THE DEVELOPMENT PERIMETER, WITH A ONE-FOOT HEIGHT INCREASE PERMITTED FOR EACH ADDITIONAL ONE-FOOT SETBACK TO A MAXIMUM PERMITTED HEIGHT OF 48 FEET.

c. ALL OTHER DEVELOPMENT REGULATIONS FOR THE UNDERLYING ZONING DISTRICT ARE APPLICABLE UNLESS SPECIFICALLY MODIFIED BY THE PROVISIONS OF THIS SECTION.

4. **SINGLE-FAMILY INFILL DESIGN REVIEW REQUIREMENTS.**

a. INDIVIDUAL UNITS FRONTING ON STREET RIGHTS-OF-WAY SHALL PROVIDE A FRONT ENTRY THAT IS EITHER ELEVATED, DEPRESSED OR INCLUDES A FEATURE SUCH AS A LOW WALL TO ACCENTUATE THE PRIMARY ENTRANCE. (R*)

b. REQUIRED PARKING SPACES SHALL NOT FRONT ON OR BE ACCESSED FROM A PERIMETER STREET. (R*)

c. FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)

d. NO REAR PROPERTY LINE OF ANY LOT IN AN SFI SUBDIVISION SHALL ABUT EITHER A PERIMETER STREET OR AN ASSOCIATED PERIMETER STREET LANDSCAPE SETBACK AREA. (R*)

e. ATTACHED DWELLING UNITS CONSTRUCTED IN A ROW SHALL NOT EXCEED A TOTAL LENGTH OF 200 FEET WITHOUT HAVING A MINIMUM 20-FOOT-WIDE OPEN AREA. (R*)

5. **LANDSCAPE REQUIREMENTS.**

a. TREES SHALL BE PROVIDED IN REQUIRED LANDSCAPE SETBACKS AT A MINIMUM RATE OF 20 FEET ON CENTER OR EQUIVALENT GROUPINGS, AS APPROVED BY THE PDD LANDSCAPE ARCHITECT, SUBJECT TO THE FOLLOWING: (T)

(1) FIFTY PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM ONE-AND-ONE-HALF-INCH CALIPER AT THE TIME OF INSTALLATION.

(2) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM TWO-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

(3) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM THREE-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

b. A MINIMUM OF FIVE, FIVE-GALLON SHRUBS PER TREE SHALL BE PROVIDED. (T)

6. **PARKING REQUIREMENTS.** SECTION 702 APPLIES TO SFI DEVELOPMENT, EXCEPT WHERE SPECIFICALLY MODIFIED BY THIS SECTION.

a. A MINIMUM OF ONE COVERED PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED ON THE SAME LOT AS THE UNIT FOR WHICH IT IS PROVIDED.

b. COVERED PARKING SETBACKS ARE NOT REQUIRED TO BE LARGER THAN THE BUILDING SETBACKS REQUIRED FOR THE DWELLING UNIT.

c. A MINIMUM 0.25 ADDITIONAL UNRESERVED GUEST PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED WITHIN ANY SFI DEVELOPMENT.

7. **VEHICULAR ACCESS AND MANEUVERING.**

a. ALL MANEUVERING FOR ON-SITE PARKING MUST BE LOCATED ON PRIVATE PROPERTY AND NOT WITHIN PUBLIC RIGHT-OF-WAY. (T)

b. ACCESS TO AN SFI SUBDIVISION FROM A PUBLIC STREET OR PRIVATE ACCESSWAY IS PERMITTED. (T)

c. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

d. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE AREA IDENTIFIED AS “APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT” SHOWN IN FIGURE 608.I.1, WITH THE FOLLOWING CONDITIONS:

(1) THE SFI SUBDIVISION IS NOT LOCATED ACROSS THE ALLEY FROM EITHER A SINGLE-FAMILY OR HP ZONING DISTRICT. (R)

(2) THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

e. INDIVIDUAL LOTS MAY FRONT ON A PUBLIC STREET, PRIVATE ACCESSWAY, OR PRIVATE DRIVE, AS APPROVED BY THE CITY TO ALLOW FOR SUFFICIENT MANEUVERING AND PUBLIC UTILITY ACCESS. (T)

8. **WALLS/FENCES.**

a. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED PERIMETER LANDSCAPE SETBACKS IS 40 INCHES. (R*)

b. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED OPEN SPACE AREAS IS 40 INCHES, WITH THE EXCEPTION OF REQUIRED POOL FENCES AND OTHER NECESSARY VIEW FENCES, AS APPROVED BY PDD. (R*)

9. **SIGNAGE.** SIGNAGE IS SUBJECT TO THE REGULATIONS OF SECTION 705, TABLE D-1, SINGLE-FAMILY RESIDENTIAL.

~~J. *Incentives for Affordable Housing.* In order to overcome a demonstrated deficiency in the supply of housing for persons of low and moderate income, incentives are established to foster the provision of such housing.~~

~~1. *Applicability.* All development located within a zoning district subject to the provisions of Section 608 providing affordable housing as defined in Section 202.~~

~~2. *Density Bonus.*~~

~~a. One additional unit shall be allowed for every two affordable housing units; provided, that the overall project density does not exceed ten percent beyond that which would otherwise be allowed.~~

~~b. A density bonus awarded per this section shall apply to the maximum density for any district and may be in addition to a density bonus earned per the provisions of Section 608.I.2.~~

~~3. Other Requirements. The total number of units within a project shall be as approved by the Department of Housing.~~

J. *OFF-SITE MANUFACTURED HOME DEVELOPMENTS.* OFF-SITE MANUFACTURED HOME DEVELOPMENT IS SUBJECT TO USE PERMIT APPROVAL IN THE C-1, C-2, AND C-3 DISTRICTS, IN ADDITION TO ZONING DISTRICTS INDICATED IN SECTION 608.D; AND SUBJECT TO THE FOLLOWING ADDITIONAL DEVELOPMENT REGULATIONS:

1. THE PROVISIONS OF SECTION 703.B DO NOT APPLY TO OFF-SITE MANUFACTURED HOME DEVELOPMENTS.

2. THESE REGULATIONS APPLY TO DEVELOPMENT OF A SINGLE LOT OR PARCEL, NOT TO BE FURTHER SUBDIVIDED.

3. PLACEMENT FOR EACH OFF-SITE MANUFACTURED HOME SHALL BE PROVIDED AS FOLLOWS:

   a. THERE SHALL BE A MINIMUM OF 20 FEET BETWEEN OFF-SITE MANUFACTURED HOMES AND TEN FEET BETWEEN AWNINGS AND CANOPIES. ALL ANNEXES OR STRUCTURAL ADDITIONS SHALL BE CONSIDERED PART OF THE OFF-SITE MANUFACTURED HOME.

   b. THERE SHALL BE AT LEAST 40 FEET BETWEEN OFF-SITE MANUFACTURED HOMES ON OPPOSITE SIDES OF A PRIVATE ACCESSWAY.

   c. NO OFF-SITE MANUFACTURED HOME, ANNEX OR STRUCTURAL ADDITION SHALL BE CLOSER THAN EIGHT FEET TO ANY PRIVATE ACCESSWAY OR PRIVATE DRIVE.

4. EACH OFF-SITE MANUFACTURED HOME SPACE SHALL HAVE PRIVATE OUTDOOR LIVING SPACE OF AT LEAST 150 SQUARE FEET. THE DIMENSION OF THIS SPACE SHALL BE AT LEAST 15 FEET IN WIDTH.

5. AT EACH OCCUPIED OFF-SITE MANUFACTURED HOME SPACE, THERE SHALL BE AN ENCLOSED STORAGE LOCKER FOR YARD TOOLS AND OTHER BULKY ITEMS CONVENIENT TO THE SPACE WITH A STORAGE CAPACITY OF AT LEAST 150 CUBIC FEET.

6. ALL AREAS NOT COVERED BY STRUCTURES OR PAVED SURFACES SHALL BE LANDSCAPED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT REVIEW DOCUMENTS REQUIRED UNDER SECTION 507.

7. SCREENING THE PERIMETER OF AN OFF-SITE MANUFACTURED HOME DEVELOPMENT BY A WALL OR OTHER APPROVED MATERIAL MAY BE REQUIRED AS A CONDITION OF USE PERMIT APPROVAL.

8. THERE SHALL BE A NETWORK OF PEDESTRIAN WALKWAYS CONNECTING OFF-SITE MANUFACTURED HOME SPACES WITH EACH OTHER AND WITH DEVELOPMENT FACILITIES AND AMENITIES.

9. IF STORAGE YARDS ARE PROVIDED, THERE SHALL BE A SCREENED STORAGE YARD OR YARDS FOR BOATS, RECREATIONAL VEHICLES, ETC. SUCH STORAGE YARDS SHALL HAVE A MINIMUM OF 60 SQUARE FEET OF STORAGE SPACE FOR EACH OFF-SITE MANUFACTURED HOME SPACE IN THE DEVELOPMENT AND SHALL BE LOCATED SO AS TO NOT DETRACT FROM SURROUNDING PROPERTIES. ALL BOATS AND RECREATIONAL VEHICLES SHALL BE PARKED IN THE STORAGE YARD.

10. EACH OFF-SITE MANUFACTURED HOME SHALL (1) BE AFFIXED PERMANENTLY TO THE GROUND OR (2) HAVE SKIRTING AROUND ITS PERIMETER TO SCREEN ITS WHEELS AND UNDERCARRIAGE.

11. ALL UTILITIES AND THE WIRES OF ANY CENTRAL TELEVISION OR RADIO ANTENNA SYSTEM SHALL BE UNDERGROUND.

12. NOT MORE THAN 15 PERCENT OF THE SPACES IN ANY ONE OFF-SITE MANUFACTURED HOME DEVELOPMENT SHALL BE DEVELOPED OR USED FOR RECREATIONAL VEHICLES.

13. DEVELOPMENT OF OFF-SITE MANUFACTURED HOME COMMUNITIES SHALL BE UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION APPLICABLE IN THE UNDERLYING ZONING DISTRICT.

14. PRIVATE DRIVES MAY BE USED FOR ACCESS TO EACH OFF-SITE MANUFACTURED HOME.

15. THERE SHALL BE A MINIMUM OF FIVE PERCENT OF THE TOTAL AREA OF THE OFF-SITE MANUFACTURED HOME DEVELOPMENT DEDICATED OR RESERVED AS USABLE COMMON OPEN SPACE LAND. COMMON OPEN SPACE LANDS SHALL BE CLEARLY DESIGNATED ON THE PLAN AS TO THE CHARACTER OF USE AND DEVELOPMENT BUT SHALL NOT INCLUDE:

    a. AREAS RESERVED FOR THE EXCLUSIVE USE OR BENEFIT OF AN INDIVIDUAL TENANT OR OWNER; NOR

    b. DEDICATED STREETS, ALLEYS, AND OTHER PUBLIC RIGHTS-OF-WAY; NOR

    c. VEHICULAR DRIVES, PARKING, LOADING, AND STORAGE AREAS; NOR

d. REQUIRED SETBACK AREAS AT EXTERIOR BOUNDARIES OF THE SITE; NOR

e. GOLF COURSES.

ADEQUATE GUARANTEES MUST BE PROVIDED TO ENSURE PERMANENT RETENTION OF OPEN SPACE LAND AREA RESULTING FROM THE APPLICATION OF THESE REGULATIONS, EITHER BY PRIVATE RESERVATION FOR THE USE OF THE RESIDENTS WITHIN THE DEVELOPMENT OR BY DEDICATION TO THE PUBLIC, OR A COMBINATION THEREOF.

***

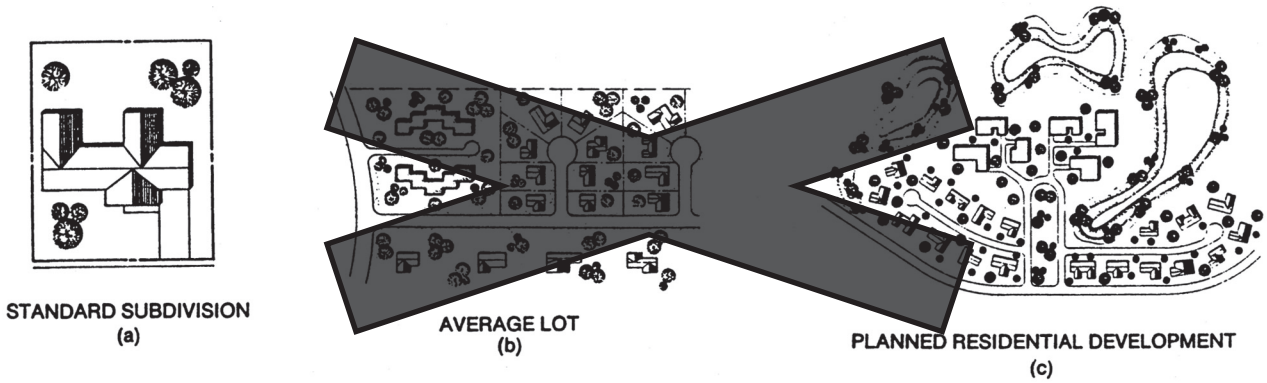
Amend Chapter 6, Section 609 (RE-35 Single-Family Residence District) to read as follows:

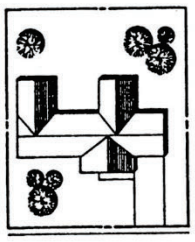
Section 609. RE-35 Single-Family Residence District

***

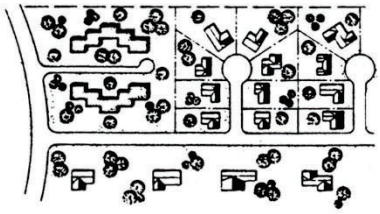
B. **District Regulations.** The following table~~s~~ establishES standards to be used in the RE-35 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS

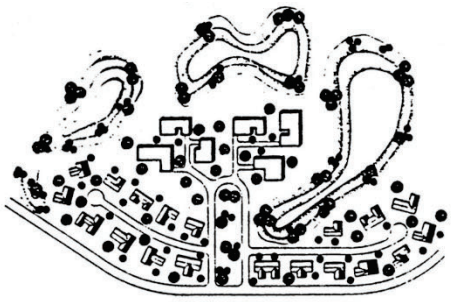




Standard Option



Standard Subdivision



Planned Residential Development

~~Table 609.A~~ ~~RE-35 Development Options~~			
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~150' width, 175' depth (Minimum area 35,000 sq. ft.)~~	~~100' width, 125' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~1.10~~	~~1.10~~	~~1.15; 1.32 with bonus~~
~~Perimeter standards~~	~~None~~	~~40' front or rear, 20' side~~	~~40' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 20' adjacent to property line~~
~~Building setbacks~~	~~40' front, 40' rear, 20' side~~	~~25' front, 50' total front and rear~~	~~25' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30'~~
~~Lot coverage~~	~~25%, except if all structures are less than 20' and 1 story in height then a maximum of 40% lot coverage is allowed.~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~

~~Table 609.A~~ ~~RE-35 Development Options~~			
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~
~~Allowed development~~	~~Single-family detached~~	~~Single-family attached; plus (a)~~	~~Single-family attached; plus (a)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~ ~~(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	150 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	175 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	1.2 PDU/AC (GROSS)	1.2 PDU/AC (GROSS); 1.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	1.2 LOTS/AC (GROSS)	1.2 LOTS/AC (GROSS); 1.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 40 FEET REAR: 40 FEET SIDES: 20 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 40 FEET. OTHER PROPERTY LINE: 20 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	20 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	25%, EXCEPT IF ALL STRUCTURES ARE LESS THAN 20 FEET AND 1 STORY IN HEIGHT THEN A MAXIMUM OF 40% LOT COVERAGE IS ALLOWED.	40% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

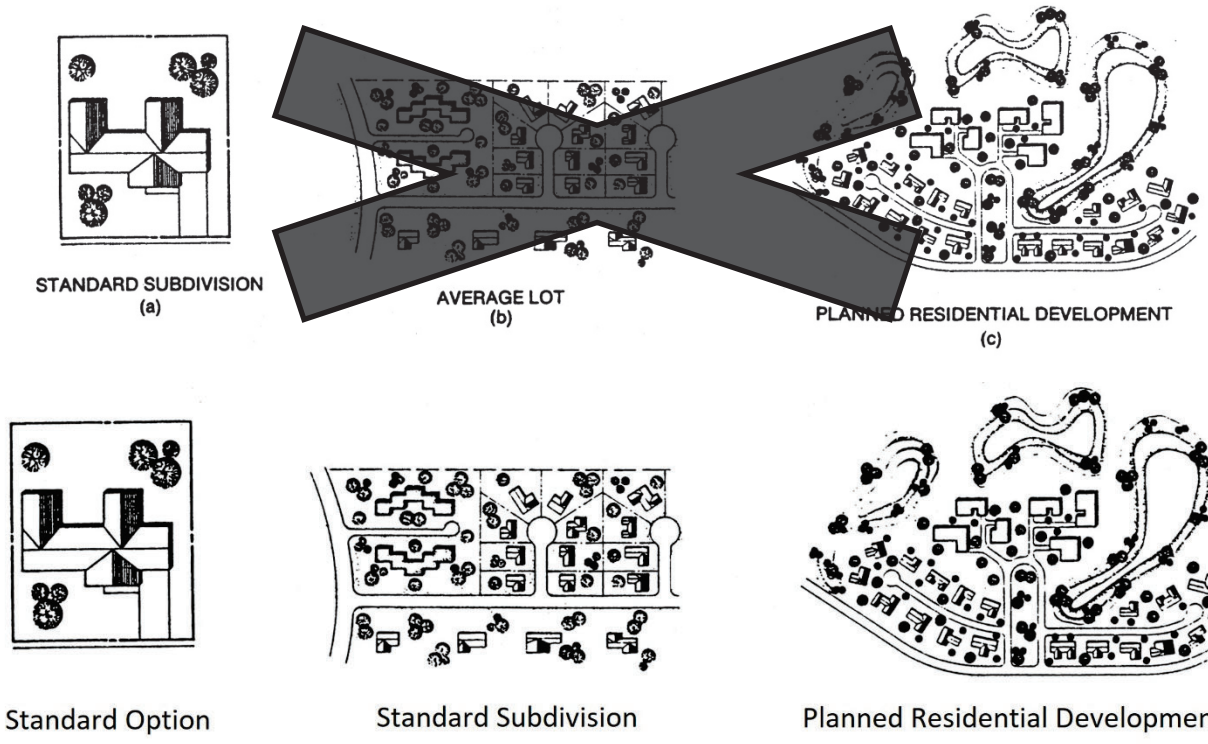
Amend Chapter 6, Section 610 (R1-18 Single-Family Residence District) to read as follows:

Section 610. R1-18 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used IN THE R1-18 DISTRICT ~~for each district. The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS



~~**Illustrations of Development Options**~~

Table 610.A R1-18 Development Options			
Standards	***(a) Subdivision***	***(b) Average Lot***	***(c) Planned Residential Development***
Minimum lot dimensions (width and depth)	130' width, 120' depth (Minimum area 18,000 sq. ft.)	90' width, 80' depth	None
Dwelling unit density (units/gross acre)	1.95	1.95	2.05; 2.34 with bonus
Perimeter standards	None	30' front or rear, 10' side	20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	25' front, 30' rear, 10' side	25' front, 50' total front plus rear	25' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30'
Lot coverage	30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%	30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%	30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%
Common areas	None	None	Minimum 5% of gross area
Allowed development	Single-family detached	Single-family attached; plus (a)	Single-family attached; plus (a)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Site plan per Section 507
Street standards	Public street required	Public street	Public street or private accessway (1)

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	130 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	120 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	2.0 PDU/AC (GROSS)	2.0 PDU/AC (GROSS); 2.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	2.0 LOTS/AC (GROSS)	2.0 LOTS/AC (GROSS); 2.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 30 FEET SIDES: 10 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	30%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 40%	40% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 611 (R1-10 Single-Family Residence District) to read as follows:

Section 611. R1-10 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R1-10 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~*Table 611.A*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~75' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~3.0~~	~~3.5; 4.5 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street(2)(front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets~~[2]	~~None~~	~~15' average, 10' minimum~~ ~~(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~

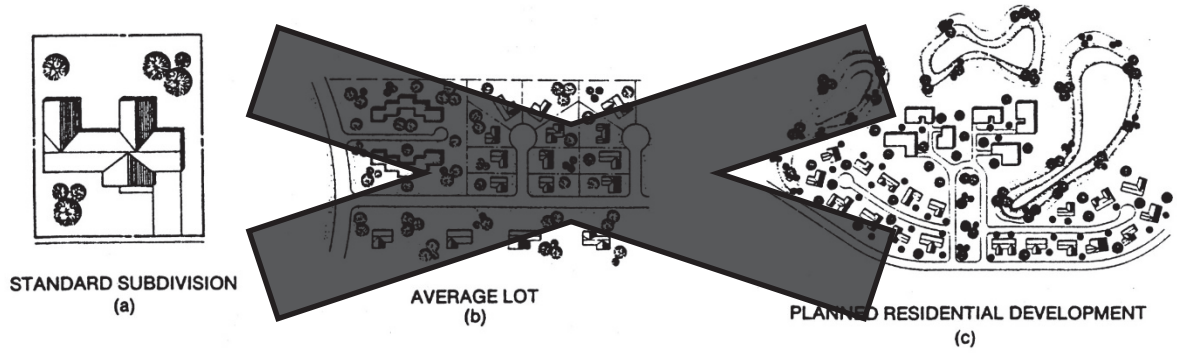
Table 611.A ***R1-10 Development Options*** ***Single-Family Detached Development***[(3)]		
Standards	***Conventional***	***Planned Residential Development***
Minimum building separation	10'	None
Minimum garage setback	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages	18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages
Maximum garage width	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum	For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum
Maximum height	2 stories and 30'	2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)
Lot coverage	50% plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50% plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	Minimum 5% of gross area
Allowed development	Single-family detached[(3)]	Single-family detached[(3)]
Required review	Development review per Section 507, and subdivision to create 4 or more lots	Development review per Section 507, and subdivision to create 4 or more lots

~~*Table 611.A*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 611.B.~~



~~***Table 611.B***~~
~~***R1-10 Development Options***~~
~~***Single-Family Attached and Multi-Family Development, and***~~
~~***Single-Family Detached Development (Subdivided Prior to June 2, 1999)***~~

~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~80' width, 94' depth~~ ~~(Minimum area 10,000 sq. ft.)~~	~~60' width, 65' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~3.50~~	~~3.50~~	~~3.68; 4.20 with bonus~~
~~Perimeter standards~~	~~None~~	~~30' front, 25' rear, 10' side~~	~~20' adjacent to a public street[(2)]; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~
~~Building setbacks~~	~~25' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or~~	~~50%, plus an additional 10% for an ADU and/or~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures.~~

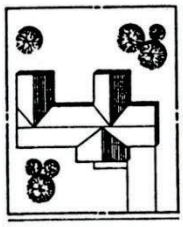
~~*Table 611.B*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to June 2, 1999)*~~			
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~
	~~attached shade structures.~~ ~~Total: 60%~~	~~attached shade structures.~~ ~~Total: 60%~~	~~Total: 60%~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached(3) and duplex~~	~~Single-family attached; plus (a)~~	~~Multi-family plus (b)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

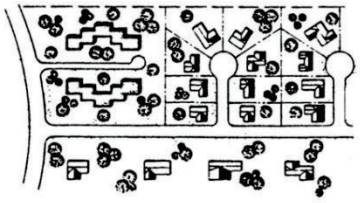
~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.~~

ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 611.1 R1-10 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	80 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	3.5 PDU/AC (GROSS)	3.5 PDU/AC (GROSS); 4.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	3.5 LOTS/AC (GROSS)	3.5 LOTS/AC (GROSS); 4.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 611.1 R1-10 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 612 (R1-8 Single-Family Residence District) to read as follows:

Section 612. R1-8 Single-Family Residence District

***

B. **District Regulations.** The following tables establishES standards to be used in the R1-8 district. The definitions of terms used in these standards are found in Section 608.I. REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

Table 612.A ***R1-8 Development Options*** ***Single-Family Detached Development***[3]		
Standards	***Conventional***	***Planned Residential Development***
Minimum lot width	65' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	4.0	4.5; 5.5 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street[2] (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets[2]	None	15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)

~~*Table 612.A*~~ ~~*R1-8 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]

~~*Table 612.A*~~ ~~*R1-8 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 612.B.~~

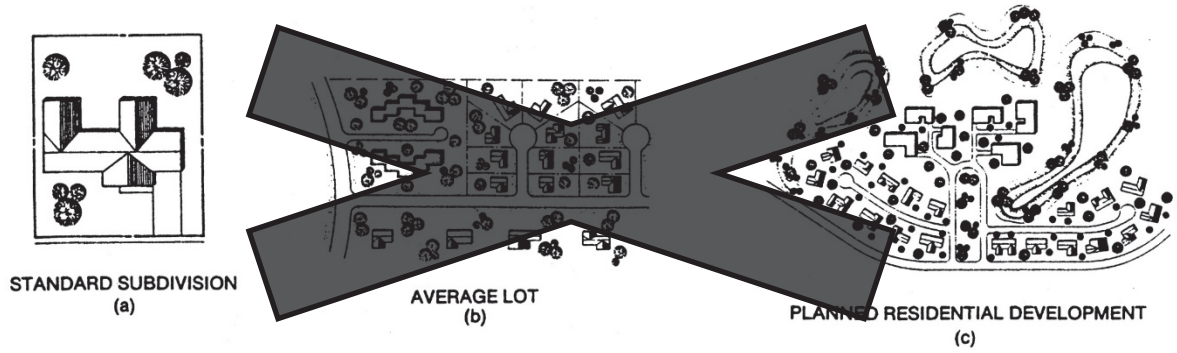


Table 612.B
R1-8 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to June 2, 1999)

Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***
Minimum lot dimensions (width and depth)	70' width, 94' depth (Minimum area 8,000 sq. ft.)	50' width, 65' depth	None
Dwelling unit density (units/gross acre)	4.30	4.30	4.52; 5.16 with bonus
Perimeter standards	None	25' front or rear 10' side	20' adjacent to a public street[(2)]; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	20' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%

Table 612.B
R1-8 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to June 2, 1999)

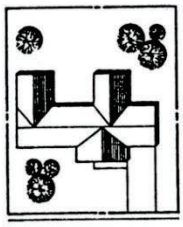
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***
Common areas	None	None	Minimum 5% of gross area
Allowed development	Single-family detached[3] and duplex	Single-family attached; plus (a)	Multi-family plus (b)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Site plan per Section 507
Street standards	Public street required	Public street	Public street or private accessway[1]

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

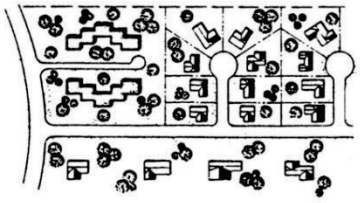
(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 612.1 R1-8 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	70 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	4.5 PDU/AC (GROSS)	4.5 PDU/AC (GROSS); 5.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	4.5 LOTS/AC (GROSS)	4.5 LOTS/AC (GROSS); 5.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 612.1 R1-8 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 613 (R1-6 Single-Family Residence District) to read as follows:

Section 613. R1-6 Single-Family Residence District

***

B. **District Regulations.** The following tables establishES standards to be used in the R1-6 district. The definitions of terms used in these standards are found in Section 608.I. REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

Table 613.A ***R1-6 Development Options*** ***Single-Family Detached Development***[3]		
Standards	***Conventional***	***Planned Residential Development***
Minimum lot width	55' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	5.0	5.5; 6.5 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street[2] (front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)
Common landscaped setback adjacent to perimeter streets[2]	None	15' average, 10' minimum(Does not apply to lots fronting onto perimeter streets)

~~*Table 613.A*~~ ~~*R1-6 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]

~~*Table 613.A*~~ ~~*R1-6 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 613.B.~~

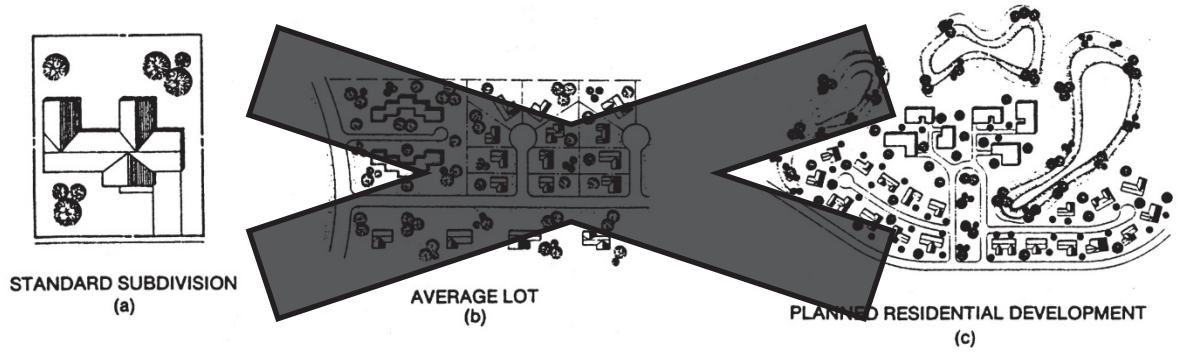


Table 613.B
R1-6 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	***Subdivision***	***Average Lot***	***Planned Residential Development***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None
Dwelling unit density (units/gross acre)	5.30	5.30	5.54; 6.34 with bonus
Perimeter standards	None	25' front or rear 10' side	20' adjacent to a public street[(2)]; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	20' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%

Table 613.B
R1-6 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

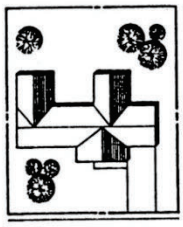
Standards	***Subdivision***	***Average Lot***	***Planned Residential Development***
Common areas	None	None	Minimum 5% of gross area
Allowed development	Single-family detached(3) and duplex	Single-family attached plus (a)	Multi-family plus (b)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway(1)

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

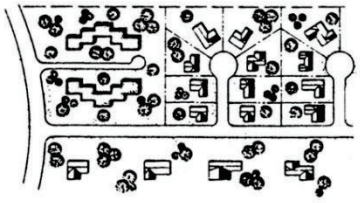
(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 613.1 R1-6 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	5.5 PDU/AC (GROSS)	5.5 PDU/AC (GROSS); 6.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	5.5 LOTS/AC (GROSS)	5.5 LOTS/AC (GROSS); 6.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 613.1 R1-6 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 614 (R-2 Multi-Family Residence District) to read as follows:

Section 614. R-2 ~~Multifamily~~ MULTI-FAMILY Residence District

***

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-2 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~*Table 614.A*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~

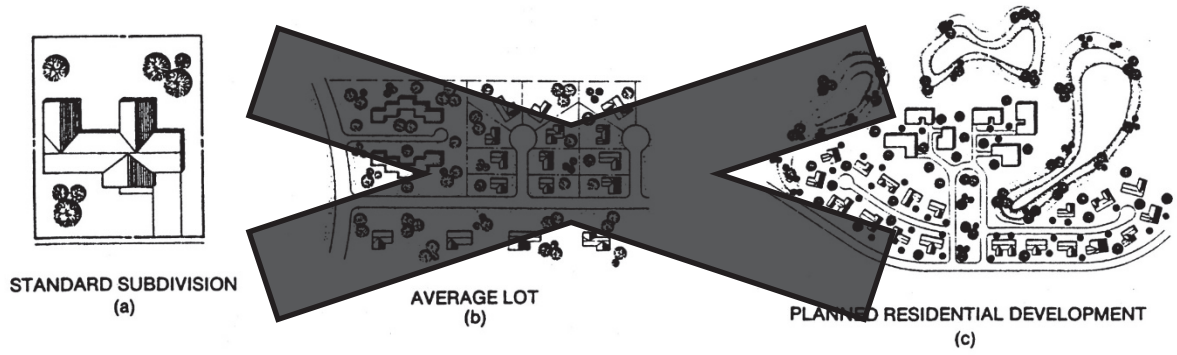
~~*Table 614.A*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~*Table 614.A*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Detached Development*~~[(3)]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 614.B.~~



~~***Table 614.B***~~
~~***R-2 Development Options***~~
~~***Single-Family Attached and Multi-Family Development, and***~~
~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~

~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~***(4)***~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~10.0~~	~~10.0~~	~~10.50; 12.00 with bonus~~	~~10.50; 12.00 with bonus~~
~~Perimeter standards~~	~~None~~	~~25' front or rear 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~

~~*Table 614.B*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~[4]
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3] ~~and duplex~~	~~Single-family attached plus (a)~~	~~Multi-family plus (b)~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~

~~*Table 614.B*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

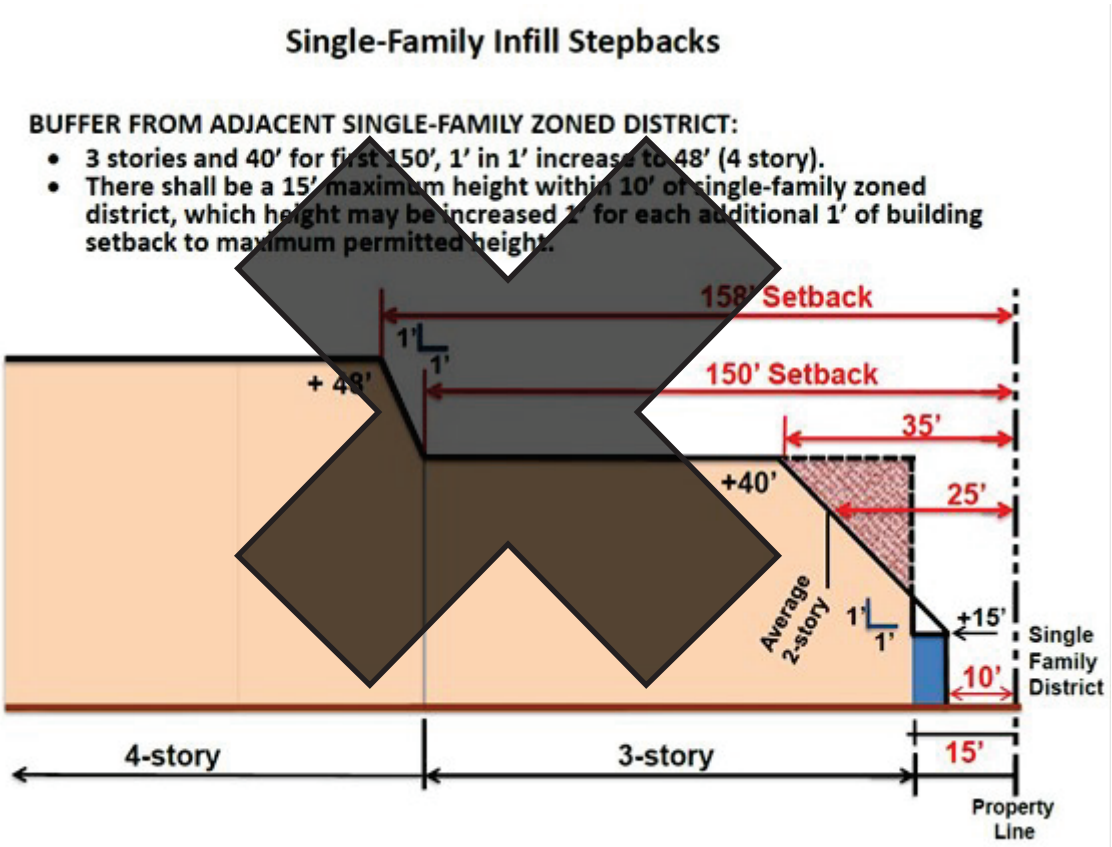
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

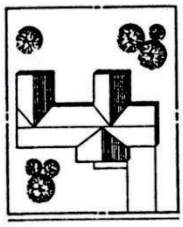
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

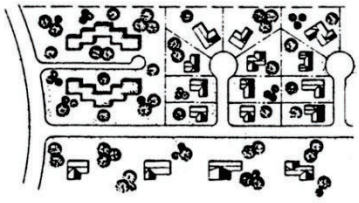
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



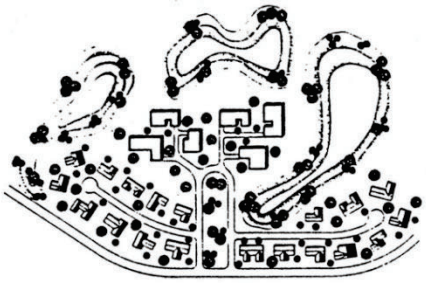
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	10.0 PDU/AC (GROSS)	10.5 PDU/AC (GROSS); 12.0 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	10.0 LOTS/AC (GROSS)	10.5 LOTS/AC (GROSS); 12.0 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	18 FEET FRONT OR STREET SIDE
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 615 (R-3 Multi-Family Residence District) to read as follows:

Section 615. R-3 ~~Multifamily~~ MULTI-FAMILY Residence District

***

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-3 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~*Table 615.A*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~

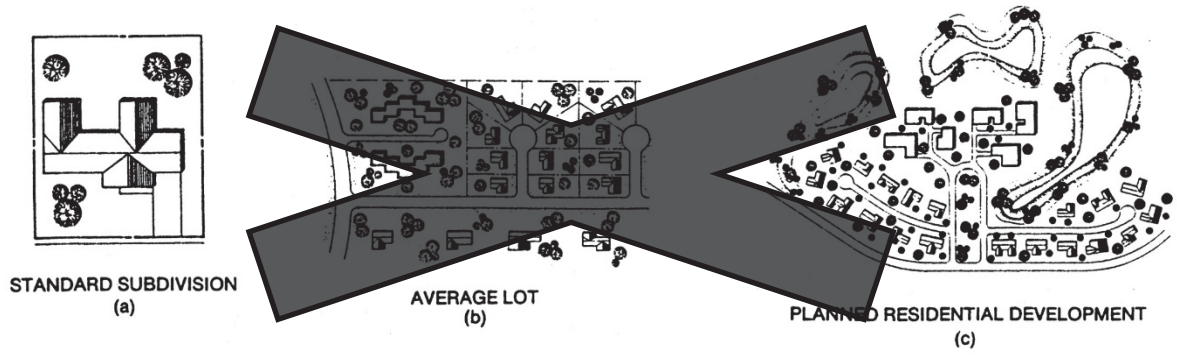
~~*Table 615.A*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~*Table 615.A*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Detached Development*~~[(3)]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 615.B.~~



~~*Table 615.B*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~[4]
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~14.5~~	~~14.5~~	~~15.23; 17.40 with bonus~~	~~15.23; 17.40 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~[2]~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~25' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~2 stories and 30'~~[5]	~~2 stories and 30'~~[5]	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~[5]	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~[5]

Table 615.B *R-3 Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to May 1, 1998)*				
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill***[4]
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	100% for each individual lot. 50% for other parcels or tracts with accessory structures
Common areas	None	None	Minimum 5% of gross area	Minimum 5% of gross area
Allowed development	Single-family detached[3], single-family attached and multi-family	Single-family detached[3], single-family attached and multi-family	Single-family detached[3], single-family attached and multi-family	Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway[1]	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)

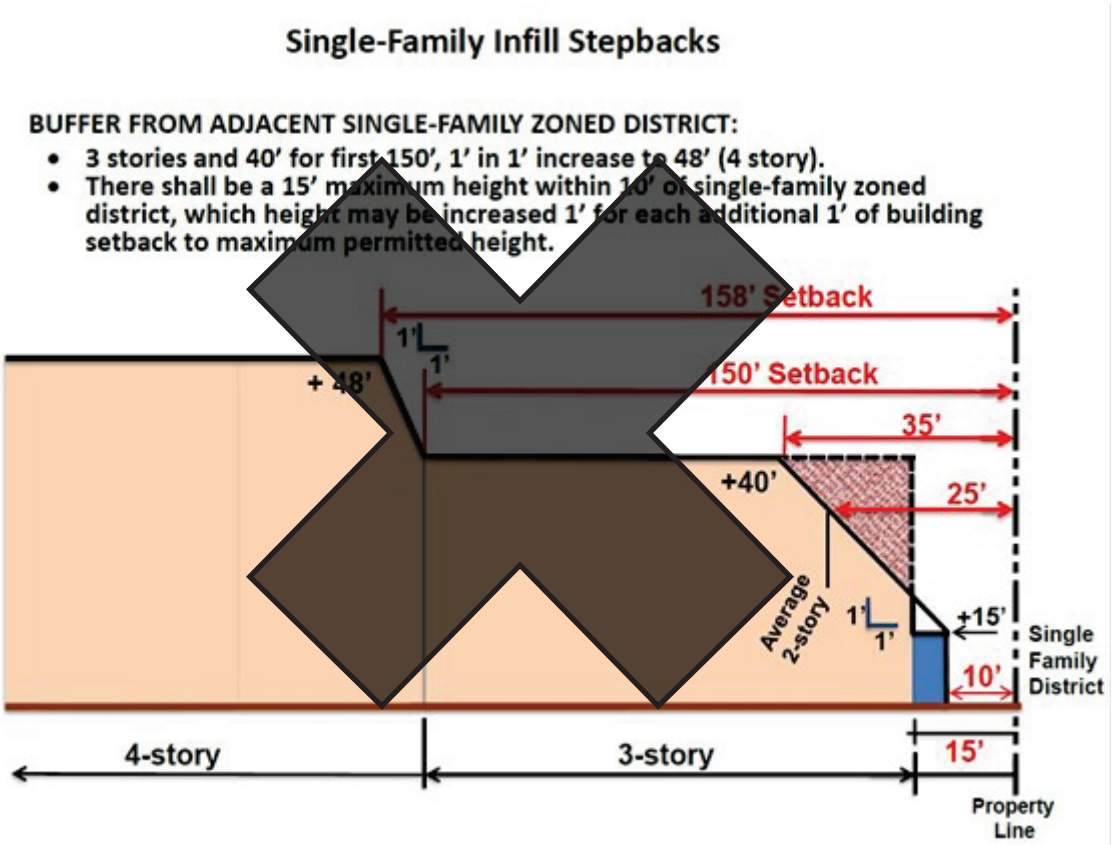
(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

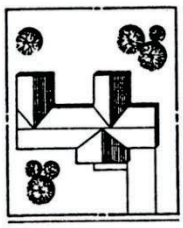
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

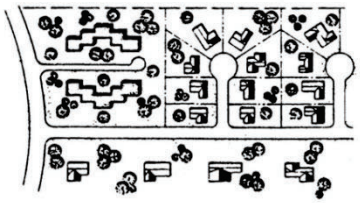
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



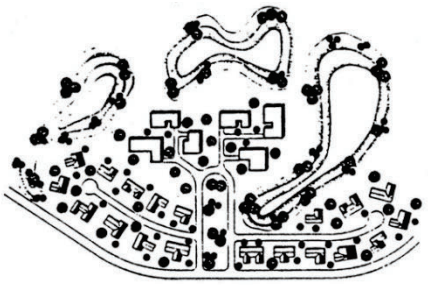
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	14.5 PDU/AC (GROSS)	15.5 PDU/AC (GROSS); 17.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	14.5 LOTS/AC (GROSS)	15.5 LOTS/AC (GROSS); 17.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 616 (R-3A Multi-Family Residence District) to read as follows:

Section 616. R-3A ~~Multifamily~~ MULTI-FAMILY Residence District

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-3A district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~*Table 616.A*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~

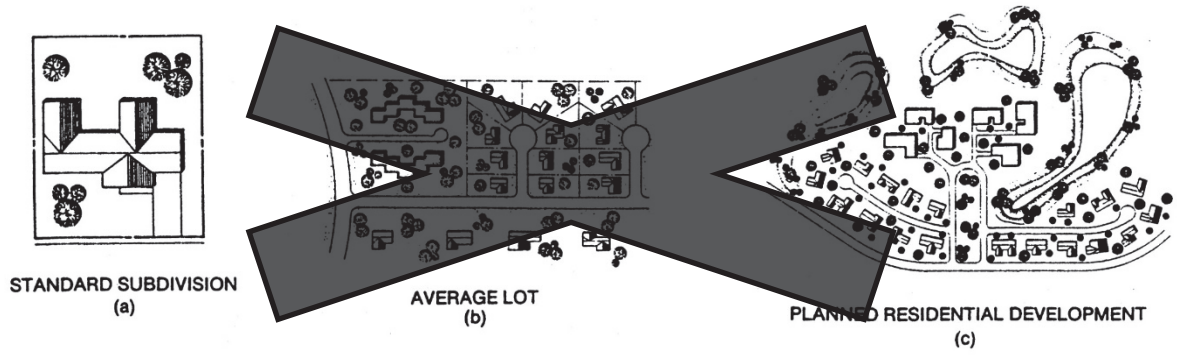
~~*Table 616.A*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~*Table 616.A*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Detached Development*~~[(3)]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 616.B.~~



~~*Table 616.B*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~22~~	~~22~~	~~23.1; 26.4 with bonus~~	~~23.1; 26.4 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~25' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~~~(5)~~

Table 616.B *R-3A Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to May 1, 1998)*				
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill***[4]
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	100% for each individual lot. 50% for other parcels or tracts with accessory structures
Common areas	None	None	Minimum 5% of gross area	Minimum 5% of gross area
Allowed development	Single-family detached[3], single-family attached and multi-family	Single-family detached[3], single-family attached and multi-family	Single-family detached[3], single-family attached and multi-family	Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway[1]	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)

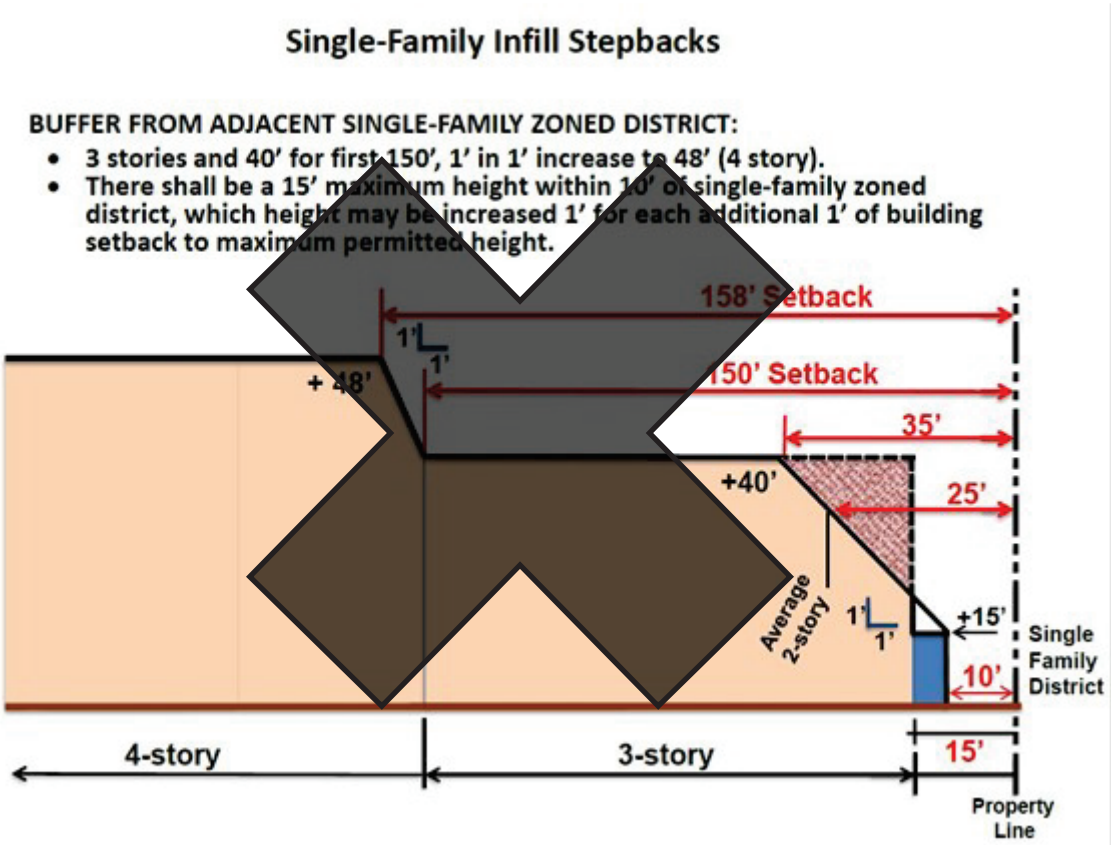
(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

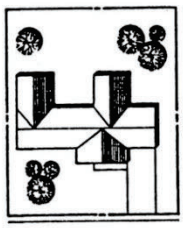
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

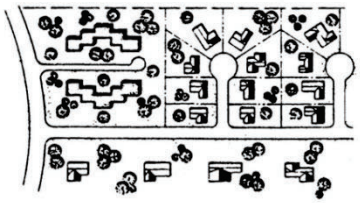
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



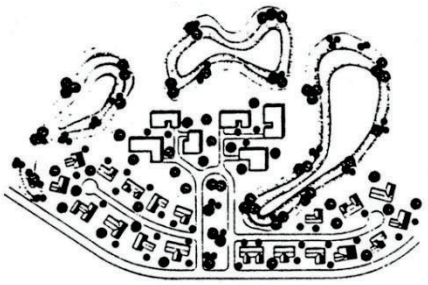
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	22.0 PDU/AC (GROSS)	23.0 PDU/AC (GROSS); 26.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	22.0 LOTS/AC (GROSS)	23.0 LOTS/AC (GROSS); 26.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 617 (R-4 Multi-Family Residence District) to read as follows:

Section 617. R-4 ~~Multifamily~~ MULTI-FAMILY Residence District

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-4 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~*Table 617.A*~~ ~~*R-4 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~

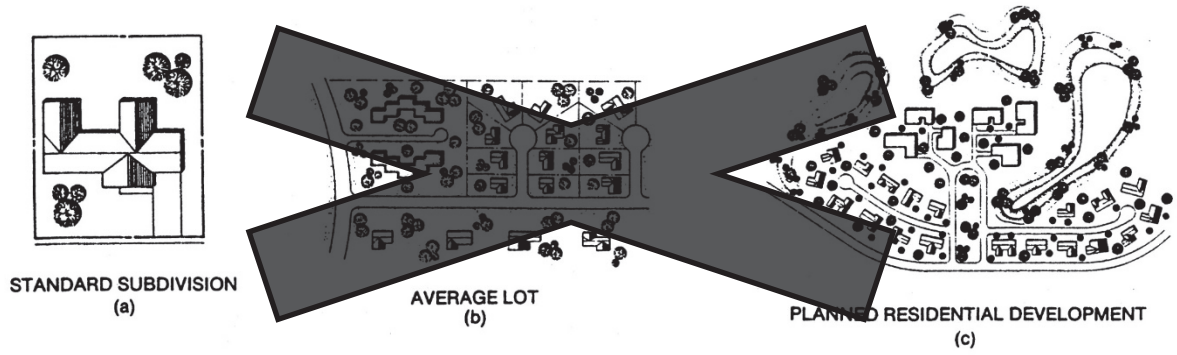
~~*Table 617.A*~~ ~~*R-4 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~*Table 617.A*~~ ~~*R-4 Development Options*~~ ~~*Single-Family Detached Development*~~[(3)]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 617.B.~~



~~*Table 617.B*~~ ~~*R-4 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~29.0~~	~~29.0~~	~~30.45; 34.80 with bonus~~	~~30.45; 34.80 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~~~(5)~~

Table 617.B *R-4 Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to May 1, 1998)*				
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill***[4]
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	100% for each individual lot. 50% for other parcels or tracts with accessory structures
Common areas	None	None	Minimum 5% of gross area	Minimum 5% of gross area
Allowed development	Single-family detached[3], single-family attached and multi-family	Single-family detached[3], single-family attached and multi-family	Single-family detached[3], single-family attached and multi-family	Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway[1]	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)

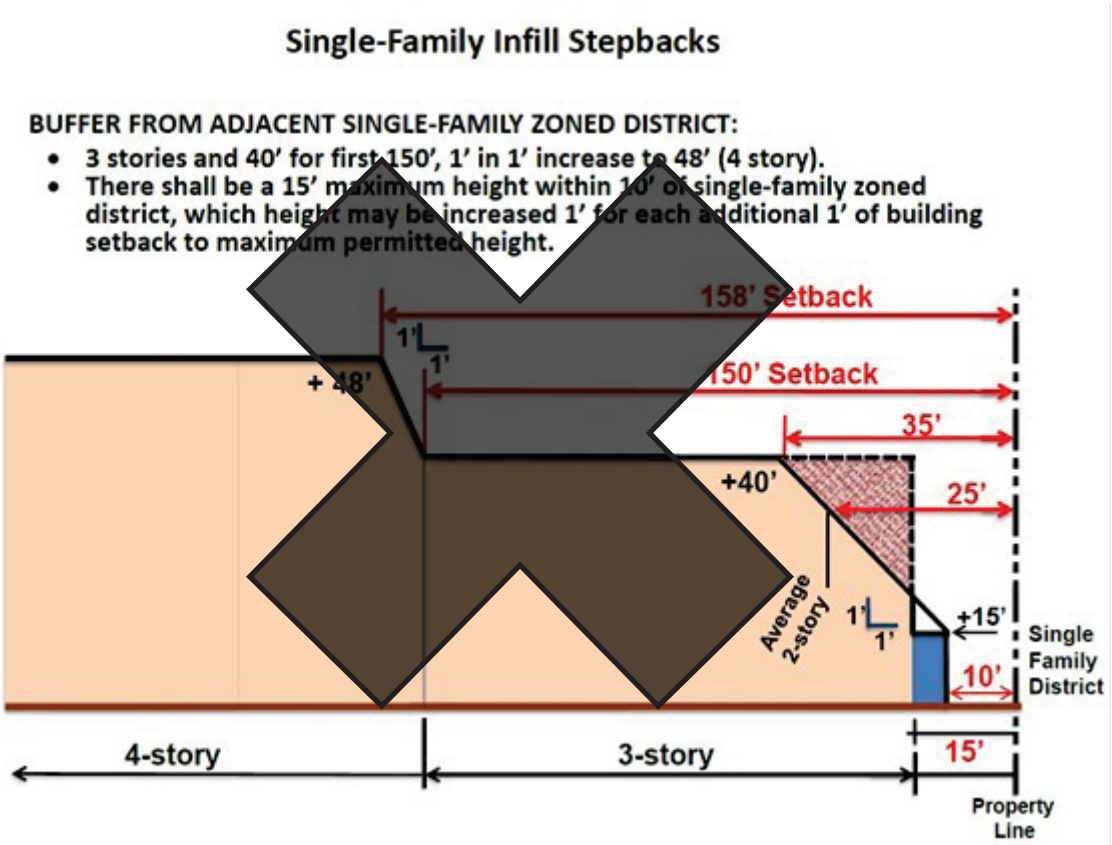
(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

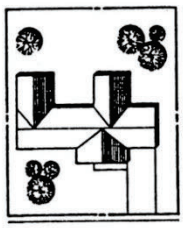
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

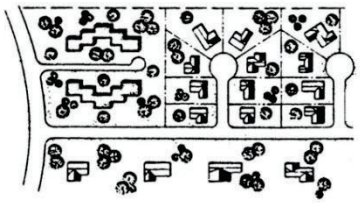
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



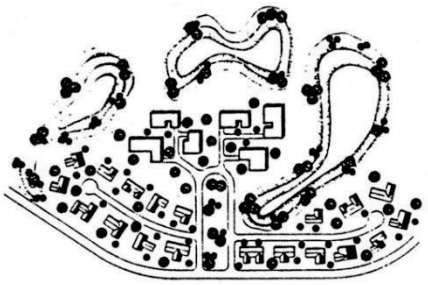
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	29.0 PDU/AC (GROSS)	30.0 PDU/AC (GROSS); 35.0 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	29.0 LOTS/AC (GROSS)	30.0 LOTS/AC (GROSS); 35.0 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	3 STORIES AND 40 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 618 (R-5 Multi-Family Residence District) to read as follows:

Section 618. R-5 Multi-Family Residence District—Restricted Commercial

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations—Residential Uses.** The following table~~s~~ establishES standards to be used in the R-5 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~*Table 618.A*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~

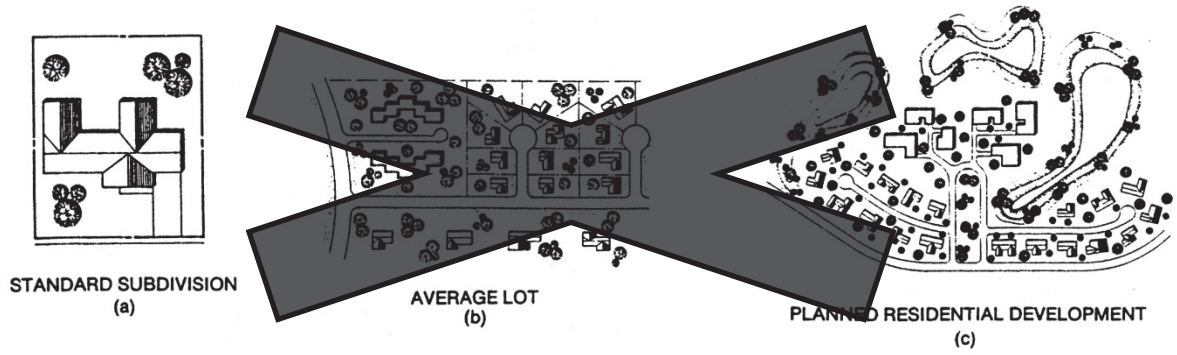
~~*Table 618.A*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~*Table 618.A*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Detached Development*~~[(3)]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 618.B.~~



~~*Table 618.B*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~[4]
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~43.5~~	~~43.5~~	~~45.68;52.20 with bonus~~	~~45.68;52.20 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~[2]~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~4 stories or 48'~~[5]	~~4 stories or 48'~~[5]	~~4 stories or 48'~~[5]	~~4 stories or 48'~~[5]
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~

Table 618.B *R-5 Development Options* *Single-Family Attached and Multi-Family Development, and* *Single-Family Detached Development (Subdivided Prior to May 1, 1998)*				
Standards	***(a)*** ***Subdivision***	***(b)*** ***Average Lot***	***(c)*** ***Planned Residential Development***	***(d)*** ***Single-Family Infill***[4]
Common areas	None	None	Minimum 5% of gross area	Minimum 5% of gross area
Allowed development	Single-family detached, single-family attached and multi-family	Single-family detached, single-family attached and multi-family	Single-family detached, single-family attached and multi-family	Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)
Required review	Subdivision to create 4 or more lots	Subdivision with building setbacks	Development review per Section 507	Development review per Section 507
Street standards	Public street required	Public street	Public street or private accessway[1]	Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)

(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.

(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.

(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.

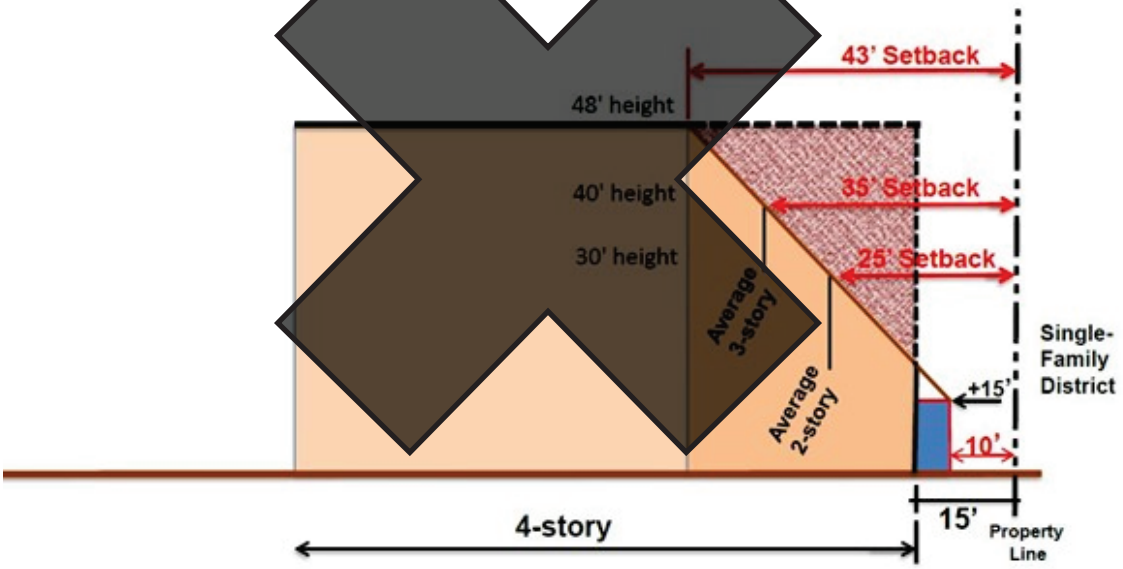
~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~

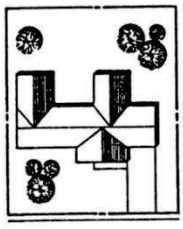
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

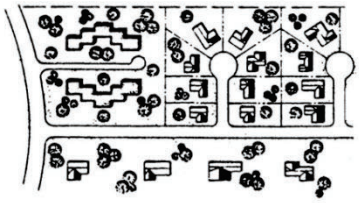
- **R-5: 4 stories and 48'.**
- ***There shall be a 15' maximum height within 10' of Single-Family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.**



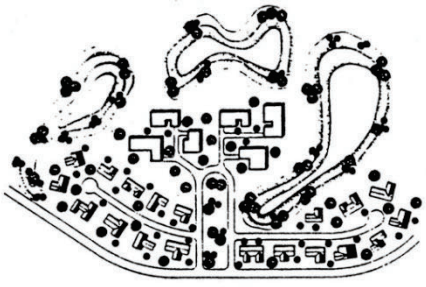
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	43.5 PDU/AC (GROSS)	45.5 PDU/AC (GROSS); 52.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	43.5 LOTS/AC (GROSS)	45.5 LOTS/AC (GROSS); 52.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	4 STORIES AND 48 FEET**	4 STORIES AND 48 FEET**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

***

Amend Chapter 6, Section 619 (Residential R-4A District—Multifamily Residence—General) to read as follows:

Section 619. Residential R-4A District—~~Multifamily~~ MULTI-FAMILY Residence—General

***

A. **Permitted Uses.** Primary uses and accessory uses are permitted as indicated in the Residential Districts Land Use Matrix, Section 608.D, plus the following:

1. Hospice, subject to a use permit.

2. Nursing home, subject to a use permit and the following conditions:

   a. A maximum lot coverage of 25 percent.

   b. A minimum of 50 square feet of usable outdoor open space per bed shall be provided.

~~3. Single-family infill developments, per the provisions of Section 608.F.6 and Table 617.B, R-4 Development Options, column D.~~

B. **Yard, Height and Area Requirements.** Except as required by Section 701, the following yard, height and area provisions shall be required for this district:

***

~~8. Single-family infill development must comply with all regulations applicable to SFI development in the R-4 district except for density, which shall be permitted per Section 619.B.1.~~

~~9. Off-site manufactured home developments, upon obtaining use permit approval, shall comply with the R-4 standards for planned residential developments (Table 617.B, column C) except for density, which shall be permitted per Section 619.B.1.~~

***

Amend Chapter 6, Section 622 (Commercial C-1 District—Neighborhood Retail) to read as follows:

Section 622. Commercial C-1 District—Neighborhood Retail.

A. **Purpose.** The C-1, Commercial Neighborhood Retail District, is a district of light neighborhood type retail and customer service uses designed to be compatible with each other and nearby residential districts.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.** Unless otherwise specifically provided in this Section, the following restrictions shall apply to this district:

1. All commercial uses are restricted to closed buildingS except parking lots and liquid fuel pump services.

***

10. The sale of used merchandise in connection with the following permitted uses when such used merchandise uses a floorspace having a total area of no more than five ~~(5)~~ percent of the gross floor area of the establishment:

***

g. Audio and video rentals and retail sales.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE R-5 DISTRICT.

3. ADULT DAY CARE HOME AND CENTER

4. BOARDING HOUSE, SUBJECT TO A USE PERMIT

5. COMMUNITY RESIDENCE CENTER, SUBJECT TO A USE PERMIT

6. GROUP HOME, SUBJECT TO A USE PERMIT

7. NURSING HOME, SUBJECT TO A USE PERMIT

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4,~~ THE R-5 DISTRICT ~~and R-4A~~; and in addition the following:

***

2. RESERVED. ~~Adult Day Care Home and Center~~

***

19. RESERVED. ~~Boarding House, subject to a use permit~~

***

38. RESERVED. ~~Community Residence Center, subject to a use permit~~

***

76. RESERVED. ~~Group Home, subject to a use permit~~

***

120. RESERVED. ~~Nursing Home, subject to a use permit~~

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~
OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~2.~~ ~~Any single-family residential use shall conform to the following requirements:~~

~~a.~~ ~~Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 623 (Commercial C-2 District —Intermediate Commercial) to read as follows:

Section 623. Commercial C-2 District —Intermediate Commercial.

A. **Purpose.** The C-2, Commercial Intermediate District, is a district of commercial uses of medium intensity designed to be compatible with each other and to provide for a wide range of types of commercial activity within the district.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.**

1. Except as otherwise provided, all permitted uses and storaging of materials or supplies shall be conducted entirely within a closed building.

2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 623.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:

a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 623.~~C~~B.2.b;

***

9. With the exception of those instances listed above in 623.~~C~~B.7. and ~~C~~B.8., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership and upon obtaining a special permit pursuant to Section 647.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-1 DISTRICT.

3. BOARDING HOUSE

4. COMMUNITY RESIDENCE CENTER

5. GROUP HOME

6. NURSING HOME

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4,~~ THE ~~R-5, R-4A, and~~ C-1 district~~s~~; and in addition the following:

***

50. RESERVED. ~~Community Residence Center.~~

***

126. RESERVED. ~~Nursing Home.~~

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~
OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 624 (Commercial C-3 District —General Commercial) to read as follows:

Section 624. Commercial C-3 District —General Commercial.

A. **Purpose.** The C-3 Commercial General District, is a district designed to provide for the intensive commercial uses necessary to the proper development of the community.

~~B.~~ ~~Reserved.~~

~~C.~~ B. **District Restrictions.**

1. Any lighting shall be placed so as to reflect the light away from adjacent residential districts. No noise, odor or vibration shall be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside the site. Such comparison shall be made at the boundary of the site.

2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 624.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:

   a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 624.~~C~~B.2.b;

***

4. With the exception of those instances listed above in 624.~~C~~B.3., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-2 DISTRICT.

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4, R-5, R-4A, C-1 and~~ THE C-2 districts~~;~~ and in addition the following, including the storage of all raw materials and finished products in connection herewith:

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Neither the Zoning Administrator nor the Board of Adjustment shall have jurisdiction to vary the provisions of Section 624.E.1.~~OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~e. Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 632 (High-Rise H-R1 District—High-Rise and High Density District) to strike everything, and replace with the following text:

SECTION 632. MIDDLE HOUSING (MH) OVERLAY DISTRICT

A. **PURPOSE.** THE PURPOSE OF THIS OVERLAY DISTRICT IS TO ESTABLISH ZONING REGULATIONS WHICH ACHIEVE COMPLIANCE WITH SECTION 9-462.13, ARIZONA REVISED STATUTES, AS FOLLOWS:

1. ENTITLE PROPERTIES WITHIN THE MIDDLE HOUSING OVERLAY DISTRICT TO HAVE UP TO FOUR PRIMARY DWELLING UNITS PER LOT.

2. PROVIDE MODIFIED DEVELOPMENT REGULATIONS FOR MIDDLE HOUSING.

B. **APPLICABILITY.**

1. THE MH OVERLAY MAY BE COMBINED WITH ANY ZONING DISTRICT WHEN ALSO IN COMPLIANCE WITH THE ELIGIBILITY REQUIREMENTS OF SECTION 632.C.

2. IF THE PROVISIONS OF THE MH OVERLAY CONFLICT WITH OTHER ZONING REGULATIONS APPLICABLE TO THE PROPERTY, THE MH OVERLAY PROVISIONS SHALL PREVAIL, UNLESS OTHERWISE STATED IN THIS SECTION.

C. **ELIGIBILITY REQUIREMENTS.** THE MH OVERLAY DISTRICT SHALL BE APPLIED TO THE FOLLOWING:

1. A PROPERTY WHICH HAS BEEN REZONED WITH THE MH OVERLAY DISTRICT IN ACCORDANCE WITH SECTION 506; OR

2. LOTS IN A SUBDIVISION HAVING A PLAT RECORDED ON OR AFTER JANUARY 1, 2026, WHICH MEET ALL OF THE FOLLOWING ADDITIONAL CRITERIA:

    a. THE SUBDIVISION IS CONTIGUOUS AND A MINIMUM 10 GROSS ACRES IN SIZE.

    b. THE SUBDIVISION HAS NEVER BEEN PART OF A PRIOR SUBDIVISION WHICH HAS APPLIED THE MIDDLE HOUSING PROVISIONS OF SECTION 9-462.13, ARIZONA REVISED STATUTES.

    c. THE SUBDIVISION HAS BASE ZONING OF RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3.

    d. FOR C-1, C-2, AND C-3 PROPERTIES ONLY: THE SUBDIVISION IS PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION AS SET FORTH IN SECTION 608.I.

    e. THE NUMBER OF LOTS PROPOSED FOR APPLICATION OF THE MH OVERLAY DISTRICT DOES NOT EXCEED 20% OF THE TOTAL NUMBER OF LOTS IN THE SUBDIVISION. FOR SUBDIVISIONS OF FEWER THAN FIVE LOTS, ONE LOT SHALL BE PERMITTED TO HAVE THE MH OVERLAY.

    f. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF: PHOENIX SKY HARBOR INTERNATIONAL AIRPORT; PHOENIX DEER VALLEY AIRPORT; AND SCOTTSDALE AIRPORT; EACH OF WHICH IS A FEDERAL AVIATION ADMINISTRATION COMMERCIALLY LICENSED AIRPORT OR A GENERAL AVIATION OR PUBLIC AIRPORT AS DEFINED IN SECTION 28-8486, ARIZONA REVISED STATUTES.

    g. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF A MILITARY AIRPORT OR ANCILLARY MILITARY FACILITY AS DEFINED IN SECTION 28-8461, ARIZONA REVISED STATUTES.

    h. THE SUBDIVISION IS NOT LOCATED ON TRIBAL LAND.

I. THE SUBDIVISION OWNER HAS REQUESTED THE CITY TO ASSIGN THE MH OVERLAY DISTRICT WITHIN THE SUBDIVISION THROUGH THE OPT-IN PROCEDURES PROVIDED IN THIS SECTION.

D. **OPT-IN PROCEDURE.** PRIOR TO UTILIZING THE PROVISIONS OF THE MH OVERLAY DISTRICT, SUBDIVISIONS ELIGIBLE PER SECTION 632.C.2 MUST REQUEST THAT THE CITY APPLY THE MH OVERLAY DISTRICT TO THE LOTS ON WHICH MIDDLE HOUSING SHALL BE PERMITTED, AS FOLLOWS:

1. THE SUBDIVISION OWNER SHALL SIGN BEFORE A NOTARY PUBLIC AN OPT-IN FORM PROVIDED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

2. CONCURRENT WITH THE OPT-IN FORM, THE SUBDIVISION OWNER SHALL SUBMIT A LEGAL DESCRIPTION OF THE LOTS ON WHICH THE MH OVERLAY DISTRICT SHALL BE APPLIED.

3. CITY STAFF SHALL REVIEW THE OPT-IN FORM AND LEGAL DESCRIPTION. WHEN THE REQUEST IS CONFIRMED TO BE ELIGIBLE, STAFF SHALL PROCESS A REQUEST TO CHANGE THE OFFICIAL ZONING MAP OF THE CITY OF PHOENIX TO APPLY THE MH OVERLAY DISTRICT TO THE ELIGIBLE SUBDIVISION LOTS.

4. ONCE THE ZONING MAP CHANGE IS COMPLETED, THE LOTS SHALL BE OFFICIALLY ASSIGNED THE MH OVERLAY DISTRICT UNTIL SUCH TIME THAT THEY MAY BE REZONED IN ACCORDANCE WITH SECTION 506.

E. **MIDDLE HOUSING (MH) DEVELOPMENT REGULATIONS.** THE FOLLOWING MODIFIED DEVELOPMENT REGULATIONS APPLY ONLY WHEN THE MH DISTRICT IS COMBINED WITH THE RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3 ZONING DISTRICTS. FOR ALL OTHER PROPERTIES, THE DEVELOPMENT REGULATIONS OF THE BASE DISTRICT APPLY.

1. **PERMITTED USES.**

   a. ALL USES PERMITTED WITHIN THE UNDERLYING BASE ZONING DISTRICTS, PLUS

   b. MULTI-FAMILY DWELLING UNITS.

2. **DENSITY.** THE MAXIMUM NUMBER OF PRIMARY DWELLING UNITS (PDU) PROVIDED ON A LOT ASSIGNED THE MH OVERLAY DISTRICT SHALL NOT EXCEED THE NUMBER ALLOWED BY THE BASE ZONING, OR FOUR PDUS, WHICHEVER IS GREATER.

a. THE MAXIMUM NUMBER OF SUBDIVIDED LOTS PER ACRE IS THE SAME AS ALLOWED BY THE BASE ZONING AND IS NOT MODIFIED BY THIS SECTION.

b. FOR THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, DENSITY BONUS PROVISIONS ARE APPLICABLE FOR SINGLE-FAMILY DEVELOPMENT AS SET FORTH IN SECTION 608.H.1.

3. **SETBACKS AND HEIGHT**. THE REQUIRED SETBACKS AND MAXIMUM HEIGHT(S) SHALL BE THE SAME AS FOR A SINGLE-FAMILY DWELLING UNIT ON THE SAME PROPERTY, INCLUDING THOSE FOR PERMITTED PROJECTIONS.

4. **LOT COVERAGE.** LOT COVERAGE SHALL BE THE SAME AS FOR THE BASE DISTRICT, WITH THE FOLLOWING EXCEPTION:

a. **LOTS WITH BASE ZONING OF RE-43, RE-35, RE-24, OR R1-14.** THE MAXIMUM PERMITTED LOT COVERAGE SHALL BE INCREASED TO 50% WHEN ALL STRUCTURES ON THE LOT ARE ONE-STORY AND A MAXIMUM 20 FEET IN HEIGHT.

5. **PARKING AND MANEUVERING.**

a. ON LOTS HAVING NO MORE THAN ONE PRIMARY DWELLING UNIT, A MINIMUM OF TWO PARKING SPACES SHALL BE PROVIDED ONSITE.

b. ON LOTS HAVING TWO OR MORE PRIMARY DWELLING UNITS, A MINIMUM OF ONE PARKING SPACE SHALL BE PROVIDED ONSITE PER PDU.

c. MANEUVERING WITHIN A PUBLIC ALLEY SHALL BE ALLOWED WHEN IN COMPLIANCE WITH THE FOLLOWING: (T)

(1) THE ALLEY IS A MINIMUM 16 FEET WIDE FOR THE LENGTH OF THE BLOCK;

(2) THE ALLEY IS PAVED TO THE TWO NEAREST EXISTING CROSS STREETS, TO THE STANDARDS REQUIRED BY THE CITY FOR A LOCAL STREET; AND

(3) A MINIMUM OF 24 FEET MANEUVERING AREA IS PROVIDED THAT IS A COMBINATION OF THE ALLEY PAVING AND ONSITE PAVING, OR AS OTHERWISE APPROVED THROUGH A TECHNICAL APPEAL.

6. **DESIGN REVIEW.**

a. *HISTORIC PRESERVATION (HP).* DESIGN REVIEW FOR HP-ZONED OR HP-DESIGNATED PROPERTIES SHALL BE AS REQUIRED PER THE PROVISIONS OF CHAPTER 8, WITH NO MODIFICATIONS BY THIS OVERLAY DISTRICT.

b. ALL LOTS NOT ZONED HP OR DESIGNATED HP, REGARDLESS OF LOT WIDTH, SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

***

Amend Chapter 7, Section 701.A.3 (Projections) to read as follows:

***

A. **Lots.**

***

3. **Projections.**

a. **STANDARD OPTION.** The following provisions apply to development ~~in Sections 604 through 607 and Section 619~~ and ~~in the subdivision option of Sections 609 through 618~~ IN THE RE-43, RE-24, R1-14, AND R-4A DISTRICTS, AND IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE STANDARD DEVELOPMENT OPTION:

(1) Open projections.

(a) ~~In any district, an awning, open porch, open carport, or open balcony may project into any required front yard not more than five feet.~~
FRONT YARD. AN ATTACHED CARPORT, AWNING, PORCH/FRONT ENTRY, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO THE REQUIRED FRONT YARD.

(b) ~~An attached open porch, open carport, or open balcony may project into any side yard other than the side yard on the street side of a corner lot, if it does not come nearest to the side lot line than three feet.~~
SIDE YARDS. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO ANY INTERIOR (NOT STREET) SIDE YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE SIDE PROPERTY LINE.

(i) ~~For any lot wherein a ten-foot or greater side yard is required, no such projection shall be within an area ten feet wide and ten feet high, measured from finished grade, lying within that side yard.~~

(ii) ~~No more than one such clear area, as stipulated in i. above, need be maintained on a lot.~~

(c) ~~An attached open porch, open carport, or open balcony may project into a rear yard, provided it does not come nearer to a common rear lot line than three feet. Where a rear alley exists this projection may extend to the rear lot line or to within eight or ten feet of what would be the centerline of a full sixteen- or twenty-foot-wide alley where only a one-half or partial alley exists.~~
REAR YARD. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO THE REAR YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE REAR PROPERTY LINE.

(i) WHERE A FULLY-DEDICATED ALLEY EXISTS, THIS PROJECTION MAY EXTEND TO THE PROPERTY LINE; OR WHERE ONLY A PARTIALLY-DEDICATED ALLEY EXISTS, TO WITHIN EIGHT OR TEN FEET OF WHAT WOULD BE THE CENTERLINE OF A FULL 16- OR 20-FOOT-WIDE ALLEY.

(d) Open fire balconies, and OPEN fire escape stairs PROVIDED FOR EMERGENCY USE ONLY may project not more than five feet ~~over~~ INTO any required yard provided they come no closer than two feet from a property line.

(e) Awnings, cornices, CANTILEVERED roof overhangs, and eaves may project more than three feet ~~over~~ INTO any required yard providing they come no closer than two feet from a property line.

(f) Sills, leaders, belt courses, and similar ornamental features may project not more than six inches ~~over~~ INTO any required yard.

(g) An entrance awning may project into any required yard in an R-5 or less restricted district.

(2) Closed Projections.

(a) A bay window, oriel, entrance, or vestibule, ten feet or less in width, may project not more than three feet into any REQUIRED front or rear yard.

(b) A chimney may project not more than three feet into any required yard~~,~~ if ~~it~~ THE CHIMNEY is not more than six feet long measured in a direction parallel to the nearest property line AND ~~so long as~~ it is not closer than two feet from a property line.

(c) The main building ~~in a residence district~~ may project five feet into the required front yard for no more than one-half of the maximum width of the structure.

(d) The main building (which may include an attached ADU) may project into the required rear or side yard, subject to the following:

(i) The projection is no closer to a side property line than five feet;

(ii) The projection is no closer to a rear property line than three feet; and

(iii) The projection does not exceed 15 feet in height, unless greater height is permitted by obtaining a use permit per Section 307.

b. **PLANNED RESIDENTIAL DEVELOPMENTS AND PLANNED AREA DEVELOPMENTS.** The following provisionS ~~applies~~ APPLY to development in the ~~average lot and~~ RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE Planned Residential Development option~~s of Sections 609 through 618,~~ AND SUBDIVISIONS DEVELOPED AS PLANNED AREA DEVELOPMENTS PER SECTION 635:

(1) There shall be no projections into the required front or rear yard or required perimeter setbacks except:

(a) A roof overhang may project not more than three feet into either of these ~~yard~~ AREAS; and

(b) An attached awning, ~~open~~ porch, PERGOLA, TRELLIS/ARBOR, OR BALCONY ~~or other similar shade structure~~ may project not more than ten feet into the required ~~rear yard~~ PERIMETER BUILDING SETBACK provided that the structure shall neither cover more than ~~two hundred~~ 200 square feet nor come closer than three feet to a side or rear property line.

(c) A CLOSED PROJECTION (WHICH MAY INCLUDE AN ATTACHED ADU) MAY PROJECT INTO THE REQUIRED PERIMETER BUILDING SETBACKS, SUBJECT TO THE FOLLOWING:

(I) THE PROJECTION IS NO CLOSER TO A SIDE PROPERTY LINE THAN FIVE FEET;

(II) THE PROJECTION IS NO CLOSER TO A REAR PROPERTY LINE THAN THREE FEET; AND

(III) THE PROJECTION DOES NOT EXCEED 15 FEET IN HEIGHT, UNLESS GREATER HEIGHT IS PERMITTED BY OBTAINING A USE PERMIT PER SECTION 307.

(2) A roof overhang may project no more than three feet into a required street side yard setback.

c. **SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.** The following provisions apply to ~~single-family attached residential development:~~ SFI SUBDIVISIONS DEVELOPED IN ACCORDANCE WITH SECTION 608.I:

(1) Open Projections.

(a) ~~An awning, open porch, or open balcony may project into any required setback not more than five feet.~~
AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO ANY REQUIRED YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

(b) Where a~~n~~ FULLY-DEDICATED alley exists, an ATTACHED awning, ~~open~~ porch, PERGOLA, TRELLIS/ARBOR, or ~~open~~ balcony may extend to the property line.

(2) Closed Projections. A bay window, oriel, entrance, or vestibule, ten feet in width or less, may project not more than three feet into any required ~~building setback~~ YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

***

Amend Chapter 7, Section 702 (Off-Street Parking and Loading) to read as follows:

***

B. **Site and Parking Space Design Standards.**

***

2. **Space and aisle dimensions.** Dimensions for maneuvering aisles and for different types of parking spaces shall be as follows:

***

b. *Surface parking:*

***

(5) ~~The combined depth of the parking space and the aisle width shall equal sixty-two (62) feet for a double loaded aisle and forty-three (43) feet for a single loaded aisle.~~
FOR RESIDENTIAL PROPERTIES HAVING NO MORE THAN FOUR PRIMARY DWELLING UNITS, THE MINIMUM DRIVE AISLE WIDTH MAY BE REDUCED TO 10 FEET FOR TWO-WAY TRAFFIC WHERE IT DOES NOT ALSO FUNCTION AS REQUIRED MANEUVERING FOR AN ADJACENT PARKING SPACE, AS APPROVED BY THE PDD TRAFFIC ENGINEER.

***

C. **Parking Requirements.** Off-street automobile parking space or area shall be provided according to the following table, except for large scale retail commercial uses (see Section 702.D). The parking ratios in the table identify the minimum level of parking required to serve that use and receive site plan approval.

Type of Land Use	Parking Requirements
***	***
Dwelling Unit, Multi-family	1.5 spaces per dwelling unit ~~A minimum of 50%~~ Of the required parking spaces, A MINIMUM OF 0.25 SPACES PER DWELLING UNIT must be provided as unreserved spaces WHEN THE LOT HAS FIVE OR MORE DWELLING UNITS.
Dwelling Unit, Single-Family Attached	~~Per Section 608.F.6, if developing under the single-family infill development option per Sections 614 through 618.~~ 2 spaces per PRIMARY DWELLING unit ~~if not developing under the SFI option~~. The required spaces for each dwelling unit must be provided on the same lot. An additional 0.25 unreserved spaceS per dwelling unit must be provided elsewhere within the development for visitor parking.
Dwelling Unit, Single-Family Detached	2 spaces per ~~1~~ PRIMARY dwelling unit
***	***

***

F. **Special Parking Standards.**

1. **Residential DISTRICTS ~~lots~~.**

a. Required parking spaces ~~for single-family residential uses may~~ SHALL not be located in the required front yard.

b. ~~Spaces in excess of those required for single-family residential uses may be located in the required front yard. However, all parking and maneuvering areas within the required front yard shall not exceed 50 percent of the area of the required front yard, except that a driveway shall not be required to be less than 18 feet in width unless otherwise stipulated by Historic Preservation.~~
NO MORE THAN 50 PERCENT OF THE REQUIRED FRONT YARD SHALL BE USED FOR DRIVEWAYS, MANEUVERING AREAS, AND NON-REQUIRED PARKING SPACES. HP-ZONED LOTS MAY BE STIPULATED TO MAXIMUM PAVING THAT IS LESS THAN 50 PERCENT AS A PART OF THE HP APPROVAL PROCESS SET FORTH IN CHAPTER 8.

c. Buses shall not be parked in the front yard of any residential district. A bus is any commercially licensed motor vehicle designed for carrying more than ~~fifteen (15)~~ 15 passengers and used for the transportation of persons as well as any motor vehicle, other than a taxicab, designed for the transportation of persons for compensation.

d. Mobile homes shall not be parked in any residential district except as provided in Section ~~647.A.2.1~~ 608.J.

***

Amend Chapter 7, Section 703 (Landscaping, Fences, and Walls) to read as follows:

***

B. **Landscaping and Open ~~Areas~~ SPACE in Multi~~ple~~-Family Development.**

1. **Purpose.** Multi~~ple~~-family dwelling~~s~~ UNITS can play a desired role by providing desired forms of housing in appropriately zoned locations. However, because the density of dwellings is greater than alternate forms of housing, there is a relatively greater need to ensure an appropriate residential setting, including both landscape amenities and adequate outdoor open areas. Although it is recognized that many multi~~ple~~-family projects will wish to provide these in greater amounts, this section establishes minimum standards for these features. These standards also recognize both limitations in water availability as well as legitimate needs to use landscaping for shade, cooling, and visual relief. To these purposes, these standards distinguish between landscaped areas oriented to public street and the exterior of projects from that more internally oriented and for the use of residents. They provide for landscaping at the perimeter and in front yards to include waterless features and drought resistant plant materials. Higher water use landscaping is to be restricted to interior areas devoted to resident use.

2. Landscaping and open space ~~areas~~ shall be provided as follows at the time of initial development and shall be maintained in a living condition on any lot subject to residential district standards with five or more dwelling units. PROPERTIES WITH FOUR OR FEWER DWELLING UNITS SHOULD REFER TO SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

***

Amend Chapter 7, Section 710 (Hillside Development) to read as follows:

***

B. **Applicability.**

***

2. Development of land in any zoning district within a hillside development area shall ~~also~~ be regulated by the provisions of THIS section, ~~32-32 of the Phoenix City Code, whether subdivided or not, and shall be~~ subject to the following special conditions:

   a. HILLSIDE DEVELOPMENT STANDARDS SHALL BE APPLIED IN PLACE OF THE DEVELOPMENT STANDARDS OF THE BASE ZONING DISTRICT OF A PROPERTY AS SET FORTH IN THIS SECTION, AND SHALL NOT BE MODIFIED BY A ZONING OVERLAY.

   b. HILLSIDE DEVELOPMENT IS ALSO REGULATED BY THE PROVISIONS OF SECTION 32-32 OF THE PHOENIX CITY CODE, WHETHER SUBDIVIDED OR NOT.

***

C. **Standards.**

***

2. **Hillside development area standards.** Special yard, height, area, and coverage requirements for developments in the hillside areas in any zoning district shall be as follows:

~~Table 1~~

~~HILLSIDE DEVELOPMENT AREA STANDARDS~~				
~~DEVELOPMENT OPTION~~	**~~a. Single-family Residential (Conventional, Standard and Average Lot Options)~~**	**~~b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)~~**	**~~c. Multi-Family Residential~~**	**~~d. Any Non-Residential Zoning District~~**
~~MINIMUM LOT AREA~~	~~18,000 square feet*~~ ~~*Lot areas of more than eighteen thousand (18,000) square feet may be required in order to provide a suitable building site meeting the grading standards of Section 32-32 of~~	~~As required by zoning district~~	~~as required by zoning district~~	~~As required by zoning district~~

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	a. Single-family Residential (Conventional, Standard and Average Lot Options)	b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)	c. Multi-Family Residential	d. Any Non-Residential Zoning District
	the Phoenix City Code. In no case shall residential lots contain an area less than the minimum area required by the zoning district in which such lots are located.			
MINIMUM LOT DIMENSIONS				
• WIDTH • DEPTH	120* 120'* *Unless in conformance with Section 32-32(M) of the City Code	As required by zoning district	As required by zoning district	As required by zoning district
REQUIRED SETBACKS				

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
• FRONT YARD	As required by zoning district	As required by zoning district	Minimum 30'*	As required by zoning district or minimum 30'*
• REAR YARD	As required by zoning district	As required by zoning district	Minimum 30'*	Minimum 30'*
• SIDE YARDS	As required by zoning district or ten (10) feet, whichever is greater	As required by zoning district or ten (10) feet, whichever is greater	Minimum 15'**Building heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from exterior boundaries	Minimum 15'*, whichever is greater*Building heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from exterior boundaries
MAXIMUM COVERAGE UNDER ROOF	The main building and all accessory buildings shall	The main building and all accessory buildings shall	The main building and all accessory buildings shall	The main building and all accessory buildings shall

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
	not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel or as required by zoning district, whichever is less
MAXIMUM BUILDING HEIGHT	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure	No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(1)	*NET LOT AREA (MINIMUM)*	STANDARD: 18,000 SQUARE FEET, OR AS REQUIRED BY THE ZONING DISTRICT, WHICHEVER IS GREATER PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(2)	*LOT WIDTH [(1)] (MINIMUM)*	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(3)	*LOT DEPTH [(1)] (MINIMUM)*	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(4)	*DEVELOPMENT DENSITY (MAXIMUM)*	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		
(5)	*SUBDIVIDED LOTS (MAXIMUM)*	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(6)	*FRONT YARD SETBACK (MINIMUM)*	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(7)	*REAR YARD SETBACK (MINIMUM)*	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(8)	*SIDE YARD SETBACK (MINIMUM)*	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	15 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(9)	*PROJECTIONS*	PER SECTION 701.A.3	PER SECTION 701.A.3	NOT PERMITTED
(10)	*PERIMETER SETBACKS (MINIMUM)*	SAME AS BASE ZONING DISTRICT		

TABLE 710.C.2

HILLSIDE AREA DEVELOPMENT STANDARDS

CATEGORY		**(A) SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B) MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C) NON-RESIDENTIAL DEVELOPMENT**
(11)	*BUILDING HEIGHT (MAXIMUM)*	15 FEET WHEN WITHIN 10 FEET OF A SINGLE-FAMILY ZONED DISTRICT BOUNDARY, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT OF 2 STORIES AND 30 FEET, AS MEASURED FROM THE NATURAL GRADE OF THE PROPERTY AT ANY SECTION THROUGH THE STRUCTURE.		
(12)	*LOT COVERAGE (MAXIMUM)*	FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS EQUAL TO OR GREATER THAN 10 PERCENT: 25 PERCENT, OR AS REQUIRED BY THE BASE ZONING DISTRICT, WHICHEVER IS LESS. FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS LESS THAN 10 PERCENT: SAME AS BASE ZONING DISTRICT.		
(13)	*COMMON OPEN SPACE (MINIMUM)*	SAME AS BASE ZONING DISTRICT		
(14)	*STREET FRONTAGE REQUIREMENT* *(2)*	SAME AS BASE ZONING DISTRICT		
(15)	*OTHER APPLICABLE REGULATIONS:*	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A. MULTI-FAMILY: SECTION 703.B	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.

(1) MINIMUM DIMENSIONS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.M, REGARDING PANHANDLE, DOUBLE FRONTAGE, AND OTHER UNORTHODOX LOTS.

(2) STREET FRONTAGE REQUIREMENTS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.N, REGARDING HILLSIDE STREET AND PAVING STANDARDS.

***

Amend Section 1203. Land Use Matrix (Downtown Code) to read as follows:

***

Section 1203. Land Use Matrix

***

C. *Land Use Matrix.*

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	Business Core	Central Park	Commercial Corridors	Downtown Gateway	East Evergreen	Evans Churchill East	Evans Churchill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Buren	Warehouse
RESIDENTIAL USES																
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Dwelling Unit, Single-Family, Detached ~~(Including Duplex and Triplex Uses)~~		np	np	p	p	np	p	p	p	p	p	p	p	p	p	np
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
***																

***

D. *Land Use Conditions.* The following shall apply to uses that are permitted with conditions (pc) OR USE PERMIT (up) as indicated with a number that corresponds with the Land Use Matrix in Section 1203.C:

***

27. Single-Family Infill (SFI) subdivision, per ~~Sections 608.F.6 and 614, Table 614.B~~ SECTION 608.I, except as modified below:

***

e. Frontage requirements: as per the applicable character area; or if lots front on a something other than a frontage zone, per the regulations of ~~Sections 608.F.6 and 614, Table B, Column D~~ SECTION 608.I.

***

g. Allowed uses: single-family ~~attached~~ dwelling units and home occupations per Section 608, except that units fronting a perimeter street (not an alley) may have additional uses as permitted per the applicable character area. ~~Single-family detached units are permitted for no more than 20 percent of the units in an SFI development to allow for variety and efficiency of design.~~

***

Amend Section 1205. Frontage Elements (Downtown Code) to read as follows:

***

A. *Active Front Yard (AFY*). An active front yard is a frontage element intended for use on blocks with a high percentage of existing and/or historic ~~single-family or duplex style~~ residential structures. AFY is not permitted for use on sites with primary uses which are nonresidential, or on residential lots with more than ~~two~~ FOUR PRIMARY dwelling units ~~(not including ADUs)~~. (R*)

1. For sites with HP zoning or designation, both the building elevations and improvements in the frontage zone shall be constructed as approved by Historic Preservation.

2. For sites not zoned or designated HP, buildings and improvements shall be installed in conformance with Section 507 Tab A ~~II.C.8.5 (Individual Unit Design Standards)~~ II.C.9 (RESIDENTIAL LOT DESIGN REVIEW). If any of the requirements of Section 507 Tab A ~~II.C.8.5~~ II.C.9 conflict with provisions of the Downtown Code, Section 507 Tab A ~~II.C.8.5~~ II.C.9 requirements shall prevail.

***

Amend Chapter 13, Section 1303 (Transect Lot Standards) to read as follows:

***

Section 1303. Transect Lot Standards

A. **General Lot Standards.**

1. Subdivisions shall comply with development standards per this chapter, including frontage standards, for all existing and newly created lots abutting public streets, private accessways, and private driveways, with the following caveats:

   a. A development may instead utilize the Single-Family Infill ~~development option~~ SUBDIVISION standards per Section ~~608.F.6 and Table 614.B, column D (except for the density, which is not restricted)~~ 608.I if it meets all three of the following conditions:

      (1) The ~~development~~ SUBDIVISION consists solely of single-family dwelling units and allowable accessory uses;

      (2) ~~The development is located within the applicable area for the single-family infill development option or the infill development district as depicted on the map provided in Section 608.F.6; and~~
      THE SUBDIVISION IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN OR IS LOCATED WITHIN THE AREA IDENTIFIED AS “APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT” SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND

      (3) The ~~development~~ SUBDIVISION is located in any transect other than T3.

   b. All subdivisions must comply with the requirements of the Subdivision Ordinance (Chapter 32 of the City Code), as may be modified by the Subdivision Committee to further the goals of the Walkable Urban Code.

2. All developments adjacent to single-family zoning districts shall ~~follow the same setback and stepback standards as the single-family infill development option (Table 614.B, column D); with additional requirements as follows:~~ BE SUBJECT TO THE FOLLOWING STEPBACK AND SETBACK REQUIREMENTS:

   a. THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT. THIS stepback provision shall not ~~exceed~~REQUIRE GREATER THAN A maximum 75-foot setback from rear and side property lines for building height before THE maximum height IS allowed.

***

Amend Chapter 13, Section 1306 (Land Use Matrix) to read as follows:

***

Section 1306. Land Use Matrix

***

B. **Use Regulations.**

***

Table 1306.1 Land Use Matrix

CATEGORY: RESIDENTIAL USES	T3	T4	T5:2	T5:3	T5:5	T5:6	T5:7	T6:7 T6:15	T6:22 T6: HWR
***	***	***	***	***	***	***	***	***	***
Dwelling Unit, Single-Family Detached ~~(Including Duplex and Triplex Uses)~~	P	P	NP	NP	NP	NP	NP	NP	NP
Dwelling Unit, Single-Family Attached	P	P	P	P	P	P	P	P	P
SINGLE-FAMILY INFILL SUBDIVISION	NP	PC	PC	PC	PC	PC	PC	PC	PC
***	***	***	***	***	***	***	***	***	***

***

C. **Residential Uses, Land Use Conditions.**

***

4. SINGLE-FAMILY INFILL SUBDIVISION, AS SET FORTH IN SECTION 1303.A.1.a.

***

Amend Chapter 13, Section 1307 (Parking and loading standards) to read as follows:

***

Section 1307. Parking and loading standards.

***

B. *Required Vehicular Parking.*

***

Table 1307.1 Minimum Required Vehicular Parking

USE	MEASURE	T3	T4	T5 1—5 Stories	T5 6—10 Stories	T6	MEASURE
***	***	***	***	***	***	***	***
Residential, Single-Family Attached	Per unit	Per Section ~~608.F.6~~ 608.I, if developing under the provisions of Section 1303.A.1.a; otherwise per Section 702.					
***	***	***	***	***	***	***	***

***

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT E

From: Dan Clark
To: PDD Middle Housing
Subject: Flight Path Areas
Date: Tuesday, August 12, 2025 6:55:41 AM

Hello,

I wanted to suggest that the flight path areas should be included in your map. Perhaps you create a rule that anything built in that area must have certain sound protection. Given the pushback and lobbying you're getting from Willo, if they are successful you will lose a lot of areas to build. I am in support of middle housing and this flight path area seems like a perfect place with some good city planning given how sparse the area is and the desperate need for housing even if not ideal.

Thanks

ATTACHMENT F

From: L Shannon Bryant
To: PDD Middle Housing
Subject: Proposed Middle Housing
Date: Tuesday, August 5, 2025 2:00:29 PM

I live in the Hacienda Historic District and if this passes will now be forced to MOVE. I will not live next to a 4-Plex with 4-5 cars parked in front. That is NOT why I selected my adorable quaint historic neighborhood with long term great neighbors. If your Plan is to gut the historic neighborhoods - and, have huge opposition to the Plan - boy, you succeeded.

I have worked in the legal community my entire career and be assured that I will be contacting legal counsel to fight this matter.

Shannon Bryant

Ms. L. Shannon Bryant
Brantley Bryant Legal Consulting, LLC
334 East Verde Lane | Phoenix, AZ 85012
Cell Phone: 602.770.7664

Please consider the environment before printing this e-mail.

From: Jen LaPointe
To: PDD Middle Housing
Subject: Historic neighborhood impact?
Date: Sunday, August 10, 2025 9:31:13 PM

Hello! I am writing to voice my concerns over the proposed zoning changes in downtown Phoenix neighborhoods, specifically federally registered historic places. To allow duplexes, triplexes or fourplexes on single family lots in registered historic neighborhoods (ie, Ashland Place) would negate the entire character and reason for the historic neighborhoods in the first place. There needs to be very specific planning involved to determine lots that make sense for this or havoc will ensue creating a mish-mash blend of issues between single family lots and multi-family lots. This needs to be thoughtful planning not a blanket rezoning. I am not against density but many lots should not be more than a main house and one ADU only. Jamming a fourplex next to a single family home will create a myriad of issues alone. Developers will buy up all the lots and true neighborhoods will be no longer.

Please tell me the historic neighborhoods would be exempt from this? Otherwise, there will be no more history-

Sincerely,
-Jennifer LaPointe, P.E., LEED AP
Take Flight, LLC

From: bplasencia
To: PDD Middle Housing; bplasencia Plasencia
Subject: Willo property owner statement
Date: Monday, August 11, 2025 5:51:24 PM

Hello
My name is Beth Plasencia. I have lived in the Willo neighborhood for nine years. After raising our children in Chandler, we wanted to experience the benefits of living and working in midtown Phoenix. The uniqueness of Willo drew us in and we purchased our home.

Living in mid town does not come without its issues. HOWEVER, we feel our neighborhood and its sense of community outweighs those issues.

We bought a single family home in the Willo neighborhood which is zoned as a single family residential neighborhood. The State of Arizona and the City of Phoenix threaten our home which is also a major investment. The state laws have been passed with little or no input from citizens for superseding existing zoning and historic designations in cities. This impact on the historic districts is tremendous and potentially fatal to the neighborhood.

We bought a single family home. Never in all the states I lived in has zoning been changed lacking the input of the people that own the property. After this bill was passed by the legislature, with little or no thought on how the impacted neighborhoods would feel, the City adjusted the Central Business District boundaries that impact most of the historic communities in the city including the Willo.

A four-plex in Willo will not be affordable. Currently there are town homes for sale on first avenue that are over $1,000,000. What it will do is lower the property values in the Willo and other historic neighborhoods. It will cause lower values for single family homes, street parking issues, traffic problems, and change the vibe of the neighborhood. How many places in Phoenix do neighbors regularly assemble for happy hours, community events and that is highly inclusive of all neighbors.

Although not able to attend tonight I will wear white clothing in spirit to support the neighborhoods. The changes that allow four-plexes is unethical if not illegal. I feel I was not given a voice rather eminent domain was implemented without fair

representation of the impacts on Willo and other historic communities. Please consider exceptions for historic areas, ones that have come back from decline. Once these historic homes are gone they never will be rebuilt.

Beth Plasencia
326 W Windsor Ave

Sent from Yahoo Mail for iPhone [mail.onelink.me]

From: bplasencia
To: PDD Middle Housing; Doug Plasencia
Subject: Willo property impact statement
Date: Monday, August 11, 2025 5:53:10 PM

The legislature playing partisan politics has perpetrated under false claims of affordable housing the ability to change residential densities in single family neighborhoods within one mile of a business district. This shift hits historic districts particularly hard because of the proximity of historic neighborhoods to the city centers. The cities have not as of yet effectively pushed back against this law in part due to competing agendas that pit neighborhoods against urban redevelopment funds.

In spite of partisan politics and city led special interest agendas what these officials are ignoring is that they are setting the stage for a taking of property rights. Inverse condemnation is a well understood tenet where the action of another owner or in this case government can not take action that harms another property. Second is the concept of due process where these policies and competing interests can debate community matters. A legislative hearing hardly qualifies as due process to notify those impacted and to provide a balanced voice. City officials that ignore this due process issue are likewise culpable.

As a nine year resident of a historic district impacted by this change, I implore the City to take every action to reverse this law and when the first permit comes to the City that no approvals be given that violates the bedrock constitutional principles of no taking including inverse condemnations, or that violates the premise of due process as described in the constitution.

Doug Plasencia
326 W Windsor Ave

Sent from Yahoo Mail for iPhone [mail.onelink.me]

From: Debby
To: PDD Middle Housing
Subject: text amendment Z-TA-1-25-Y and rezoning case Z-3-25-4-7-8
Date: Tuesday, August 12, 2025 5:11:24 PM

I am strongly opposed to this!! This area contains the only architecture worth saving in the entire city - It has charm, community, and tradition -there is still some greenery to keep Phoenix cooler! Why quadruple the population in this tiny area when there is the entire desert around us? Where will the water come from? Why not keep the developers happy in North Phoenix where they can build the cheap tickey-tackey houses they've started?

Debby Gelbspan
81 E Ashland Ave
85004

Written Testimony for Public Record

Case: Z-TA-1-25-Y (Middle Housing Text Amendment) and Z-3-25-4-7-8 (Companion Rezoning)

Date: August 14, 2025
To: City of Phoenix Planning & Development Department; Planning Commission; City Council
From: Gregg and Lisa Carrington
Address: 26 W Vernon Ave (Willo Historic District)
Email: greggcarrington@gmail.com
Residents, Willo Historic District (National Register & HP overlay)

Position

We oppose Z-TA-1-25-Y and the companion Z-3-25-4-7-8 as currently drafted. We respectfully request revisions that (1) fully leverage existing historic preservation review and demolition controls in HP districts, (2) align implementation with adopted neighborhood conservation plans, and (3) prevent unintended incentives to demolish contributing historic structures.

While we strongly support protecting all of Phoenix's historic neighborhoods, we understand from the recent public meeting that the City may not be granting exemptions to the Middle Housing Law. If so, it is even more critical that this ordinance incorporate the following six amendments to ensure state compliance **and** the preservation of the character and integrity of these districts.

We support the efforts of **Save Historic AZ** and the **Willo Neighborhood Association**, specifically:

1. Exemption for historic districts from the Middle Housing Law;
2. Using the "Business Core" section of the Downtown Code (DTC) as the Middle Housing zone — which would set the northern boundary at Palm Lane instead of Thomas Road;
3. Including delayed implementation in the text amendment. While the law says it must be adopted by Jan. 1, 2026, it does not require immediate activation.

Context

The State's 2024 law (A.R.S. § 9-462.13 via HB 2721) requires cities to allow up to **four dwelling units per lot** within one mile of Downtown and limits required off-street parking to **no more than one space per unit**. State law does not exempt historic districts, but it also does not change Phoenix's existing HP design review or demolition-approval procedures.

Phoenix is home to many unique and historically significant neighborhoods — from Encanto-Palmcroft to Garfield to Coronado to Willo — each with its own architectural character. In Willo, for example, we already have historic duplexes, triplexes, and quads that fit seamlessly into our historic fabric because they were built to match the neighborhood's scale, setbacks, and styles. The amendments we propose would allow that kind of compatible middle housing in *all* historic districts while discouraging demolition-first redevelopment and out-of-scale construction.

We also live in the most densely populated area of Phoenix, and the Willo Neighborhood has supported every multi-family housing project adjacent to our neighborhood for the past 25 years — including Tapestry, Muse, Arthaus, Willo Lofts, and more. We recognize the housing shortage, but opening historic districts to demolition and speculative redevelopment will not solve the crisis — it will only destroy irreplaceable heritage.

Lessons from the 1970s

Phoenix's 1960s–70s "urban renewal" policies demolished large portions of downtown's historic fabric. Blocks of irreplaceable architecture, including historic fire stations and early commercial buildings, were replaced with lifeless concrete structures. While Heritage Square was saved at the last moment, the broader damage is still regretted today. We should not repeat those mistakes in our historic neighborhoods.

Why preservation and "middle housing" can co-exist

Research from the National Trust for Historic Preservation shows that older, smaller buildings help neighborhoods thrive economically, socially, and environmentally. Adaptive reuse avoids the problems created by demolition and maintains the unique character that draws people to our city.

Middle housing can and should be integrated into historic districts — but only if design, scale, and reuse are prioritized over demolition.

Specific Concerns

1. **Demolition Risk in HP Districts** – Without strong reinforcement of HP rules in this ordinance, there is an incentive to demolish contributing homes and replace them with box-style fourplexes built to minimum parking standards.
2. **Parking Impacts** – The state parking cap (1 space per unit) will cause spillover onto already-congested streets unless paired with curb-management tools.

3. **Conflict with Conservation Plans** – Adopted neighborhood conservation plans emphasize rehabilitation and compatibility; this amendment could shift economics toward teardown if left unchecked.

What Still Applies in Historic Neighborhoods

- **HP Design Review** – COA or CNE required for exterior changes and infill.
- **HP Demolition Approval** – Separate HPO review and hardship process still required for demo of contributing structures.
- **Local Authority Remains** – Council can reinforce HP rules in the MHOD text and pair the overlay with parking management, adaptive-reuse incentives, and extended demolition holds.

Six Required Amendments

1. **HP Applicability Clause:** All middle housing in HP districts must follow HP design review and demolition approval procedures — including Certificates of Appropriateness/No Effect, demolition approval, and the Certification of Economic Hardship process.
2. **Form Compatibility:** Require middle housing in HP districts to match the same frontage, setbacks, height planes, lot coverage, and porch/entry patterns already required for single-family homes in the district's HP guidelines. This allows neighborhoods like Willo to continue integrating duplexes, triplexes, and quads that match the historic fabric, while preventing out-of-scale or incompatible new builds.
3. **Adaptive-Reuse Incentive:** Create a fee reduction and expedited review for projects that add units by converting the interior of existing contributing homes instead of demolishing them.
4. **Curb Management Commitment:** Pair the overlay with Residential Permit Zones or similar curb-management tools so parking caps don't overwhelm historic streets.
5. **Annual Report:** Require staff to track and report demolitions, adaptive reuse vs. teardowns, and parking impacts in HP districts every year.
6. **Extended Demolition Hold:** Increase the demolition hold period for contributing historic properties in HP districts from the current 1 year to 2 years, allowing more time to explore preservation and adaptive-reuse options before historic structures are lost.

Legal Defensibility

These six amendments are fully compatible with A.R.S. § 9-462.13. The statute establishes minimum entitlements for middle housing but explicitly leaves in place local Historic Preservation design review, demolition controls, and administrative procedures. None of these

amendments reduce the number of units allowed, impose a more restrictive process than that applied to single-family homes in the same HP district, or increase parking requirements beyond the state cap. Instead, they operate within the City's retained authority to manage design, demolition timing, and neighborhood compatibility — tools the state deliberately left in local hands.

Conclusion

Since no exemptions will be provided for historic districts, the only path to protecting the character of Phoenix's historic neighborhoods while meeting state housing mandates is to embed these six amendments into Z-TA-1-25-Y / Z-3-25-4-7-8.

Phoenix can comply with state law **and** ensure that middle housing in historic districts is compatible, context-sensitive, and preservation-minded. Please adopt these changes before final approval.

Respectfully,
Gregg and Lisa Carrington
Residents, Willo Historic District

Save Historic AZ

RCVD 9/29/2025

Save Historic AZ
PO Box 33922
Phoenix, AZ 85067
savehistoricaz@gmail.com

Dear Honorable Councilmember,

We are writing to urge you to recognize that the Middle Housing Law does not apply to Phoenix's historic neighborhoods, nor should it.

Historic neighborhoods are already entitled to more diverse housing options. These areas, including Willo, F.Q. Story, and others, already support density with historic duplexes and casitas (ADUs). The Middle Housing law aims to introduce multi-family options in areas restricted to single-family use. That is not the case in our historic districts, which are already zoned for higher density.

The **Phoenix Zoning Code** reinforces this:

- R1-6 lots subdivided prior to 1998 are already entitled to duplexes (Table 6.13B).
- R1-10 lots subdivided prior to 1999 have similar entitlements (Table 6.11B).
- These properties are explicitly described as having "multi-family development" potential, and are therefore not classified as "single-family residential zoning"—which is the key condition required for the Middle Housing Law to apply.

If the Legislature had intended this law to override all zoning classifications, it could have done so. Instead, it limited the law's scope. Applying it where it does not belong undermines the intent of both the statute and our city's historic preservation goals.

Applying this law to historic neighborhoods poses an existential threat to those districts. Once a district falls below 51% contributing structures, it risks losing its historic designation entirely. The City has invested significant federal, state, and local funding into preserving these neighborhoods and in encouraging residents to restore and live in them.

Allowing the Middle Housing Law to take root in historic areas would:

- Incentivize demolition of historic homes,
- Accelerate the erosion of historic character, and
- Transfer wealth from residents to institutional investors operating four-plexes as short-term rentals.

This is not hypothetical—it is already happening in cities that failed to protect their historic cores. We ask the City to formally adopt this legal interpretation: The Middle Housing Law does not apply to our historic districts. We urge you to stand with us in defending Phoenix's legacy neighborhoods from inappropriate zoning changes that will permanently alter their character.

For more information on the tremendous cultural and economic value these districts provide, we invite you to review this report: https://www.placeeconomics.com/resources/preservation-phoenix-style/

Thank you for your service to our city and for helping us preserve its unique history.

Sincerely,

Bradley Brauer, President,
Willo Neighborhood Association
Co-Chair, Save Historic AZ

Opal Wagner, Co-Chair,
Save Historic AZ

Robert Warnicke
Robert Warnicke Law PLC

Elle January, President,
Los Olivos Historic Neighborhood

Sasha Robinson, President
Story Preservation Association

From: Paul Zagnoni <pzagnoni@gmail.com>
Sent: Thursday, October 2, 2025 11:56 PM
To: PDD Planning Commission
Subject: A.R.S. Section 38-431.02

Dear Honorable Councilmembers, I am writing you as an owner of a historic home in LA Hacienda for over 25+ years to urge you to recognize that the Middle Housing Law does not apply to Phoenix's historic neighborhoods, nor should it.

Historic neighborhoods are already entitled to more diverse housing options. These areas, including Willo, F.Q. Story, andothers, already support density with historic duplexes and casitas (ADUs). The Middle Housing law aims to introduce multi-family options in areas restricted to single-
not the case in our historic districts, which are already zoned forhigher density.

The Phoenix Zoning Code reinforces this:

·R1-6 lots subdivided prior to 1998 are already entitled to duplexes (Table 6.13B).

· R1-10 lots subdivided prior to 1999 have similar entitlements (Table 6.11B).

·These properties are explicitly described as having "multi-family development" potential, and are therefore not classifiedas "single-family residential zoning"-which is the key condition required for the Middle Housing Law to apply.

If the Legislature had intended this law to override all zoning classifications, it could have done so. Instead, it limited thelaw's scope. Applying it where it does not belong undermines the intent of both the statute and our city's historic preservationgoals.

Applying this law to historic neighborhoods poses an existential threat to those districts. Once a district falls below 51%contributing structures, it risks losing its historic designation entirely. The City has invested significant federal, state, and localfunding into preserving these neighborhoods and in encouraging residents to restore and live in them.

Allowing the Middle Housing Law to take root in historic areas would:

·Incentivize demolition of historic homes,

·Accelerate the erosion of historic character, and

·Transfer wealth from residents to institutional investors operating four-plexes as short-term rentals.

This is not hypothetical-it is already happening in cities that failed to protect their historic cores. I ask the City to formally adopt this legal interpretation: The Middle Housing Law does not apply to our historic districts. We urge you to stand with us in defending Phoenix's legacy neighborhoods from inappropriate zoning changes that will permanently alter their character

Thank you for your service to our city and for helping us preserve its unique hheritage.

Paul Zagnoni

602-571-1681 cell

From: Laura Zagnoni <laura.zagnoni@gmail.com>
Sent: Friday, October 3, 2025 12:06 AM
To: PDD Planning Commission
Subject: Middle Housing (Z-TA-1-25-Y and Z-3-25-4-7-8)

For meeting occuring on October 6, 2025, 6:00 pm, Agenda item #2:

Save Historic AZ

Dear Honorable Councilmembers,
I am are writing to urge you to recognize that the Middle Housing Law does not apply to Phoenix's historic neighborhoods, nor should it.
My family has resided in a historic district for over 25 years (Willo, and now La Hacienda) and have chosen to stay because of the value and community within these districts. We urge you to consider the points made below as well as the residents and communities that would be adversely affected.

Historic neighborhoods are already entitled to more diverse housing options. These areas, including Willo, F.Q. Story, andothers, already support density with historic duplexes and casitas (ADUs). The Middle Housing law aims to introduce multi-family options in areas restricted to single-
not the case in our historic districts, which are already zoned forhigher density.
The Phoenix Zoning Code reinforces this:
·R1-6 lots subdivided prior to 1998 are already entitled to duplexes (Table 6.13B).
· R1-10 lots subdivided prior to 1999 have similar entitlements (Table 6.11B).
·These properties are explicitly described as having "multi-family development" potential, and are therefore not classifiedas "single-family residential zoning"-which is the key condition required for the Middle Housing Law to apply.
If the Legislature had intended this law to override all zoning classifications, it could have done so. Instead, it limited the law's scope. Applying it where it does not belong undermines the intent of both the statute and our city's historic preservationgoals.
Applying this law to historic neighborhoods poses an existential threat to those districts. Once a district falls below 51%contributing structures, it risks losing its historic designation entirely. The City has invested significant federal, state, and localfunding into preserving these neighborhoods and in encouraging residents to restore and live in them.
Allowing the Middle Housing Law to take root in historic areas would:
·Incentivize demolition of historic homes,
·Accelerate the erosion of historic character, and
·Transfer wealth from residents to institutional investors operating four-plexes as short-term rentals.

This is not hypothetical-it is already happening in cities that failed to protect their historic cores. We ask the City to formallyadopt this legal interpretation: **The Middle Housing Law does not apply to our historic districts.**
Thank you for your consideration and attention to this important matter.
Laura Zagnoni

From: PAT KORDELSKI <patkordelski@cox.net>
Sent: Friday, October 3, 2025 7:49 AM
To: PDD Planning Commission
Subject: Bill to destroy historic neighborhoods by allowing four-plexus to be built on property HB 4721

I am sending my vote to disagree with the proposed legislation to allow this outrageous travesty to our historic neighborhoods. Legislating after the fact and calling it a measure to provide affordable housing is a misnomer. This is being done under the guise of providing builders and construction companies the ability to make money on the backs of hard working people who have chosen a particular area for its charm and sense of community. This is another example of our legislators doing exactly what they want to do , rather than addressing the housing problem with viable solutions.

Do not destroy our neighborhoods. We are unhappy with this piece of legislation. Shame on this commission.

Pat Kordelski

October 3, 2025

City of Phoenix
200 W. Washington St.
Phoenix, AZ 85003

Dear Honorable Commission Members:

On behalf of the Preserve Phoenix board, we strongly urge the commission to recognize that historic neighborhoods should be exempt from HB 2721. We are calling for the commission and city council to act immediately to adopt protective zoning amendments that recognize the unique density and character of historic districts and respect their contribution to Phoenix's identity.

HB 2721 removes local control by requiring Phoenix and other large cities to allow duplexes, triplexes, fourplexes, and townhomes "by right" in single-family zones within one mile of the Central Business District and in 20% of all new developments over 10 acres. If Phoenix does not adopt compliant zoning by January 1, 2026, this development will be automatically permitted on all single-family lots without local review — a permanent and irreversible change.

The "Missing Middle Law" aims to create multi-family options and create denser housing opportunities in the city. Phoenix's 36 historic districts — including Roosevelt, F.Q. Story, Garfield, Coronado, Willo, and others — are among the densest residential neighborhoods in the city, already zoned R-1-6, which has allowed multifamily options since 1998.

We believe that the city should work to retain robust demolition review and design guidelines for contributing structures, ensuring Certificates of Appropriateness and Certificates of Eligibility remain enforceable and advocate at the state level for legislative changes that explicitly exempt historic districts from HB 2721's mandates.

These neighborhoods have proven economic, environmental, and social value: higher property values, more walkability, greater tree cover, and stronger small-business job growth. HB 2721 provides no exemption for historic districts, risking demolition of contributing and non-contributing properties alike, and weakening the integrity of districts that depend on a majority of contributing structures to maintain historic status.

Preserve Phoenix is committed to being a partner in smart, sustainable growth that balances the need for housing with the equally urgent need to protect the cultural, economic, and

environmental value of our historic districts. Phoenix can grow without losing its soul — but only if we act now.We respectfully urge you to help protect Phoenix history and defend these historic districts that are at risk.

Sincerely,

Erin Lindsey

Erin Lindsey
President, Preserve Phoenix

cc: Kate Gallego, Mayor
Members of Council
Joshua Bednarek, Planning & Development
Helana Ruter, Historic Preservation Office

From: Christine Hall <christinehall1540@gmail.com>
Sent: Saturday, October 4, 2025 9:07 AM
To: PDD Planning Commission
Subject: Middle Housing Agenda item

I object to Agenda Item #2 on Middle Housing (Application # Z-TA-1-25-Y)

Sent from Christine Hall, 1540 W Vernon Ave, Phoenix 85007.

From: Nicole Brickner <nbrickner@hotmail.com>
Sent: Saturday, October 4, 2025 12:26 PM
To: PDD Planning Commission
Subject: Opposition proposed text amendment item 2.

My name is nicole brickner at 602 380 4670. I oppose proposed text amendment, item 2. Thank you
-nicole brickner

From: Christopher Bates <chrisbates@cox.net>
Sent: Monday, October 6, 2025 5:50 PM
To: PDD Planning Commission
Subject: Middle Housing Law

Planning Commission:

I live in Windsor Square and am opposed to the Middle Housing Law being applied in Central Phoenix, as it may negatively impact historic neighborhoods and their status. The proliferation of affordable four-plexes and other multi-family housing would surely be good for some, but could endanger the status of historic districts in our city.

Christopher Bates
230 E. Oregon Avenue
Phoenix, AZ 85012

From: walter switzer <psswitzer@icloud.com>
Sent: Monday, October 6, 2025 7:16 PM
To: PDD Planning Commission
Subject: Historic District Change

Sent from my iPhone
Please vote against the proposal to change the Historic District rules to allow multiple units to be built on properties in our historic districts. Thank you.
Walter E. Switzer, III, Trustee
369 E. Catalina Drive
Phoenix, Arizona 85012

City of Phoenix

Report

Agenda Date: 11/19/2025, **Item No.** 72

(CONTINUED FROM NOVEMBER 5, 2025) - Public Hearing and Ordinance Adoption - Rezoning Application Z-3-25-4-7-8 - Middle Housing Overlay District - Various Parcels Located Within One Mile of the Downtown (Ordinance G-7447) - Districts 4, 7 & 8

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-3-25-4-7-8 and rezone the area generally within one mile of the Downtown Code boundary from various underlying zoning districts to various underlying zoning districts with the Middle Housing Overlay District as created by the companion case, Z-TA-1-25-Y. This case must be heard following Z-TA-1-25-Y.

Summary

Current Zoning: Various Underlying Zoning Districts
Proposed Zoning: Various Underlying Zoning Districts with the Middle Housing (MH) Overlay District.
Acreage: Approximately 4,467.45
Proposal: Map the boundaries for the initial application of the Middle Housing Overlay District (Z-TA-1-25-Y).

A.R.S. Section 9-462.13 requires that the area located within one mile of Downtown be provided the entitlement for middle housing no later than January 1, 2026. Rezoning Case Z-3-25-4-7-8 has been created to map the boundaries of the MH Overlay District, as described above, to this area with the exceptions as required by the new state law. The applicable exception is for the territory in the vicinity of Phoenix Sky Harbor Airport (south of Downtown). A detailed map is provided as Exhibit A of **Attachment A** and within Exhibit B of the Staff Report (**Attachment B**).

Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval, as shown in Exhibit B of the Staff Report.
VPC Information Only: This item was heard for information only by 14 of the 15 Village Planning Committees throughout September 2025. One of the 15 Village

Planning Committees did not have a quorum. The summaries for these meetings are available in **Attachment C.**
PC Action: The Planning Commission heard this item on October 6, 2025 and recommended approval, as shown in Exhibit B of the Staff Report, by a vote of 5-3 (**Attachment D**).

Location
Various parcels located within one mile of the Downtown.
Council Districts: 4, 7 and 8

Responsible Department
This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART 11, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCELS DESCRIBED HEREIN (CASE Z-3-25-4-7-8) FROM VARIOUS UNDERLYING ZONING DISTRICTS TO VARIOUS UNDERLYING ZONING DISTRICTS WITH THE MIDDLE HOUSING OVERLAY DISTRICT.

_____

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

SECTION 1: The zoning of approximately 4,467.45 acres in an area generally located within one mile of Downtown (boundary of Downtown Code Zoning), is hereby changed to add the Middle Housing Overlay District.

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this district classification change as shown in Exhibit “A.”

SECTION 3. The specific nature of the subject property and of the rezoning request is more particularly described in case file Z-3-25-4-7-8, on file with the Planning and Development Department.

DRAFT

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 5th day of November, 2025.

_____
MAYOR

ATTEST:

_____
Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:
_____
_____

REVIEWED BY:

_____
Jeffrey Barton, City Manager

Exhibits:
A – Ordinance Location Map (1 Page)

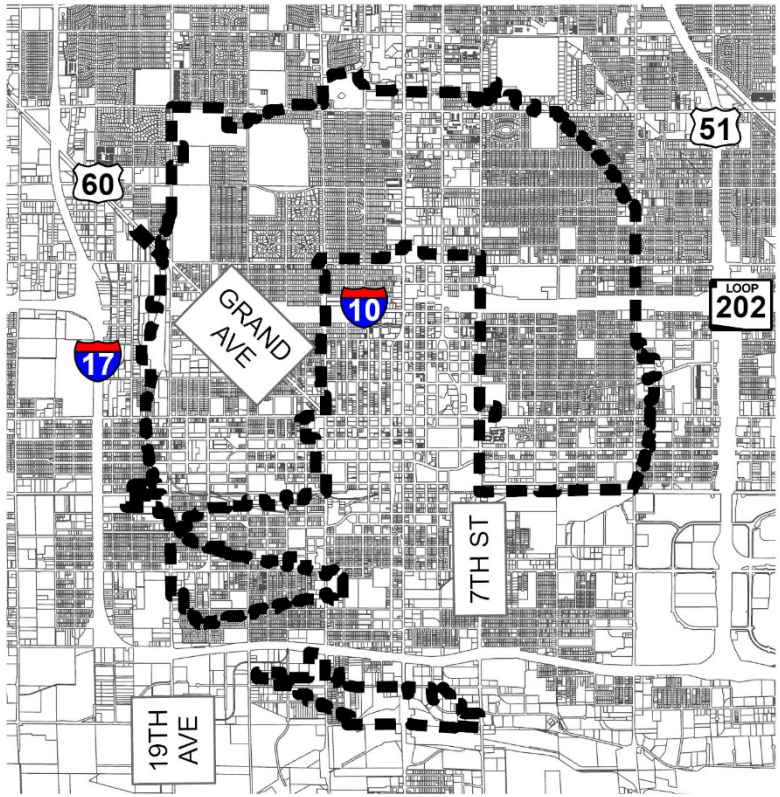
DRAFT

ORDINANCE LOCATION MAP

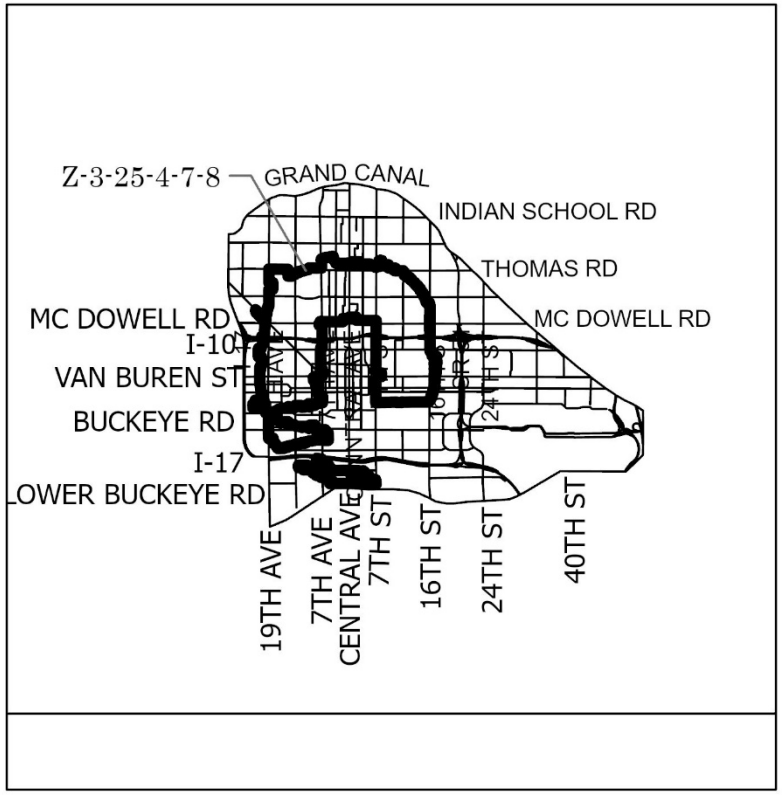
EXHIBIT A

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA:

Zoning Case Number: Z-3-25-4-7-8
Zoning Overlay: Middle Housing Overlay District
Planning Village: Central City and Encanto



0 2,500 5,000 10,000 Feet



NOT TO SCALE

N

Drawn Date: 10/17/2025

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2025 Ord\11-5-2025\11-5-2025.aprx

ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report
Zoning Ordinance Text Amendment Z-TA-1-25-Y and Rezoning Case No. Z-3-25-4-7-8

August 29, 2025

Application No. Z-TA-1-25-Y: Amend the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amend various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing, as follows:

Section 202 (Definitions), Section 507 Tab A (Guidelines for Design Review), Section 608 (Residence Districts), Section 609 (RE-35 Single-Family Residence District), Section 610 (R1-18 Single-Family Residence District), Section 611 (R1-10 Single-Family Residence District), Section 612 (R1-8 Single-Family Residence District), Section 613 (R1-6 Single-Family Residence District), Section 614 (R-2 Multifamily Residence District), Section 615 (R-3 Multifamily Residence District), Section 616 (R-3A Multifamily Residence District), Section 617 (R-4 Multifamily Residence District), Section 618 (R-5 Multifamily Residence District), Section 619 (Residential R-4A District—Multifamily Residence—General), Section 622 (Commercial C-1 District—Neighborhood Commercial), Section 623 (Commercial C-2 District—Intermediate Commercial), Section 624 (Commercial C-3 District—General Commercial), Section 632 (High-Rise H-R1 District—High-Rise and High Density District), Section 701 (Bulk Regulations), Section 702 (Off-Street Parking and Loading), Section 703 (Landscaping, Fences, and Walls), Section 710 (Hillside Development), Section 708 (Temporary uses), Section 1203 (Land Use Matrix, Downtown Code), Section 1205 (Frontage Elements, Downtown Code), Section 1303 (Transect Lot Standards, WU Code), Section 1306 (Land Use Matrix, WU Code), and Section 1307 (Parking and Loading Standards, WU Code).

Application No. Z-3-25-4-7-8: Map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary.

Staff recommendation: Staff recommends approval of Z-TA-1-25-Y as shown in the recommended text in Exhibit A; and Z-3-25-4-7-8 be approved as shown in Exhibit B.

BACKGROUND

This text amendment is a response to House Bill 2721, approved by the Fifty-Sixth Legislature, Second Session and signed into law by the Governor (2024) which created Section 9-462.13, Arizona Revised Statutes to require municipalities to allow Middle Housing in an area within one mile of Downtown, in addition to 20% of any new subdivision citywide. “Middle Housing” is defined by the state statute as “buildings that are compatible in scale, form and character with single-family houses and that contain two or more attached, detached, stacked or clustered homes [and] includes duplexes, triplexes, fourplexes and townhouses.”

PURPOSE

The primary intent of the proposed text amendment is to establish the Middle Housing (MH) Overlay District, Section 632, which will allow the development of middle housing on lots zoned for single-family use, and apply it to the area located within one mile of Downtown by January 1, 2026, as required by state law. The secondary purpose is to make other revisions to multiple sections of the Zoning Ordinance necessary to ensure proper compliance with the new state requirements.

DESCRIPTION OF THE PROPOSED TEXT

The proposed text amendment includes three main components: 1) creation of the Middle Housing (MH) Overlay District, Section 632; 2) revisions to various sections of the Zoning Ordinance to ensure compliance with the requirements of Arizona Revised Statutes, Section 9-462.13; and 3) revisions to various sections of the Zoning Ordinance to correctly clarify and cross-reference the zoning ordinance terms and provisions which were updated for compliance with the requirements of the new state law.

1. **Creation of the Middle Housing (MH) Overlay District**

   The Middle Housing (MH) Overlay District is created as Section 632, replacing the obsolete High-Rise H-R1 District which has since been supplanted by the Downtown Code (Chapter 12). The MH Overlay district has two main purposes: to allow up to four primary dwelling units (PDU) on lots which are otherwise permitted a single-family home, and to ensure that the applicable development standards are both consistent with those used for single-family homes in the same district, as well as compliant with the requirements and restrictions of A.R.S. Section 9-462.13.

   Opt-In Provision

   The MH Overlay District also includes the qualification requirements and procedure for up to 20% of the lots in new residential subdivisions that are at least 10 contiguous acres in size. The Opt-In Provision does not apply to existing residential subdivisions.

2. <u>Revisions needed for compliance with A.R.S. 9-462.13.</u>

Revisions to the development standards/development options tables are required to lawfully administer the provisions and prohibitions of A.R.S. 9-462.13. It is the following prohibitions which primarily caused the need for the changes:

B. "The municipality may not do any of the following:

1. *Discourage the development of middle housing through requirements or actions that individually or cumulatively make impracticable the permitting, siting, or construction of middle housing.*
2. *Restrict middle housing types to less than two floors.*
3. *Restrict middle housing types to a floor area ratio of less than fifty percent.*
4. *Set restrictions, permitting or review processes for middle housing that are more restrictive than those for single-family dwellings within the same zone.*
5. *Require owner occupancy of any structures on the lot.*
6. *Require any structures to comply with a commercial building code or to contain a fire sprinkler.*
7. *Require more than one off-street parking space per unit.*

<u>Text Revisions</u>

The following summarizes the text revisions necessary to comply with these prohibitions:

- The "Conventional" development option has been removed, because the development standards are not consistent with development in historic districts, and current ordinance permissions would allow development of middle housing to different and incompatible standards within older/historic subdivisions.
- The "Average Lot" development option, which has been prohibited in most districts since 1998 for single-family development, has been removed because it could be used as a way to develop middle housing in areas not required by the state law, or be viewed as not applying consistent development standards to both single-family and middle housing, which is required by the new state law.
- The "Single-Family Infill (SFI)" development option has been removed from each section, and all development standards (and use permit requirements) relocated to Section 608.I.
- The separate, but same-named "Planned Residential Development" options having different standards for single-family and multi-family development

have been combined into one development option, with consistent development standards for both multi-family (including middle housing) and single-family development.

- The “Standard” development option has been created, which is essentially a renaming of the existing “Subdivision” development option. The development standards of the Standard option are the same as the Subdivision option, with minor clarifications to allow for consistent application of development standards for both multi-family (including middle housing) and single-family development in the same zone. Most homes in historic districts were constructed using the Subdivision option standards, and the new Standard option ensures that new development, including middle housing, will develop with the same historic zoning regulations.
- Lot coverage has been revised by the MH Overlay to apply the same standard to both single-family and multi-family development when located within an MH district. When combined with the RE-43, RE-35, RE-24, and R1-14 districts, the MH district allows an increase to 50% coverage when all structures on the site are one-story, maximum 20 feet in height.
- Required on-site parking has been reduced to one space per primary dwelling unit, as required by the new state law.
- Individual lot design review for single-family lots (Section 507 Tab A, II.C.8) has been revised to be applicable to both single-family homes and middle housing (up to four units on a lot) and moved to its own section, Section 507 Tab A, II.C.9.
- The residential land use matrix (Section 608.D) has been revised to move the permissions for Single-Family Infill subdivisions to the table, and to remove “duplex” and “triplex” as separate uses (they are both forms of multi-family dwelling units).
- Section 1203, Downtown Code land use matrix, has also been updated to remove “duplex” and “triplex” as separate uses (they are both forms of multi-family dwelling units).
- Section 608.G has been revised to clearly explain how developments which were approved using development options no longer permitted convert to the current ordinance standards. Any existing approved documents using a now-archaic development option are still valid.
- Section 702, Off-Street Parking and Loading, has been revised to clarify front yard paving restrictions and apply consistently to both single-family and multi-family development.

Definitions

Definitions have been revised for several reasons: to provide clarity in application of the new requirements; to be consistent with definitions used in the state law; and to properly cross-reference other terms which have been revised.

Of special note, “Primary Dwelling Unit (PDU)” was added to clearly differentiate from “Accessory Dwelling Unit (ADU)”. This is the manner in which the MH overlay district allows additional PDUs per lot (up to 4), while not increasing the number of permitted subdivided lots.

3. Revisions for clarification and cross-references.

Other revisions were made to correctly reference new and revised terms, as well as relocated/renumbered sections of the Zoning Ordinance, with no substantive revisions:

- Section 608.H, Density Bonus, has been updated to reference the revised development options in each district.
- All Single-Family Infill (SFI) subdivision regulations have been consolidated in Section 608.I.
- Off-Site Manufactured Home Development regulations have been moved to Section 608.J.
- The C-1, C-2, and C-3 districts have been updated to correctly reference standards for Single-Family Infill subdivisions and Off-Site Manufactured Home Developments, in addition to clarifying language regarding existing residential use permissions.
- Section 701.A.3, regarding yard projections, has been updated to reference revised residential development options.
- Section 703, Landscaping, Fences, and Walls, has been updated to apply to lots having up to four dwelling units, rather than just single-family and duplex.
- Section 710, Hillside Development, has been updated to cross-reference revised residential development options.
- Section 1205, Frontage Elements (Downtown Code), has been updated to cross-reference the revised Residential Lot Design Review standards provided in Section 507 Tab A, II.C.9.
- Section 1303, Transect Lot standards (WU Code) has been updated to cross-reference the relocated Single-Family Infill regulations moved to Section 608.I.
- Section 1306, Land Use Matrix (WU Code), has been updated to remove the terms “duplex” and “triplex” as well as add the Single-Family Infill (SFI) subdivision option as a permitted use.

- Section 1307, Parking and Loading Standards (WU Code), has been updated to correctly cross-reference the relocated Single-Family Infill regulations moved to Section 608.I.

REZONING CASE NO. Z-3-25-4-7-8

A.R.S Section 9-462.13 requires that the area located within one mile of Downtown be provided the entitlement for middle housing no later than January 1, 2026. Rezoning Case No. Z-3-25-4-7-8 has been created to map the boundaries of the MH Overlay district, as described above, to this area with the exceptions as required by the new state law. The applicable exception is for the territory in the vicinity of Phoenix Sky Harbor airport (south of Downtown). The map of the proposed boundary is attached as Exhibit B.

CONCLUSION

This text amendment is quite extensive due to the need to apply development regulations consistently for both single-family housing and middle housing, in addition to making sure that middle housing is permitted where required. All of the revisions proposed are directly related to changes needed to allow middle housing as required by A.R.S. Section 9-462.13.

The proposed text amendment will create a Middle Housing (MH) Overlay District; revise various sections of the Zoning Ordinance to ensure compliance with the requirements of Section 9-462.13, Arizona Revised Statutes; and revise various sections of the Zoning Ordinance to correctly clarify and cross-reference the zoning ordinance terms and provisions which were updated for compliance with the requirements of the new state law.

Staff recommends approval of Z-TA-1-25-Y per the language in Exhibit A, and Z-3-25-4-7-8 be approved as shown in Exhibit B.

Writer

C. DePerro
August 29, 2025

Team Leader

Tricia Gomes

Exhibits

A. Proposed Language—Z-TA-1-25-Y
B. Proposed Boundary Sketch Map—Z-3-25-4-7-8

EXHIBIT A
Text Amendment Z-TA-1-25-Y

Proposed Language:

Staff proposed language that may be modified during the public hearing process is as follows:

Amend Chapter 2, Section 202 (Definitions) to add and/or modify definitions as follows:

***

Building Envelope: ~~The area defined on a lot in which all improvements must be made, including grading and alterations to existing landscaping. These include, but are not limited to house, accessory buildings, pool, patios, driveways, visitor parking, fencing, or walls. The building envelope defines the maximum allowable construction/improvement area on the lot. The building envelope must be identified on all design review submittals.~~ THE AREA OF A LOT EXCLUSIVE OF ALL REQUIRED YARDS.

***

Building, Main: A building, or buildings, in which is conducted the principal use of the lot on which it is situated. ~~On lots with only single-family residential uses, the primary dwelling unit shall be considered the main building.~~ WHEN ONLY ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, THAT PDU SHALL BE CONSIDERED THE MAIN BUILDING. WHEN MORE THAN ONE PRIMARY DWELLING UNIT IS PROVIDED ON A LOT, EACH BUILDING WHICH CONTAINS A PDU SHALL BE CONSIDERED A MAIN BUILDING.

***

~~*Building, Open, Porch:* An open building used solely for ingress and egress and not for occupancy, at least two sides of which shall be at least 50% open.~~

***

Dwelling Unit: One or more rooms within a building arranged, designed, or used for residential purposes for one family and containing independent living and sleeping areas, together with independent sanitary (toilet, sink, and bath/shower) and cooking facilities. The presence of cooking facilities conclusively establishes the intent to use for residential purposes.

~~*Accessory* *Dwelling Unit, ACCESSORY (ADU):* A dwelling unit, as defined in this section, subordinate to the primary dwelling unit and situated on the same SINGLE-FAMILY lot. ADUs, where permitted, do not count towards calculations of gross density.

~~*Adaptable* *Dwelling Unit~~s, *ADAPTABLE:* A dwelling unit designed to be capable of simple conversion into an accessible dwelling unit.

~~*Accessory* *Dwelling Unit, Attached ACCESSORY:* An ADU which is constructed having a shared wall and attached foundations with the primary dwelling unit. An ADU connected to the primary dwelling unit in any other manner shall not be considered an attached ADU.

~~*Accessory* *Dwelling Unit, Detached ACCESSORY:* An ADU which is constructed with no connection to the primary dwelling unit, except as may be explicitly permitted within the zoning ordinance. A detached ADU may include an integrated garage, carport, or porch. Two ADUs attached to each other, but not to the primary dwelling unit, shall each be considered a detached ADU.

Dwelling Unit, Primary (PDU): FOR A SINGLE-FAMILY LOT, a dwelling unit that is either (1) the only dwelling unit provided ~~on a single-family lot~~, or (2) the largest dwelling unit provided ~~on a single-family lot~~ when the applicable zoning regulations otherwise allow an accessory dwelling unit ~~or other types of dwelling units~~. FOR A MULTI-FAMILY LOT OR DEVELOPMENT, ALL DWELLING UNITS ARE CONSIDERED PRIMARY DWELLING UNITS.

***

Entry, Front: An arcade, ~~gated arch,~~ ~~covered~~ porch, ~~or~~ COVERED patio, pergola, COURTYARD, or similar architectural enhancement which clearly delineates the location of~~, or~~ AND path to~~, the front door~~ A PRIMARY ENTRANCE, AND IS VISIBLE FROM THE FRONT OF THE LOT.

***

Gross Area: The area of a lot or parcel including all dedicated streets, alleys, private accessways roadway and/or alley easements, and canal rights-of-way. Such boundaries shall extend~~ed~~ to the center of existing abutting street or alley right-of-way. In the case of an existing partial dedication or easement, the gross area shall not extend beyond what would be the centerline of the full dedication. Further, parcels abutting: 1) a freeway; or 2) a canal right-of-way ~~when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way,~~ shall include NO MORE THAN twenty-five feet of such right-of-way within THE gross area.

***

Guesthouse: See "~~Accessory~~ Dwelling Unit, ACCESSORY."

***

~~*Landscape Setback, Average:* Repealed.~~

***

Multi-Family/Multiple-Family: A lot or parcel where two or more PRIMARY dwelling units are provided.~~, not including permitted accessory dwelling units.~~

***

Net Area: The area of a lot or parcel excluding all dedicated ~~streets or alleys~~ ROAD AND CANAL RIGHTS-OF-WAY and roadway or alley easements. ~~but including twenty-five (25) feet of abutting canal right-of-way when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way.~~

***

PARKING, COVERED: ONE OR MORE PARKING SPACES PROTECTED FROM THE SUN AND WEATHER BY A CARPORT, GARAGE, ROOF OVERHANG, OR OTHER TYPE OF ROOFED STRUCTURE.

***

Perimeter: The boundaries or boundary of a lot, ~~tract, or~~ parcel of land, PLATTED SUBDIVISION, OR DEVELOPMENT.

***

Planned Residential Development: A DEVELOPMENT OPTION CONSISTING OF a group of dwelling units with common OPEN SPACE areas ~~which are~~ designed as ~~an integrated functional unit~~ A UNIFIED DEVELOPMENT and with the permissibility of potential bonus density and considerable flexibility in the selection of building setbacks, lot areas, DWELLING UNIT TYPES, and street configurationS ~~as long as the public health, safety and welfare are maintained~~.

***

PORCH: A STRUCTURE, WITH OR WITHOUT A ROOF, THAT IS ATTACHED TO A BUILDING AND IS AT LEAST 50 PERCENT OPEN ON THE UNATTACHED SIDE(S).

~~*Porch, Open:* See "Building, Open Porch".~~

***

Primary Entrance: A ground floor entrance to a commercial lobby or suite that is open to the public during business hours, or ~~an~~ THE MAIN/VISITOR entrance to a SHARED residential ~~courtyard, unit, or~~ lobby OR A PRIMARY DWELLING UNIT. Emergency, service and storage room entrances are not ~~a~~ primary entranceS.

***

Projection: ~~Any element or embellishment attached to a structure for environmental protection or architectural enhancement which does not support any portion of the structure.~~ ANY PORTION OF A PERMITTED BUILDING OR STRUCTURE THAT IS ATTACHED TO THE MAIN BUILDING AND EXTENDS FROM THE BUILDING ENVELOPE INTO A REQUIRED YARD OR SETBACK. A PROJECTION IS CONSIDERED “OPEN” WHEN ALSO MEETING THE DEFINITION OF “OPEN BUILDING”.

***

~~*Residential Density:* The number of dwelling units divided by the gross acres of the legally described development area.~~

***

~~*Setback, Landscaped, Average:* The averaging of a required setback to encourage variation along a single continuous plane of a building, perimeter wall or street frontage.~~

***

SETBACK, GARAGE DOOR / CARPORT ENTRY: THE REQUIRED MINIMUM DISTANCE BETWEEN THE STREET AND COVERED PARKING. THIS DISTANCE SHALL BE MEASURED FROM THE PROPERTY LINE TO THE FACE OF THE GARAGE DOOR OR CARPORT, UNLESS THE PROPERTY HAS AN EASEMENT DEDICATED ON THE FRONT OF THE PROPERTY FOR A SIDEWALK OR TRAIL, IN WHICH CASE THE DISTANCE SHALL BE MEASURED FROM THE LOT SIDE OF THE EASEMENT TO THE FACE OF THE GARAGE DOOR OR CARPORT.

SETBACK, LANDSCAPE: A SETBACK WHICH IS RESTRICTED TO THE FOLLOWING IMPROVEMENTS: LIVE PLANT MATERIALS SUCH AS TREES, SHRUBS, AND GROUNDCOVERS WITH AN AUTOMATIC IRRIGATION SYSTEM; SIDEWALKS; REQUIRED DRAINAGE FACILITIES; ENTRY MONUMENTS; SIGNS; PUBLIC ART INSTALLATIONS, AND WALLS AS OTHERWISE PERMITTED BY THIS ORDINANCE. PARKING AND MANEUVERING IS NOT PERMITTED WITHIN A LANDSCAPE SETBACK EXCEPT FOR APPROVED STREET AND DRIVEWAY CROSSINGS.

***

Shade Structure: A structure, such as a pergola, arbor, or ~~open~~ COVERED porch, which is designed and used for protection OF OUTDOOR LIVING AREAS from the sun and which ~~contains at least~~ HAS A MINIMUM OF one ~~(1)~~ side which is at least ~~fifty~~ 50 percent ~~(50%)~~ open.

***

STREET FRONTAGE REQUIREMENT: THE TYPE OR CLASS OF STREET ON WHICH THE FRONT PROPERTY LINE OF A LOT MUST ABUT.

***

STREET, PERIMETER: ANY PUBLIC STREET OR PRIVATE ACCESSWAY WHICH FORMS THE EXTERIOR BOUNDARY OF A SUBDIVISION OR DEVELOPMENT. THIS DEFINITION DOES NOT INCLUDE PUBLIC ALLEY RIGHT-OF-WAY OR CANAL RIGHT-OF-WAY, UNLESS THE RIGHT-OF-WAY IS ALSO A NAMED STREET USED FOR THE LEGAL ADDRESSES OF ABUTTING PROPERTIES.

***

Subdivision: The division of a ~~lot, tract, or~~ parcel of land into three or more ~~lots, tracts or parcels~~ PARCELS of which the original land area is greater than two and one half acres, ~~Land~~ for which a subdivision plat has been APPROVED AND recorded IN ACCORDANCE WITH THE PROVISIONS OF THE CITY CODE SECTION 32-32, OR BY MARICOPA COUNTY IF RECORDED PRIOR TO ANNEXATION.~~, and for any condominium, community apartment, townhouse or similar project.~~

Subdivision, Average Lot: ~~A subdivision in which residential density is controlled by the number of dwelling units LOTS in a development rather than by minimum lot size.~~ SEE "PLANNED RESIDENTIAL DEVELOPMENT".

Subdivision, Conventional: ~~A subdivision in which residential density is controlled by the density provisions within each zoning district, and by development standards related to lot width, the management of stormwater, the provision of infrastructure requirements and constraints related to the property topography or configuration.~~ SEE "SUBDIVISION, STANDARD".

Subdivision, Planned Residential Development: See "Planned Residential Development".

SUBDIVISION, Single-Family Infill (SFI)~~ Development:~~ ~~A type of single-family development consisting of townhouses and a limited number of detached dwelling units. Perimeter standards are defined and potential bonus density and design flexibility allow for quality individual property ownership within a larger development.~~ A SUBDIVISION APPROVED AND DEVELOPED IN ACCORDANCE WITH THE SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT STANDARDS OF SECTION 608.I.

SUBDIVISION, STANDARD: A SUBDIVISION DEVELOPED IN COMPLIANCE WITH THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION OF A RESIDENTIAL ZONING DISTRICT. A SUBDIVISION PLAT SUBTITLED "A CONVENTIONAL SUBDIVISION", "SUBDIVISION OPTION", OR HAVING NO SUBTITLE SHALL ALSO BE CONSIDERED A STANDARD SUBDIVISION.

~~*Subdivision, Zero Lot Line: A subdivision in which the main building may be constructed without a side yard.*~~

***

TRACT: A PARCEL OF LAND DESIGNATED WITHIN A SUBDIVISION WHICH IS NOT CONSIDERED A LOT AND IS NOT REQUIRED TO MEET MINIMUM LOT DIMENSIONS. A TRACT MAY BE DEVELOPED ONLY WITH SUBDIVISION AMENITIES, DRAINAGE FACILITIES, UTILITIES, LANDSCAPE, OR OTHER IMPROVEMENTS AS SPECIFICALLY PERMITTED FOR THE TRACT IN THE DEDICATION STATEMENT FOR THE SUBDIVISION PLAT.

***

Yard: A space on any lot, unoccupied by a structure and unobstructed from the ground upward except as otherwise provided herein, and measured as the minimum horizontal distance from a building or structure, excluding carports, porches and other permitted ~~projects~~ PROJECTIONS, to the property line opposite such building line in the side or rear yards, or to the street right-of-way or easement in the front yard; provided, however, that where a future width line is established by the provisions of this ordinance for any street bounding the lot, then such measurement shall be taken from the line of the building to such future width line.

***

Amend Chapter 5, Section 507 Tab A (Guidelines for Design Review) to read as follows:

Section 507 Tab A. Guidelines for Design Review

***

II. *CITY-WIDE DESIGN REVIEW GUIDELINES.* The design review guidelines indicated with the markers (R), (R*), (P), (T), and (C) shall be applied and enforced in the same manner as indicated in Section 507. Items not indicated with an (R), (R*), (P), (T), and (C) shall be treated as (R).

***

C. **Subdivision and ~~Single-Family Detached~~ RESIDENTIAL LOT Design Review.**

***

8. ~~**Single-Family Detached** **SUBDIVISION DIVERSITY Design Review.** New single-family detached dwelling units, lots having a single duplex or triplex, manufactured homes, and modular homes shall be subject to design review~~ SUBDIVISIONS HAVING AT LEAST TEN PERCENT OF LOTS EQUAL TO OR LESS THAN 65 FEET IN WIDTH, AND HAVING DETACHED SINGLE-FAMILY DWELLING UNITS; AND MANUFACTURED AND/OR MODULAR HOME SUBDIVISIONS REGARDLESS OF LOT WIDTH, ARE SUBJECT TO DESIGN REVIEW DIVERSITY GUIDELINES 8.1 THROUGH 8.4~~, as follows~~ (R):

   ~~(a) Single-family detached developments where ten percent or more of the lots are equal to or less than 65 feet in width shall incorporate Design Guidelines Sections 8.1 through 8.4.~~

   ~~(b) Individual single-family detached dwelling units, not subject to Subdivision Design Guidelines 8.1 through 8.4, on a lot or parcel of 65 feet in width or less, shall incorporate Design Guidelines Section 8.5. This requirement includes lots with a single duplex or triplex when not located in a subdivision subject to Section 507 Tab A.II.C.8(a).~~

   ~~(c) Dwelling units on lots zoned or designated HP are exempt from the provisions of Design Guidelines Section 8.5, so long as the plans are reviewed and approved through historic preservation prior to issuance of any building permits.~~

   ~~(d) Individual manufactured and modular homes, regardless of lot width, shall incorporate Design Guidelines Section 8.5.~~

   ~~(e) Manufactured and modular home subdivisions, regardless of lot width, shall incorporate Design Guidelines Sections 8.1 through 8.4.~~

The design guidelines in each of the following sections (subdivision design, housing design, garage treatment, and community safety) must be satisfied in one of two ways. The first method, called the standard approach, is to meet each of the design guidelines as written in the following tables. The second method, called the alternative approach, allows consideration of creative design solutions on a section by section basis, as long as the intent of that section has been met. Either method may be used for all or some of the following sections. For example, an applicant may choose the standard approach for the subdivision design and garage treatment sections and the alternative approach for the housing design and community safety sections or the standard approach may be used for all four sections. Whether the alternative approach is acceptable will be determined by the design advisor of the Planning and Development Department.

Diversity: The goal of diversity is to provide a variety of subdivision and housing designs which lend visual interest and distinctive character and identity to the community. ~~This goal is addressed in two subsections, subdivision design and housing design.~~

8.1. **Subdivision Design.** Provide subdivision designs which address the goal of diversity by incorporating these or substantially equivalent design characteristics: 1) Vary the building's relationship to the street, 2) Vary the driveway orientation or location, 3) Vary the relationship between buildings, and 4) Vary street orientation.

Design Guidelines: All are required (R*), unless otherwise noted.

***

~~8.5.~~ ~~**Individual Unit Design Standards.** The goal of these individual unit design standards is to ensure a minimum level of design quality for detached single-family dwelling units, duplexes, manufactured homes, and modular homes. For information on relief from requirements (R) and (R*), and presumptions (P), refer to Section 507.C of the Zoning Ordinance.~~

~~(a) Each dwelling unit shall have at least one covered parking space located in a garage or under a carport. (R)~~

~~(b) The front yard, excluding areas approved for vehicle access, should be landscaped with the following elements: (P)~~

~~(1) A minimum of one, two inch caliper or greater, drought resistant, accent tree.~~

~~(2) A minimum of five, five gallon or greater, drought resistant shrubs.~~

~~(3) Dustproofed with ground cover, turf, rock, decomposed granite, or equivalent material as approved by the Planning and Development Department.~~

~~(4) An irrigation system.~~

~~*Rationale:* Landscaping contributes to an attractive environment, provides shade, and contributes to neighborhood identity.~~

~~(c) Required covered parking shall not be located more than ten feet closer to the front property line than the front entry. (R*)~~

~~*Rationale:* When parking structures are concentrated in front of a dwelling unit, the building loses its residential character and compatibility with surrounding residences is negatively impacted.~~

~~(d) Walls, fences, and enclosure materials shall not include chain link fencing with, or without, plastic or metal slats, sheeting, nondecorative corrugated metal and fencing made or topped with razor, concertina, or barbed wire. (R*)~~

(e) Development of lots with more than one dwelling unit should provide a single, common access drive to parking areas. (P)

Rationale: Shared access and common parking minimize unnecessary curb cuts and breaks in the streetscape. Common parking areas also reduce the paved area of a site.

(f) All dwelling units should provide the following architectural design elements: (P)

(1) Consistent detailing and design for each side of the building.

(2) Window and door trim as well as accent detailing should be incorporated and vary from the primary color and materials of the building.

(3) Garage doors should be provided with windows, raised or recessed panels, architectural trim, or single doors.

(4) Materials such as untextured concrete, unfinished block, steel panels, and shiny or highly reflective detailing should not be used as a predominant exterior material.

Rationale: High quality design promotes neighborhood pride and visual interest in residential architecture.

(g) Garage doors facing the public street and attached to the primary dwelling unit should not exceed 50 percent of the building width. (P)

Rationale: Garage doors should not be the aesthetic focus of a house; they should complement and appear subordinate to the main structure. This is particularly important if a duplex or triplex is constructed.

(h) A front entry shall be provided that faces and is visible from the street, and includes an architectural feature to call attention to it (such as a porch, entry patio, stoop, awning/canopy, courtyard, or archway). For lots having more than one dwelling unit, a minimum of one unit shall comply with this requirement. (R*)

Rationale: Emphasizing the entrance and front facade adds to the residential character of new dwelling units and provides eyes on the street.

(i) Manufactured homes shall provide the following additional architectural design elements:

(1) Materials such as wood, hardboard, brick veneer, hardiplank, stucco, or horizontal vinyl siding shall be used as a predominant exterior material. (P)

(2) The exposed roof pitch shall be at a minimum of 3/12 for units 28 feet or less in width and be covered with shingles, tile or metal, excluding aluminum. (R*)

(3) A minimum 50-square-foot recessed entry or covered porch shall be provided along the front entry of the building. (R*)

(4) Permanent access to the porch or recessed entry should be constructed with materials and colors that are compatible with the dwelling unit. (P)

~~(5) A masonry stem wall shall be provided under the dwelling unit with no more than seven inches of exposed foundation measured from highest finished grade. (R*)~~

~~(6) The exposed masonry stem wall color should be compatible to the dwelling unit. (P)~~

~~*Rationale:* High quality design promotes neighborhood pride and visual interest in residential architecture for manufactured homes.~~

9. **RESIDENTIAL LOT DESIGN REVIEW.** THE FOLLOWING DESIGN REVIEW REGULATIONS APPLY TO ALL RESIDENTIAL LOTS THAT ARE 65 FEET OR LESS IN WIDTH AND HAVE FOUR OR FEWER PRIMARY DWELLING UNITS ON A LOT, AND ANY LOT HAVING A MANUFACTURED OR MODULAR HOME, WITH THE FOLLOWING EXCEPTIONS:

a. THE LOT IS WITHIN AN APPROVED SINGLE-FAMILY INFILL (SFI) SUBDIVISION;

b. THE LOT IS SUBJECT TO SECTION II.C.8 (SUBDIVISION DIVERSITY DESIGN REVIEW); OR

c. THE LOT IS ZONED OR DESIGNATED HP, AND THE CONSTRUCTION PLANS ARE REVIEWED AND APPROVED IN ACCORDANCE WITH CHAPTER 8, HISTORIC PRESERVATION, PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.

9.1 ALL DWELLING UNITS ON A LOT SHALL EXHIBIT A DESIGN SCALE, FORM, AND CHARACTER OF A SINGLE-FAMILY HOME. (P)

RATIONALE: NEW CONSTRUCTION SHOULD RESPECT THE DESIGN AND CHARACTER OF EXISTING ESTABLISHED NEIGHBORHOODS, REGARDLESS OF THE NUMBER OF UNITS PROVIDED ON A LOT. BUILDING MATERIALS SHOULD MATCH OR COMPLEMENT THE MATERIALS USED ON EXISTING HOMES IN THE VICINITY.

9.2 THE FRONT YARD, EXCLUDING AREAS APPROVED FOR VEHICLE ACCESS, SHOULD BE LANDSCAPED WITH THE FOLLOWING ELEMENTS: (P)

(a) A MINIMUM OF ONE, TWO INCH CALIPER OR GREATER, DROUGHT RESISTANT, ACCENT TREE.

(b) A MINIMUM OF FIVE, FIVE GALLON OR GREATER, DROUGHT RESISTANT SHRUBS.

(c) DUSTPROOFED WITH GROUND COVER, TURF, ROCK, DECOMPOSED GRANITE, OR EQUIVALENT MATERIAL AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

(d) AN IRRIGATION SYSTEM.

RATIONALE: LANDSCAPING CONTRIBUTES TO AN ATTRACTIVE ENVIRONMENT, PROVIDES SHADE, AND CONTRIBUTES TO NEIGHBORHOOD IDENTITY.

9.3 A MINIMUM OF ONE PRIMARY ENTRANCE SHALL BE PROVIDED WHICH FACES AND IS VISIBLE FROM THE STREET. (R*)

9.4 FOR TWO-STORY BUILDINGS, WINDOWS, BALCONIES (WITH DOORS FOR ACCESS), OR DECKS SHALL BE PROVIDED ON THE FRONT FAÇADE FOR A MINIMUM OF ONE-QUARTER OF THE BUILDING WIDTH. (R*)

9.5 EACH DWELLING UNIT SHALL HAVE AT LEAST ONE COVERED PARKING SPACE. (R*)

9.6 FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)

9.7 GARAGES AND CARPORTS SHALL NOT BE LOCATED MORE THAN TEN FEET CLOSER TO THE FRONT PROPERTY LINE THAN THE CLOSEST PRIMARY ENTRANCE. (R*)

9.8 WALLS, FENCES, AND ENCLOSURE MATERIALS SHALL NOT INCLUDE CHAIN LINK FENCING WITH, OR WITHOUT, PLASTIC OR METAL SLATS, SHEETING, NONDECORATIVE CORRUGATED METAL AND FENCING MADE OR TOPPED WITH RAZOR, CONCERTINA, OR BARBED WIRE. (R*)

9.9 MANUFACTURED HOMES SHALL PROVIDE THE FOLLOWING ADDITIONAL ARCHITECTURAL DESIGN ELEMENTS:

(a) MATERIALS SUCH AS WOOD, HARDBOARD, BRICK VENEER, HARDIPLANK, STUCCO, OR HORIZONTAL VINYL SIDING SHALL BE USED AS A PREDOMINANT EXTERIOR MATERIAL. (P)

(b) THE EXPOSED ROOF PITCH SHALL BE AT A MINIMUM OF 3/12 FOR UNITS 28 FEET OR LESS IN WIDTH AND BE COVERED WITH SHINGLES, TILE OR METAL, EXCLUDING ALUMINUM. (R*)

(c) A MINIMUM 50 SQUARE FOOT FRONT ENTRY SHALL BE PROVIDED ALONG THE STREET SIDE OF THE BUILDING. (R*)

(d) PERMANENT ACCESS TO THE FRONT ENTRY SHOULD BE CONSTRUCTED WITH MATERIALS AND COLORS THAT ARE COMPATIBLE WITH THE DWELLING UNIT. (P)

(e) A MASONRY STEM WALL SHALL BE PROVIDED UNDER THE DWELLING UNIT WITH NO MORE THAN SEVEN INCHES OF EXPOSED FOUNDATION MEASURED FROM HIGHEST FINISHED GRADE. (R*)

(f) THE EXPOSED MASONRY STEM WALL COLOR SHOULD BE COMPATIBLE TO THE DWELLING UNIT. (P)

***

Amend Chapter 6, Section 608 (Residential Districts) to read as follows:

Section 608. Residential Districts.

A. *Purpose.* Residential districts are established in recognition of a need to provide areas of the City devoted primarily to living functions. In order to preserve these areas from the distractions and adverse impacts which can result from immediate association with nonresidential uses, these districts are restricted to residential, limited nonresidential uses, and appropriate accessory uses. These regulations are designed to promote the creation and maintenance of areas in which individuals or families may pursue residential activities with reasonable access to open space, and streets or roads, in a setting which is not negatively impacted by adjacent uses. Limited nonresidential uses may have conditions placed upon them to limit impact to adjacent residential uses and in some cases require a public hearing through a use permit or special permit process to mitigate any negative impacts to surrounding residential uses.

The standards contained in this section and Sections 609 through 619 and 635 are designed to establish the character of new residential development and also to preserve the quality of residential uses during their lifetime. When applied to new development, these standards are designed to be used in conjunction with the development and improvement standards as contained in the Phoenix Subdivision Ordinance, Chapter 32 of the City Code.

~~This section applies to the residential districts in Sections 609 through 619, in addition to Section 635 (Planned Area Development) when specified.~~

***

B. *Applicability*. THIS SECTION APPLIES TO RESIDENTIAL DISTRICTS RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A (SECTIONS 609 THROUGH 619), AND WHERE SPECIFIED IN THE REGULATIONS FOR OTHER ZONING DISTRICTS.
~~*of Development Options.* The development of any parcel of land shall be in accordance with the standards contained in any one development option as contained in Sections 609 through 619. Development of a single lot or a parcel not being further subdivided and located in the RE-35 and R1-18 zoning districts (Sections 609 and 610) shall be in accordance with the requirements for the standard subdivision development option (a), as contained in Sections 609 and 610. For a single lot or parcel not part of a subdivision platted prior to May 1, 1998, not being further subdivided, and located in the R1-10 through R-4A zoning districts (Sections 611 through 619), development shall be in accordance with the requirements of the conventional subdivision option as contained in Sections 611 through 619.~~

~~All subsequent development shall be in accordance with the initially selected development option unless a use permit is obtained. Building on any lot which was subdivided or developed prior to the adoption of this chapter shall be done in accordance with the standards under which the initial subdivision or development occurred.~~

~~For purposes of conversion to this ordinance, property subdivided prior to May 1, 1998, shall be considered as follows:~~

~~1. Residential development with a site plan approved in accordance with Section 507 shall be considered under the planned residential development option.~~

~~2. Residential development with an approved subdivision setback exhibit shall be considered under the average lot development option if located in the RE-35 through R-5 zoning districts (Sections 609 through 618).~~

~~3. Any other prior residential development shall be considered under the development option selected when the property was subdivided.~~

~~A use permit shall not be required for new development on previously subdivided property or property on which there is an approved site plan if the new development is in conformance with the provisions of this ordinance.~~

***

D. *Residential Districts Land Use Matrix*

Table 608.D. Residential Districts Land Use Matrix

LAND USE CATEGORIES		SECTION AND ZONING DISTRICT											
		609	**610**	**611**	**612**	**613**	**614**	**615**	**616**	**617**	**618**	**619**	**635**
		RE-35	**R1-18**	**R1-10**	**R1-8**	**R1-6**	**R-2**	**R-3**	**R-3A**	**R-4**	**R-5**	**R-4A**	**PAD**
Single-Family Detached		pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1	pc1
(ac)	Accessory Dwelling Unit (ADU)	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2	pc2
(ac)	Guestroom(s)	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3	pc3
~~Duplex~~		~~np~~	~~np~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~	~~pc4~~
~~Triplex~~		~~np~~	~~np~~	~~np~~	~~np~~	~~np~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~	~~pc5~~
Single-Family Attached		pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4	pc~~6~~4
SINGLE-FAMILY INFILL (SFI) SUBDIVISION		np	np	np	np	np	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc5 up5	pc6 up6	np
Multi-Family		np	np	~~pc7~~ np	~~pc7~~ np	~~pc7~~ np	pc7	pc7	pc7	pc7	pc7	pc7	pc7
(ac)	Residential Convenience Market	np	np	np	np	np	np	np	pc8	pc8	pc8	pc8	pc8
Off-Site Manufactured Home Developments		np	np	np	np	np	up35	up35	up35	up35	up35	up35	np
***		***	***	***	***	***	***	***	***	***	***	***	***

***(ac) = accessory use permitted only with primary use listed immediately prior in the table.**

E. *Land Use Conditions.*

1. *Single-Family Detached Dwelling Unit.* Each single-family lot is permitted one single-family detached primary dwelling unit and no additional dwelling units, unless otherwise permitted elsewhere in this section.

2. *Accessory Dwelling Unit (ADU).*

   a. When a lot has no more than one single-family detached primary dwelling, two ADUs are permitted in addition to the primary dwelling unit. A third ADU may be permitted when at least one of the ADUs qualifies as affordable housing and the net lot size is a minimum 43,560 square feet. However, lots having ~~a duplex or triplex, single-family attached units or any~~ multi-family dwelling units are not permitted any ADUs.

   b. An ADU is subject to the development regulations of Section 706.A.

3. *Guestrooms*. Each single-family dwelling unit may contain no more than two guestrooms.

~~4. *Duplex.*~~

   ~~a. *Single-Family Lots.* One duplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit two dwelling units.~~

   ~~b. *Multi-Family Lots.* Duplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.~~

4. *SINGLE-FAMILY ATTACHED DWELLING UNIT.* ONE SINGLE-FAMILY ATTACHED DWELLING UNIT IS PERMITTED PER SINGLE-FAMILY LOT WHEN THE APPLICABLE DEVELOPMENT OPTION HAS NO REQUIREMENTS FOR INTERIOR SIDE YARD SETBACKS.

~~5. *Triplex.*~~

~~a. *Single-Family Lots.* One triplex is permitted per lot when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit three dwelling units.~~

~~b. *Multi-Family Lots.* Triplexes are permitted when allowed by the underlying zoning district and development option. The lot must be of the minimum size required by the applicable density to permit the number of dwelling units proposed.~~

5. *SINGLE-FAMILY INFILL (SFI) SUBDIVISION*. SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1.

6. ~~*Single-Family Attached Dwelling Unit.* One single-family attached dwelling unit is permitted per single-family lot when allowed by the underlying zoning district and development option.~~
SINGLE-FAMILY INFILL (SFI) SUBDIVISION—R-4A ONLY. SFI SUBDIVISIONS PER THE PROVISIONS SET FORTH IN SECTION 608.I ARE PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT, AND BY USE PERMIT WHEN LOCATED IN THE APPLICABLE AREAS DEPICTED IN FIGURE 608.I.1. EXCEPT FOR THE PERMITTED DENSITY, THE DEVELOPMENT STANDARDS SHALL BE THE SAME AS FOR THE R-4 PLANNED RESIDENTIAL DEVELOPMENT OPTION, AS MODIFIED BY SECTION 608.I.

7. *Multi-Family Dwelling Units.* Multi-family dwelling units are permitted ~~when allowed by the underlying zoning district and development option~~ EXCEPT WHEN THE DEVELOPMENT HAS BEEN PLATTED AS A SINGLE-FAMILY SUBDIVISION.

***

35. Off-site manufactured home developments are permitted with use permit approval per Section 307, and subject to the development regulations provided in Section ~~608.F.7~~ 608.J.

F. ~~*Special*~~ *GENERAL DEVELOPMENT Regulations.*

1. No structure may be built on a lot which does not front on a street which is in accordance with the adopted street classification map AND THE PROVISIONS OF SECTION 714, FUTURE WIDTH LINES, unless exempted by this section.

2. In any district where a half street not less than one-half of that width prescribed for that street by the street classification map, and amendments thereto, has been dedicated, any lots facing or siding on such half street from which side the required width of dedication has been made shall be deemed to have frontage on a street.

3. No permit shall be issued for buildings on a lot fronting on a half street of less than that prescribed by the street classification map for an arterial or collector street or 25 feet for all other streets ~~except for single-family attached development individual dwelling units~~ UNLESS THE LOT IS PART OF A PLATTED SUBDIVISION WHICH WAS APPROVED WITH MODIFIED STREET STANDARDS.

~~a. For development utilizing an average lot or PRD development option or for development built under a planned area development district, a minimum of 16.58-foot half-street right-of-way may be provided when all of the following conditions are met:~~

~~(1) The street is not designated as a collector or arterial street.~~

~~(2) There are no restrictions to public access to the street.~~

~~(3) Pavement width shall be 33.16 feet from back of curb to back of curb.~~

~~(4) Pavement thickness and design shall be in accordance with Maricopa Association of Governments' standards.~~

~~(5) All terminations shall contain a 40-foot-radius right-of-way.~~

~~(6) The street has been constructed prior to March 19, 1986.~~

4. There shall be no outdoor storage of personal property visible beyond the boundaries of the property within any front or side yard.

5. No accessory use shall include outdoor display or storage of any of the following listed items when such items are visible or emit odor, dust, gas, noise, vibration, smoke, heat or glare beyond any boundary of the lot on which such items are displayed or stored:

   a. Any building or landscaping materials.

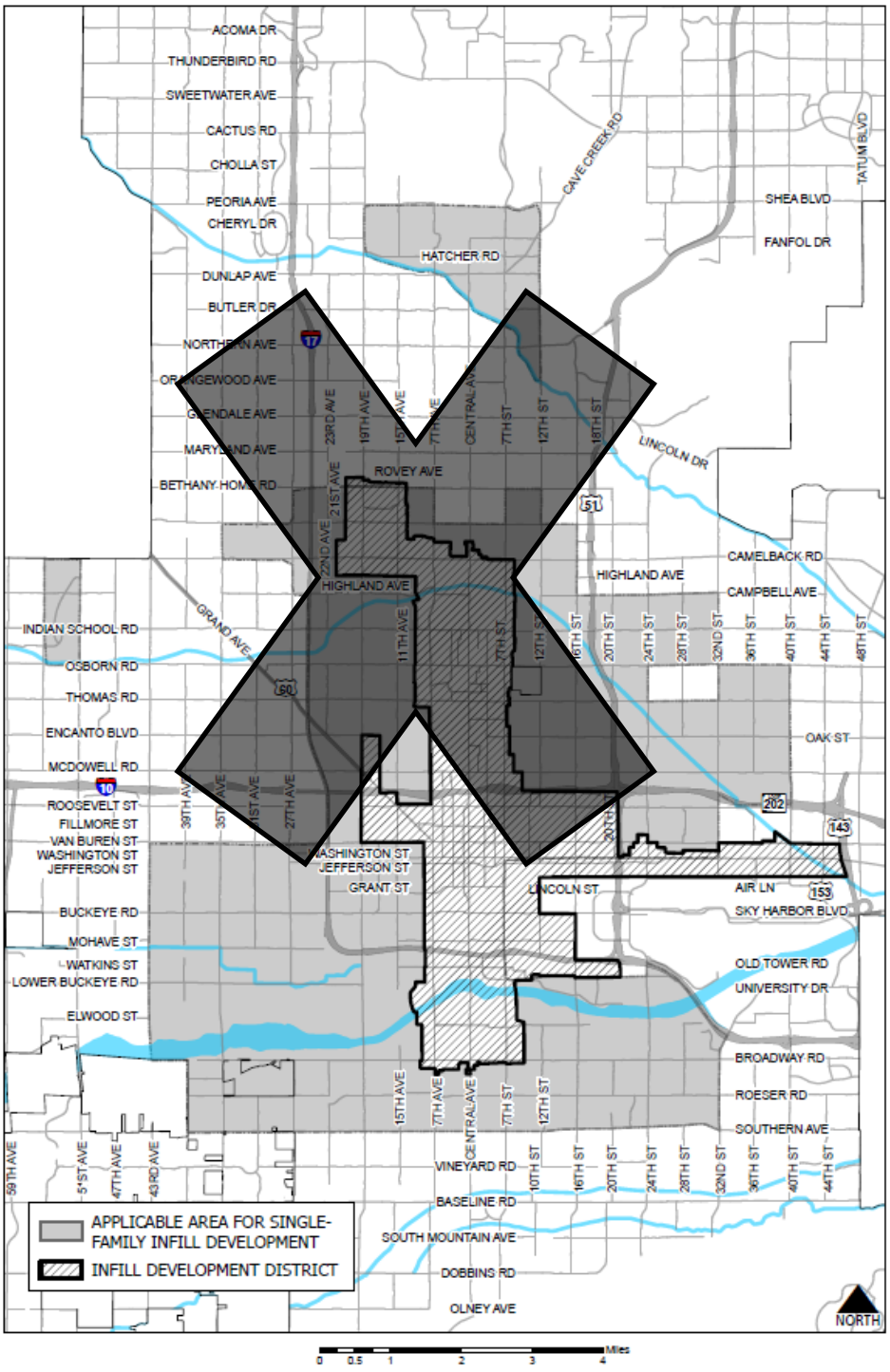
   b. Any machinery, parts, scrap, or appliances.

   c. Vehicles which are unlicensed, inoperable, or registered to or owned by persons not residing on or the guest of persons residing on the premises.

   d. Any other chattel used for or intended for a commercial purpose or ultimate use on other than the subject premises.

~~6. *Single-Family Infill (SFI).* Single-family infill development regulations may be applied in zoning districts where the SFI development option is offered, but only when the development falls within the infill development district identified in the general plan, or with use permit approval within the following areas located outside of the infill development district:~~

~~Figure 608.F.6. Single-Family Infill Development Areas~~



a. The SFI development option does not eliminate any redevelopment area, special planning district or overlays. Where conflicts occur between the requirements of the SFI development option and redevelopment areas, overlay zoning districts, special planning districts, and specific plans, the requirements of the overlay zoning districts, special planning districts, redevelopment areas or specific plans shall apply.

b. Historic preservation designated properties or properties in historic preservation districts cannot use the SFI development option.

c. *Dwelling Units.* The SFI development option is intended primarily for single-family attached dwelling units; however, up to 20 percent of the units in a development may be single-family detached dwelling units to allow for variety and efficiency of design.

(1) Any provided detached dwelling units shall comply with the same development regulations applicable to that SFI development.

d. *Design Requirements.*

(1) Individual units fronting on street rights-of-way shall provide an entryway that is either elevated, depressed or includes a feature such as a low wall to accentuate the primary entrance.

(2) Required covered parking spaces shall not front on perimeter street rights-of-way.

(3) Individual unit rear yards shall not abut perimeter street ROW or an adjacent perimeter street landscape area.

(4) Attached dwelling units constructed in a row shall not exceed a total length of 200 feet without having a minimum 20-foot-wide open area.

e. *Perimeter Landscape Setbacks and Requirements.*

(1) Residences that front on arterial, collector, or local street rights-of-way shall provide a minimum ten-foot-wide landscape tract or community-maintained landscaping abutting the street, except when within 2,000 feet of a light rail station.

(2) Residences that side on arterial, collector, or local street rights-of-way shall provide a minimum 15-foot-wide landscape tract or community-maintained landscaping abutting the street.

(3) Perimeter of the development not abutting rights-of-way and adjacent to a single-family residential district or historic preservation designated property must provide a minimum ten-foot landscape setback. Walls/fences up to six feet high within private rear yards may be provided within the perimeter setback so long as the required landscape is still provided.

(4) Trees shall be provided in required landscape setbacks at a minimum rate of 20 feet on center or equivalent groupings, as approved by the PDD landscape architect, subject to the following:

(a) Fifty percent of the required trees shall be minimum one-and-one-half-inch caliper at the time of installation.

(b) Twenty-five percent of the required trees shall be minimum two-inch caliper or multi-trunked trees at the time of installation.

(c) Twenty-five percent of the required trees shall be minimum three-inch caliper or multi-trunked trees at the time of installation.

(5) A minimum of five five-gallon shrubs per tree shall be provided.

f. *Open Space Regulations.* The only walls/fences allowed within required common area open space are required pool security fences and other necessary security fences, as approved by PDD.

g. *Parking Requirements.* Section 702 applies to SFI development, except where specifically modified by this section.

(1) Within the Infill Development District: one parking space per dwelling unit must be provided that is covered or located within a garage.

(2) Within the applicable SFI area that is not located within the infill development district: two parking spaces per dwelling unit must be provided that are covered or located within a garage.

(3) The required spaces for each dwelling unit must be located on the same lot as the unit for which they are provided.

(4) A minimum 0.25 additional unreserved guest parking space per dwelling unit must be provided within any SFI development.

h. *Alley Access and Maneuvering.*

(1) All maneuvering for on-site parking must be located on private property and not in public ROW.

(2) Access to the site from a fully dedicated and paved alley is permitted within the infill development district.

(3) Access to the site from a fully dedicated and paved alley is permitted applicable area outside of the infill development district if all three conditions are met, as follows:

(a) The site is not across the alley from either a single-family or historic preservation zoning district;

(b) Alley access is specifically approved as part of the use permit hearing; and

(c) All necessary technical appeals have been approved.

i. Maximum 40-inch fence height allowed in the required setbacks along perimeter street rights-of-way.

j. Signage is subject to the regulations of Section 705, Table D-1, Single-Family Residential.

7. *Off-Site Manufactured Home Developments.* Off-site manufactured home development is subject to use permit approval in the C-1, C-2, and C-3 districts, in addition to zoning districts indicated in Section 608.D; and subject to the following additional development regulations:

a. The provisions of Section 703.B do not apply to off-site manufactured home developments.

b. These regulations apply to development of a single lot or parcel, not to be further subdivided.

c. Placement for each off-site manufactured home shall be provided as follows:

(1) There shall be a minimum of 20 feet between off-site manufactured homes and ten feet between awnings and canopies. All annexes or structural additions shall be considered part of the off-site manufactured home.

(2) There shall be at least 40 feet between off-site manufactured homes on opposite sides of a private accessway.

(3) No off-site manufactured home, annex or structural addition shall be closer than eight feet to any private accessway or private drive.

d. Each off-site manufactured home space shall have private outdoor living space of at least 150 square feet. The dimension of this space shall be at least 15 feet in width.

~~e. At each occupied off-site manufactured home space, there shall be an enclosed storage locker for yard tools and other bulky items convenient to the space with a storage capacity of at least 150 cubic feet.~~

~~f. All areas not covered by structures or paved surfaces shall be landscaped and maintained in accordance with the approved development review documents required under Section 507.~~

~~g. Screening the perimeter of an off-site manufactured home development by a wall or other approved material may be required as a condition of use permit approval.~~

~~h. There shall be a network of pedestrian walkways connecting off-site manufactured home spaces with each other and with development facilities and amenities.~~

~~i. If storage yards are provided, there shall be a screened storage yard or yards for boats, recreational vehicles, etc. Such storage yards shall have a minimum of 60 square feet of storage space for each off-site manufactured home space in the development and shall be located so as to not detract from surrounding properties. All boats and recreational vehicles shall be parked in the storage yard.~~

~~j. Each off-site manufactured home shall (1) be affixed permanently to the ground or (2) have skirting around its perimeter to screen its wheels and undercarriage.~~

~~k. All utilities and the wires of any central television or radio antenna system shall be underground.~~

~~l. Not more than 15 percent of the spaces in any one off-site manufactured home development shall be developed or used for recreational vehicles.~~

~~m. Development of off-site manufactured home communities shall be under the planned residential development option applicable in the underlying zoning district.~~

~~n. Private drives may be used for access to each off-site manufactured home.~~

~~o. There shall be a minimum of five percent of the total area of the off-site manufactured home development dedicated or reserved as usable common open space land. Common open space lands shall be clearly designated on the plan as to the character of use and development but shall not include:~~

~~(1) Areas reserved for the exclusive use or benefit of an individual tenant or owner; nor~~

~~(2) Dedicated streets, alleys, and other public rights-of-way; nor~~

~~(3) Vehicular drives, parking, loading, and storage areas; nor~~

~~(4) Required setback areas at exterior boundaries of the site; nor~~

~~(5) Golf courses.~~

~~Adequate guarantees must be provided to ensure permanent retention of open space land area resulting from the application of these regulations, either by private reservation for the use of the residents within the development or by dedication to the public, or a combination thereof.~~

G. ~~*Reserved.*~~
DEVELOPMENT OPTIONS. EACH RESIDENTIAL ZONING DISTRICT (RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, AND R-4A) PROVIDES DEVELOPMENT STANDARDS SPECIFIC TO THAT ZONING DISTRICT. ADDITIONALLY, DIFFERENT SETS OF DEVELOPMENT STANDARDS ("DEVELOPMENT OPTIONS") ARE PROVIDED WITHIN CERTAIN ZONING DISTRICTS.

1. GENERAL REQUIREMENTS.

a. DEVELOPMENT OF ANY PARCEL OR LAND SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS SET FORTH FOR A SINGLE DEVELOPMENT OPTION.

b. A DEVELOPMENT OPTION FOR A PROPERTY IS CONSIDERED ESTABLISHED IF ONE OF THE FOLLOWING IS TRUE:

(1) A PRELIMINARY OR FINAL SITE PLAN HAS BEEN APPROVED FOR A PROPERTY AND IS STILL CONSIDERED VALID PER THE PROVISIONS OF SECTION 507.K.6.

(2) THE PROPERTY HAS STRUCTURES FOR WHICH BUILDING PERMITS WERE ISSUED IN COMPLIANCE WITH STANDARDS FOR A DEVELOPMENT OPTION WHICH WAS VALID AT THE TIME OF PERMIT ISSUANCE.

(3) THE PROPERTY IS PART OF A PLATTED AND RECORDED SUBDIVISION (ALSO SEE SUBSECTION G.2 BELOW).

c. IF A DEVELOPMENT OPTION HAS ALREADY BEEN ESTABLISHED FOR A PROPERTY, SUBSEQUENT DEVELOPMENT OR REDEVELOPMENT OF THE PROPERTY MUST COMPLY WITH THE STANDARDS APPLICABLE TO THE ESTABLISHED DEVELOPMENT OPTION UNLESS USE PERMIT APPROVAL PER SECTION 307 IS OBTAINED, WITH THE FOLLOWING EXCEPTIONS:

(1) THE PROPERTY HAS BEEN REZONED PER SECTION 506 (BASE ZONING ONLY; DOES NOT INCLUDE HEIGHT OR DENSITY WAIVERS, SPECIAL PERMITS, OR ADDITION OF OVERLAY DISTRICTS); OR

(2) THE PROPERTY IS A PREVIOUSLY PLATTED SUBDIVISION AND THE ENTIRE SUBDIVISION IS TO BE REPLATTED; OR

(3) THE PROPERTY IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND IS BEING PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION; OR

(4) THE PROPERTY IS PART OF A MASTER PLAT SUCH AS: STATE PLATS; AGRICULTURAL/RANCHING SUBDIVISIONS; PLATS USED TO MAKE DEDICATIONS AND CREATE DEVELOPMENT BLOCKS WITHIN MASTER-PLANNED DEVELOPMENTS; OR OTHER ATYPICAL SUBDIVISION PLATS AS APPROVED BY THE ZONING ADMINISTRATOR.

d. IF A DEVELOPMENT OPTION HAS NEVER BEEN ESTABLISHED FOR A PROPERTY, ANY APPLICABLE DEVELOPMENT OPTION MAY BE CHOSEN.

2. PLATTED SUBDIVISION LOTS SHALL COMPLY WITH THE STANDARDS APPLICABLE TO THE DEVELOPMENT OPTION STATED IN THE TITLE OF THE PLAT, AS FOLLOWS:

a. DEVELOPMENTS HAVING AN APPROVED FINAL SITE PLAN OR APPROVED SETBACK EXHIBIT ON FILE WITH THE PLANNING AND DEVELOPMENT DEPARTMENT MAY INSTEAD CHOOSE TO APPLY THE STANDARDS APPROVED PER THE PLAN/EXHIBIT, IF DIFFERENT FROM CURRENT STANDARDS. HOWEVER, ANY AMENDMENT TO A FINAL SITE PLAN OR SETBACK EXHIBIT SHALL BE IN ACCORDANCE WITH CURRENT DEVELOPMENT OPTIONS AND STANDARDS.

b. PLATS TITLED “STANDARD”, “SUBDIVISION”, “CONVENTIONAL”, OR HAVING NO REFERENCE TO A DEVELOPMENT OPTION SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE STANDARD OPTION.

c. PLATS TITLED “AVERAGE LOT” OR “PLANNED RESIDENTIAL DEVELOPMENT” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION.

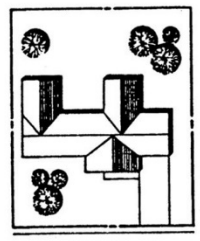
d. PLATS TITLED “SINGLE-FAMILY ATTACHED” OR “SINGLE-FAMILY INFILL” SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, IN ADDITION TO THE STANDARDS OF SECTION 608.I.

e. PLATS TITLED “PLANNED AREA DEVELOPMENT” SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 635 WHEN ZONED PAD-1 THROUGH PAD-15. OTHER PLATS WITH THE SAME TITLE BUT NOT ZONED PAD-1 THROUGH PAD-15 SHALL BE SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, OR THE BASE REGULATIONS OF THE DISTRICT IF THE PRD OPTION IS NOT OFFERED.

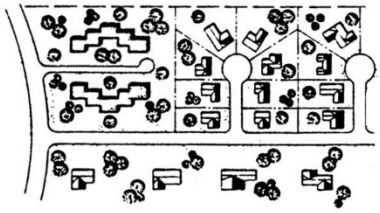
f. FOR OTHER PLAT TITLES NOT IDENTIFIED WITHIN THIS SECTION, THE ZONING ADMINISTRATOR SHALL DETERMINE THE APPLICABLE DEVELOPMENT OPTION AND REGULATIONS.

3. **STANDARD OPTION.** WHEN A ZONING DISTRICT PROVIDES MULTIPLE DEVELOPMENT OPTIONS, THE DEVELOPMENT REGULATIONS FOR THE STANDARD OPTION ARE IDENTIFIED IN THE ASSOCIATED DEVELOPMENT STANDARDS TABLE FOR THAT DISTRICT. IF ONLY ONE SET OF DEVELOPMENT STANDARDS IS PROVIDED FOR A ZONING DISTRICT, THOSE STANDARDS SHALL BE CONSIDERED THE STANDARD OPTION.

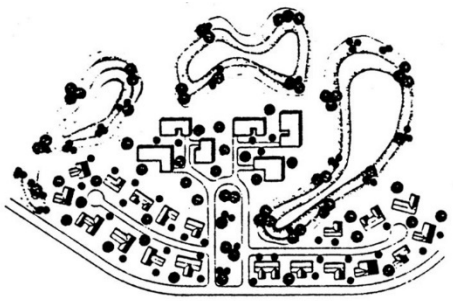
4. **PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION.** WHEN THE PLANNED RESIDENTIAL DEVELOPMENT OPTION IS UTILIZED FOR A SUBDIVISION AND/OR DEVELOPMENT, A SITE PLAN MUST BE SUBMITTED, REVIEWED, AND APPROVED IN ACCORDANCE WITH SECTION 507. THE SITE PLAN SHALL ILLUSTRATE COMPLIANCE WITH ALL OF THE DEVELOPMENT STANDARDS FOR THE PRD OPTION.



Standard Option



Standard Subdivision



Planned Residential Development

H. ~~Reserved.~~ *BONUS PROVISIONS.*

1. **SINGLE-FAMILY SUBDIVISION DENSITY BONUS.** WHEN UTILIZING THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, SINGLE-FAMILY SUBDIVISIONS IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN INCREASED DENSITY AS SHOWN IN TABLE 608.H.1 BY PROVIDING SITE AMENITIES AND ENHANCEMENTS FROM TABLE 608.H.2, UP TO THE MAXIMUM DENSITY PERMITTED BY THE DISTRICT:

TABLE 608.H.1 **PERMISSIBLE DENSITY BONUS BY DISTRICT**	
RE-35 AND R1-18	0.05 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R1-10, R1-8, AND R1-6	0.10 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R-2, R-3, AND R-3A	0.25 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED
R-4 AND R-5	0.50 ADDITIONAL PDU/ACRE PER 10 BONUS POINTS EARNED

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
	PERIMETER/BACKUP TREATMENT	
10 PTS.	1.	INCREASE COMMON LANDSCAPED SETBACK ADJACENT TO PERIMETER STREET TO A MINIMUM 20 FEET.
10 PTS./FEATURE	2.	PROVIDE A MAJOR ENTRY FEATURE WITH A MINIMUM 1,500 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
5 PTS./FEATURE	3.	PROVIDE A MINOR ENTRY FEATURE WITH A MINIMUM 1,000 SQ. FT. OF LANDSCAPED AREA (EXCLUSIVE OF PERIMETER LANDSCAPING AND RIGHT-OF-WAY).
	STREETSCAPE	
20 PTS.	4.	PROVIDE DETACHED SIDEWALKS SEPARATED FROM THE CURB BY A MINIMUM 5-FOOT WIDE PLANTING AREA. PLANTING AREA SHALL BE PLANTED WITH MINIMUM 24-INCH BOX SIZE TREES PLANTED AT A RATE OF 1 PER LOT, TURF OR 5, 5-GALLON SHRUBS FOR EVERY TREE AND GROUND COVER; AND SUPPLIED WITH AN ADEQUATE IRRIGATION SYSTEM.
10 PTS.	5.	PROVIDE LANDSCAPING AND IRRIGATION FOR ALL FRONT YARDS WITHIN THE DEVELOPMENT WHICH SHALL INCLUDE A MINIMUM OF 1 24-INCH BOX TREE, 5, 5-GALLON SHRUBS, AND GROUND COVER.
5 PTS.	5A.	RECEIVE AN ADDITIONAL 5 BONUS POINTS FOR EACH ADDITIONAL TREE (MINIMUM 15-GALLON).

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
10 PTS.	6.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR DRIVEWAYS AND ON-LOT SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.
10 PTS.	7.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE STREETS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G. INTERSECTIONS, CROSSWALKS, BORDERS.
10 PTS.	8.	PROVIDE PARTIAL TREATMENT OF PAVING SURFACES FOR ALL PRIVATE SIDEWALKS. PARTIAL TREATMENT SHALL CONSIST OF CONSISTENT ACCENT TREATMENT FOR ALL LIKE FEATURES, E.G., INTERSECTIONS, CROSSWALKS, BORDERS.
2 PTS./FEATURE	9.	PROVIDE LANDSCAPED MEDIAN ISLANDS.
5 PTS.	10.	PROVIDE A COMPREHENSIVE STREET FURNITURE PACKAGE CONSISTING OF CUSTOM STREET SIGNS, BUS SHELTERS AND BENCHES.
5 PTS.	11.	PROVIDE CUSTOM STREETLIGHT STANDARDS AND/OR FIXTURES.
	ARCHITECTURAL DESIGN	

TABLE 608.H.2 SINGLE-FAMILY SUBDIVISION AMENITY BONUS POINTS		
BONUS POINTS	**CATEGORY**	
25 PTS.	12.	PROVIDE A COMPREHENSIVE STREETSCAPE PLAN, DEVELOPMENT AGREEMENT OR OTHER MEANS WHICH SHALL ADDRESS VISUAL INTEREST AT A PEDESTRIAN SCALE; RHYTHM, FORM AND MASSING; AND RELATIONSHIP OF UNITS TO EACH OTHER FOR THE ENTIRE SUBDIVISION. SUCH PLAN SHALL PROVIDE ELEVATIONS, COLOR OPTIONS, AND LIMIT WHICH MODEL(S)/ELEVATION(S) MAY OR MAY NOT BE SITED ON INDIVIDUAL LOTS.
25 PTS.	13.	PROVIDE HOUSE PLANS WHICH DEMONSTRATE AN ENHANCED LEVEL OF ARCHITECTURAL DESIGN AS APPROVED BY THE DESIGN ADVISOR.
10 PTS.	14.	PROVIDE PREMIUM GRADE EXTERIOR MATERIALS AND FINISHES AS APPROVED BY THE DESIGN ADVISOR.
	OPEN SPACE/RECREATION	
2 PTS.	15.	PROVIDE ADDITIONAL COMMON OPEN SPACE, SUCH THAT EACH ADDITIONAL 1% OF COMMON OPEN SPACE EARNS 2 BONUS POINTS.
10 PTS./FEATURE	16.	PROVIDE MAJOR PRIVATE RECREATIONAL AMENITIES (E.G., TENNIS COURTS, POOL, COMMUNITY MEETING ROOM).
5 PTS./FEATURE	17.	PROVIDE MINOR PRIVATE RECREATIONAL AMENITIES (E.G., BIKEPATH OR MULTI-USE TRAIL WHICH PROVIDE AN INTERNAL LINKAGE WITHIN THE DEVELOPMENT AS WELL AS A CONNECTION TO SIMILAR FACILITIES LOCATED AT THE PERIMETER OF THE SITE).

2. **MULTI-FAMILY OPEN SPACE BONUS***.* WHEN UTILIZING THE PLANNED RESIDENTIAL OPTION, MULTI-FAMILY DEVELOPMENTS IN THE R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS MAY EARN A ONE PERCENT DENSITY BONUS FOR EACH TWO PERCENT OF COMMON OPEN SPACE PROVIDED IN ADDITION TO ANY OTHER OPEN SPACE REQUIRED FOR THE DEVELOPMENT.

   a. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL DETERMINE THE ADEQUACY OF COMMON OPEN SPACE AS PART OF THE DEVELOPMENT REVIEW PROCESS. OPEN SPACE SHALL NOT INCLUDE:

      1. PUBLIC RIGHT-OF-WAY.

      2. VEHICULAR DRIVES OR PARKING AREAS.

      3. PRIVATE PATIO AREAS, NARROW STRIPS BETWEEN OR IN FRONT OF UNITS; OR, IN GENERAL, AREAS RESERVED FOR THE EXCLUSIVE USE OF INDIVIDUAL TENANTS.

      4. REQUIRED SETBACK AREAS AT THE EXTERIOR BOUNDARIES OF THE SITE.

      5. GOLF COURSES.

   b. IN NO CASE SHALL THE DENSITY OF THE DEVELOPMENT EXCEED THE MAXIMUM DENSITY ALLOWED BY THE DISTRICT.

3. **AFFORDABLE HOUSING INCENTIVES.** IN ORDER TO OVERCOME A DEMONSTRATED DEFICIENCY IN THE SUPPLY OF HOUSING FOR PERSONS OF LOW INCOME, INCENTIVES ARE ESTABLISHED TO FOSTER THE PROVISION OF SUCH HOUSING.

   a. *APPLICABILITY.* ALL DEVELOPMENT LOCATED WITHIN A ZONING DISTRICT SUBJECT TO THE PROVISIONS OF SECTION 608 PROVIDING AFFORDABLE HOUSING AS DEFINED IN SECTION 202.

b. *DENSITY BONUS.*

(1) ONE ADDITIONAL UNIT SHALL BE ALLOWED FOR EVERY TWO AFFORDABLE HOUSING UNITS, PROVIDED THAT THE OVERALL PROJECT DENSITY DOES NOT EXCEED 10 PERCENT BEYOND THAT WHICH WOULD OTHERWISE BE ALLOWED.

(2) A DENSITY BONUS AWARDED PER THIS SECTION SHALL APPLY TO THE MAXIMUM DENSITY FOR ANY DISTRICT AND MAY BE IN ADDITION TO A DENSITY BONUS EARNED PER THE PROVISIONS OF SECTIONS 608.H.1 or 608.H.2.

c. *OTHER REQUIREMENTS.* THE TOTAL NUMBER OF UNITS WITHIN A PROJECT SHALL BE AS APPROVED BY THE HOUSING DEPARTMENT.

~~I.~~ ~~*Development Regulations.* Following are definitions of terms used in the development standards tables for each district:~~

~~1. **Minimum lot dimension:** The minimum width and depth of lot lines and where specified, the minimum area of each lot.~~

~~2. **Dwelling unit density:** The total number of dwelling units on a site divided by the gross area of the site.~~

~~a. Density Bonus Points. Additional density may be granted by earning density bonus points by providing site enhancements from the table below, as follows:~~

~~(1) Single-family detached development in the R1-10 through R1-6 districts (Sections 611 through 613) may earn increased density of 0.1 du/ac for each ten density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district.~~

~~(2)~~ ~~Single-family detached development in the R-2 through R-4A districts (Sections 614 through 619) may earn increased density of 0.275 du/ac for each five density bonus points earned when also using the planned residential development option, up to the maximum density allowed by the district. However, at least half of the bonus points used to achieve densities in excess of 7.5 du/ac must be from the architectural design bonus point category.~~

~~**Bonus Points**~~		~~**Enhancement Category**~~
	~~PERIMETER/BACKUP TREATMENT~~	
~~10 pts.~~	~~1.~~	~~Increase common landscaped setback adjacent to perimeter street to 20' avg./15' minimum.~~
~~10 pts./feature~~	~~2.~~	~~Provide a major entry feature with a minimum 1,500 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).~~
~~5 pts./feature~~	~~3.~~	~~Provide a minor entry feature with a minimum 1,000 sq. ft. of landscaped area (exclusive of perimeter landscaping and right-of-way).~~
	~~STREETSCAPE~~	
~~20 pts.~~	~~1.~~	~~Provide detached sidewalks separated from the curb by a minimum 5'-wide planting area. Planting area shall be planted with minimum 24"-box size trees planted at a rate of 1 per lot, turf or 5 5-gallon shrubs for every tree and ground cover; and supplied with an adequate irrigation system.~~
~~10 pts.~~	~~2.~~	~~Provide landscaping and irrigation for all front yards within the development which shall include a minimum of 1 24"-box tree, 5 5-gallon shrubs, and ground cover.~~
~~5 pts.~~	~~2a.~~	~~Receive an additional 5 bonus points for each additional tree (minimum 15-gallon).~~
~~10 pts.~~	~~3.~~	~~Provide partial treatment of paving surfaces for driveways and on-lot sidewalks. Partial treatment~~

		~~shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.~~
~~10 pts.~~	~~4.~~	~~Provide partial treatment of paving surfaces for all private streets. Partial treatment shall consist of consistent accent treatment for all like features, e.g. intersections, crosswalks, borders.~~
~~10 pts.~~	~~5.~~	~~Provide partial treatment of paving surfaces for all private sidewalks. Partial treatment shall consist of consistent accent treatment for all like features, e.g., intersections, crosswalks, borders.~~
~~2 pts./feature~~	~~6.~~	~~Provide landscaped median islands.~~
~~5 pts.~~	~~7.~~	~~Provide a comprehensive street furniture package consisting of custom street signs, bus shelters and benches.~~
~~5 pts.~~	~~8~~	~~Provide custom streetlight standards and/or fixtures.~~
	~~ARCHITECTURAL DESIGN~~	
~~25 pts.~~	~~1.~~	~~Provide a comprehensive streetscape plan, development agreement or other means which shall address visual interest at a pedestrian scale; rhythm, form and massing; and relationship of units to each other for the entire subdivision. Such plan shall provide elevations, color options, and limit which model(s)/elevation(s) may or may not be sited on individual lots.~~
~~25 pts.~~	~~2.~~	~~Provide house plans which demonstrate an enhanced level of architectural design as approved by the design advisor.~~
~~10 pts.~~	~~3.~~	~~Provide premium grade exterior materials and finishes as approved by the design advisor.~~
	~~OPEN SPACE/RECREATION~~	
~~2 pts.~~	~~1.~~	~~Provide additional common area, such that each additional 1% of common area earns 2 bonus points.~~
~~10 pts./feature~~	~~2.~~	~~Provide major private recreational amenities (e.g., tennis courts, pool, community meeting room).~~

5 pts./feature	3.	Provide minor private recreational amenities (e.g., bikepath or multi-use trail which provide an internal linkage within the development as well as a connection to similar facilities located at the perimeter of the site).

b. Additional Common Area/Open Space. Additional density may be granted by providing additional common area above any minimum requirements as follows:

(1) Qualifying developments (listed below) may earn:

(a) A one percent density bonus for each four percent of basic common area; or

(b) A one percent density bonus for each two percent of improved common area.

(c) The Planning and Development Department shall determine the adequacy of both basic and improved common areas as part of the development review process. Open space shall not include:

(i) Public right-of-way.

(ii) Vehicular drives or parking areas.

(iii) Private patio areas, narrow strips between or in front of units; or, in general, areas reserved for the exclusive use of individual tenants.

(iv) Required setback areas at the exterior boundaries of the site.

(v) Golf courses.

(d) In no case shall the density of the development exceed the maximum density allowed by the district.

(2) Developments qualifying for the additional common area/open space density bonus are as follows:

(a) Single-family development in the RE-35 and R1-18 zoning districts (Sections 609 and 610), when also using the planned residential development option.

(b) Single-family attached development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.

(c) Single-family development in the R-2 through R-4A zoning districts (Sections 614 through 619), when using the single-family infill development option.

(d) Multi-family development in the R1-10 through R-4A zoning districts (Sections 611 through 619), when using the planned residential development option.

3. **Perimeter standards:** Setbacks for structures which are required at the perimeter of a development. These standards shall apply only to lots which are created by a subdivision or a project approved under the provisions of Section 507. These standards shall not apply in the following circumstances: when contiguous developments are to be developed using the same development option with the same perimeter standards and are on the same preliminary plat or are platted concurrently; when the perimeter of a development is contiguous to a permanent open space, such as a natural wash, hillside preserve, or existing golf course, the depth of which is at least forty feet; or when the development was properly platted prior to September 13, 1981.

4. **Building setback:** The required separation of buildings from lot lines.

5. **Maximum height:** The maximum allowed height as measured from natural grade which measurement shall be as in chapter 2.

6. **Lot coverage:** The maximum area of a lot occupied by structures and open projections as defined in chapter 2.

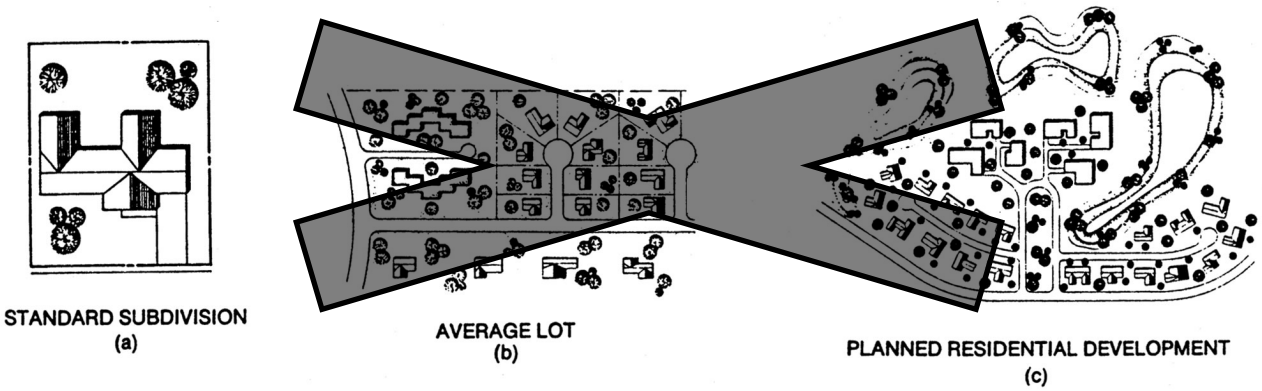
~~7. **Common areas:** Required areas in a planned residential development to be used and enjoyed by residents of a development and either improved in accordance with the standards in chapter 2 or maintained in a natural state as approved by the Planning and Development Department.~~

~~8. **Allowed Development:** The development options tables provided in Sections 609 through 619 indicate the only types of residential development permitted under each development option and associated development regulations. The complete list of all permitted uses, including accessory and temporary uses, is provided in Section 608.C.~~

~~9. **Required review:** Development review in accordance with Section 507 of this ordinance, and subdivision review in accordance with chapter 32 of the Phoenix City Code when new lots are created.~~

~~10. **Required parking:** The minimum number of off-street parking spaces to be provided and which shall be according to Section 702.A.~~

~~11. **Street standards:** The class of street required to provide access to any parcel or subdivided lot within a development.~~



***

I. *SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.*

1. **APPLICABILITY.** THE SINGLE-FAMILY INFILL REGULATIONS OF THIS SECTION SHALL APPLY TO SUBDIVISIONS MEETING ALL OF THE FOLLOWING CRITERIA:

   a. THE SUBDIVISION IS NOT ZONED HP OR HP-L, NOR DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORICAL PLACES.

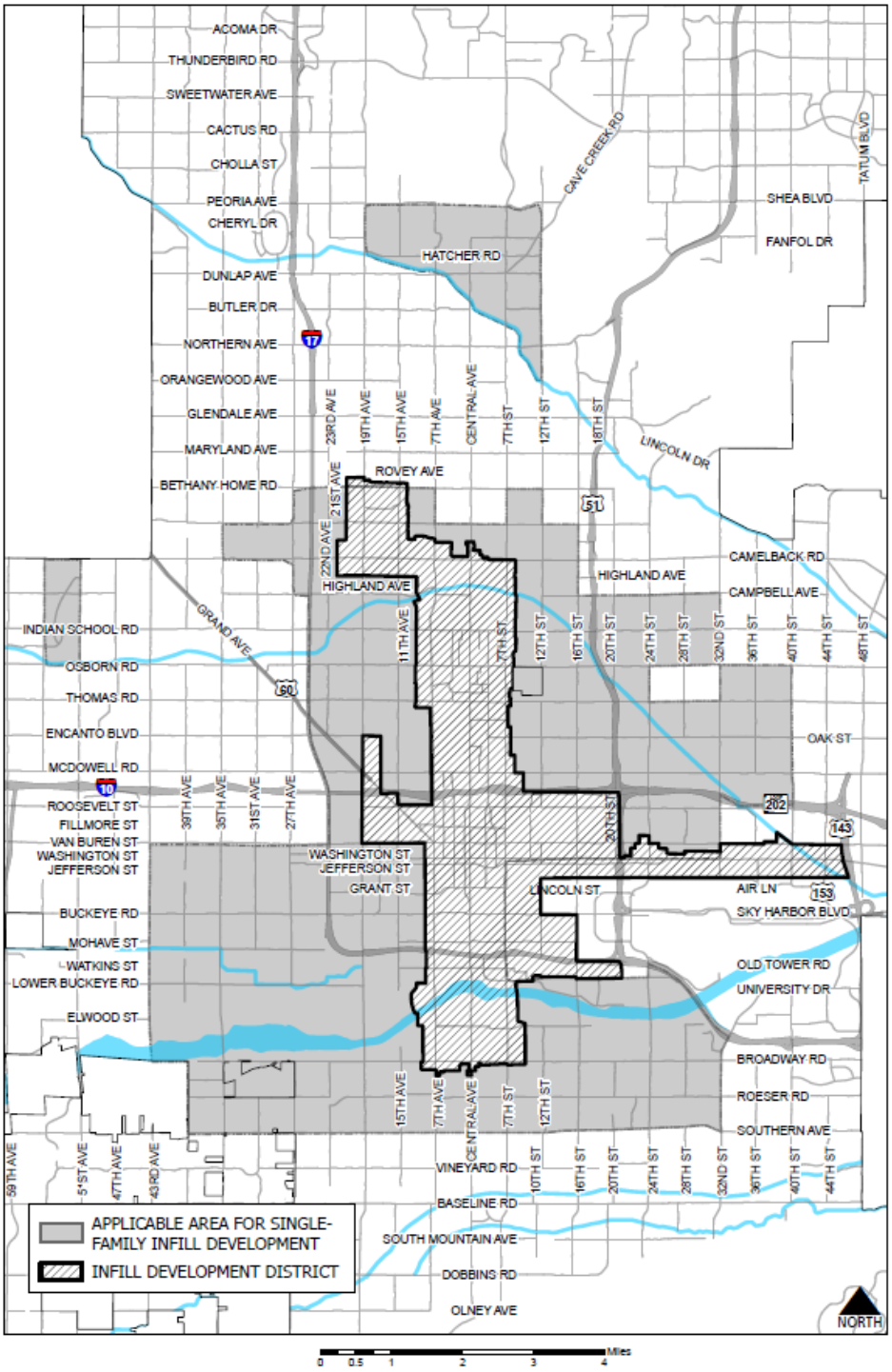
   b. THE SUBDIVISION IS ZONED R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, C-3, DTC, OR WU CODE;

   c. THE SUBDIVISION EITHER UTILIZES THE PLANNED RESIDENTIAL DEVELOPMENT (PRD) OPTION, OR THE DISTRICT SPECIFICALLY STATES THAT AN SFI SUBDIVISION MAY BE DEVELOPED PER THE PROVISIONS OF THIS SECTION;

   d. THE SUBDIVISION IS EITHER LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN, OR THE SUBDIVISION IS LOCATED WITHIN THE AREA IDENTIFIED AS “APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT” SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND

   e. FOR EXISTING SUBDIVISIONS RECORDED PRIOR TO 2024 ONLY: THE PLAT HAS THE SUBTITLE “A SINGLE-FAMILY ATTACHED SUBDIVISION”; “A SINGLE-FAMILY INFILL SUBDIVISION”; “SINGLE-FAMILY ATTACHED DEVELOPMENT OPTION”; OR ANOTHER ANALOGOUS SUBTITLE AS DETERMINED BY THE ZONING ADMINISTRATOR.

FIGURE 608.I.1
SINGLE-FAMILY INFILL SUBDIVISION DEVELOPMENT AREAS



2. **SPECIAL PLANNING AREAS.** WHERE CONFLICTS OCCUR BETWEEN THE REQUIREMENTS OF THIS SECTION AND REDEVELOPMENT AREAS, OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, AND SPECIFIC PLANS, THE REQUIREMENTS OF THE OVERLAY ZONING DISTRICTS, SPECIAL PLANNING DISTRICTS, REDEVELOPMENT AREAS OR SPECIFIC PLANS SHALL APPLY.

3. **SFI DEVELOPMENT STANDARDS.**

   a. THE FOLLOWING TABLE PROVIDES MODIFIED DEVELOPMENT STANDARDS TO BE APPLIED TO AN SFI SUBDIVISION DEVELOPED UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION:

TABLE 608.I.3:
MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS

(1)	*LOT WIDTH (MINIMUM)*	20 FEET
(2)	*LOT DEPTH (MINIMUM)*	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	SAME AS BASE ZONING DISTRICT
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	SAME AS BASE ZONING DISTRICT
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	THREE FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.c
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACKS (MINIMUM)*	PERIMETER STREET, FRONT: 10 FEET PERIMETER STREET, SIDE: 15 FEET PERIMETER STREET, REAR: PER SECTION 608.I.4.d OTHER PERIMETER: 10 FEET

TABLE 608.I.3: MODIFIED PRD DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL SUBDIVISIONS		
(9)	*PERIMETER STREET LANDSCAPE SETBACKS (MINIMUM)*	10 FEET, REQUIRED TO BE COMMUNITY/ASSOCIATION MAINTAINED. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	PER SECTION 608.I.3.b
(11)	*LOT COVERAGE (MAXIMUM)*	INDIVIDUAL LOTS: NO MAXIMUM OTHER PARCELS/TRACTS: 50%
(12)	*COMMON OPEN SPACE (MINIMUM)*	SAME AS BASE ZONING DISTRICT
(13)	*STREET FRONTAGE REQUIREMENTS*	PER SECTION 608.I.7
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE DESIGN REVIEW: SECTION 507 TAB A BONUS: SECTION 608.H

b. MAXIMUM BUILDING HEIGHT.

(1) IN ALL DISTRICTS, THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

(2) FOR PROPERTIES ZONED R-5, THE MAXIMUM PERMITTED HEIGHT IS 48 FEET.

(3) FOR PROPERTIES ZONED DTC, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE CHARACTER AREA.

(4) FOR PROPERTIES ZONED WU CODE, THE MAXIMUM HEIGHT SHALL BE AS PERMITTED BY THE APPLICABLE TRANSECT.

(5) IN ALL OTHER DISTRICTS, THE MAXIMUM PERMITTED HEIGHT IS 40 FEET WITHIN 150 FEET OF THE DEVELOPMENT PERIMETER, WITH A ONE-FOOT HEIGHT INCREASE PERMITTED FOR EACH ADDITIONAL ONE-FOOT SETBACK TO A MAXIMUM PERMITTED HEIGHT OF 48 FEET.

c. ALL OTHER DEVELOPMENT REGULATIONS FOR THE UNDERLYING ZONING DISTRICT ARE APPLICABLE UNLESS SPECIFICALLY MODIFIED BY THE PROVISIONS OF THIS SECTION.

4. **SINGLE-FAMILY INFILL DESIGN REVIEW REQUIREMENTS.**

a. INDIVIDUAL UNITS FRONTING ON STREET RIGHTS-OF-WAY SHALL PROVIDE A FRONT ENTRY THAT IS EITHER ELEVATED, DEPRESSED OR INCLUDES A FEATURE SUCH AS A LOW WALL TO ACCENTUATE THE PRIMARY ENTRANCE. (R*)

b. REQUIRED PARKING SPACES SHALL NOT FRONT ON OR BE ACCESSED FROM A PERIMETER STREET. (R*)

c. FRONT-FACING GARAGE DOORS AND CARPORTS SHALL BE NO WIDER THAN 50 PERCENT OF WIDTH OF THE BUILDING ENVELOPE AS MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK. (R*)

d. NO REAR PROPERTY LINE OF ANY LOT IN AN SFI SUBDIVISION SHALL ABUT EITHER A PERIMETER STREET OR AN ASSOCIATED PERIMETER STREET LANDSCAPE SETBACK AREA. (R*)

e. ATTACHED DWELLING UNITS CONSTRUCTED IN A ROW SHALL NOT EXCEED A TOTAL LENGTH OF 200 FEET WITHOUT HAVING A MINIMUM 20-FOOT-WIDE OPEN AREA. (R*)

5. **LANDSCAPE REQUIREMENTS.**

a. TREES SHALL BE PROVIDED IN REQUIRED LANDSCAPE SETBACKS AT A MINIMUM RATE OF 20 FEET ON CENTER OR EQUIVALENT GROUPINGS, AS APPROVED BY THE PDD LANDSCAPE ARCHITECT, SUBJECT TO THE FOLLOWING: (T)

(1) FIFTY PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM ONE-AND-ONE-HALF-INCH CALIPER AT THE TIME OF INSTALLATION.

(2) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM TWO-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

(3) TWENTY-FIVE PERCENT OF THE REQUIRED TREES SHALL BE MINIMUM THREE-INCH CALIPER OR MULTI-TRUNKED TREES AT THE TIME OF INSTALLATION.

b. A MINIMUM OF FIVE, FIVE-GALLON SHRUBS PER TREE SHALL BE PROVIDED. (T)

6. **PARKING REQUIREMENTS.** SECTION 702 APPLIES TO SFI DEVELOPMENT, EXCEPT WHERE SPECIFICALLY MODIFIED BY THIS SECTION.

a. A MINIMUM OF ONE COVERED PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED ON THE SAME LOT AS THE UNIT FOR WHICH IT IS PROVIDED.

b. COVERED PARKING SETBACKS ARE NOT REQUIRED TO BE LARGER THAN THE BUILDING SETBACKS REQUIRED FOR THE DWELLING UNIT.

c. A MINIMUM 0.25 ADDITIONAL UNRESERVED GUEST PARKING SPACE PER DWELLING UNIT MUST BE PROVIDED WITHIN ANY SFI DEVELOPMENT.

7. **VEHICULAR ACCESS AND MANEUVERING.**

a. ALL MANEUVERING FOR ON-SITE PARKING MUST BE LOCATED ON PRIVATE PROPERTY AND NOT WITHIN PUBLIC RIGHT-OF-WAY. (T)

b. ACCESS TO AN SFI SUBDIVISION FROM A PUBLIC STREET OR PRIVATE ACCESSWAY IS PERMITTED. (T)

c. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT AND THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

d. ACCESS TO AN SFI SUBDIVISION FROM AN ALLEY IS PERMITTED WHEN LOCATED WITHIN THE AREA IDENTIFIED AS "APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT" SHOWN IN FIGURE 608.I.1, WITH THE FOLLOWING CONDITIONS:

(1) THE SFI SUBDIVISION IS NOT LOCATED ACROSS THE ALLEY FROM EITHER A SINGLE-FAMILY OR HP ZONING DISTRICT. (R)

(2) THE STREET TRANSPORTATION DEPARTMENT HAS APPROVED MINIMUM WIDTH AND MINIMUM PAVING STANDARDS FOR THE ALLEY. (T)

e. INDIVIDUAL LOTS MAY FRONT ON A PUBLIC STREET, PRIVATE ACCESSWAY, OR PRIVATE DRIVE, AS APPROVED BY THE CITY TO ALLOW FOR SUFFICIENT MANEUVERING AND PUBLIC UTILITY ACCESS. (T)

8. **WALLS/FENCES.**

a. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED PERIMETER LANDSCAPE SETBACKS IS 40 INCHES. (R*)

b. THE MAXIMUM WALL/FENCE HEIGHT PERMITTED WITHIN REQUIRED OPEN SPACE AREAS IS 40 INCHES, WITH THE EXCEPTION OF REQUIRED POOL FENCES AND OTHER NECESSARY VIEW FENCES, AS APPROVED BY PDD. (R*)

9. **SIGNAGE.** SIGNAGE IS SUBJECT TO THE REGULATIONS OF SECTION 705, TABLE D-1, SINGLE-FAMILY RESIDENTIAL.

~~J. *Incentives for Affordable Housing.* In order to overcome a demonstrated deficiency in the supply of housing for persons of low and moderate income, incentives are established to foster the provision of such housing.~~

~~1. *Applicability.* All development located within a zoning district subject to the provisions of Section 608 providing affordable housing as defined in Section 202.~~

~~2. *Density Bonus.*~~

~~a. One additional unit shall be allowed for every two affordable housing units; provided, that the overall project density does not exceed ten percent beyond that which would otherwise be allowed.~~

~~b. A density bonus awarded per this section shall apply to the maximum density for any district and may be in addition to a density bonus earned per the provisions of Section 608.I.2.~~

~~3. Other Requirements. The total number of units within a project shall be as approved by the Department of Housing.~~

J. *OFF-SITE MANUFACTURED HOME DEVELOPMENTS.* OFF-SITE MANUFACTURED HOME DEVELOPMENT IS SUBJECT TO USE PERMIT APPROVAL IN THE C-1, C-2, AND C-3 DISTRICTS, IN ADDITION TO ZONING DISTRICTS INDICATED IN SECTION 608.D; AND SUBJECT TO THE FOLLOWING ADDITIONAL DEVELOPMENT REGULATIONS:

1. THE PROVISIONS OF SECTION 703.B DO NOT APPLY TO OFF-SITE MANUFACTURED HOME DEVELOPMENTS.

2. THESE REGULATIONS APPLY TO DEVELOPMENT OF A SINGLE LOT OR PARCEL, NOT TO BE FURTHER SUBDIVIDED.

3. PLACEMENT FOR EACH OFF-SITE MANUFACTURED HOME SHALL BE PROVIDED AS FOLLOWS:

   a. THERE SHALL BE A MINIMUM OF 20 FEET BETWEEN OFF-SITE MANUFACTURED HOMES AND TEN FEET BETWEEN AWNINGS AND CANOPIES. ALL ANNEXES OR STRUCTURAL ADDITIONS SHALL BE CONSIDERED PART OF THE OFF-SITE MANUFACTURED HOME.

   b. THERE SHALL BE AT LEAST 40 FEET BETWEEN OFF-SITE MANUFACTURED HOMES ON OPPOSITE SIDES OF A PRIVATE ACCESSWAY.

   c. NO OFF-SITE MANUFACTURED HOME, ANNEX OR STRUCTURAL ADDITION SHALL BE CLOSER THAN EIGHT FEET TO ANY PRIVATE ACCESSWAY OR PRIVATE DRIVE.

4. EACH OFF-SITE MANUFACTURED HOME SPACE SHALL HAVE PRIVATE OUTDOOR LIVING SPACE OF AT LEAST 150 SQUARE FEET. THE DIMENSION OF THIS SPACE SHALL BE AT LEAST 15 FEET IN WIDTH.

5. AT EACH OCCUPIED OFF-SITE MANUFACTURED HOME SPACE, THERE SHALL BE AN ENCLOSED STORAGE LOCKER FOR YARD TOOLS AND OTHER BULKY ITEMS CONVENIENT TO THE SPACE WITH A STORAGE CAPACITY OF AT LEAST 150 CUBIC FEET.

6. ALL AREAS NOT COVERED BY STRUCTURES OR PAVED SURFACES SHALL BE LANDSCAPED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT REVIEW DOCUMENTS REQUIRED UNDER SECTION 507.

7. SCREENING THE PERIMETER OF AN OFF-SITE MANUFACTURED HOME DEVELOPMENT BY A WALL OR OTHER APPROVED MATERIAL MAY BE REQUIRED AS A CONDITION OF USE PERMIT APPROVAL.

8. THERE SHALL BE A NETWORK OF PEDESTRIAN WALKWAYS CONNECTING OFF-SITE MANUFACTURED HOME SPACES WITH EACH OTHER AND WITH DEVELOPMENT FACILITIES AND AMENITIES.

9. IF STORAGE YARDS ARE PROVIDED, THERE SHALL BE A SCREENED STORAGE YARD OR YARDS FOR BOATS, RECREATIONAL VEHICLES, ETC. SUCH STORAGE YARDS SHALL HAVE A MINIMUM OF 60 SQUARE FEET OF STORAGE SPACE FOR EACH OFF-SITE MANUFACTURED HOME SPACE IN THE DEVELOPMENT AND SHALL BE LOCATED SO AS TO NOT DETRACT FROM SURROUNDING PROPERTIES. ALL BOATS AND RECREATIONAL VEHICLES SHALL BE PARKED IN THE STORAGE YARD.

10. EACH OFF-SITE MANUFACTURED HOME SHALL (1) BE AFFIXED PERMANENTLY TO THE GROUND OR (2) HAVE SKIRTING AROUND ITS PERIMETER TO SCREEN ITS WHEELS AND UNDERCARRIAGE.

11. ALL UTILITIES AND THE WIRES OF ANY CENTRAL TELEVISION OR RADIO ANTENNA SYSTEM SHALL BE UNDERGROUND.

12. NOT MORE THAN 15 PERCENT OF THE SPACES IN ANY ONE OFF-SITE MANUFACTURED HOME DEVELOPMENT SHALL BE DEVELOPED OR USED FOR RECREATIONAL VEHICLES.

13. DEVELOPMENT OF OFF-SITE MANUFACTURED HOME COMMUNITIES SHALL BE UNDER THE PLANNED RESIDENTIAL DEVELOPMENT OPTION APPLICABLE IN THE UNDERLYING ZONING DISTRICT.

14. PRIVATE DRIVES MAY BE USED FOR ACCESS TO EACH OFF-SITE MANUFACTURED HOME.

15. THERE SHALL BE A MINIMUM OF FIVE PERCENT OF THE TOTAL AREA OF THE OFF-SITE MANUFACTURED HOME DEVELOPMENT DEDICATED OR RESERVED AS USABLE COMMON OPEN SPACE LAND. COMMON OPEN SPACE LANDS SHALL BE CLEARLY DESIGNATED ON THE PLAN AS TO THE CHARACTER OF USE AND DEVELOPMENT BUT SHALL NOT INCLUDE:

a. AREAS RESERVED FOR THE EXCLUSIVE USE OR BENEFIT OF AN INDIVIDUAL TENANT OR OWNER; NOR

b. DEDICATED STREETS, ALLEYS, AND OTHER PUBLIC RIGHTS-OF-WAY; NOR

c. VEHICULAR DRIVES, PARKING, LOADING, AND STORAGE AREAS; NOR

d. REQUIRED SETBACK AREAS AT EXTERIOR BOUNDARIES OF THE SITE; NOR

e. GOLF COURSES.

ADEQUATE GUARANTEES MUST BE PROVIDED TO ENSURE PERMANENT RETENTION OF OPEN SPACE LAND AREA RESULTING FROM THE APPLICATION OF THESE REGULATIONS, EITHER BY PRIVATE RESERVATION FOR THE USE OF THE RESIDENTS WITHIN THE DEVELOPMENT OR BY DEDICATION TO THE PUBLIC, OR A COMBINATION THEREOF.

***

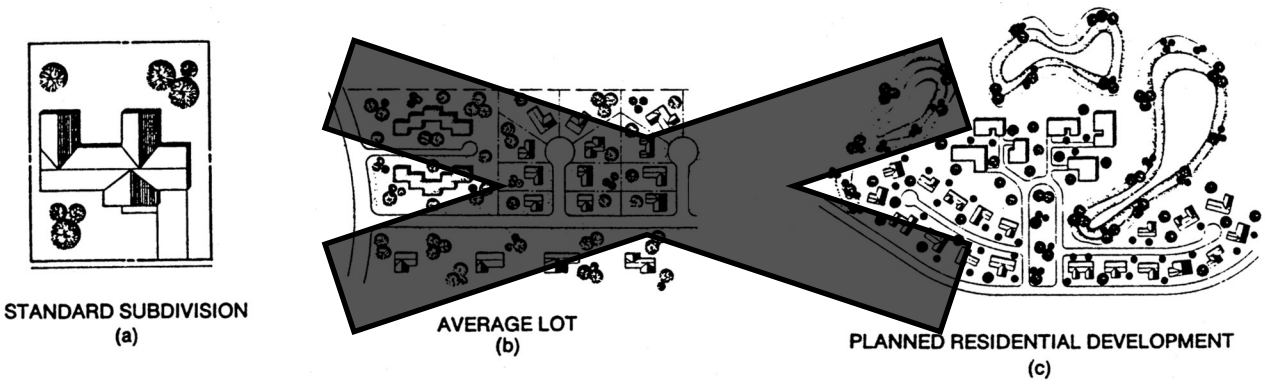
Amend Chapter 6, Section 609 (RE-35 Single-Family Residence District) to read as follows:

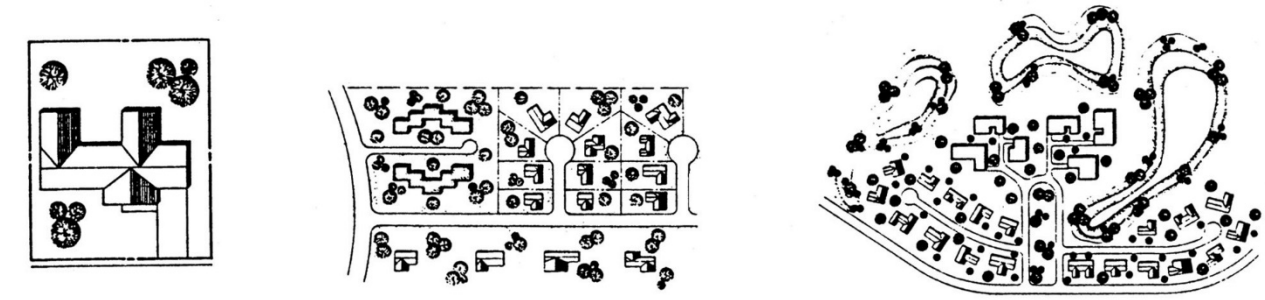
Section 609. RE-35 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the RE-35 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS





~~Table 609.A~~ ~~RE-35 Development Options~~			
~~***Standards***~~	~~***(a) Subdivision***~~	~~***(b) Average Lot***~~	~~***(c) Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~150' width, 175' depth (Minimum area 35,000 sq. ft.)~~	~~100' width, 125' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~1.10~~	~~1.10~~	~~1.15; 1.32 with bonus~~
~~Perimeter standards~~	~~None~~	~~40' front or rear, 20' side~~	~~40' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 20' adjacent to property line~~
~~Building setbacks~~	~~40' front, 40' rear, 20' side~~	~~25' front, 50' total front and rear~~	~~25' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30'~~

~~Table 609.A RE-35 Development Options~~			
~~***Standards***~~	~~***(a) Subdivision***~~	~~***(b) Average Lot***~~	~~***(c) Planned Residential Development***~~
~~Lot coverage~~	~~25%, except if all structures are less than 20' and 1 story in height then a maximum of 40% lot coverage is allowed.~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures. Total: 40%.~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~	~~Single-family attached; plus (a)~~	~~Single-family attached; plus (a)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway (1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	150 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	175 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	1.2 PDU/AC (GROSS)	1.2 PDU/AC (GROSS); 1.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	1.2 LOTS/AC (GROSS)	1.2 LOTS/AC (GROSS); 1.5 WITH BONUS

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 40 FEET REAR: 40 FEET SIDES: 20 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 40 FEET. OTHER PROPERTY LINE: 20 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	20 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	25%, EXCEPT IF ALL STRUCTURES ARE LESS THAN 20' AND 1 STORY IN HEIGHT THEN A MAXIMUM OF 40% LOT COVERAGE IS ALLOWED.	40% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY

TABLE 609.1 RE-35 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

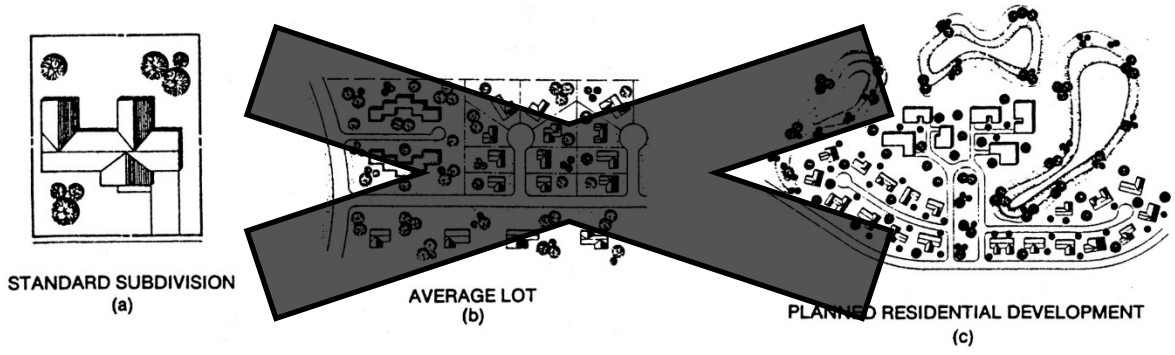
Amend Chapter 6, Section 610 (R1-18 Single-Family Residence District) to read as follows:

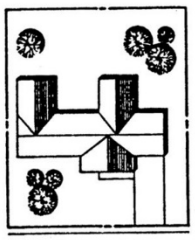
Section 610. R1-18 Single-Family Residence District

***

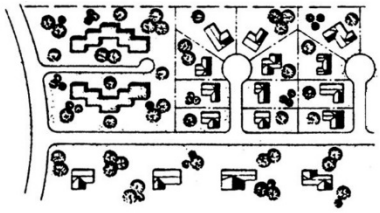
B. **District Regulations.** The following table~~s~~ establishES standards to be used IN THE R1-18 DISTRICT ~~for each district. The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

ILLUSTRATIONS OF DEVELOPMENT OPTIONS

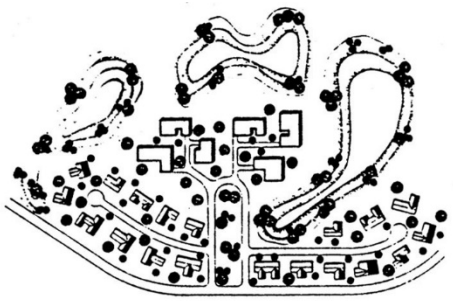




Standard Option



Standard Subdivision



Planned Residential Development

~~Illustrations of Development Options~~

~~Table 610.A R1-18 Development Options~~			
~~***Standards***~~	~~***(a) Subdivision***~~	~~***(b) Average Lot***~~	~~***(c) Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~130' width, 120' depth (Minimum area 18,000 sq. ft.)~~	~~90' width, 80' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~1.95~~	~~1.95~~	~~2.05; 2.34 with bonus~~
~~Perimeter standards~~	~~None~~	~~30' front or rear, 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~
~~Building setbacks~~	~~25' front, 30' rear, 10' side~~	~~25' front, 50' total front plus rear~~	~~25' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30'~~
~~Lot coverage~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%~~	~~30%, plus an additional 10% for an ADU and/or attached shade structures Total: 40%~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~

~~Table 610.A R1-18 Development Options~~			
~~*Standards*~~	~~*(a)* *Subdivision*~~	~~*(b)* *Average Lot*~~	~~*(c)* *Planned Residential Development*~~
~~Allowed development~~	~~Single-family detached~~	~~Single-family attached; plus (a)~~	~~Single-family attached; plus (a)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway (1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	130 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	120 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	2.0 PDU/AC (GROSS)	2.0 PDU/AC (GROSS); 2.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	2.0 LOTS/AC (GROSS)	2.0 LOTS/AC (GROSS); 2.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 30 FEET SIDES: 10 FEET	FRONT: 25 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	SAME AS INDIVIDUAL LOT SETBACKS

TABLE 610.1 R1-18 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	2 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	30%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 40%	40% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 611 (R1-10 Single-Family Residence District) to read as follows:

Section 611. R1-10 Single-Family Residence District

***

B. **District Regulations.** The following tables establishES standards to be used in the R1-10 district. The definitions of terms used in these standards are found in Section 608.I. REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

Table 611.A ***R1-10 Development Options*** ***Single-Family Detached Development[3]***		
Standards	***Conventional***	***Planned Residential Development***
Minimum lot width	75' minimum	45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage
Minimum lot depth	None, except 110' adjacent to freeway or arterial	None, except 110' adjacent to freeway or arterial
Dwelling unit density (units/gross acre)	3.0	3.5; 4.5 with bonus
Minimum perimeter building setbacks	Front: 15'; Rear: 15' (1-story), 20' (2-story); Side: 10' (1-story), 15' (2-story)	Street(2)(front, rear or side): 15' (in addition to landscape setback); Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)

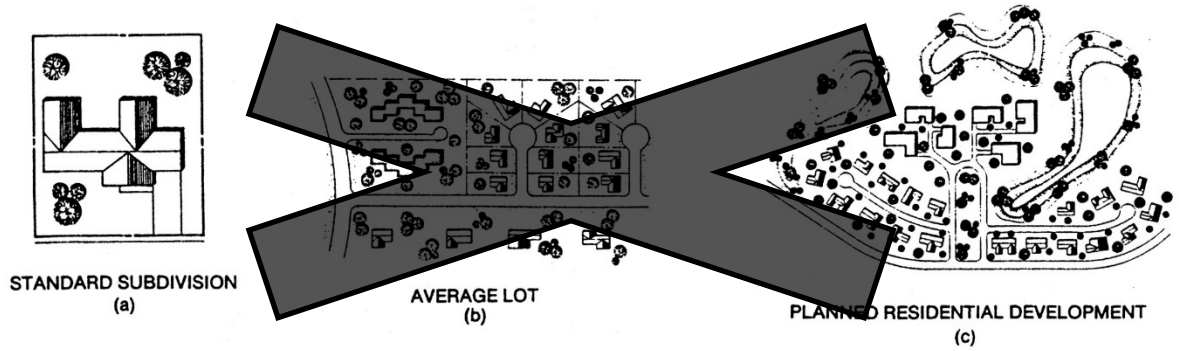
~~***Table 611.A***~~ ~~***R1-10 Development Options***~~ ~~***Single-Family Detached Development***~~[(3)]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Common landscaped setback adjacent to perimeter streets~~[(2)]	~~None~~	~~15' average, 10' minimum~~ ~~(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50% plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50% plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~

~~***Table 611.A***~~ ~~***R1-10 Development Options***~~ ~~***Single-Family Detached Development***~~~~***(3)***~~		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Allowed development~~	~~Single-family detached~~~~(3)~~	~~Single-family detached~~~~(3)~~
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~~~(1)~~	~~Public street or private accessway~~~~(1)~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20 to 30 feet on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 611.B.~~



~~*Table 611.B*~~ ~~*R1-10 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to June 2, 1999)*~~			
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~
~~Minimum lot dimensions (width and depth)~~	~~80' width, 94' depth~~ ~~(Minimum area 10,000 sq. ft.)~~	~~60' width, 65' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~3.50~~	~~3.50~~	~~3.68; 4.20 with bonus~~
~~Perimeter standards~~	~~None~~	~~30' front, 25' rear, 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~
~~Building setbacks~~	~~25' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures.~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures.~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures.~~ ~~Total: 60%~~

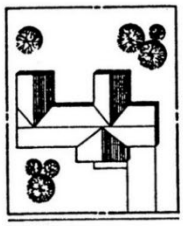
~~***Table 611.B***~~ ~~***R1-10 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to June 2, 1999)***~~			
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
		~~Total: 60%~~	
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached(3) and duplex~~	~~Single-family attached; plus (a)~~	~~Multi-family plus (b)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

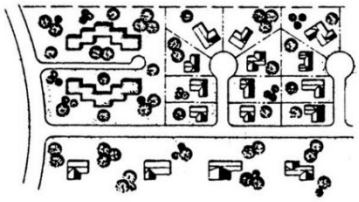
~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.~~

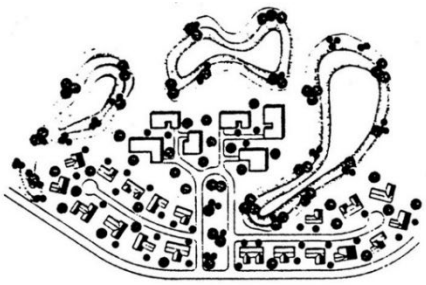
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 611.1 R1-10 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	80 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	3.5 PDU/AC (GROSS)	3.5 PDU/AC (GROSS); 4.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	3.5 LOTS/AC (GROSS)	3.5 LOTS/AC (GROSS); 4.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET

TABLE 611.1 R1-10 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 612 (R1-8 Single-Family Residence District) to read as follows:

Section 612. R1-8 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R1-8 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~*Table 612.A*~~ ~~*R1-8 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Minimum lot width~~	~~65' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~4.0~~	~~4.5; 5.5 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story); Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum~~ ~~(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

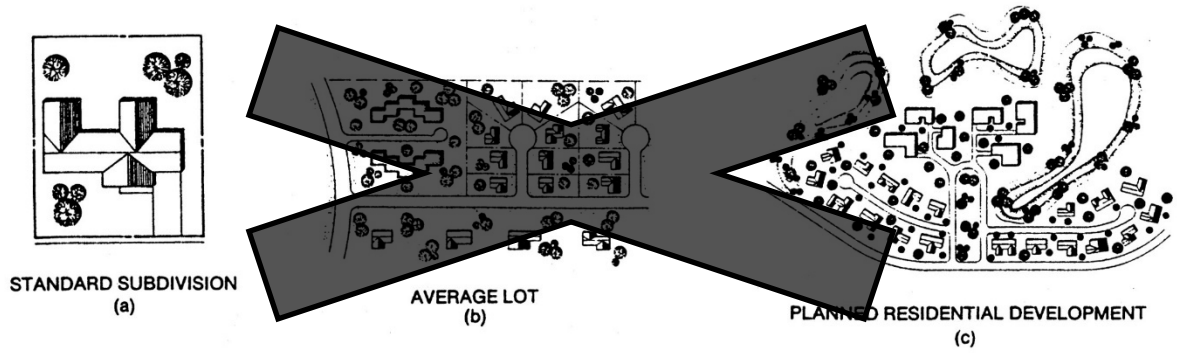
~~***Table 612.A***~~ ~~***R1-8 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 612.A***~~ ~~***R1-8 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to June 2, 1999, refer to the development standards of Table 612.B.~~



~~***Table 612.B***~~ ~~***R1-8 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to June 2, 1999)***~~			
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
~~Minimum lot dimensions (width and depth)~~	~~70' width, 94' depth~~ ~~(Minimum area 8,000 sq. ft.)~~	~~50' width, 65' depth~~	~~None~~
~~Dwelling unit density (units/gross acre)~~	~~4.30~~	~~4.30~~	~~4.52; 5.16 with bonus~~
~~Perimeter standards~~	~~None~~	~~25' front or rear 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~
~~Building setbacks~~	~~20' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~

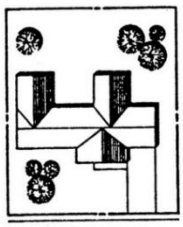
~~***Table 612.B***~~ ~~***R1-8 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to June 2, 1999)***~~			
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~
~~Allowed development~~	~~Single-family detached(3) and duplex~~	~~Single-family attached; plus (a)~~	~~Multi-family plus (b)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Site plan per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

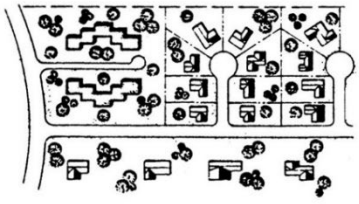
~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to June 2, 1999.~~

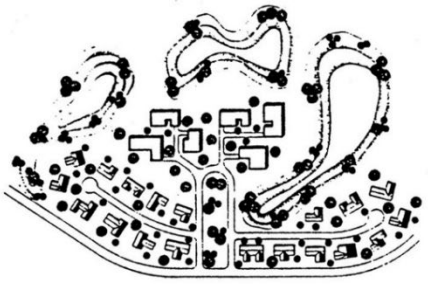
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 612.1 R1-8 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	70 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	4.5 PDU/AC (GROSS)	4.5 PDU/AC (GROSS); 5.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	4.5 LOTS/AC (GROSS)	4.5 LOTS/AC (GROSS); 5.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE WHERE LOTS FRONT ON PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET

TABLE 612.1 R1-8 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 613 (R1-6 Single-Family Residence District) to read as follows:

Section 613. R1-6 Single-Family Residence District

***

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R1-6 district. ~~The definitions of terms used in these standards are found in Section 608.I.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 613.A***~~ ~~***R1-6 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~5.5; 6.5 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum(Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

~~***Table 613.A***~~ ~~***R1-6 Development Options***~~ ~~***Single-Family Detached Development***~~~~***(3)***~~		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~~~(3)~~	~~Single-family detached~~~~(3)~~
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~~~(1)~~	~~Public street or private accessway~~~~(1)~~

~~***Table 613.A***~~ ~~***R1-6 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 613.B.~~

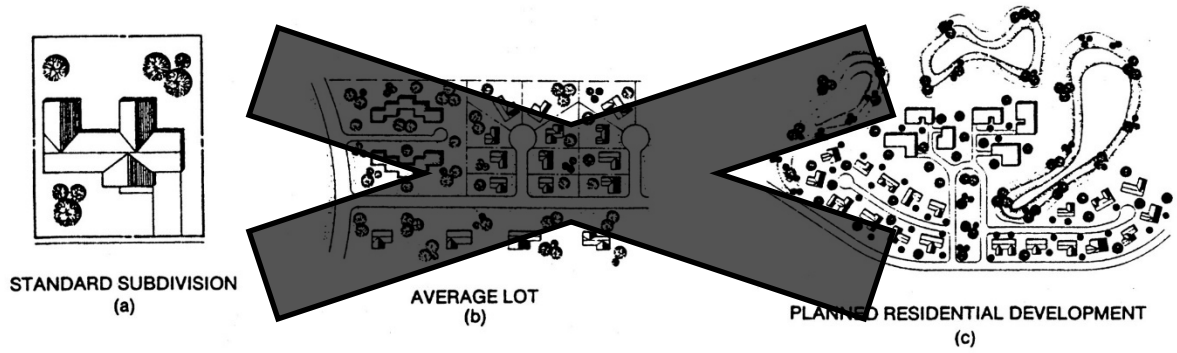


Table 613.B
R1-6 Development Options
Single-Family Attached and Multi-Family Development, and
Single-Family Detached Development (Subdivided Prior to May 1, 1998)

Standards	***Subdivision***	***Average Lot***	***Planned Residential Development***
Minimum lot dimensions (width and depth)	60' width, 94' depth (Minimum area 6,000 sq. ft.)	40' width, 60' depth	None
Dwelling unit density (units/gross acre)	5.30	5.30	5.54; 6.34 with bonus
Perimeter standards	None	25' front or rear 10' side	20' adjacent to a public street[(2)]; this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line
Building setbacks	20' front, 25' rear, 10' and 3' side	10' front, 35' front plus rear	10' front
Maximum height	2 stories and 30'	2 stories and 30'	2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories
Lot coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%
Common areas	None	None	Minimum 5% of gross area

~~***Table 613.B***~~
~~***R1-6 Development Options***~~
~~***Single-Family Attached and Multi-Family Development, and***~~
~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~

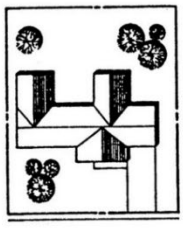
~~***Standards***~~	~~***Subdivision***~~	~~***Average Lot***~~	~~***Planned Residential Development***~~
~~Allowed development~~	~~Single-family detached(3) and duplex~~	~~Single-family attached plus (a)~~	~~Multi-family plus (b)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

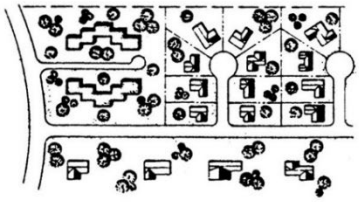
~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

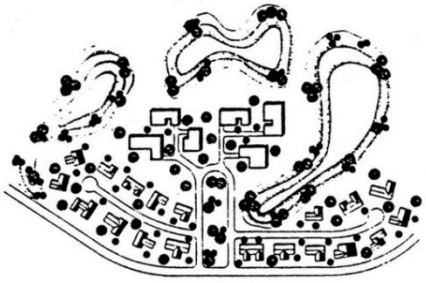
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 613.1 R1-6 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE.
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE.
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	5.5 PDU/AC (GROSS)	5.5 PDU/AC (GROSS); 6.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	5.5 LOTS/AC (GROSS)	5.5 LOTS/AC (GROSS); 6.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE.	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE.	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET	3 STORIES AND 30 FEET

TABLE 613.1 R1-6 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE.	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; BONUS: SECTION 608.H

Amend Chapter 6, Section 614 (R-2 Multi-Family Residence District) to read as follows:

Section 614. R-2 ~~Multifamily~~ MULTI-FAMILY Residence District

***

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-2 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 614.A***~~ ~~***R-2 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

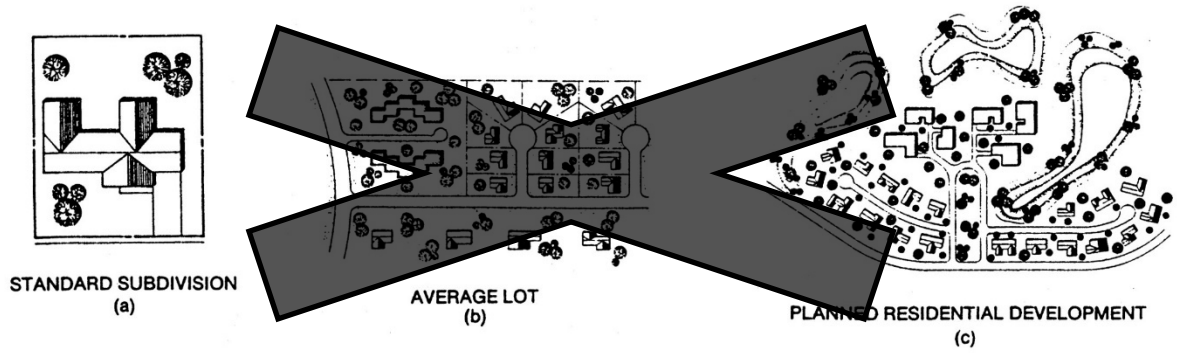
~~***Table 614.A***~~ ~~***R-2 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~*Table 614.A*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Detached Development*~~[3]		
~~*Standards*~~	~~*Conventional*~~	~~*Planned Residential Development*~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 614.B.~~



~~*Table 614.B*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~*(4)*~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~10.0~~	~~10.0~~	~~10.50; 12.00 with bonus~~	~~10.50; 12.00 with bonus~~
~~Perimeter standards~~	~~None~~	~~25' front or rear 10' side~~	~~20' adjacent to a public street(2); this area is to be in common ownership unless lots front on the perimeter public street; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 25' rear, 10' and 3' side~~	~~10' front, 35' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30'~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' high and 4 stories~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum(5)~~

~~***Table 614.B***~~ ~~***R-2 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~~~(3)~~ ~~and duplex~~	~~Single-family attached plus (a)~~	~~Multi-family plus (b)~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section~~ 507	~~Development review per Section 507~~

~~*Table 614.B*~~ ~~*R-2 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~*(4)*~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

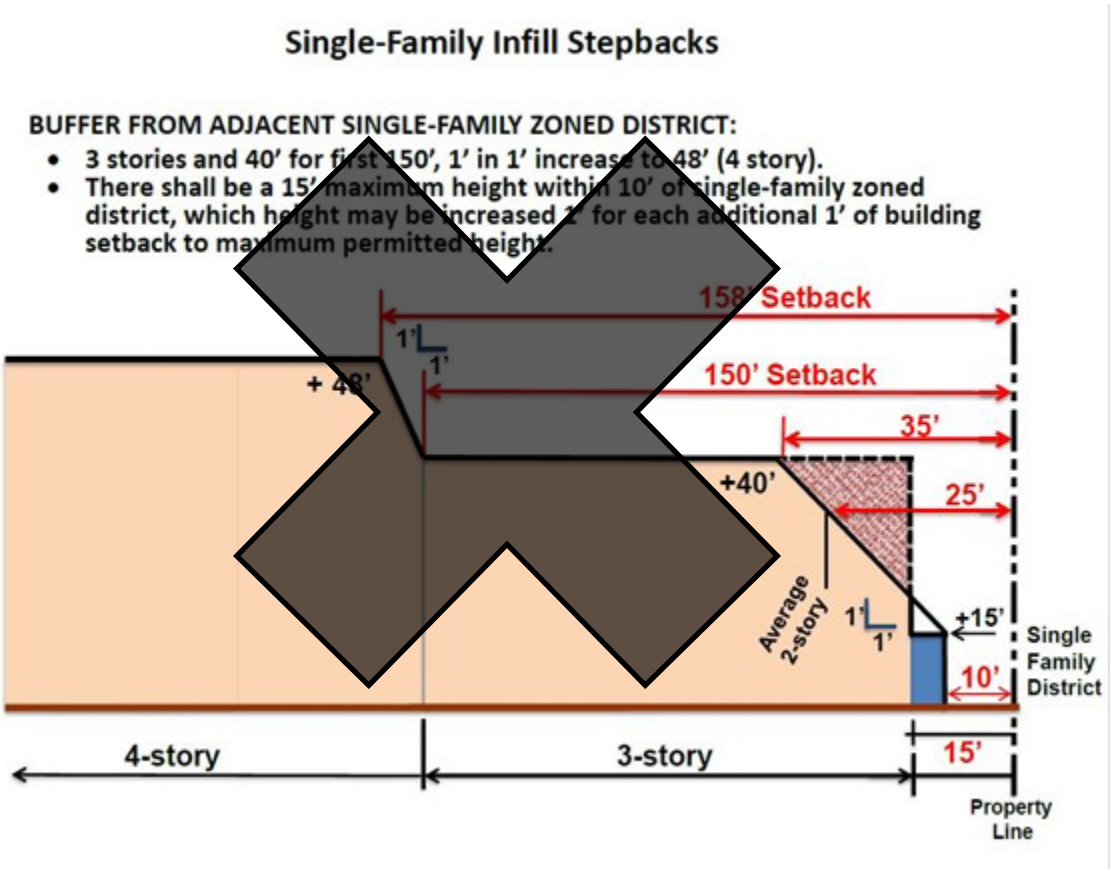
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

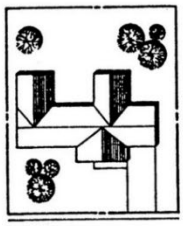
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

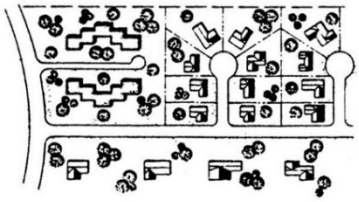
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



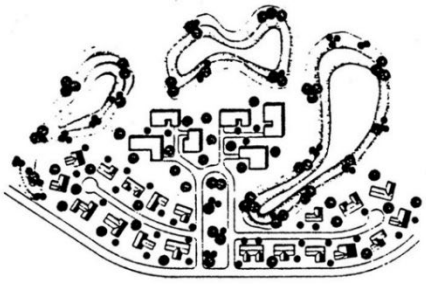
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	10.0 PDU/AC (GROSS)	10.5 PDU/AC (GROSS); 12.0 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	10.0 LOTS/AC (GROSS)	10.5 LOTS/AC (GROSS); 12.0 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 25 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	18 FEET FRONT OR STREET SIDE
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 614.1 R-2 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 615 (R-3 Multi-Family Residence District) to read as follows:

Section 615. R-3 ~~Multifamily~~ MULTI-FAMILY Residence District

***

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-3 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 615.A***~~ ~~***R-3 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

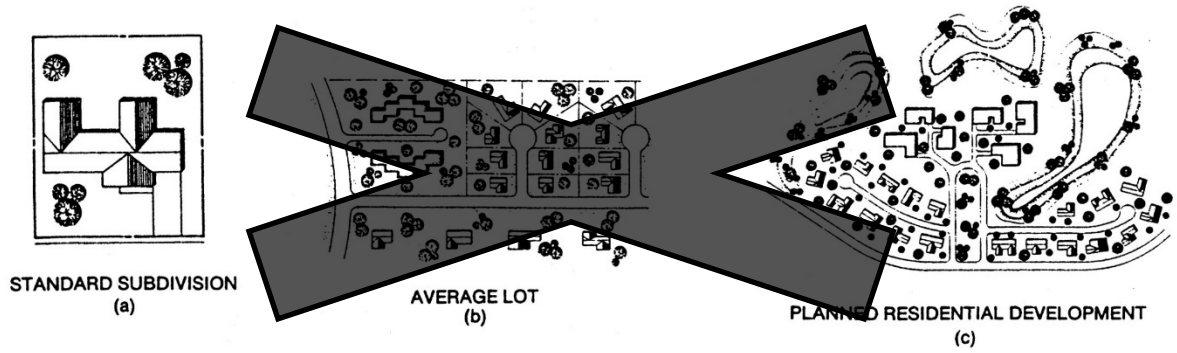
~~***Table 615.A***~~ ~~***R-3 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 615.A***~~ ~~***R-3 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 615.B.~~



~~***Table 615.B***~~ ~~***R-3 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~14.5~~	~~14.5~~	~~15.23; 17.40 with bonus~~	~~15.23; 17.40 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~25' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~2 stories and 30'~~~~(5)~~	~~2 stories and 30'~~~~(5)~~	~~2 stories and 30' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~~~(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~

~~*Table 615.B*~~ ~~*R-3 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~[4]
~~Allowed development~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family detached~~[3]~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~[1]	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

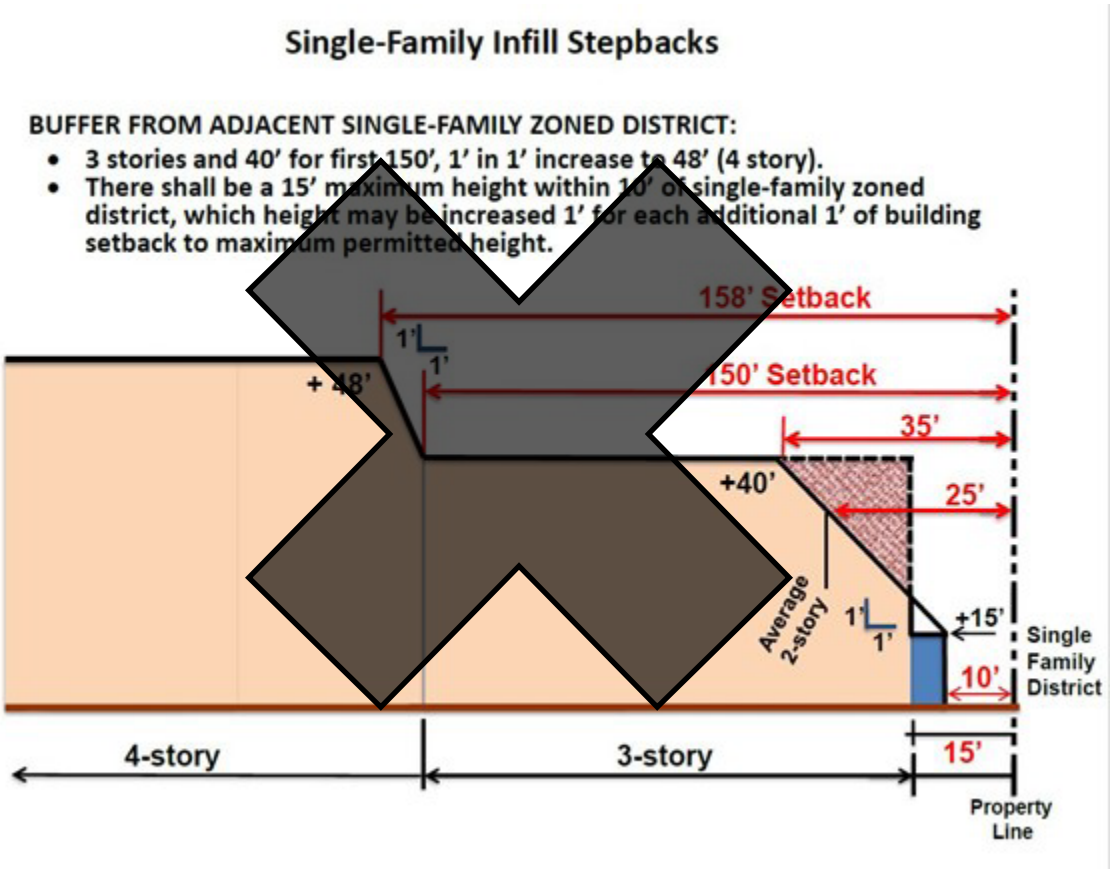
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

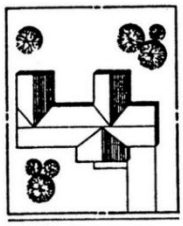
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

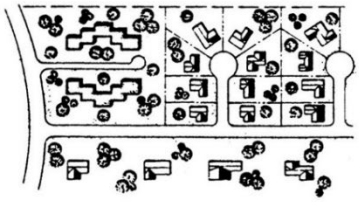
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



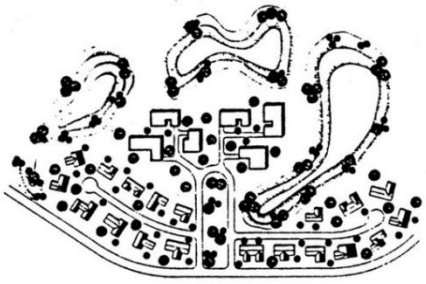
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	14.5 PDU/AC (GROSS)	15.5 PDU/AC (GROSS); 17.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	14.5 LOTS/AC (GROSS)	15.5 LOTS/AC (GROSS); 17.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 615.1 R-3 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 30 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 616 (R-3A Multi-Family Residence District) to read as follows:

Section 616. R-3A ~~Multifamily~~ MULTI-FAMILY Residence District

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-3A district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 616.A***~~ ~~***R-3A Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

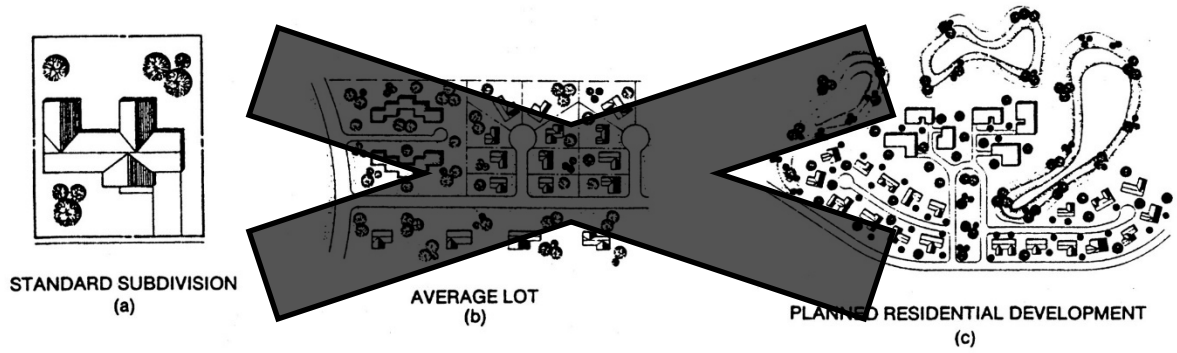
~~***Table 616.A***~~ ~~***R-3A Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 616.A***~~ ~~***R-3A Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 616.B.~~



~~*Table 616.B*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~[(4)]
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~22~~	~~22~~	~~23.1; 26.4 with bonus~~	~~23.1; 26.4 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~[(2)]~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~25' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~3 stories or 40'~~[(5)]	~~3 stories or 40'~~[(5)]	~~3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~[(5)]	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~[(5)]
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~

~~*Table 616.B*~~ ~~*R-3A Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Allowed development~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

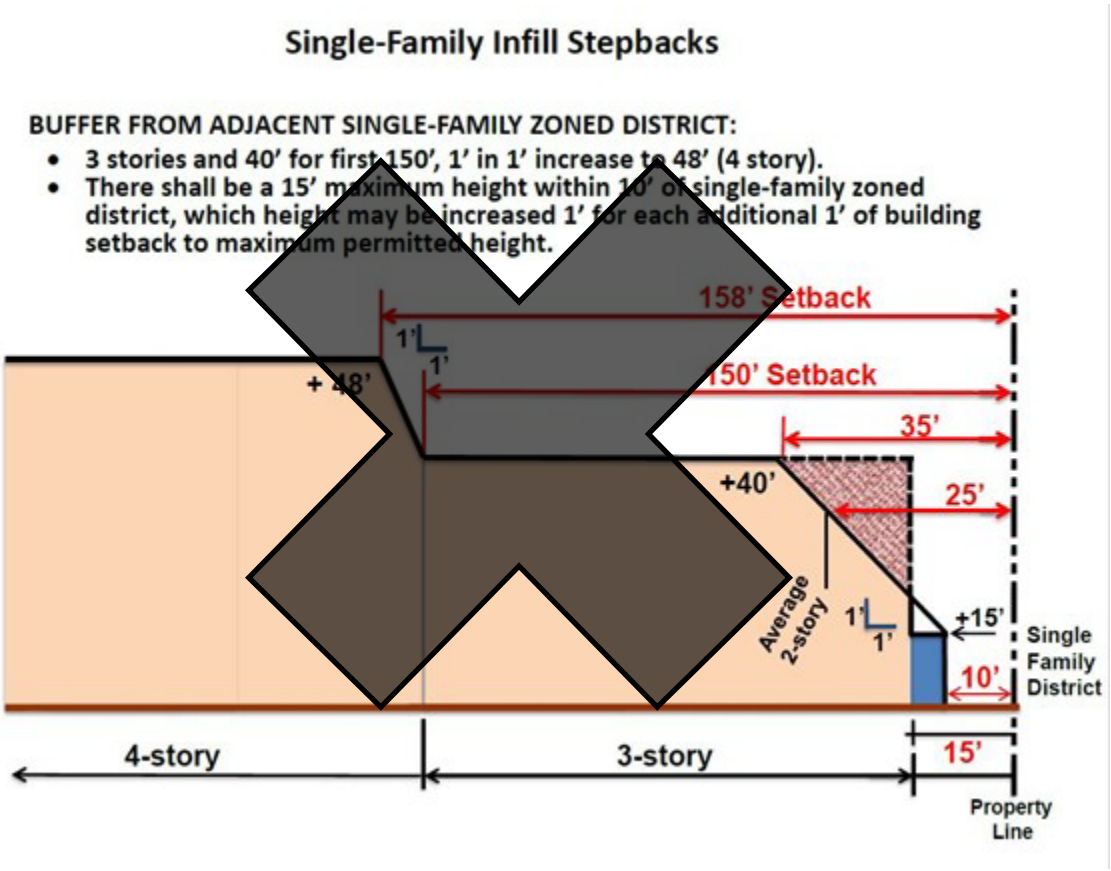
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

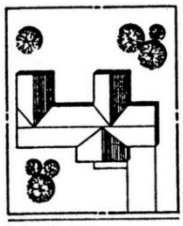
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

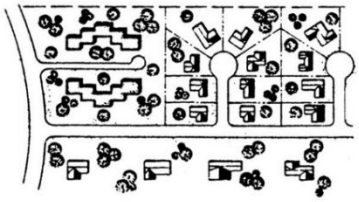
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



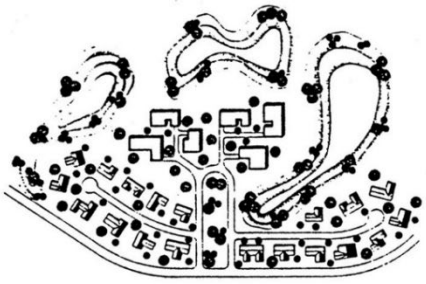
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A) STANDARD OPTION**	**(B) PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	22.0 PDU/AC (GROSS)	23.0 PDU/AC (GROSS); 26.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	22.0 LOTS/AC (GROSS)	23.0 LOTS/AC (GROSS); 26.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 25 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 616.1 R-3A DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	2 STORIES AND 30 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 617 (R-4 Multi-Family Residence District) to read as follows:

Section 617. R-4 ~~Multifamily~~ MULTI-FAMILY Residence District

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations.** The following table~~s~~ establishES standards to be used in the R-4 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 617.A***~~ ~~***R-4 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

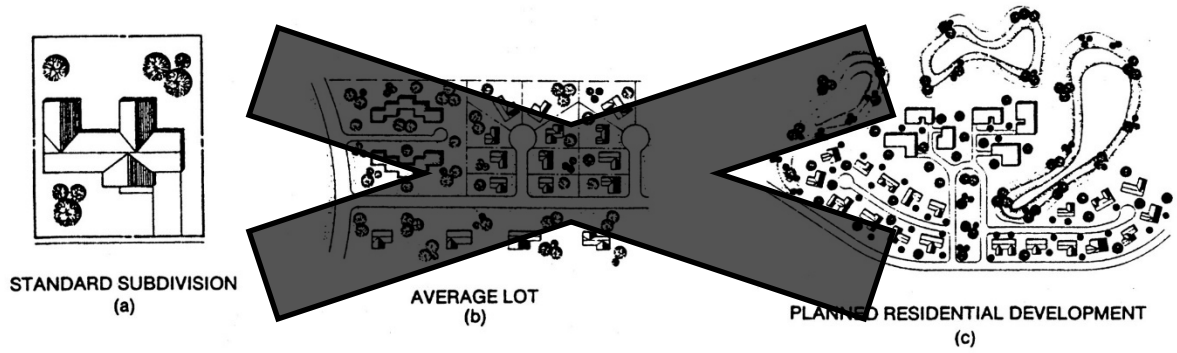
~~***Table 617.A***~~ ~~***R-4 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 617.A***~~ ~~***R-4 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 617.B.~~



~~***Table 617.B***~~ ~~***R-4 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~29.0~~	~~29.0~~	~~30.45; 34.80 with bonus~~	~~30.45; 34.80 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40'~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 5' increase to 48' height, 4-story maximum~~~~(5)~~	~~3 stories or 40' for first 150'; 1' in 1' increase to 48' height, 4-story maximum~~~~(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~

~~*Table 617.B*~~ ~~*R-4 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Allowed development~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family detached~~~~(3)~~~~, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

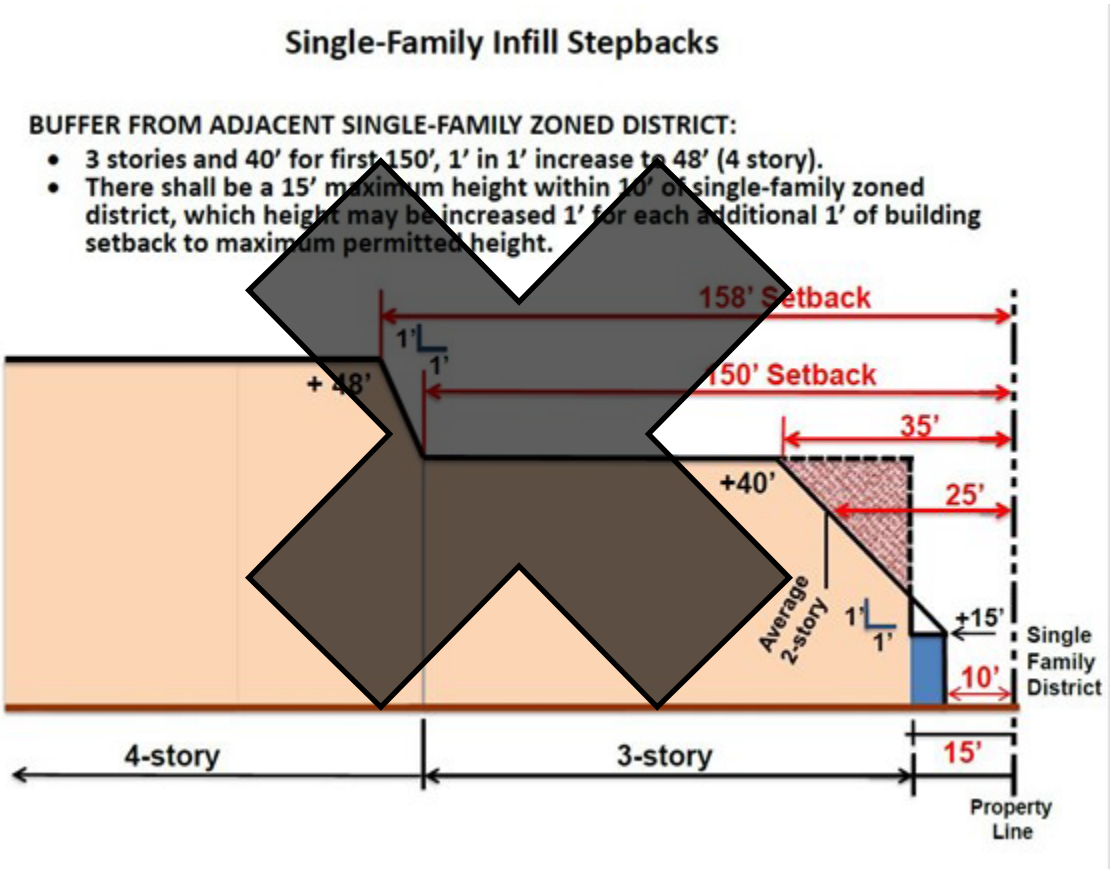
~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

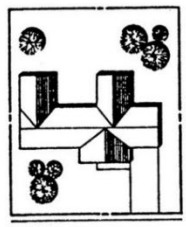
~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

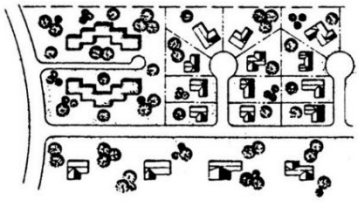
~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~



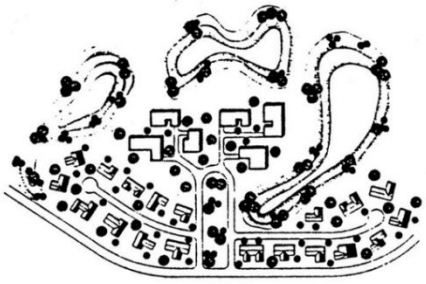
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	29.0 PDU/AC (GROSS)	30.0 PDU/AC (GROSS); 35.0 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	29.0 LOTS/AC (GROSS)	30.0 LOTS/AC (GROSS); 35.0 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS.	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.

TABLE 617.1 R-4 DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(10)	*BUILDING HEIGHT (MAXIMUM)*	3 STORIES AND 40 FEET**	3 STORIES AND 40 FEET FOR FIRST 150 FEET FROM DEVELOPMENT PERIMETER; ONE FOOT HEIGHT INCREASE FOR EACH FIVE FEET IN SETBACK INCREASE TO MAXIMUM 4 STORIES AND 48 FEET HIGH**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Amend Chapter 6, Section 618 (R-5 Multi-Family Residence District) to read as follows:

Section 618. R-5 Multi-Family Residence District—Restricted Commercial

A. Purpose. The purpose of the multi-family residence districts is to provide for alternate living styles including rental, condominiums and single ownership of land with multiple units thereon or single or attached townhomes.

The density ranges offered are intended to allow for a greater interaction of residents with at least the opportunity for less individual maintenance, unit cost, and size as compared with a conventional single-family residence.

~~The~~ TWO ~~design~~ DEVELOPMENT options, ~~of average lot subdivision,~~ STANDARD and planned residential DEVELOPMENT, ~~and single-family attached development~~ are intended to provide flexibility as to unit placement, variable yard requirements, more reasonable and practical use of open spaces, staggered height limits up to three and four stories and more standardized parking and street improvement requirements. Bonus provisions are intended to facilitate and enhance the utilization of smaller infill parcels as well as unusual and irregular parcels throughout the City.

~~Along with the freedom that the multi-family district offers are certain responsibilities which must be met for project residents, but more importantly for the overall adjacent neighborhood. These are expressed in terms of standards and performance criteria. The standards internal to a project are intended to increase livability with amenities including landscaping, recreational facilities and project design. On the other hand the exterior standards provide a better fit, [and] better the project and the neighborhood environs. Criteria relating to setbacks, screening and landscaping are intended to reduce noise, maintain privacy and minimize psychological feelings to a change in development character and avoid any adverse effect on property values.~~

B. **District Regulations—Residential Uses.** The following table~~s~~ establishES standards to be used in the R-5 district. ~~The definitions of terms used in these standards are found in Section 608.I. The single-family infill development option must meet Section 608.F.6 requirements.~~ REFER TO SECTION 608, RESIDENTIAL DISTRICTS, FOR PERMITTED USES AND ADDITIONAL DEVELOPMENT REGULATIONS.

~~***Table 618.A***~~ ~~***R-5 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum lot width~~	~~55' minimum~~	~~45' minimum (unless approved by either the design advisor or the Design Review Committee for demonstrating enhanced architecture that minimizes the impact of the garage~~
~~Minimum lot depth~~	~~None, except 110' adjacent to freeway or arterial~~	~~None, except 110' adjacent to freeway or arterial~~
~~Dwelling unit density (units/gross acre)~~	~~5.0~~	~~6.5; 12 with bonus~~
~~Minimum perimeter building setbacks~~	~~Front: 15';~~ ~~Rear: 15' (1-story), 20' (2-story);~~ ~~Side: 10' (1-story), 15' (2-story)~~	~~Street[2] (front, rear or side): 15' (in addition to landscape setback);~~ ~~Property line (rear): 15' (1-story), 20' (2-story);~~ ~~Property line (side): 10' (1-story), 15' (2-story)~~
~~Common landscaped setback adjacent to perimeter streets[2]~~	~~None~~	~~15' average, 10' minimum (Does not apply to lots fronting onto perimeter streets)~~
~~Minimum interior building setbacks~~	~~Front: 10'; rear: 10'; combined front and rear: 35', street side: 10'; sides: 13' total (3' minimum, unless 0')~~	~~Front: 10'; rear: none (established by Building Code); street side: 10'; sides: none (established by Building Code)~~
~~Minimum building separation~~	~~10'~~	~~None~~

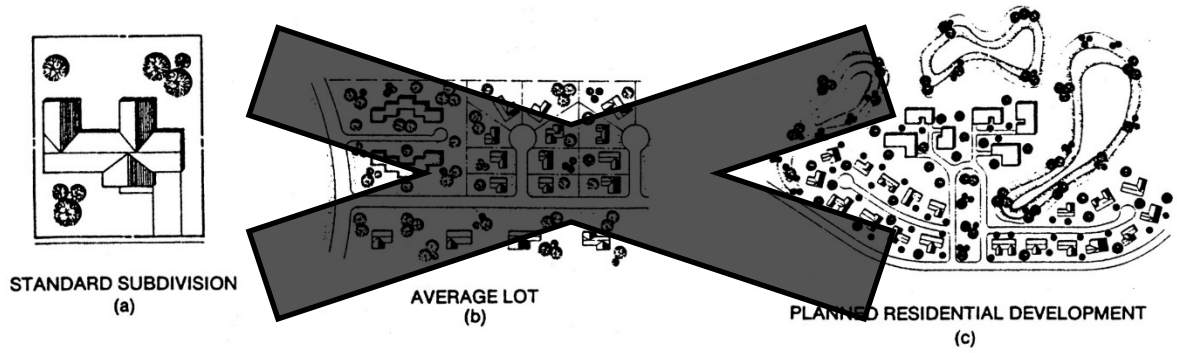
~~***Table 618.A***~~ ~~***R-5 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Minimum garage setback~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~	~~18' from back of sidewalk for front-loaded garages, 10' from property line for side-loaded garages~~
~~Maximum garage width~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~	~~For lots <60': 2 car widths, for lots ≥60' to 70': 3 car widths, for lots >70': no maximum~~
~~Maximum height~~	~~2 stories and 30'~~	~~2 stories and 30' (except that 3 stories not exceeding 30' are permitted when approved by the design advisor for demonstrating enhanced architecture)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures~~ ~~Total: 60%~~
~~Common areas~~	~~None~~	~~Minimum 5% of gross area~~
~~Allowed development~~	~~Single-family detached~~[3]	~~Single-family detached~~[3]
~~Required review~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~	~~Development review per Section 507, and subdivision to create 4 or more lots~~
~~Street standards~~	~~Public street or private accessway~~[1]	~~Public street or private accessway~~[1]

~~***Table 618.A***~~ ~~***R-5 Development Options***~~ ~~***Single-Family Detached Development***~~[3]		
~~***Standards***~~	~~***Conventional***~~	~~***Planned Residential Development***~~
~~Landscape standards~~		~~Perimeter common: trees spaced a maximum of 20' to 30' on center (based on species) or in equivalent groupings, and 5 shrubs per tree.~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) For single-family detached development built or subdivided prior to May 1, 1998, refer to the development standards of Table 618.B.~~



~~***Table 618.B***~~ ~~***R-5 Development Options***~~ ~~***Single-Family Attached and Multi-Family Development, and***~~ ~~***Single-Family Detached Development (Subdivided Prior to May 1, 1998)***~~				
~~***Standards***~~	~~***(a)***~~ ~~***Subdivision***~~	~~***(b)***~~ ~~***Average Lot***~~	~~***(c)***~~ ~~***Planned Residential Development***~~	~~***(d)***~~ ~~***Single-Family Infill***~~~~(4)~~
~~Minimum lot dimensions (width and depth)~~	~~60' width, 94' depth (Minimum area 6,000 sq. ft.)~~	~~40' width, 60' depth~~	~~None~~	~~Development site: none. Individual dwelling lot: 20'.~~
~~Dwelling unit density (units/gross acre)~~	~~43.5~~	~~43.5~~	~~45.68;52.20 with bonus~~	~~45.68;52.20 with bonus~~
~~Perimeter standards~~	~~None~~	~~20' front, 15' rear, 10' side~~	~~20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street~~~~(2)~~~~; 15' adjacent to property line~~	~~10' for units fronting street rights-of-way; 15' for units siding street rights-of-way. This area is to be in common ownership or management. 10' adjacent to property line~~
~~Building setbacks~~	~~20' front, 15' rear, 10' and 3' side~~	~~10' front, 30' front plus rear~~	~~10' front~~	~~Individual unit lot: none~~
~~Maximum height~~	~~4 stories or 48'~~~~(5)~~	~~4 stories or 48'~~~~(5)~~	~~4 stories or 48'~~~~(5)~~	~~4 stories or 48'~~~~(5)~~
~~Lot coverage~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%~~	~~100% for each individual lot. 50% for other parcels or tracts with accessory structures~~
~~Common areas~~	~~None~~	~~None~~	~~Minimum 5% of gross area~~	~~Minimum 5% of gross area~~

~~*Table 618.B*~~ ~~*R-5 Development Options*~~ ~~*Single-Family Attached and Multi-Family Development, and*~~ ~~*Single-Family Detached Development (Subdivided Prior to May 1, 1998)*~~				
~~*Standards*~~	~~*(a)*~~ ~~*Subdivision*~~	~~*(b)*~~ ~~*Average Lot*~~	~~*(c)*~~ ~~*Planned Residential Development*~~	~~*(d)*~~ ~~*Single-Family Infill*~~~~(4)~~
~~Allowed development~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family detached, single-family attached and multi-family~~	~~Single-family attached and single-family detached (per the provisions of Section 608.F.6 only)~~
~~Required review~~	~~Subdivision to create 4 or more lots~~	~~Subdivision with building setbacks~~	~~Development review per Section 507~~	~~Development review per Section 507~~
~~Street standards~~	~~Public street required~~	~~Public street~~	~~Public street or private accessway~~~~(1)~~	~~Development site: public street, public alley, or private accessway. Individual unit lot: private accessway, or private drive(1)~~

~~(1) Public streets may be required as a part of subdivision or development review for extensions of street patterns, for circulation within neighborhoods, or to continue partial dedications.~~

~~(2) For purposes of this section, canal rights-of-way shall be treated the same as public street rights-of-way.~~

~~(3) The only single-family detached developments that the standards of the table apply to are ones built or subdivided prior to May 1, 1998.~~

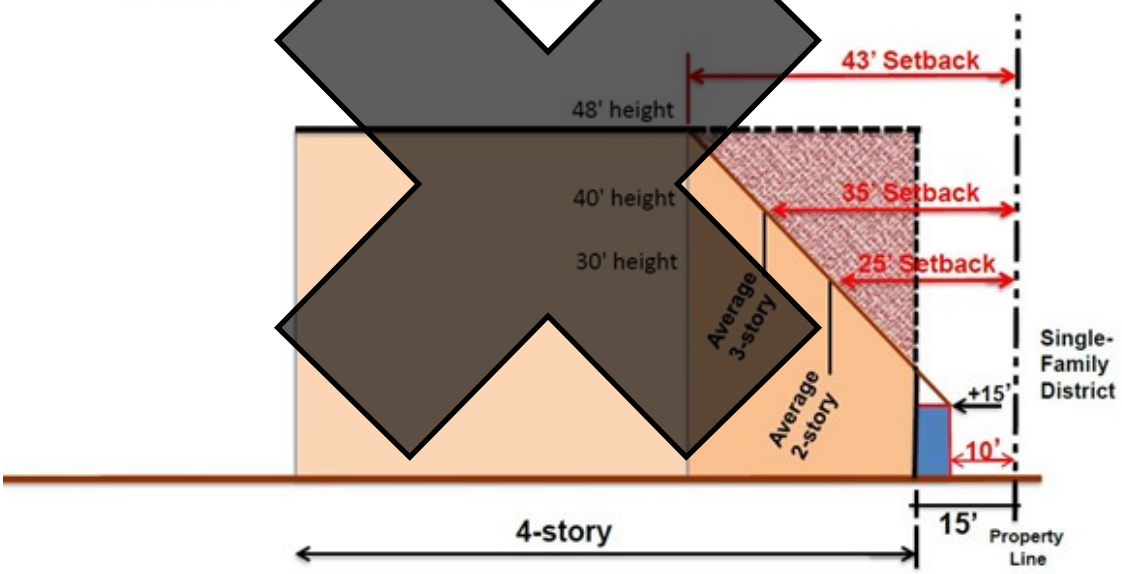
~~(4) The single-family infill development option must comply with the additional development regulations provided in Section 608.F.6.~~

~~(5) There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.~~

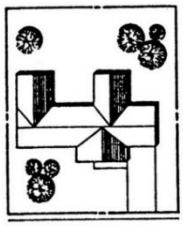
Single-Family Infill Stepbacks

BUFFER FROM ADJACENT SINGLE-FAMILY ZONED DISTRICT:

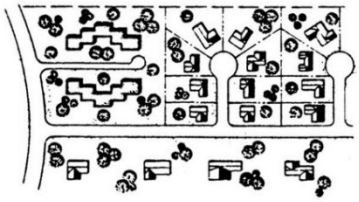
- **R-5: 4 stories and 48'.**
- ***There shall be a 15' maximum height within 10' of Single-Family zoned district, which height may be increased 1' for each additional 1' of building setback to maximum permitted height.**



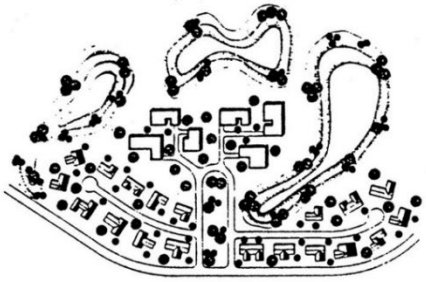
ILLUSTRATIONS OF DEVELOPMENT OPTIONS



Standard Option



Standard Subdivision



Planned Residential Development

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(1)	*LOT WIDTH (MINIMUM)*	60 FEET	NONE

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(2)	*LOT DEPTH (MINIMUM)*	94 FEET	NONE
(3)	*DEVELOPMENT DENSITY (MAXIMUM)*	43.5 PDU/AC (GROSS)	45.5 PDU/AC (GROSS); 52.5 WITH BONUS
(4)	*SUBDIVIDED LOTS (MAXIMUM)*	43.5 LOTS/AC (GROSS)	45.5 LOTS/AC (GROSS); 52.5 WITH BONUS
(5)	*INDIVIDUAL LOT SETBACKS (MINIMUM)*	FRONT: 20 FEET REAR: 15 FEET STREET SIDE: 10 FEET INTERIOR SIDES: 10 FEET AND 3 FEET	FRONT: 10 FEET REAR: NONE STREET SIDE: 10 FEET INTERIOR SIDES: NONE
(6)	*GARAGE DOOR/CARPORT ENTRY SETBACK (MINIMUM)*	SAME AS INDIVIDUAL LOT SETBACKS	FRONT: 18 FEET
(7)	*PROJECTIONS*	PER SECTION 701.A.3.A	PER SECTION 701.A.3.B
(8)	*DEVELOPMENT PERIMETER BUILDING SETBACK (MINIMUM)*	NONE	PERIMETER STREET: 20 FEET. OTHER PROPERTY LINE: 15 FEET
(9)	*PERIMETER STREET LANDSCAPE SETBACK (MINIMUM)*	NONE	15 FEET, EXCEPT NONE ON LOTS WHICH FRONT ON A PERIMETER STREET. MAY BE PROVIDED AS PART OF THE REQUIRED BUILDING SETBACK.
(10)	*BUILDING HEIGHT (MAXIMUM)*	4 STORIES AND 48 FEET**	4 STORIES AND 48 FEET**

TABLE 618.1 R-5 RESIDENTIAL DEVELOPMENT STANDARDS			
CATEGORY		**(A)** **STANDARD OPTION**	**(B)** **PLANNED RESIDENTIAL DEVELOPMENT (PRD)**
(11)	*LOT COVERAGE (MAXIMUM)*	50%, PLUS AN ADDITIONAL 10% FOR AN ADU AND/OR ATTACHED SHADE STRUCTURES TOTAL: 60%	60% TOTAL FOR DEVELOPMENT
(12)	*COMMON OPEN SPACE (MINIMUM)*	NONE	5% OF GROSS AREA
(13)	*STREET FRONTAGE REQUIREMENT*	PUBLIC STREET	PUBLIC STREET OR PRIVATE ACCESSWAY
(14)	*OTHER APPLICABLE REGULATIONS:*	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B	SUBDIVISIONS: CHAPTER 32, CITY CODE; DESIGN REVIEW: SECTION 507 TAB A; MULTI-FAMILY: SECTION 703.B BONUS: SECTION 608.H; SFI SUBDIVISIONS: SECTION 608.I

** THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

***

Amend Chapter 6, Section 619 (Residential R-4A District—Multifamily Residence—General) to read as follows:

Section 619. Residential R-4A District—~~Multifamily~~ MULTI-FAMILY Residence—General

***

A. **Permitted Uses.** Primary uses and accessory uses are permitted as indicated in the Residential Districts Land Use Matrix, Section 608.D, plus the following:

1. Hospice, subject to a use permit.

2. Nursing home, subject to a use permit and the following conditions:

a. A maximum lot coverage of 25 percent.

b. A minimum of 50 square feet of usable outdoor open space per bed shall be provided.

~~3. Single-family infill developments, per the provisions of Section 608.F.6 and Table 617.B, R-4 Development Options, column D.~~

B. **Yard, Height and Area Requirements.** Except as required by Section 701, the following yard, height and area provisions shall be required for this district:

***

~~8. Single-family infill development must comply with all regulations applicable to SFI development in the R-4 district except for density, which shall be permitted per Section 619.B.1.~~

~~9. Off-site manufactured home developments, upon obtaining use permit approval, shall comply with the R-4 standards for planned residential developments (Table 617.B, column C) except for density, which shall be permitted per Section 619.B.1.~~

***

Amend Chapter 6, Section 622 (Commercial C-1 District—Neighborhood Retail) to read as follows:

Section 622. Commercial C-1 District—Neighborhood Retail.

A. **Purpose.** The C-1, Commercial Neighborhood Retail District, is a district of light neighborhood type retail and customer service uses designed to be compatible with each other and nearby residential districts.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.** Unless otherwise specifically provided in this Section, the following restrictions shall apply to this district:

1. All commercial uses are restricted to closed buildingS except parking lots and liquid fuel pump services.

***

10. The sale of used merchandise in connection with the following permitted uses when such used merchandise uses a floorspace having a total area of no more than five ~~(5)~~ percent of the gross floor area of the establishment:

***

g. Audio and video rentals and retail sales.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE R-5 DISTRICT.

3. ADULT DAY CARE HOME AND CENTER

4. BOARDING HOUSE, SUBJECT TO A USE PERMIT

5. COMMUNITY RESIDENCE CENTER, SUBJECT TO A USE PERMIT

6. GROUP HOME, SUBJECT TO A USE PERMIT

7. NURSING HOME, SUBJECT TO A USE PERMIT

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4,~~ THE R-5 DISTRICT ~~and R-4A~~; and in addition the following:

***

2. RESERVED. ~~Adult Day Care Home and Center~~

***

19. RESERVED. ~~Boarding House, subject to a use permit~~

***

38. RESERVED. ~~Community Residence Center, subject to a use permit~~

***

76. RESERVED. ~~Group Home, subject to a use permit~~

***

120. RESERVED. ~~Nursing Home, subject to a use permit~~

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~ OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 623 (Commercial C-2 District —Intermediate Commercial) to read as follows:

Section 623. Commercial C-2 District —Intermediate Commercial.

A. **Purpose.** The C-2, Commercial Intermediate District, is a district of commercial uses of medium intensity designed to be compatible with each other and to provide for a wide range of types of commercial activity within the district.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.**

1. Except as otherwise provided, all permitted uses and storaging of materials or supplies shall be conducted entirely within a closed building.

2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 623.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:

   a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 623.~~C~~B.2.b;

***

9. With the exception of those instances listed above in 623.~~C~~B.7. and ~~C~~B.8., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership and upon obtaining a special permit pursuant to Section 647.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-1 DISTRICT.

3. BOARDING HOUSE

4. COMMUNITY RESIDENCE CENTER

5. GROUP HOME

6. NURSING HOME

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4,~~ THE ~~R-5, R-4A, and~~ C-1 district~~s~~; and in addition the following:

***

50. RESERVED. ~~Community Residence Center.~~

***

126. RESERVED. ~~Nursing Home.~~

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~ OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 624 (Commercial C-3 District —General Commercial) to read as follows:

Section 624. Commercial C-3 District —General Commercial.

A. **Purpose.** The C-3 Commercial General District, is a district designed to provide for the intensive commercial uses necessary to the proper development of the community.

~~B. Reserved.~~

~~C.~~ B. **District Restrictions.**

1. Any lighting shall be placed so as to reflect the light away from adjacent residential districts. No noise, odor or vibration shall be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside the site. Such comparison shall be made at the boundary of the site.

2. The display of merchandise outdoors as an accessory use to the permitted uses set forth in Section 624.D is prohibited unless a use permit is obtained and subject to the following standards for the outdoor display area:

    a. A maximum 300 square feet of display area can be located anywhere along the building except as noted in Section 624.~~C~~B.2.b;

***

4. With the exception of those instances listed above in 624.~~C~~B.3., no other types of vehicle built to carry passengers or cargo can be sold or displayed for sale on-site except by a registered vehicle retail sales dealership.

C. **PERMITTED USES—RESIDENTIAL.**

1. SINGLE-FAMILY RESIDENTIAL USES, BUT ONLY WITHIN SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS DEVELOPED PER THE PROVISIONS OF 608.I, INCLUDING USE PERMIT APPROVAL WHERE APPLICABLE.

2. ALL OTHER RESIDENTIAL USES OTHER THAN SINGLE-FAMILY, AS PERMITTED IN THE C-2 DISTRICT.

D. **Permitted Uses—NON-RESIDENTIAL.** All NON-RESIDENTIAL uses permitted in ~~R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4, R-5, R-4A, C-1 and~~ THE C-2 districts~~s~~; and in addition the following, including the storage of all raw materials and finished products in connection herewith:

***

E. **Yard, Height and Area Requirements.** To protect surrounding neighborhoods and preserve the public welfare, standards are herein established for yard, height and area requirements to provide an appropriate transition between commercial uses and adjoining neighborhoods. In recognition of the goals contained in the General Plan for uses and intensities within core areas, greater heights and intensities are herein encouraged.

1. Any ~~multiple~~ MULTI-family residential use shall conform to the yard, height, area and density requirements set forth ~~in Section 615~~ FOR THE R-3 DISTRICT except as otherwise provided herein:

***

d. ~~Neither the Zoning Administrator nor the Board of Adjustment shall have jurisdiction to vary the provisions of Section 624.E.1.~~OFF-SITE MANUFACTURED HOME DEVELOPMENTS SHALL COMPLY WITH ALL DEVELOPMENT REGULATIONS OF SECTION 608.J, INCLUDING USE PERMIT APPROVAL.

~~e.~~ ~~Any residential use within the downtown redevelopment area, as defined in City Council Resolution No. 15143 shall conform to the yard, height, area, and density requirements set forth in Section 618.~~

~~2. Any single-family residential use shall conform to the following requirements:~~

~~a. Such development shall be permitted only if the property is designated as residential on the General Plan Map. If this standard is satisfied, the remainder of this section shall apply.~~

~~b. The applicant shall submit in writing to the Zoning Administrator a declaration of the development option (standard subdivision, average lot subdivision, conventional, or planned residential development) and density proposed for the residential use.~~

~~c. The Zoning Administrator shall determine the residential zoning district to which the proposed single-family development is equivalent, the use shall satisfy the development standards contained in Sections 609 through 613 for the development option and density of the equivalent zoning district.~~

~~d. Upon completion of development of a single-family residential use in accordance with this section, the Planning Commission shall initiate an application for rezoning the site to the residential zoning district appropriate for the site.~~

2. SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS SHALL BE DEVELOPED ONLY AS PERMITTED BY THE PROVISIONS OF SECTION 608.I. R-3 PLANNED RESIDENTIAL DEVELOPMENT OPTION STANDARDS SHALL APPLY WHEN NOT IDENTIFIED OR MODIFIED BY SECTION 608.I.

***

Amend Chapter 6, Section 632 (High-Rise H-R1 District—High-Rise and High Density District) to strike everything, and replace with the following text:

SECTION 632. MIDDLE HOUSING (MH) OVERLAY DISTRICT

A. **PURPOSE.** THE PURPOSE OF THIS OVERLAY DISTRICT IS TO ESTABLISH ZONING REGULATIONS WHICH ACHIEVE COMPLIANCE WITH SECTION 9-462.13, ARIZONA REVISED STATUTES, AS FOLLOWS:

1. ENTITLE PROPERTIES WITHIN THE MIDDLE HOUSING OVERLAY DISTRICT TO HAVE UP TO FOUR PRIMARY DWELLING UNITS PER LOT.

2. PROVIDE MODIFIED DEVELOPMENT REGULATIONS FOR MIDDLE HOUSING.

B. **APPLICABILITY.**

1. THE MH OVERLAY MAY BE COMBINED WITH ANY ZONING DISTRICT WHEN ALSO IN COMPLIANCE WITH THE ELIGIBILITY REQUIREMENTS OF SECTION 632.C.

2. IF THE PROVISIONS OF THE MH OVERLAY CONFLICT WITH OTHER ZONING REGULATIONS APPLICABLE TO THE PROPERTY, THE MH OVERLAY PROVISIONS SHALL PREVAIL, UNLESS OTHERWISE STATED IN THIS SECTION.

C. **ELIGIBILITY REQUIREMENTS.** THE MH OVERLAY DISTRICT SHALL BE APPLIED TO THE FOLLOWING:

1. A PROPERTY WHICH HAS BEEN REZONED WITH THE MH OVERLAY DISTRICT IN ACCORDANCE WITH SECTION 506; OR

2. LOTS IN A SUBDIVISION HAVING A PLAT RECORDED ON OR AFTER JANUARY 1, 2026, WHICH MEET ALL OF THE FOLLOWING ADDITIONAL CRITERIA:

a. THE SUBDIVISION IS CONTIGUOUS AND A MINIMUM 10 GROSS ACRES IN SIZE.

b. THE SUBDIVISION HAS NEVER BEEN PART OF A PRIOR SUBDIVISION WHICH HAS APPLIED THE MIDDLE HOUSING PROVISIONS OF SECTION 9-462.13, ARIZONA REVISED STATUTES.

c. THE SUBDIVISION HAS BASE ZONING OF RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3.

d. FOR C-1, C-2, AND C-3 PROPERTIES ONLY: THE SUBDIVISION IS PLATTED AS A SINGLE-FAMILY INFILL (SFI) SUBDIVISION AS SET FORTH IN SECTION 608.I.

e. THE NUMBER OF LOTS PROPOSED FOR APPLICATION OF THE MH OVERLAY DISTRICT DOES NOT EXCEED 20% OF THE TOTAL NUMBER OF LOTS IN THE SUBDIVISION. FOR SUBDIVISIONS OF FEWER THAN FIVE LOTS, ONE LOT SHALL BE PERMITTED TO HAVE THE MH OVERLAY.

f. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF: PHOENIX SKY HARBOR INTERNATIONAL AIRPORT; PHOENIX DEER VALLEY AIRPORT; AND SCOTTSDALE AIRPORT; EACH OF WHICH IS A FEDERAL AVIATION ADMINISTRATION COMMERCIALLY LICENSED AIRPORT OR A GENERAL AVIATION OR PUBLIC AIRPORT AS DEFINED IN SECTION 28-8486, ARIZONA REVISED STATUTES.

g. THE SUBDIVISION IS NOT LOCATED IN THE TERRITORY IN THE VICINITY OF A MILITARY AIRPORT OR ANCILLARY MILITARY FACILITY AS DEFINED IN SECTION 28-8461, ARIZONA REVISED STATUTES.

h. THE SUBDIVISION IS NOT LOCATED ON TRIBAL LAND.

I. THE SUBDIVISION OWNER HAS REQUESTED THE CITY TO ASSIGN THE MH OVERLAY DISTRICT WITHIN THE SUBDIVISION THROUGH THE OPT-IN PROCEDURES PROVIDED IN THIS SECTION.

D. **OPT-IN PROCEDURE.** PRIOR TO UTILIZING THE PROVISIONS OF THE MH OVERLAY DISTRICT, SUBDIVISIONS ELIGIBLE PER SECTION 632.C.2 MUST REQUEST THAT THE CITY APPLY THE MH OVERLAY DISTRICT TO THE LOTS ON WHICH MIDDLE HOUSING SHALL BE PERMITTED, AS FOLLOWS:

1. THE SUBDIVISION OWNER SHALL SIGN BEFORE A NOTARY PUBLIC AN OPT-IN FORM PROVIDED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

2. CONCURRENT WITH THE OPT-IN FORM, THE SUBDIVISION OWNER SHALL SUBMIT A LEGAL DESCRIPTION OF THE LOTS ON WHICH THE MH OVERLAY DISTRICT SHALL BE APPLIED.

3. CITY STAFF SHALL REVIEW THE OPT-IN FORM AND LEGAL DESCRIPTION. WHEN THE REQUEST IS CONFIRMED TO BE ELIGIBLE, STAFF SHALL PROCESS A REQUEST TO CHANGE THE OFFICIAL ZONING MAP OF THE CITY OF PHOENIX TO APPLY THE MH OVERLAY DISTRICT TO THE ELIGIBLE SUBDIVISION LOTS.

4. ONCE THE ZONING MAP CHANGE IS COMPLETED, THE LOTS SHALL BE OFFICIALLY ASSIGNED THE MH OVERLAY DISTRICT UNTIL SUCH TIME THAT THEY MAY BE REZONED IN ACCORDANCE WITH SECTION 506.

E. **MIDDLE HOUSING (MH) DEVELOPMENT REGULATIONS.** THE FOLLOWING MODIFIED DEVELOPMENT REGULATIONS APPLY ONLY WHEN THE MH DISTRICT IS COMBINED WITH THE RE-43, RE-24, R1-14, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, R-4A, C-1, C-2, OR C-3 ZONING DISTRICTS. FOR ALL OTHER PROPERTIES, THE DEVELOPMENT REGULATIONS OF THE BASE DISTRICT APPLY.

1. **PERMITTED USES.**

   a. ALL USES PERMITTED WITHIN THE UNDERLYING BASE ZONING DISTRICTS, PLUS

   b. MULTI-FAMILY DWELLING UNITS.

2. **DENSITY.** THE MAXIMUM NUMBER OF PRIMARY DWELLING UNITS (PDU) PROVIDED ON A LOT ASSIGNED THE MH OVERLAY DISTRICT SHALL NOT EXCEED THE NUMBER ALLOWED BY THE BASE ZONING, OR FOUR PDUS, WHICHEVER IS GREATER.

   a. THE MAXIMUM NUMBER OF SUBDIVIDED LOTS PER ACRE IS THE SAME AS ALLOWED BY THE BASE ZONING AND IS NOT MODIFIED BY THIS SECTION.

b. FOR THE PLANNED RESIDENTIAL DEVELOPMENT OPTION, DENSITY BONUS PROVISIONS ARE APPLICABLE FOR SINGLE-FAMILY DEVELOPMENT AS SET FORTH IN SECTION 608.H.1.

3. **SETBACKS AND HEIGHT**. THE REQUIRED SETBACKS AND MAXIMUM HEIGHT(S) SHALL BE THE SAME AS FOR A SINGLE-FAMILY DWELLING UNIT ON THE SAME PROPERTY, INCLUDING THOSE FOR PERMITTED PROJECTIONS.

4. **LOT COVERAGE.** LOT COVERAGE SHALL BE THE SAME AS FOR THE BASE DISTRICT, WITH THE FOLLOWING EXCEPTION:

a. **LOTS WITH BASE ZONING OF RE-43, RE-35, RE-24, OR R1-14.** THE MAXIMUM PERMITTED LOT COVERAGE SHALL BE INCREASED TO 50% WHEN ALL STRUCTURES ON THE LOT ARE ONE-STORY AND A MAXIMUM 20 FEET IN HEIGHT.

5. **PARKING AND MANEUVERING.**

a. ON LOTS HAVING NO MORE THAN ONE PRIMARY DWELLING UNIT, A MINIMUM OF TWO PARKING SPACES SHALL BE PROVIDED ONSITE.

b. ON LOTS HAVING TWO OR MORE PRIMARY DWELLING UNITS, A MINIMUM OF ONE PARKING SPACE SHALL BE PROVIDED ONSITE PER PDU.

c. MANEUVERING WITHIN A PUBLIC ALLEY SHALL BE ALLOWED WHEN IN COMPLIANCE WITH THE FOLLOWING: (T)

(1) THE ALLEY IS A MINIMUM 16 FEET WIDE FOR THE LENGTH OF THE BLOCK;

(2) THE ALLEY IS PAVED TO THE TWO NEAREST EXISTING CROSS STREETS, TO THE STANDARDS REQUIRED BY THE CITY FOR A LOCAL STREET; AND

(3) A MINIMUM OF 24 FEET MANEUVERING AREA IS PROVIDED THAT IS A COMBINATION OF THE ALLEY PAVING AND ONSITE PAVING, OR AS OTHERWISE APPROVED THROUGH A TECHNICAL APPEAL.

6. **DESIGN REVIEW.**

a. *HISTORIC PRESERVATION (HP).* DESIGN REVIEW FOR HP-ZONED OR HP-DESIGNATED PROPERTIES SHALL BE AS REQUIRED PER THE PROVISIONS OF CHAPTER 8, WITH NO MODIFICATIONS BY THIS OVERLAY DISTRICT.

b. ALL LOTS NOT ZONED HP OR DESIGNATED HP, REGARDLESS OF LOT WIDTH, SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

***

Amend Chapter 7, Section 701.A.3 (Projections) to read as follows:

***

A. **Lots.**

***

3. **Projections.**

a. **STANDARD OPTION.** The following provisions apply to development ~~in Sections 604 through 607 and Section 619~~ and ~~in the subdivision option of Sections 609 through 618~~ IN THE RE-43, RE-24, R1-14, AND R-4A DISTRICTS, AND IN THE RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE STANDARD DEVELOPMENT OPTION:

(1) Open projections.

(a) ~~In any district, an awning, open porch, open carport, or open balcony may project into any required front yard not more than five feet.~~
FRONT YARD. AN ATTACHED CARPORT, AWNING, PORCH/FRONT ENTRY, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO THE REQUIRED FRONT YARD.

(b) ~~An attached open porch, open carport, or open balcony may project into any side yard other than the side yard on the street side of a corner lot, if it does not come nearest to the side lot line than three feet.~~
SIDE YARDS. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO ANY INTERIOR (NOT STREET) SIDE YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE SIDE PROPERTY LINE.

(i) ~~For any lot wherein a ten-foot or greater side yard is required, no such projection shall be within an area ten feet wide and ten feet high, measured from finished grade, lying within that side yard.~~

(ii) ~~No more than one such clear area, as stipulated in i. above, need be maintained on a lot.~~

(c) ~~An attached open porch, open carport, or open balcony may project into a rear yard, provided it does not come nearer to a common rear lot line than three feet. Where a rear alley exists this projection may extend to the rear lot line or to within eight or ten feet of what would be the centerline of a full sixteen- or twenty-foot-wide alley where only a one-half or partial alley exists.~~
REAR YARD. AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT INTO THE REAR YARD, PROVIDED THAT IT IS NO CLOSER THAN THREE FEET FROM THE REAR PROPERTY LINE.

(i) WHERE A FULLY-DEDICATED ALLEY EXISTS, THIS PROJECTION MAY EXTEND TO THE PROPERTY LINE; OR WHERE ONLY A PARTIALLY-DEDICATED ALLEY EXISTS, TO WITHIN EIGHT OR TEN FEET OF WHAT WOULD BE THE CENTERLINE OF A FULL 16- OR 20-FOOT-WIDE ALLEY.

(d) Open fire balconies, and OPEN fire escape stairs PROVIDED FOR EMERGENCY USE ONLY may project not more than five feet ~~over~~ INTO any required yard provided they come no closer than two feet from a property line.

(e) Awnings, cornices, CANTILEVERED roof overhangs, and eaves may project more than three feet ~~over~~ INTO any required yard providing they come no closer than two feet from a property line.

(f) Sills, leaders, belt courses, and similar ornamental features may project not more than six inches ~~over~~ INTO any required yard.

(g) An entrance awning may project into any required yard in an R-5 or less restricted district.

(2) Closed Projections.

(a) A bay window, oriel, entrance, or vestibule, ten feet or less in width, may project not more than three feet into any REQUIRED front or rear yard.

(b) A chimney may project not more than three feet into any required yard~~,~~ if ~~it~~ THE CHIMNEY is not more than six feet long measured in a direction parallel to the nearest property line AND ~~so long as~~ it is not closer than two feet from a property line.

(c) The main building ~~in a residence district~~ may project five feet into the required front yard for no more than one-half of the maximum width of the structure.

(d) The main building (which may include an attached ADU) may project into the required rear or side yard, subject to the following:

(i) The projection is no closer to a side property line than five feet;

(ii) The projection is no closer to a rear property line than three feet; and

(iii) The projection does not exceed 15 feet in height, unless greater height is permitted by obtaining a use permit per Section 307.

b. **PLANNED RESIDENTIAL DEVELOPMENTS AND PLANNED AREA DEVELOPMENTS.** The following provisionS ~~applies~~ APPLY to development in the ~~average lot and~~ RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, AND R-5 DISTRICTS WHEN DEVELOPED IN ACCORDANCE WITH THE Planned Residential Development option~~s of Sections 609 through 618,~~ AND SUBDIVISIONS DEVELOPED AS PLANNED AREA DEVELOPMENTS PER SECTION 635:

(1) There shall be no projections into the required front or rear yard or required perimeter setbacks except:

(a) A roof overhang may project not more than three feet into either of these ~~yard~~ AREAS; and

(b) An attached awning, ~~open~~ porch, PERGOLA, TRELLIS/ARBOR, OR BALCONY ~~or other similar shade structure~~ may project not more than ten feet into the required ~~rear yard~~ PERIMETER BUILDING SETBACK provided that the structure shall neither cover more than ~~two hundred~~ 200 square feet nor come closer than three feet to a side or rear property line.

(c) A CLOSED PROJECTION (WHICH MAY INCLUDE AN ATTACHED ADU) MAY PROJECT INTO THE REQUIRED PERIMETER BUILDING SETBACKS, SUBJECT TO THE FOLLOWING:

(I) THE PROJECTION IS NO CLOSER TO A SIDE PROPERTY LINE THAN FIVE FEET;

(II) THE PROJECTION IS NO CLOSER TO A REAR PROPERTY LINE THAN THREE FEET; AND

(III) THE PROJECTION DOES NOT EXCEED 15 FEET IN HEIGHT, UNLESS GREATER HEIGHT IS PERMITTED BY OBTAINING A USE PERMIT PER SECTION 307.

(2) A roof overhang may project no more than three feet into a required street side yard setback.

c. **SINGLE-FAMILY INFILL (SFI) SUBDIVISIONS.** The following provisions apply to ~~single-family attached residential development:~~ SFI SUBDIVISIONS DEVELOPED IN ACCORDANCE WITH SECTION 608.I:

(1) Open Projections.

(a) ~~An awning, open porch, or open balcony may project into any required setback not more than five feet.~~ AN ATTACHED AWNING, PORCH, PERGOLA, TRELLIS/ARBOR, OR BALCONY MAY PROJECT UP TO FIVE FEET INTO ANY REQUIRED YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

(b) Where a~~n~~ FULLY-DEDICATED alley exists, an ATTACHED awning, ~~open~~ porch, PERGOLA, TRELLIS/ARBOR, or ~~open~~ balcony may extend to the property line.

(2) Closed Projections. A bay window, oriel, entrance, or vestibule, ten feet in width or less, may project not more than three feet into any required ~~building setback~~ YARD THAT IS NOT A REQUIRED LANDSCAPE SETBACK.

***

Amend Chapter 7, Section 702 (Off-Street Parking and Loading) to read as follows:

***

B. **Site and Parking Space Design Standards.**

***

2. **Space and aisle dimensions.** Dimensions for maneuvering aisles and for different types of parking spaces shall be as follows:

***

b. *Surface parking:*

***

(5) ~~The combined depth of the parking space and the aisle width shall equal sixty-two (62) feet for a double loaded aisle and forty-three (43) feet for a single loaded aisle.~~
FOR RESIDENTIAL PROPERTIES HAVING NO MORE THAN FOUR PRIMARY DWELLING UNITS, THE MINIMUM DRIVE AISLE WIDTH MAY BE REDUCED TO 10 FEET FOR TWO-WAY TRAFFIC WHERE IT DOES NOT ALSO FUNCTION AS REQUIRED MANEUVERING FOR AN ADJACENT PARKING SPACE, AS APPROVED BY THE PDD TRAFFIC ENGINEER.

***

C. **Parking Requirements.** Off-street automobile parking space or area shall be provided according to the following table, except for large scale retail commercial uses (see Section 702.D). The parking ratios in the table identify the minimum level of parking required to serve that use and receive site plan approval.

Type of Land Use	Parking Requirements
***	***
Dwelling Unit, Multi-family	1.5 spaces per dwelling unit ~~A minimum of 50%~~ Of the required parking spaces, A MINIMUM OF 0.25 SPACES PER DWELLING UNIT must be provided as unreserved spaces WHEN THE LOT HAS FIVE OR MORE DWELLING UNITS.
Dwelling Unit, Single-Family Attached	~~Per Section 608.F.6, if developing under the single-family infill development option per Sections 614 through 618.~~ 2 spaces per PRIMARY DWELLING unit ~~if not developing under the SFI option~~. The required spaces for each dwelling unit must be provided on the same lot. An additional 0.25 unreserved spaceS per dwelling unit must be provided elsewhere within the development for visitor parking.
Dwelling Unit, Single-Family Detached	2 spaces per ~~1~~ PRIMARY dwelling unit

Type of Land Use	Parking Requirements
***	***

***

F. **Special Parking Standards.**

1. **Residential DISTRICTS ~~lots~~.**

a. Required parking spaces ~~for single-family residential uses may~~ SHALL not be located in the required front yard.

b. ~~Spaces in excess of those required for single-family residential uses may be located in the required front yard. However, all parking and maneuvering areas within the required front yard shall not exceed 50 percent of the area of the required front yard, except that a driveway shall not be required to be less than 18 feet in width unless otherwise stipulated by Historic Preservation.~~
NO MORE THAN 50 PERCENT OF THE REQUIRED FRONT YARD SHALL BE USED FOR DRIVEWAYS, MANEUVERING AREAS, AND NON-REQUIRED PARKING SPACES. HP-ZONED LOTS MAY BE STIPULATED TO MAXIMUM PAVING THAT IS LESS THAN 50 PERCENT AS A PART OF THE HP APPROVAL PROCESS SET FORTH IN CHAPTER 8.

c. Buses shall not be parked in the front yard of any residential district. A bus is any commercially licensed motor vehicle designed for carrying more than ~~fifteen (15)~~ 15 passengers and used for the transportation of persons as well as any motor vehicle, other than a taxicab, designed for the transportation of persons for compensation.

d. Mobile homes shall not be parked in any residential district except as provided in Section ~~647.A.2.1~~ 608.J.

***

Amend Chapter 7, Section 703 (Landscaping, Fences, and Walls) to read as follows:

***

B. **Landscaping and Open ~~Areas~~ SPACE in Multi~~ple~~-Family Development.**

1. **Purpose.** Multi~~ple~~-family dwelling~~s~~ UNITS can play a desired role by providing desired forms of housing in appropriately zoned locations. However, because the density of dwellings is greater than alternate forms of housing, there is a relatively greater need to ensure an appropriate residential setting, including both landscape amenities and adequate outdoor open areas. Although it is recognized that many multi~~ple~~-family projects will wish to provide these in greater amounts, this section establishes minimum standards for these features. These standards also recognize both limitations in water availability as well as legitimate needs to use landscaping for shade, cooling, and visual relief. To these purposes, these standards distinguish between landscaped areas oriented to public street and the exterior of projects from that more internally oriented and for the use of residents. They provide for landscaping at the perimeter and in front yards to include waterless features and drought resistant plant materials. Higher water use landscaping is to be restricted to interior areas devoted to resident use.

2. Landscaping and open space ~~areas~~ shall be provided as follows at the time of initial development and shall be maintained in a living condition on any lot subject to residential district standards with five or more dwelling units. PROPERTIES WITH FOUR OR FEWER DWELLING UNITS SHOULD REFER TO SECTION 507 TAB A, II.C.9, RESIDENTIAL LOT DESIGN REVIEW.

***

Amend Chapter 7, Section 710 (Hillside Development) to read as follows:

***

B. **Applicability.**

***

2. Development of land in any zoning district within a hillside development area shall ~~also~~ be regulated by the provisions of THIS section, ~~32-32 of the Phoenix City Code, whether subdivided or not, and shall be~~ subject to the following special conditions:

   a. HILLSIDE DEVELOPMENT STANDARDS SHALL BE APPLIED IN PLACE OF THE DEVELOPMENT STANDARDS OF THE BASE ZONING DISTRICT OF A PROPERTY AS SET FORTH IN THIS SECTION, AND SHALL NOT BE MODIFIED BY A ZONING OVERLAY.

   b. HILLSIDE DEVELOPMENT IS ALSO REGULATED BY THE PROVISIONS OF SECTION 32-32 OF THE PHOENIX CITY CODE, WHETHER SUBDIVIDED OR NOT.

***

C. **Standards.**

***

2. **Hillside development area standards.** Special yard, height, area, and coverage requirements for developments in the hillside areas in any zoning district shall be as follows:

~~Table 1~~

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
MINIMUM LOT AREA	18,000 square feet* *Lot areas of more than eighteen thousand (18,000) square feet may be required in order to provide a suitable building site meeting the grading standards of Section 32-32 of the Phoenix City Code. In no case shall residential lots contain an area less than the minimum area required by the zoning district in	As required by zoning district	as required by zoning district	As required by zoning district

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
	which such lots are located.			
MINIMUM LOT DIMENSIONS				
• WIDTH **• DEPTH**	120* 120'* *Unless in conformance with Section 32-32(M) of the City Code	As required by zoning district	As required by zoning district	As required by zoning district
REQUIRED SETBACKS				
• FRONT YARD	As required by zoning district	As required by zoning district	Minimum 30'*	As required by zoning district or minimum 30'*
• REAR YARD	As required by zoning district	As required by zoning district	Minimum 30'*	Minimum 30'*
• SIDE YARDS	As required by zoning district or	As required by zoning district or	Minimum 15'**Building	Minimum 15'*, whichever is

HILLSIDE DEVELOPMENT AREA STANDARDS				
DEVELOPMENT OPTION	**a. Single-family Residential (Conventional, Standard and Average Lot Options)**	**b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)**	**c. Multi-Family Residential**	**d. Any Non-Residential Zoning District**
	ten (10) feet, whichever is greater	ten (10) feet, whichever is greater	heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from exterior boundaries	greater*Building heights greater than fifteen (15) feet: required yard plus one (1) additional foot for each foot of building height exceeding 15' measured from exterior boundaries
MAXIMUM COVERAGE UNDER ROOF	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel	The main building and all accessory buildings shall not occupy more than twenty-five percent (25%) of the hillside portion of the lot or parcel or as required by zoning district, whichever is less

~~HILLSIDE DEVELOPMENT AREA STANDARDS~~				
~~DEVELOPMENT OPTION~~	~~a. Single-family Residential (Conventional, Standard and Average Lot Options)~~	~~b. Single-family Residential (Planned Residential Development Option, and Planned Area Development)~~	~~c. Multi-Family Residential~~	~~d. Any Non-Residential Zoning District~~
~~MAXIMUM BUILDING HEIGHT~~	~~No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure~~	~~No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure~~	~~No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure~~	~~No building shall exceed a height of two (2) stories, not to exceed thirty (30) feet above the natural grade of the lot or parcel at any section through the structure~~

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(1)	*NET LOT AREA (MINIMUM)*	STANDARD: 18,000 SQUARE FEET, OR AS REQUIRED BY THE ZONING DISTRICT, WHICHEVER IS GREATER PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(2)	*LOT WIDTH [(1)] (MINIMUM)*	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(3)	*LOT DEPTH [(1)] (MINIMUM)*	STANDARD: 120 FEET PRD: SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT
(4)	*DEVELOPMENT DENSITY (MAXIMUM)*	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		
(5)	*SUBDIVIDED LOTS (MAXIMUM)*	AS CALCULATED PER THE PROVISIONS OF SECTION 710.C.1		
(6)	*FRONT YARD SETBACK (MINIMUM)*	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(7)	*REAR YARD SETBACK (MINIMUM)*	SAME AS BASE ZONING DISTRICT	SAME AS BASE ZONING DISTRICT	30 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(8)	*SIDE YARD SETBACK (MINIMUM)*	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	STANDARD: 10 FEET OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER. PRD: SAME AS BASE ZONING DISTRICT	15 FEET, OR AS REQUIRED BY BASE ZONING DISTRICT, WHICHEVER IS GREATER.
(9)	*PROJECTIONS*	PER SECTION 701.A.3	PER SECTION 701.A.3	NOT PERMITTED
(10)	*PERIMETER SETBACKS (MINIMUM)*	SAME AS BASE ZONING DISTRICT		
(11)	*BUILDING HEIGHT (MAXIMUM)*	15 FEET WHEN WITHIN 10 FEET OF A SINGLE-FAMILY ZONED DISTRICT BOUNDARY, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT OF 2 STORIES AND 30 FEET, AS MEASURED FROM THE NATURAL GRADE OF THE PROPERTY AT ANY SECTION THROUGH THE STRUCTURE.		
(12)	*LOT COVERAGE (MAXIMUM)*	FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS EQUAL TO OR GREATER THAN 10 PERCENT: 25 PERCENT, OR AS REQUIRED BY THE BASE ZONING DISTRICT, WHICHEVER IS LESS. FOR PORTIONS OF THE PROPERTY WHERE THE SLOPE IS LESS THAN 10 PERCENT: SAME AS BASE ZONING DISTRICT.		

TABLE 710.C.2 HILLSIDE AREA DEVELOPMENT STANDARDS				
CATEGORY		**(A)** **SINGLE-FAMILY RESIDENTIAL DEVELOPMENT**	**(B)** **MULTI-FAMILY RESIDENTIAL DEVELOPMENT**	**(C)** **NON-RESIDENTIAL DEVELOPMENT**
(13)	*COMMON OPEN SPACE (MINIMUM)*	SAME AS BASE ZONING DISTRICT		
(14)	*STREET FRONTAGE REQUIREMENT* *(2)*	SAME AS BASE ZONING DISTRICT		
(15)	*OTHER APPLICABLE REGULATIONS:*	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A. MULTI-FAMILY: SECTION 703.B	HILLSIDE: SECTION 32-32, CITY CODE. DESIGN REVIEW: SECTION 507 TAB A.

(1) MINIMUM DIMENSIONS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.M, REGARDING PANHANDLE, DOUBLE FRONTAGE, AND OTHER UNORTHODOX LOTS.

(2) STREET FRONTAGE REQUIREMENTS MAY BE ADMINISTRATIVELY MODIFIED WHEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CITY CODE SECTION 32-32.C.3.N, REGARDING HILLSIDE STREET AND PAVING STANDARDS.

***

Amend Section 1203. Land Use Matrix (Downtown Code) to read as follows:

***

Section 1203. Land Use Matrix

***

C. *Land Use Matrix.*

LAND USE CATEGORIES	CHARACTER AREAS															
	ACTIVE USE	BioMed	Business Core	Central Park	Commercial Corridors	Downtown Gateway	East Evergreen	Evans Churchill East	Evans Churchill West	McDowell Corridor	Roosevelt East	Roosevelt North	Roosevelt South	Townsend Park	Van Buren	Warehouse
RESIDENTIAL USES																
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Dwelling Unit, Single-Family, Detached ~~(Including Duplex and Triplex Uses)~~		np	np	p	p	np	p	p	p	p	p	p	p	p	p	np
***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
***																

***

D. *Land Use Conditions.* The following shall apply to uses that are permitted with conditions (pc) OR USE PERMIT (up) as indicated with a number that corresponds with the Land Use Matrix in Section 1203.C:

***

27. Single-Family Infill (SFI) subdivision, per ~~Sections 608.F.6 and 614, Table 614.B~~ SECTION 608.I, except as modified below:

***

e. Frontage requirements: as per the applicable character area; or if lots front on a something other than a frontage zone, per the regulations of ~~Sections 608.F.6 and 614, Table B, Column D~~ SECTION 608.I.

***

g. Allowed uses: single-family ~~attached~~ dwelling units and home occupations per Section 608, except that units fronting a perimeter street (not an alley) may have additional uses as permitted per the applicable character area. ~~Single-family detached units are permitted for no more than 20 percent of the units in an SFI development to allow for variety and efficiency of design.~~

***

Amend Section 1205. Frontage Elements (Downtown Code) to read as follows:

***

A. *Active Front Yard (AFY*). An active front yard is a frontage element intended for use on blocks with a high percentage of existing and/or historic ~~single-family or duplex style~~ residential structures. AFY is not permitted for use on sites with primary uses which are nonresidential, or on residential lots with more than ~~two~~ FOUR PRIMARY dwelling units ~~(not including ADUs)~~. (R*)

1. For sites with HP zoning or designation, both the building elevations and improvements in the frontage zone shall be constructed as approved by Historic Preservation.

2. For sites not zoned or designated HP, buildings and improvements shall be installed in conformance with Section 507 Tab A ~~II.C.8.5 (Individual Unit Design Standards)~~ II.C.9 (RESIDENTIAL LOT DESIGN REVIEW). If any of the requirements of Section 507 Tab A ~~II.C.8.5~~ II.C.9 conflict with provisions of the Downtown Code, Section 507 Tab A ~~II.C.8.5~~ II.C.9 requirements shall prevail.

***

Amend Chapter 13, Section 1303 (Transect Lot Standards) to read as follows:

***

Section 1303. Transect Lot Standards

A. **General Lot Standards.**

1. Subdivisions shall comply with development standards per this chapter, including frontage standards, for all existing and newly created lots abutting public streets, private accessways, and private driveways, with the following caveats:

   a. A development may instead utilize the Single-Family Infill ~~development option~~ SUBDIVISION standards per Section ~~608.F.6 and Table 614.B, column D (except for the density, which is not restricted)~~ 608.I if it meets all three of the following conditions:

      (1) The ~~development~~ SUBDIVISION consists solely of single-family dwelling units and allowable accessory uses;

(2) ~~The development is located within the applicable area for the single-family infill development option or the infill development district as depicted on the map provided in Section 608.F.6; and~~
THE SUBDIVISION IS LOCATED WITHIN THE INFILL DEVELOPMENT DISTRICT IDENTIFIED IN THE GENERAL PLAN OR IS LOCATED WITHIN THE AREA IDENTIFIED AS "APPLICABLE AREA FOR SINGLE-FAMILY INFILL DEVELOPMENT" SHOWN IN FIGURE 608.I.1 AND HAS OBTAINED USE PERMIT APPROVAL; AND

(3) The ~~development~~ SUBDIVISION is located in any transect other than T3.

b. All subdivisions must comply with the requirements of the Subdivision Ordinance (Chapter 32 of the City Code), as may be modified by the Subdivision Committee to further the goals of the Walkable Urban Code.

2. All developments adjacent to single-family zoning districts shall ~~follow the same setback and stepback standards as the single-family infill development option (Table 614.B, column D); with additional requirements as follows:~~ BE SUBJECT TO THE FOLLOWING STEPBACK AND SETBACK REQUIREMENTS:

a. THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE-FAMILY ZONING DISTRICT, WHICH HEIGHT MAY BE INCREASED ONE FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT. THIS stepback provision shall not ~~exceed~~REQUIRE GREATER THAN A maximum 75-foot setback from rear and side property lines for building height before THE maximum height IS allowed.

***

Amend Chapter 13, Section 1306 (Land Use Matrix) to read as follows:

***

Section 1306. Land Use Matrix

***

B. **Use Regulations.**

***

Table 1306.1 Land Use Matrix

CATEGORY: RESIDENTIAL USES	T3	T4	T5:2	T5:3	T5:5	T5:6	T5:7	T6:7 T6:15	T6:22 T6: HWR
***	***	***	***	***	***	***	***	***	***
Dwelling Unit, Single-Family Detached ~~(Including Duplex and Triplex Uses)~~	P	P	NP	NP	NP	NP	NP	NP	NP
Dwelling Unit, Single-Family Attached	P	P	P	P	P	P	P	P	P
SINGLE-FAMILY INFILL SUBDIVISION	NP	PC	PC	PC	PC	PC	PC	PC	PC
***	***	***	***	***	***	***	***	***	***

***

C. **Residential Uses, Land Use Conditions.**

***

4. SINGLE-FAMILY INFILL SUBDIVISION, AS SET FORTH IN SECTION 1303.A.1.a.

***

Amend Chapter 13, Section 1307 (Parking and loading standards) to read as follows:

***

Section 1307. Parking and loading standards.

***

B. *Required Vehicular Parking.*

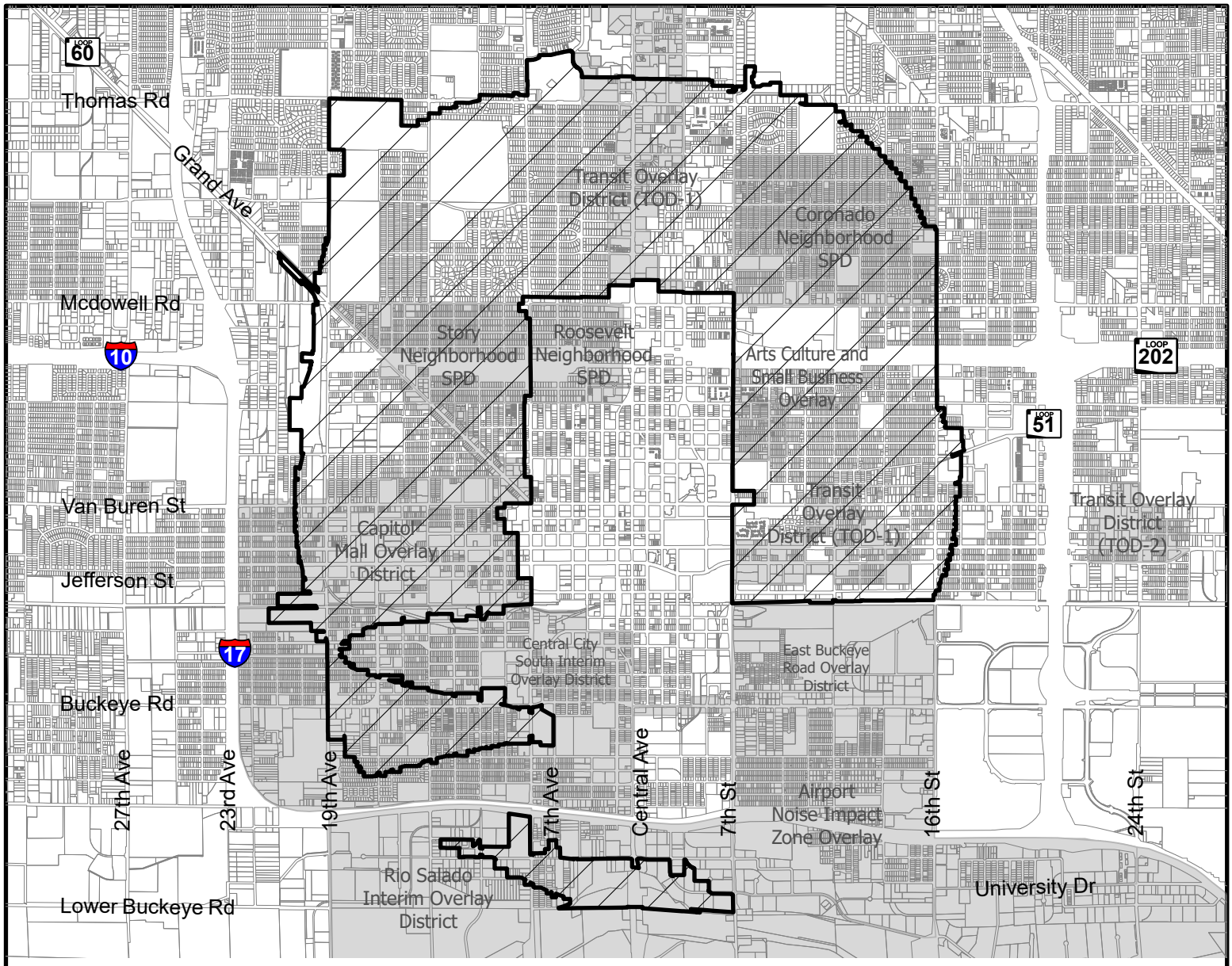
***

Table 1307.1 Minimum Required Vehicular Parking

USE	MEASURE	T3	T4	T5 1—5 Stories	T5 6—10 Stories	T6	MEASURE
***	***	***	***	***	***	***	***
Residential, Single-Family Attached	Per unit	Per Section ~~608.F.6~~ 608.I, if developing under the provisions of Section 1303.A.1.a; otherwise per Section 702.					
***	***	***	***	***	***	***	***

***

Exhibit B: Sketch Map

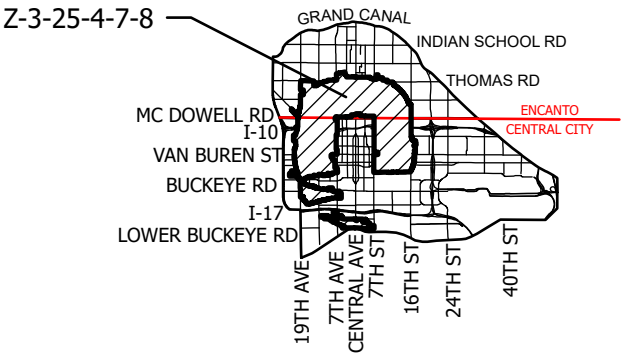


N

0 0.35 0.7 1.4 Miles

CENTRAL CITY / ENCANTO VILLAGE

COUNCIL DISTRICT: 4, 7, 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:	City of Phoenix Planning Commission
APPLICATION NO:	Z-3-25-4-7-8
DATE:	8/13/2025
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	4467.45 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 7-26 - QS 7-28, QS 8-24 - QS 8-27, QS 9-24 - QS 9-27, QS 10-24 - QS 10-31, QS 11-24 - QS 11-31, QS 12-24 - QS 12-31, QS 13-24 - QS 13-31, QS 14-24 - QS 14-30, QS 15-25 - QS 15-29
ZONING MAP	E-7, E-8, F-7, F-8, F-9, G-7, G-8, G-9

REQUESTED CHANGE:

FROM: Various (4467.45 ac.)

TO: Various with Middle Housing Overlay District (4467.45 ac.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
N/A	N/A	N/A
N/A	N/A	N/A

* Maximum Units Allowed with P.R.D. Bonus

Path: S:\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\sketch_maps\2025\Z-3-25-4-7-8.aprx

Ahwatukee Foothills
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 29, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Item No. 3 (Z-TA-1-25-Y) and Item No. 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

STAFF PRESENTATION
Anthony Grande, staff, provided a presentation summarizing the proposed text amendment and rezoning case, highlighting the background regarding state legislation, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District, the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM COMMITTEE
Committee Member Blackman asked for clarification about the applicability area. **Mr. Grande** provided additional information about the mechanism for applying the overlay to new subdivisions of 10 acres or more.

Committee Member Strem asked about how compatibility of new buildings is determined. **Mr. Grande** stated that existing zoning and design review requirements would still be in place.

Committee Member Fisher noted an issue about taxation and code enforcement for these lots since the new units will not be subdivided for ownership.

Chair Gasparro stated there are issues with infrastructure and parking. **Mr. Grande** noted that the City doesn't have the ability to require more parking than one parking space per unit under this code.

Committee Member Broberg asked if the City has an analysis of the potential universe of homes that could take advantage of this ordinance and if there is an understanding of the neighborhoods that will be impacted with potential parking issues. **Mr. Grande** noted that staff have been discussing with neighborhoods around downtown that have been concerned about potential impacts.

Committee Member Strem asked if the State provided a rationale for passing this legislation. **Chair Gasparro** stated that many cities and states are passing similar laws to this to help with housing affordability.

Chair Gasparro asked for clarification on the penalty if a city does not comply with this law. **Mr. Grande** replied that the penalty could be that the City would lose control over regulation for middle housing completely.

Committee Member Broberg asked for clarification on the lot coverage requirement. **Mr. Grande** replied that the lot coverage requirements for single-family lots would not be changed by this text.

Committee Member Slobodzian asked about discussions with the Water Services Department about water supply. **Mr. Grande** stated that new water connections are reviewed by the Water Services Department and developments are required to have a water supply before they can be built, adding that sewer capacity is required in the same way.

Committee Member Fisher asked if there was any consideration about other issues such as deeds and taxes that could delay construction. **Mr. Grande** noted that the legislation requires the City to allow middle housing through zoning and development codes, which is what this proposal does.

Chair Gasparro asked about public comments that have been given in the meetings up to this point. **Mr. Grande** noted that the largest concern has been the impacts to historic neighborhoods near downtown.

Committee Member Broberg asked if this legislation was crafted based on a bill in another state. **Mr. Grande** stated that he didn't know. **Chair Gasparro** speculated that this legislation was copied and pasted from another state.

Committee Member Fisher discussed the need for a mechanism to enforce changes to the tax requirements for new middle housing developments. **Committee Member Broberg** added that this creates an incentive to not disclose additional units on a lot to avoid tax issues.

Committee Member Fisher asked if HOAs would have the ability to restrict middle housing. **Mr. Grande** stated that the law does not impact HOA requirements.

Chair Gasparro commented about issues with school capacity that haven't been considered in creating this legislation.

Committee Member Jain stated that this is not a good response to the legislation and that the City could have tried to realize the goal of the legislation and revised the zoning regulations to do more than the minimum to incentivize additional housing. **Mr. Grande** reviewed some of the City's housing-related policies, noting that this ordinance was focused on responding specifically to the legislation.

Committee Member Strem stated that this will not create affordable housing.

Chair Gasparro suggested that incentivizing housing could be done through demolition credits and fee waivers in the area where middle housing is desired by policymakers.

Vice Chair Mager asked if this would likely result in demolition of buildings to construct middle housing developments. **Mr. Grande** stated that it is a question of economic feasibility for each lot, highlighting that the law would allow redevelopment or conversion of existing homes.

Committee Member Fisher stated that the legislation is not well written.

Committee Member Broberg highlighted that the City could provide a better response to what they are doing to address the housing shortage in Phoenix.

Committee Member Fisher stated that this overlay should be limited to the one-mile radius that's required, and it would be an issue if it were expanded.

Chair Gasparro asked if the Committee's comments will be conveyed to the Planning Commission. **Mr. Grande** stated that the comments drafted as minutes will be provided to the Planning Commission before the meeting on this item.

Committee Member Jain asked for clarification about how the overlay will apply to new developments of 10 acres or more. **Mr. Grande** described the mechanism.

PUBLIC COMMENTS
None.

Alhambra
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8

Date of VPC Meeting	September 30, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION

Committee Member Crews arrived during this item, bringing quorum to 11 members.

Item Nos. 3 (Z-TA-1-25-Y) and 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

STAFF PRESENTATION

John Roanhorse, staff, provided a presentation summarizing the proposed text amendment and rezoning case and stated the items would be heard concurrently. Mr. Roanhorse stated that there had been previous public presentations on this text amendment and information was available online. Mr. Roanhorse discussed the background regarding House Bill 2721, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District. Mr. Roanhorse provided examples of Middle Housing and the applicability for residential development. Mr. Roanhorse presented the applicability to new subdivisions, limitations and the implications for Historic Preservation. Mr. Roanhorse displayed the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM THE COMMITTEE

Committee Member Krietor asked for clarification on the northern boundary of the Central Business District. **Mr. Roanhorse** responded that the northern boundary is McDowell Road. Committee Member Krietor stated that the area shown does not appear to include the Alhambra Village, but Middle Housing would be important for the area and the requirement for 20 percent in new subdivisions may not be applicable to Alhambra, as there are few, if any, sites available for new subdivision development.

Chair Sanchez asked if an ADU (Accessory Dwelling Unit) would allow for two-story construction on a lot. **Mr. Roanhorse** responded that Middle Housing allows duplexes, triplexes, fourplexes and townhomes would allow up to two stories. Committee Member Keyser commented that ADUs have typically been limited to one story, and the text amendment appears to be a change from past regulations, noting that he had seen two-story accessory structures previously cited for noncompliance.

Committee Member Ender asked whether the middle housing requirements would impact existing CC&Rs (Covenants, Conditions, and Restrictions). **Mr. Roanhorse** responded that the state legislation does not override private CC&Rs, which are enforced separately from city zoning regulations. Committee Member Ender asked about the availability of infrastructure and services to support Middle Housing development. Mr. Roanhorse responded that during the plan review process, City staff evaluate the availability of infrastructure and identify any necessary adjustments, and this information is provided to the applicant to ensure that new development can be supported appropriately.

Committee Member Ender asked how parking would be accommodated for middle housing, particularly in neighborhoods where street parking is already common. **Mr. Roanhorse** responded that parking can be provided on the lot being developed and noted that under the new text amendment, the city cannot require more than one off-street parking space per dwelling unit, in alignment with the state's middle housing legislation.

Committee Member Harris asked if there will be design criteria in place to ensure that middle housing developments in existing neighborhoods maintain the appearance of single-family homes to maintain the architectural character of the area. **Mr. Roanhorse** responded that all new developments must comply with the design requirements outlined in the zoning ordinance.

Committee Member DeGraffenried asked if middle housing could be designed to resemble single-family homes. **Mr. Roanhorse** responded that while the developments must follow established design guidelines, the intent is to ensure compatibility with surrounding structures.

Committee Member Keyser asked about the applicability of historic preservation which raised a question on designated historic buildings and if existing parking would remain in place if the property were redeveloped. **Mr. Roanhorse** responded that if an entitlement for parking has already been granted in association with a site, it would remain valid unless the entitlement is formally changed.

Committee Member Shore asked about the potential impact of Middle Housing on historic properties and if the new regulations could lead to increased demolitions and asked if there would be changes to front yards and lot configurations. **Mr. Roanhorse** responded that historic properties are not exempt from the middle housing requirements

and the existing review procedures and demolition restrictions for historic properties would remain unchanged.

Committee Member Crews commented that various duplex and triplex properties blend into existing neighborhoods and noted a specific example near 3rd Avenue and Thomas Road, where a house with multiple units had parking integrated into the existing design. Committee Member Crews stated that the legislative intent behind the Middle Housing requirements was to increase housing options, not to override local design authority. **Mr. Roanhorse** noted that the text amendment did not include any provisions that would preempt the City's authority over design standards, and this remains a city responsibility, allowing communities to maintain architectural consistency and neighborhood character.

Committee Member Velasco asked if the intent of the legislation was to increase housing supply which does not necessarily guarantee affordability. **Mr. Roanhorse** responded that the current housing shortage has driven a surge in residential development and that Middle Housing is one strategy to diversify the housing stock and provide a broader range of options to meet varying needs and conditions.

Committee Member Crews stated that affordable housing remains a significant challenge in the community and there needs to be a broad discussion on the topic to explore several potential solutions. Committee Member Crews stated no definitive conclusions were reached during legislative discussions. Committee Member Crews expressed the importance of collaboration among various levels of government and community organizations in addressing housing affordability. Committee Member Crews stated the Village Planning Committee has a role in facilitating these discussions and contributing to potential solutions. Committee Member Crews expressed optimism that the introduction of Middle Housing could improve both pricing and availability, potentially to ease the affordability crisis. Committee Member Crews stated there is concern about the trend of constructing luxury-style short-term rentals, such as Airbnb properties, which may undermine affordability goals and stressed the need for closer monitoring of such developments. Committee Member Crews stated that affordability does not equate to availability, especially as more people continue to move to Phoenix and while current pricing may allow some individuals to purchase homes, addressing the broader issue of affordability will require significant and sustained involvement from multiple stakeholders.

Committee Member Vallo asked about density bonuses for low-income housing. Mr. Roanhorse responded that there are incentives in place for development and noted that there are challenges due to the prevalence of market-rate developments, which often outpace affordable housing projects. **Mr. Roanhorse** said there are active projects currently underway that do include affordable housing components and progress is being made but will take time before these units become readily available to the community.

Committee Member Krietor commented that the Alhambra Village has demonstrated responsiveness in adapting to housing needs, particularly through its integration with light rail and collaboration with organizations such as UMOM and Catholic Charities and these efforts have helped provide housing options and opportunities for residents and stated that the Village Planning Committee has consistently supported initiatives that promote affordable housing.

Committee Member Shore asked how TOD (Transit-Oriented Development) supports residential growth. **Mr. Roanhorse** responded that TOD is designed to facilitate active transportation by improving accessibility between residential areas and businesses along the light rail corridor which are specifically planned to maximize access and ridership while promoting a variety of residential options.

Committee Member Keyser asked if the existing overlay districts would be extended and commented that potential adverse impacts of urban sprawl may result. Committee Member Keyser stated that sprawl affects transportation systems, energy consumption, and design efficiency which are issues that all planning committees should consider as development continues. **Mr. Roanhorse** responded that the city has implemented a shade policy, incorporated water conservation measures, and improved construction design standards, all of which contribute to more sustainable development practices. Committee Member Keyser commented that while improved irrigation systems are beneficial, they have limitations and noted the importance of monitoring and adjusting policies as new technologies emerge to ensure long-term effectiveness and sustainability.

PUBLIC COMMENTS

None.

Camelback East
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 9, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Vice Chair Paceley left the meeting during this item, bringing quorum to 16 members.

Item Nos. 5 (Z-TA-1-25-Y) and 6 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

STAFF PRESENTATION
Anthony Grande, staff, provided a presentation summarizing the proposed text amendment and rezoning case, highlighting the background regarding state legislation, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District, the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM COMMITTEE
Committee Member Schmieder asked about the scenario of an existing fourplex and if the owner would be required to keep it. **Mr. Grande** replied that the zoning would still allow single-family homes and would not require a fourplex to be constructed or retained.

Committee Member Beckerleg Thraen asked for clarification regarding this proposal and the ADU text amendment. **Mr. Grande** replied that the ADU provision is separate and would still be allowed on lots with a single-family home.

Committee Member Guevar asked if the City had looked into potential issues with lenders who could see these properties as multifamily after this overlay is approved. **Mr. Grande** replied that he hadn't heard of that concern, noting that the zoning districts would retain the label of Single-Family Residence District.

Committee Member Whitesell asked for clarification that this would apply on any individual lot within 1 mile of downtown. **Mr. Grande** replied that it would. **Mr. Whitesell** stated a desire to communicate to the City that they should advocate to the State Legislature for creating an exemption for historic properties. **Chair Fischbach** stated that since this is information only, the Committee should not take a formal vote on any motion, encouraging Committee Members to contact their representatives at the City level to express their concerns.

PUBLIC COMMENTS
None.

Central City
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 8, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

No quorum.

Deer Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 16, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Item No. 4 (Z-TA-1-25-Y) and Item No. 5 (Z-3-25-4-7-8) are companion cases and were heard together.

Committee Member Leon Thomas left during this item bring the quorum to 8 members present.

One member of the public registered to speak on this item.

STAFF PRESENTATION

Robert Kuhfuss, staff, provided a presentation summarizing the proposed text amendment and rezoning case, highlighting the background regarding state legislation, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District, the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM THE COMMITTEE

Committee Members asked questions regarding various aspects of the Proposed Text Amendment and Middle Housing Overlay District including clarification regarding the boundary of the Middle Housing Overlay District, its impact on historic properties, the ability to demolish existing housing and replace with middle housing, the provision regarding middle housing in new subdivisions, and the State Legislature's rationale for passing the bill. **Mr. Kuhfuss** provided answers to those questions.

PUBLIC COMMENTS

Beverly Richards asked for clarification as to whether middle housing could be constructed outside of the Overlay District. **Mr. Kuhfuss** provided clarification.

Desert View
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 2, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Agenda Item 6 (Z-TA-1-25-Y) and Agenda Item 7 (Z-3-25-4-7-8) are companion cases and were heard together.

No members of the public registered to speak on this item.

Staff Presentation:
Adrian Zambrano, staff, provided an overview of House Bill 2721, noting that the State Legislature required cities with a population of 75,000 or more to adopt these regulations. Mr. Zambrano displayed types of housing that are known as middle housing. Mr. Zambrano shared the definition for middle housing within House Bill 2721. Mr. Zambrano shared where middle housing would be permitted, as required by the State law. Mr. Zambrano then shared State restrictions on implementation and the penalty clause within the State law. Mr. Zambrano summarized what text amendment case Z-TA-1-25-Y and the companion rezoning case Z-3-25-4-7-8 include. Mr. Zambrano then displayed the map for the Middle Housing Overlay District within one mile of downtown, noting that "downtown" includes all properties zoned Downtown Code. Mr. Zambrano shared the airport exclusion area that the State law does not apply to. Mr. Zambrano stated that properties zoned or designated historic are not exempt under the State law but noted that the law does not change existing design review procedures for historic or HP-zoned properties, does not change existing demolition restrictions for eligible historic properties, and does not require the City to allow two-story structures everywhere on a lot. Mr. Zambrano displayed a typical building setback exhibit and stated that middle housing must adhere to the same zoning development standards as a single-family home, including lot coverage, setbacks, height, projections, building design, and parking. Mr. Zambrano displayed graphics of different types of middle housing. Mr. Zambrano shared that the State did not require the City to allow subdivision of lots developed with middle housing and noted that the City is not proposing to allow more lots nor smaller lots than is currently permitted by existing

property entitlements. Mr. Zambrano discussed the additional subdivision opt-in provision included in the text amendment for new subdivisions of 10 contiguous acres or more to apply the MH Overlay District to 20 percent of the lots within the subdivision without public hearing, as required by the State law. Mr. Zambrano concluded with the timeline for public meetings and public hearings, additional resources, and key takeaways.

Questions from Committee:
Chair Steven Bowser asked if the provision to apply the MH Overlay District to 20 percent of the lots within a new subdivision of 10 acres or more is citywide. **Mr. Zambrano** responded affirmatively. Chair Bowser stated that all Arizona State Land Department (ASLD) auctioned parcels are over 10 acres, noting that this provision would impact the Desert View Village, unless developers plat subdivisions less than 10 acres at a time. Chair Bowser asked if middle housing is required to be provided. Mr. Zambrano responded that middle housing would have to be allowed on at least 20 percent of the lots within the subdivision to comply with the State law. Mr. Zambrano added that the developer could still choose to not build middle housing on those lots. Mr. Zambrano stated that the developer will tell the City which lots within their subdivision they want to apply the MH Overlay District, and then staff would send a supplementary zoning map to the City Council to adopt. Chair Bowser asked if middle housing could be clustered together within the subdivision. Mr. Zambrano responded affirmatively, noting that there are no restrictions on how the MH-zoned lots have to be dispersed throughout the subdivision. Chair Bowser asked for clarification that the City cannot require fire sprinklers. Mr. Zambrano responded affirmatively. Mr. Zambrano stated that there were recent updates to the Phoenix building code, noting that they were also following this legislation, and the updates to the building code would address any safety concerns.

Vice Chair Louis Lagrave asked if the opt-in provision for new subdivisions of 10 acres or more citywide is optional. **Mr. Zambrano** responded that the State law requires any new subdivision of 10 acres or more to allow middle housing on 20 percent of the lots within the subdivision.

Committee Member Joseph Barto stated that “must allow” does not sound like a mandate. Committee Member Barto stated that it sounds like an allowance. **Mr. Zambrano** responded that it is a requirement of the State law.

Vice Chair Lagrave asked if a developer can opt to not build middle housing within a subdivision. **Mr. Zambrano** responded that the developer can opt to not build middle housing, but the zoning must still allow for it on 20 percent of the lots within the subdivision. Vice Chair Lagrave asked if a new homeowners association (HOA) has to comply with the State law. Mr. Zambrano responded that HOAs can have stricter restrictions than the City. Mr. Zambrano added that the City does not enforce HOA Covenants, Conditions, and Restrictions (CC&Rs).

Committee Member Richard Carlucci asked why the City did not extend the MH Overlay District around high-capacity transit stops, noting that the data center text

amendment referenced the need for higher-density housing around these areas. **Mr. Zambrano** responded that the MH Overlay District is more specific to single-family subdivisions. Mr. Zambrano added that there are adopted transit oriented development (TOD) and transit oriented community (TOC) policy plans that provide guidance for future rezoning requests to rezone to the Walkable Urban (WU) Code within these policy plan areas, which does not have any density limitations. Committee Member Carlucci asked if there was consideration to extend the MH Overlay District to other areas of the city in order to help increase the supply of housing and bring down housing costs. Mr. Zambrano responded that he was not sure since he was not involved in the drafting of this text amendment. Mr. Zambrano stated that the proposed text amendment is trying to comply with the State law requirements. Mr. Zambrano added that the MH Overlay District does apply citywide for 20 percent of the lots in any new subdivision of 10 acres or more. Committee Member Carlucci asked how many single-family lots are within one mile of Downtown Phoenix. Mr. Zambrano responded that he was not sure. Mr. Zambrano stated that there are a lot of single-family lots within the area, including some historic districts. Mr. Zambrano stated that the State law does not override existing historic design review requirements. Committee Member Carlucci stated that the same development standards as a single-family home does not do a lot to provide more housing, noting that much smaller units would have to be squeezed into the building envelope. Mr. Zambrano responded that it would depend on a case-by-case basis. Mr. Zambrano displayed and discussed the typical lot setback exhibit. Committee Member Carlucci stated that the City seems to be doing the bare minimum to comply with the State law, noting that Phoenix is one of the fastest growing cities that needs more housing. Mr. Zambrano responded that the City is working on other efforts to increase housing options, such as the accessory dwelling unit (ADU) text amendment and expanding the WU Code around transit corridors. Mr. Zambrano added that the State legislature is passing legislation simultaneously, so the City has to keep up with the legislation as well.

Vice Chair Lagrave disagreed with Committee Member Carlucci. Vice Chair Lagrave stated that Phoenix is a wide open, western place. Vice Chair Lagrave stated that Phoenix is not New York City, nor Baltimore, nor Chicago. Vice Chair Lagrave stated that Phoenix is a spread-out city with a certain lifestyle. Vice Chair Lagrave stated that he does not want houses crammed into the city that creates a concrete jungle. Vice Chair Lagrave stated that he wants the space to have trees and homes where families can be raised.

Committee Member David Kollar stated that it is a moot point since the State law already passed. Committee Member Kollar asked for clarification that if the text amendment does not get passed by the end of the year, then all City restrictions go away. **Mr. Zambrano** responded affirmatively, noting that the State law included a severe penalty clause that stated if the regulations are not adopted by January 1, 2026, then middle housing will be allowed on all lots zoned for single-family residential use citywide, without any limitations. Mr. Zambrano added that “without any limitations” could mean without any zoning controls whatsoever.

Chair Bowser asked for clarification that a subdivision of 10 acres or more that applies the MH Overlay District to 20 percent of the lots would not be heard by the Committee. **Mr. Zambrano** responded affirmatively, noting that it would be without any public hearing. Mr. Zambrano stated that staff would send a supplementary zoning map to the City Council to adopt. Mr. Zambrano added that subdivisions in other areas of the city, outside of the areas applicable to the State law, could still request to rezone to the MH Overlay District through the public hearing process.

Committee Member Carlucci asked if the subdivision would have to be of 10 acres or more. **Mr. Zambrano** responded that if it is a request to rezone to the MH Overlay District, it does not have to be of 10 acres or more.

Chair Bowser stated that there are patio homes that were built prior to the 1980s along Scottsdale Road south of McDonald Drive that seem to be a middle housing option. Chair Bowser stated that they are still quite nice and are higher-density and affordable homes. Chair Bowser stated that they could be a great product if done well architecturally. **Mr. Zambrano** responded that part of the text amendment is also amending Section 507 Tab A of the Phoenix Zoning Ordinance to update the Individual Unit Design Standards to also apply to middle housing and require design review of middle housing.

Committee Member Jason Israel asked if ADUs would still be permitted. **Mr. Zambrano** responded affirmatively. Mr. Zambrano stated that the text amendment is also amending sections of the Phoenix Zoning Ordinance so ADUs would only be permitted on a lot with one primary dwelling unit. Committee Member Israel asked where the City is at within the timeline. Mr. Zambrano responded that the cases would be voted on by the Planning Commission in October and the City Council in November.

Committee Member Kollar asked if it is common for the State legislature to play a hand in local zoning regulations. **Mr. Zambrano** responded that it has been more common recently.

Public Comments:
None.

Staff Response:
None.

Committee Discussion:
None.

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 8, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Item Nos. 3 (Z-TA-1-25-Y) and 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

Three members of the public registered to speak on this item, with one in opposition.

STAFF PRESENTATION:

Chris DePerro, with the City of Phoenix Planning Department (PDD), provided a presentation on the City's Middle Housing Text Amendment and accompanying Overlay District. Mr. DePerro stated that the text amendment to the Zoning Ordinance would be reviewed first to provide context which would establish the Middle Housing Overlay District in areas of central Phoenix. Mr. DePerro explained that this initiative stems from House Bill 2721, passed during the 2024 legislative session, which requires all Arizona cities with populations over 75,000 to allow middle housing under certain conditions. Mr. DePerro stated that the Middle Housing, as defined in the legislation, includes duplexes, triplexes, fourplexes, and townhomes, up to a maximum of four units per lot. Mr. DePerro emphasized that the legislation was state-mandated, not locally initiated and outlined several requirements of the bill, including the requirement to allow up to four dwelling units per single-family lot in certain areas of central Phoenix. Mr. DePerro explained that at least 20 percent of the lots in any new subdivision of 10 contiguous acres or more must permit middle housing. Mr. DePerro stated Middle Housing must be treated no more restrictively than single-family housing in terms of permitting, review, and development standards. Mr. DePerro further explained restrictions that the City may not impose, including requirements for fire sprinklers, owner occupancy, or more than one off-street parking space per unit. Mr. DePerro stated the City also may not discourage rental housing or impose regulations more restrictive than those applied to single-family dwellings. Mr. DePerro emphasized that if Phoenix fails to adopt the required regulations by January 1, 2026, middle housing would automatically be allowed without limitation on all single-family residential lots in the city. Mr. DePerro then described Text Amendment Z-TA-12-5-Y, which revises zoning regulations to comply with state law, and Rezoning Case Z-3-25-4-7-8, which applies the overlay district to the one-mile area surrounding downtown Phoenix as required. Mr. DePerro explained that

the overlay district would function in addition to the existing underlying zoning, allowing either the density permitted by zoning or four units, whichever is greater. Mr. DePerro's presentation included maps outlining the overlay district boundary, which follows a one-mile radius around the designated downtown core. Mr. DePerro said the Federal aviation noise contours exclude certain areas from the overlay due to restrictions on residential density near the airport. Mr. DePerro clarified that historic preservation regulations remain unchanged, including demolition restrictions and review procedures for historic properties. Mr. DePerro also noted that recent code updates extended the review stay for eligible properties from 30 days to 60 days. Mr. DePerro provided development examples on typical R1-6 lots, including setbacks, building envelopes, and limitations on lot coverage. Visual examples of duplex and fourplex designs were shown to illustrate how middle housing could be integrated within existing neighborhoods. Mr. DePerro stressed that the proposal does not permit subdivision of lots beyond existing entitlements, nor does it allow more units than authorized by law. Mr. DePerro provided an example demonstrating how 20 percent of lots would be designated for middle housing and mapped with the overlay district. Mr. DePerro emphasized that subdivision design could accommodate varied lot sizes or locations for middle housing. Mr. DePerro reviewed the proposed timeline for Planning Commission for information in September and recommendation was scheduled for October 6. Mr. DePerro stated the City Council will consider action on November 5, 2025. Mr. DePerro provided a summary and noted the middle housing requirement is state-mandated, must be applied within one mile of downtown and to 20 percent of new subdivisions over 10 acres and the City faces the risk of losing zoning controls entirely if regulations are not adopted by the state deadline.

Mr. DePerro directed attendees to additional resources at phoenix.gov/middlehousing

QUESTIONS FROM THE COMMITTEE:

Committee Member Warnicke asked if the driving force behind the legislation was the historical shift away from middle housing. **Mr. DePerro** responded that while he did not want to speak directly to the legislature's intent, many consultants and proponents suggest that the law is a way to increase density in areas where it has become difficult. Mr. DePerro acknowledged that there are broader policy discussions surrounding the issue, but he could not say with certainty why the legislature chose this approach.

Committee Member Warnicke stated that historically there had been middle housing, but that it is no longer permitted, and noted that multifamily housing is not currently allowed in single-family residential zoning. Mr. DePerro responded that multifamily housing is not permitted in single-family zoning districts. Committee Member Warnicke asked when multifamily development is allowed. Mr. DePerro responded that multifamily zoning is typically applied through separate zoning designations and is defined as a lot that allows more than one primary unit. Committee Member Warnicke stated that this would include duplexes and apartments. Committee Member Warnicke noted that the state requires the provisions to apply within one mile of the Central Business District, but the definition of that area varies. Mr. DePerro responded that neighborhoods such as Willo, La Hacienda, and Alvarado, while zoned R1-6 or R1-10, technically allow

duplexes under certain lot conditions, which makes them multifamily zones. Mr. DePerro stated that those districts only allow duplexes on larger lots and that this provision does not actually increase density. Committee Member Warnicke confirmed that duplexes are still permitted under those designations and suggested that they could therefore be considered multifamily zoning. Mr. DePerro responded and noted that point but explained that the state law requires the city to apply the middle housing provisions to lots zoned for single-family uses which includes the areas in question. Committee Member Warnicke expressed frustration, stating that these lots already allow multifamily development and that applying the law in this manner threatens historic neighborhoods and noted that historic designation can be lost if more than 50 percent of contributing homes are removed. Committee Member Warnicke said that the overlay boundary appeared to cut into La Hacienda while avoiding his own property. Mr. DePerro stated that the city's text amendment is intended to comply with state law, regardless of whether the legislature considered impacts on historic neighborhoods. Committee Member Warnicke stated that the state law only applies to single-family residential properties, and reiterated his position that some of these areas should be classified as multifamily. Mr. DePerro stated that he and Mr. Warnicke appeared to disagree on that interpretation. Committee Member Warnicke asked about the 20 percent multifamily requirement for subdivisions. Mr. DePerro responded that the requirement applies only to new subdivisions of 10 acres or more, typically in areas such as north Phoenix, and not to existing neighborhoods. Committee Member Warnicke asked if this meant there was no 20 percent cap on middle housing in neighborhoods like Willo. Mr. DePerro responded that there is no such cap and that, if the overlay were approved, any eligible lot within Willo could potentially develop as middle housing, including fourplexes. Committee Member Warnicke concluded by stating that this would allow widespread redevelopment in historic areas. Mr. DePerro agreed that this was correct under the proposed application of the state law.

Committee Member Procaccini asked what would happen if the City chose to reduce the size of the Central Business District, noting that it might be considered beneficial in some cases to shrink the designated downtown area. Mr. DePerro responded that there are two potential issues with that approach first, the state law specifies that the applicable Central Business District boundaries are those that were designated as of September 14, 2024 and no changes can be made at this point. Mr. DePerro stated second, the law also contains a provision prohibiting cumulative or individual actions by municipalities that interfere with housing development. Mr. DePerro said that if city were to attempt to shrink the boundaries, it could be considered noncompliant under that provision and that the September 14, 2024 designation date is the controlling factor.

Committee Member Wagner stated that under normal procedure, text amendments are presented to Village Planning Committees for information only, followed by at least a month to review and provide input and in this case, however, the process was not being followed. Committee Member Wagner said that the proposed text amendment is 178 pages long and was only received by the committee a few days prior to the meeting, which made it very difficult for members to adequately review the information and further expressed that the amendment would greatly benefit from committee input and questioned why the committee was not being given that opportunity.

Joshua Bednarek, PDD Director, responded that it was a valid concern and explained that the planning staff were attending all Village Planning Committee meetings this month to provide information and ensure that word about the new law was reaching the community. Mr. Bednarek stated that the language presented in the amendment reflects the minimum requirements of state law, leaving little room for adjustment and the City's priority is compliance with the law and meeting the statutory deadline requiring City Council action later this year. Mr. Bednarek expressed that while staff values feedback, the purpose of these presentations are primarily informational and offered to provide his contact information to any committee members or members of the public who wished to ask further questions. Committee Member Wagner stated that while she appreciated the explanation, she remained concerned. Committee Member Wagner shared the concern that neighborhoods had been in contact with other cities, which were approaching the legislation differently and actively working to mitigate its impacts. Committee Member Wagner emphasized that the City of Phoenix was not necessarily taking the bare minimum approach, and that this issue warranted more public discussion with Village Planning Committees. Committee Member Wagner also questioned the stated deadline, noting that City staff had known about the legislation since February 2024, according to emails. Committee Member Wagner said this with the accessory dwelling unit legislation, which passed in May and had to be implemented by January 2025 and in the case of the middle housing bill, she said, cities were given an additional year to act. Committee Member Wagner expressed frustration that the committee was being told there was no more time to review the amendment, despite Phoenix having had significantly more time to prepare.

Committee Member Kleinman asked for clarification regarding the timeline of the legislation and stated his understanding that the State of Arizona passed the bill during the 2024 legislative session, with an effective date of January 1, 2026. Committee Member Kleinman noted that cities are required to adopt local regulations by that same date and asked whether the City of Phoenix had the authority to extend or delay the effective date, or whether it must begin enforcement on January 1, 2026. Committee Member Kleinman explained that his concern was twofold if the state legislature amends the law during the upcoming session, it would be problematic for the city to take action prematurely and then be unable to undo its decisions. Committee Member Kleinman suggested that, at a minimum, the city should consider delaying implementation until any potential state-level amendments are resolved. Mr. Bednarek responded that the idea of delaying the effective date had been suggested and was referred to the City's Law Department and the initial response was that the law is clear in requiring implementation on January 1, 2026. Mr. Bednarek noted that delaying implementation could put the city at risk of being found noncompliant and added that the matter could be further discussed with the Law Department and potentially with the City Council.

Committee Member Rodriguez stated that she supports the house bill overall but expressed disappointment that it did not extend further and explained that her home, built in 1932, was located just outside of the overlay area. Committee Member Rodriguez stated that she would like the opportunity to redevelop her property into housing that contributes to the city's future, which she considered part of building a

better history. Committee Member Rodriguez noted that her neighborhood lacks the tax incentives, gated communities, safe bike lanes, and other infrastructure present in other areas, while still experiencing challenges such as cut-through traffic from the reverse lanes, she stated that the bill does not go far enough and encouraged the city to be bolder in extending its provisions. Committee Member Rodriguez added that other cities, such as Portland, have implemented similar policies without significant impacts from demolitions, and she offered to share those examples with the committee.

Committee Member Wagner stated that the city was aware of legislation introduced in the prior session seeking to exempt historic districts and emphasized that while she supports rental housing, she also values maintaining historic districts, which have been carefully preserved for decades. Committee Member Wagner noted that another attempt to exempt historic districts may be made in the upcoming legislative session and stated there is concern that the current 178-page text amendment appeared to be a rewrite of the Zoning Ordinance, rather than a simple overlay as previously described. Committee Member Wagner questioned why the committee had not been told earlier that such extensive changes would be included and asked why multifamily provisions were being revised when the legislation was directed at single-family zoning. **Mr. DePerro** responded that he had described the amendment as involving extensive revisions in several prior presentations and that this approach was taken out of caution due to the statutory requirement that single-family and middle housing be treated identically. Mr. DePerro stated in many parts of the Zoning Ordinance, the two are treated differently, with middle housing subject to more restrictive provisions therefore, significant revisions were necessary to bring them into alignment. Mr. DePerro clarified the mechanism for implementation and stated that the text amendment itself does not grant entitlements but the following agenda item the zoning case would apply the Middle Housing Overlay (MH) to properties. Mr. DePerro stated the text amendment establishes the framework and creates the overlay district, but actual entitlement would only occur through a rezoning action and noted that the opt-in provision for 10-acre subdivisions functions similarly, requiring a property owner to request the overlay before it is applied. Committee Member Wagner responded that her neighborhood had held several meetings with the PDD and had repeatedly asked for a seat at the table during the drafting of the amendment. Committee Member Wagner expressed frustration that those requests were not accommodated and that the committee was now being asked to consider the amendment at the last minute without sufficient time for review.

PUBLIC COMMENTS:

Mr. Will Kerwin introduced himself as a resident on Willetta Street stated that he lives in a duplex where two different houses are located on the same lot and considered a plan to rent out the back unit once it became unoccupied, and asked if that would still be possible under the proposed ordinance. **Mr. DePerro** responded that, without knowing the exact circumstances, nothing being proposed should change an existing entitlement and confirmed that if the second residence is currently legal, then the entitlement remains. Mr. DePerro invited Mr. Kerwin to send him specific details by email so staff could research the property’s history and provide a clear response and emphasized that the ordinance was intended to add entitlement for additional units, not take away

existing rights. Mr. Kerwin shared a neighborhood concern regarding an individual who built a multi-story structure, which appeared to have been left unfinished and that residents suspected the intent was to drive up property taxes to force buyouts, though he acknowledged this may not be true. Mr. DePerro replied that if the structure was built without permits, that would be a code enforcement issue and asked for clarification about whether the construction was permitted. Mr. Kerwin clarified that he was raising the example hypothetically and asked whether, under the ordinance, someone could legally construct a multi-story building for speculative purposes. Mr. DePerro explained that the ordinance did not increase allowable building height, setbacks, or envelope limits and the intention of the changes only addressed the number of units allowed on a lot. Mr. DePerro stated that the ordinance would not permit a five-story building in a single-family neighborhood, since the existing height and setback limits would still apply. Mr. Kerwin acknowledged the clarification but asked whether there was a way to mitigate the impact of increased property taxes on neighbors. Mr. DePerro responded that property taxes are difficult to predict and stated that values can both rise and fall, referencing the Great Recession when values plummeted. Mr. DePerro stated that the ordinance had been crafted with a focus on zoning and entitlements, and broader economic impacts such as property taxation had not been a primary consideration.

Mr. Mike Mark introduced himself as a resident on Holly Street and stated that he had several questions and asked whether the city currently knew how many lots would be impacted by the ordinance, noting that there are empty lots that could be targeted. Mr. Mark added that estimating the number of eligible lots would be helpful, since it was likely that developers would begin to purchase such properties to take advantage of the new entitlements. Mr. DePerro responded that the estimate was on a graphic he had previously shared, but he did not have it readily available at the meeting and apologized and stated that he could provide the figure later. Mr. DePerro confirmed that the calculation was included in staff's analysis and agreed that vacant lots zoned appropriately would be among the first likely to be impacted. Mr. Mark asserted that this suggested a likely targeting of properties for redevelopment and asked whether the city's Middle Housing website included real-life examples of duplexes, triplexes, or fourplexes on single-family lots. **Mr. DePerro** responded that the photos shown in the presentation were real examples from Phoenix and had been used to illustrate what the ordinance would proceed. Mr. Mark confirmed that the images were taken from within Phoenix, including areas near a neighborhood dog park in the area of 3rd Avenue and Culver Street, but emphasized his concern that the ordinance appeared punitive toward historic properties. Mr. Mark expressed that the proposal seemed almost surgically targeted to impact historic neighborhoods in particular and added that he wished the policy could instead be mirrored so that his neighborhood would be affected rather than historic districts, which he believed should be spared from such negative impacts.

Joan Gresch stated she is a longtime resident of the area since 1977 and had concerns for the committee regarding historic preservation and the impact of recent state laws. Ms. Gresch shared her personal experience restoring a historic home from the 1920s in downtown Phoenix with her husband while earning less than $20,000 per year at the time. Ms. Gresch stated that the Historic Preservation program provided tax incentives and guidelines that allowed them and others to rehabilitate historic properties

appropriately, contributing to the revitalization of the neighborhood. Ms. Gresch expressed concern that recent state interventions have undermined these protections and threatened the progress made over decades. Ms. Gresch urged the city to support residents if legal action arises, emphasizing the emotional and financial investment her family has made in preserving the historic character of their home and neighborhood. Mr. DePerro responded that the current law, while allowing up to four units on a property, does not remove existing historic preservation protections and stated that the design review processes and other safeguards under both state law and city plans would remain in place. Ms. Gresch acknowledged this clarification but emphasized that the broader context and discussion about preserving historic districts remain critical.

FLOOR/PUBLIC DISCUSSION CLOSED, COMMITTEE DISCUSSION:

Committee Member Procaccini asked whether the city's website allowed residents to type in their address to determine if their property fell within the proposed middle housing overlay area, noting that he lived near the boundary and was unable to tell. **Mr. DePerro** responded that the website did provide that function and that members of the public could also email him directly with an address and he would confirm the information, often faster than the online tool.

Committee Member Wagner asked how many square miles were included in the middle housing overlay area shown on the map. **Mr. DePerro** responded that he did not have the exact figure memorized but estimated that the area covered between five and six square miles in and around downtown. Mr. DePerro noted that this represented a small portion of Phoenix overall, which spans approximately 520 square miles. Committee Member Wagner said that, while the overlay represented only five to six square miles, it was still a significant area when viewed in comparison to the entire city.

Committee Member Kleinman expressed concern about the impact of increasing housing in historic neighborhoods and asked whether the city could mandate that new housing developments, specifically those referenced in the middle of the presentation on page 92, be designated as workforce or affordable housing. Committee Member Kleinman emphasized the need to prevent historic homes from being replaced by high-cost fourplexes potentially used for short-term rentals, such as Airbnb. Committee Member Kleinman asked if there were any mechanisms to limit high-cost townhouses and short-term rentals in these historic areas. Mr. DePerro responded that both short-term rentals and affordable housing requirements are largely restricted by state law. Mr. DePerro explained that the city has minimal control over short-term rentals and cannot require affordable housing in zoning cases or stipulations and stated that while the city can incentivize affordable housing, it cannot mandate it and that the city is exploring other potential approaches to mitigate community concerns while remaining compliant with state law, although no solutions had been finalized. Mr. DePerro emphasized that the city is listening to feedback and seeking ways to balance middle housing requirements with the preservation of historic districts.

Committee Member Wagner stated that, in line with Committee Member Kleinman's concerns about workforce housing, a neighboring property near the dog park as

formerly mentioned recently sold for $2.6 million. Committee Member Wagner noted that this example indicates the development is unlikely to provide affordable housing.

Committee Member Perez asked whether any language incentivizing affordable or workforce housing had been considered in the text amendment and asked if such measures could be incorporated as a potential avenue for encouraging these types of housing. Mr. DePerro responded that while such incentives could potentially be considered, they had not been included in the current text amendment and stated that the language as written represents the minimum required to comply with state law. Mr. DePerro acknowledged the concerns about providing additional incentives or protections but emphasized that state law does not require these provisions, and their absence is consistent with legal compliance.

Committee Member Kleinman expressed frustration with the city's limited flexibility under state law and recalled past experiences in which the city initially faced restrictions but eventually implemented changes, noting that simply complying with state law does not preclude the city from exploring measures that could benefit Phoenix. Committee Member Kleinman stressed that fear of potential lawsuits should not prevent proactive efforts to improve outcomes for the city and its residents. **Mr. Bednarek** responded noting that any action outside the boundaries of state law could trigger complaints to the Attorney General under State Statute 1487, potentially putting $850 million in state funding at risk. Mr. Bednarek clarified that such disputes do not automatically go to court and follow a 30-day process. Committee Member Kleinman stated that the city has previously navigated conflicts with state law in other contexts, such as fair wages, and argued that avoiding any attempt to push the envelope in this case seems overly cautious. Committee Member Kleinman emphasized that his comments were meant as an opinion and not a directive, expressing his perspective that the city could explore creative approaches without undue risk. Mr. Bednarek responded stating that he took no offense to the comments and appreciated the perspective.

Committee Member Rodriguez shared her perspective on affordable housing and the overall benefits of increasing housing stock and invited fellow committee members and staff to collaborate on initiatives aimed at promoting affordable housing. Committee Member Rodriguez emphasized that increasing housing availability can make housing more accessible in general and stated differing viewpoints on historic preservation but expressed the belief that denser, thoughtfully designed housing can contribute positively to the community's history. Committee Member Rodriguez also highlighted that parts of Phoenix, including this area, benefit from some of the city's most successful public transportation systems and bike lanes and suggested that adding new housing, regardless of affordability designation, could help reduce overall housing costs by increasing supply. Committee Member Rodriguez stated it is important to encourage broader collaboration and engagement from committee members on housing issues.

Committee Member Warnicke commented on the public comments and expressed appreciation for the eloquence of the previous speaker and said she is absolutely right in what we are facing is an existential threat to our historic neighborhoods. Committee Member Warnicke stated the idea of launching 5,000 homes into these areas is

alarming and has asked the city how many historic homes are at risk, and still had not received an answer. Committee Member Warnicke stated if we estimate 5,000 homes and allow fourplexes on each, that's 20,000 residences replacing 5,000 single-family homes. Committee Member Warnicke stated that in the past year alone, over 20,000 apartments have come online, and there's another 20,000 expected next year and there is already a glut. Committee Member Warnicke stated this attack on historic neighborhoods is not only unnecessary it is absurd and will not achieve its intended goals. Committee Member Warnicke stated these lots will be subdivided or made available for affordable purchase and they will be expensive, likely short-term rentals like Airbnbs and this is very upsetting. Committee Member Warnicke stated there will be a lawsuit but not against the state and the state can pass these laws, but the city is not obligated to adopt a text amendment that implements them in this way. Committee Member Warnicke stated there is a legal argument for exempting R1-6 and R1-10 zones, especially those with homes subdivided before 1998 or 1999 and these areas are already entitled to duplexes because our historic neighborhoods are already denser than many of the true single-family neighborhoods in Phoenix that do not allow duplexes. Committee Warnicke stated his office is in a home that was converted from a duplex which are scattered throughout the Willo Neighborhood. Committee Member Warnicke stated the city does not have to do this it is choosing to and that is why there is going to be a fight with the city. Committee Member Warnicke stated he should not have to fight both the state and the city, but that's the position we have been put in which is ridiculous. Committee Member Warnicke stated we have invested hundreds of thousands, maybe millions in historic preservation grants and encouraged families, like the one who restored two old homes, to take advantage of tax benefits and reinvest in their properties. Committee Member Warnicke stated this was in the 1980s and he remember walking up 5th Avenue to Kenilworth School. Committee Member Warnicke stated back then, homes had planks over the stairs and people were rolling motorcycles into their living rooms and that is what the neighborhood was like before it became the Willo Neighborhood. Committee Member Warnicke stated we saved that neighborhood and saved others which helped create the city that people now want to walk through and now they want to tear it all down and build fourplexes. Committee Member Warnicke stated he could not be more livid, and he is going to do everything he can to stop it.

Chair Montaño Searles reminded everyone that the item under discussion is part of the timeline presented earlier in the meeting and explained that the matter went to the Planning Commission for information only on September 4 and it is scheduled for the Planning Commission with a recommendation on October 6, and then it will go before City Council on November 5. Chair Montaño Searles encouraged attendees to visit the city's website and navigate to the public meetings section under the City Clerk's page for more information and also welcomed continued public participation, noting that if individuals want to make their voices heard, that is the place to do so and thanked everyone for their comments and reiterated that today's item was for information only.

Estrella
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 16, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Item No. 5 (Z-TA-1-25-Y) and Item No. 6 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, began the presentation by providing background information on House Bill 2721 that required the City of Phoenix to allow middle housing. Ms. Sanchez Luna displayed examples of middle housing such as duplexes, triplexes, fourplexes, and townhomes. Ms. Sanchez Luna noted that middle housing must be compatible in scale, form, and character with single-family houses. Ms. Sanchez Luna summarized the middle housing requirements for the City. Ms. Sanchez Luna noted the severe penalty clause that stated that if a municipality does not adopt regulations by January 1, 2026, then middle housing shall be allowed without any zoning controls or restrictions. Ms. Sanchez Luna added that properties designated historic are not exempt under the state law and provided an example where middle housing may or may not fit. Ms. Sanchez Luna concluded the presentation by displaying the proposed hearing timeline and contact information for comments.

Questions from the Committee:

Kristine Morris asked for clarification regarding new subdivisions and homeowner associations. **Ms. Sanchez Luna** noted that homeowner associations can add restrictions to prohibit middle housing.

Dustin Thrower stated that the homeowner associations would not exist until the entire subdivision was established. **Ms. Sanchez Luna** added that if the developer built a single-family house on an established middle housing lot, then the owner would have to circumvent the regulations established by the homeowner's association. **Mr. Thrower** voiced his confusion on how homeowner associations can prohibit middle housing. **Ms.**

Morris added that someone who purchases a home with a homeowner association is typically buying into more restrictions.

Chair Parris Wallace noted that this type of development will not be required to come to the committee for recommendation.

Romona Burris asked if this was just another strategy to increase housing within the City on top of already establish policy like the Housing Phoenix Plan. **Chair Wallace** confirmed.

Ms. Sanchez Luna added that if anyone had any additional questions, they could contact her or send an email to the email address provided.

Ms. Burris voiced concern about how this would affect neighborhoods such as Coronado and if residents would lose their properties. **Ms. Sanchez Luna** added that if someone owned their property, it was their decision if they wanted to convert their lot to allow middle housing. Ms. Sanchez Luna noted that they would still have to meet all the development standards and if the property is historic, then it would have to go through the Historic Preservation Office first.

Marcus Ceniceros asked if this would only apply to one mile from downtown. **Ms. Sanchez Luna** confirmed. Ms. Sanchez Luna added that the only way this would occur in Estrella was if there were any new subdivisions of 10 acres or more and if an applicant rezoned their property to add the overlay district.

Chair Wallace noted that a lot of housing projects have been approved and asked what would happen to those projects. **Mr. Thrower** added that it would depend on the acreage. **Chair Wallace** noted an approved housing project with a lazy river. **Ms. Sanchez Luna** noted that that proposal was for multifamily residential.

Ms. Burris asked if historic neighborhoods are in danger. **Ms. Sanchez Luna** noted that they had voiced some concerns. **Ms. Burris** stated that this type of housing was bound to happen. **Ms. Sanchez Luna** stated that proposed middle housing projects had to be compatible with the existing single-family neighborhood. Ms. Sanchez Luna added that middle housing could be one two-story house with one family on the first floor and one family on the second floor. **Chair Wallace** voiced her excitement and approval and noted that Estrella would like to see more housing.

Laveen
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 8, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Item No. 5 (Z-TA-1-25-Y) and Item No. 6 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation:

Nayeli Sanchez Luna, staff, began the presentation by providing background information on House Bill 2721 that required the City of Phoenix to allow middle housing. Ms. Sanchez Luna displayed examples of middle housing such as duplexes, triplexes, fourplexes, and townhomes. Ms. Sanchez Luna noted that middle housing must be compatible in scale, form, and character with single-family houses. Ms. Sanchez Luna summarized the middle housing requirements for the City. Ms. Sanchez Luna noted the severe penalty clause that stated that if a municipality does not adopt regulations by January 1, 2026, then middle housing shall be allowed without any zoning controls or restrictions. Ms. Sanchez Luna added that properties designated historic are not exempt under the state law and provided an example where middle housing may or may not fit. Ms. Sanchez Luna concluded the presentation by displaying the proposed hearing timeline and contact information for comments.

Questions from the Committee:

Carlos Ortega asked if all the other major cities were affected by the bill. **Ms. Sanchez Luna** confirmed. Ms. Sanchez Luna noted that she was unaware of the exact regulations that other cities will be implementing.

Vice Chair JoAnne Jensen asked if the text amendment would eventually expand beyond the one-mile radius around downtown. **Ms. Sanchez Luna** stated that if a proposed development wanted to provide the ability for middle housing, then they would have to rezone the site to add the overlay.

Linda Abegg asked for more information regarding the boundary and asked if that was implemented by the House Bill or the city. **Ms. Sanchez Luna** stated that the House Bill stated that it had to apply within one mile of downtown and that the City determined that Phoenix's downtown was the area zoned Downtown Code. **Ms. Abegg** asked for more information regarding parking. Ms. Abegg is asked if a fourplex was built, would the development be required to have eight parking spaces. **Ms. Sanchez Luna** note that she would have to confirm. **Ms. Abegg** stated that her concern was private streets and subdivisions that prohibit on-street parking. Ms. Abegg asked if HOA's are exempt. **Ms. Sanchez Luna** noted that HOA's can prohibit middle housing but would confirm.

Co-Vice Chair Jensen stated that this was accessory dwelling units on steroids. **Mixen Rubio-Raffin** added that this would mean separate addresses and utilities.

Ms. Rubio Raffin was surprised that this came from the State Legislature but hoped that this would allow more individuals to buy their own homes.

Ms. Abegg understood the frustration of the residents that this would affect and wondered how this would relate to Proposition 207.

Chair Stephanie Hurd noted that it would change the neighborhood.

Ms. Abegg asked how staff would track on-street parking. **Ms. Sanchez Luna** noted that she would have to follow up regarding the parking inquiry.

Juanita Darby noted that she used to live in a duplex, and she still had her own driveway and backyard.

Chair Hurd added that some diversity would be good, but that the Laveen character called for large-lot single-family homes. **Ms. Darby** noted an existing subdivision with large lots in Laveen.

Vice Chair JoAnne Jensen stated that the city has been built with primarily single-family neighborhoods and noted that that this type of development would be more appropriate in lots built to accommodate middle housing.

Ms. Rubio-Raffin added that businesses in high-density neighborhoods are more successful than those in rural areas and could create a higher demand for street enhancements and pedestrian amenities.

Maryvale
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 10, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Item No. 3 (Z-TA-1-25-Y) and Item No. 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Committee Members Melissa Acevedo and Victoria Stahl entered during these items bringing quorum to 12.

Staff Presentation:

Nayeli Sanchez Luna, staff, began the presentation by providing background information on House Bill 2721 that required the City of Phoenix to allow middle housing. Ms. Sanchez Luna displayed examples of middle housing such as duplexes, triplexes, fourplexes, and townhomes. Ms. Sanchez Luna noted that middle housing must be compatible in scale, form, and character with single-family houses. Ms. Sanchez Luna summarized the middle housing requirements for the City. Ms. Sanchez Luna noted the severe penalty clause that stated that if a municipality does not adopt regulations by January 1, 2026, then middle housing shall be allowed without any zoning controls or restrictions. Ms. Sanchez Luna added that properties designated historic are not exempt under the state law and provided an example where middle housing may or may not fit. Ms. Sanchez Luna concluded the presentation by displaying the proposed hearing timeline and contact information for comments.

Questions from the Committee:

Warren Norgaard asked if the overlay district would apply to the downtown area. **Ms. Sanchez Luna** displayed the map and noted that it would apply to the pink area around downtown.

Saundra Cole voiced her concern for the historic neighborhoods and added that she did not want these areas to be negatively affected. **Ms. Sanchez Luna** noted that all historic neighborhoods would still be subject to review by the Historic Preservation Office. Ms. Sanchez Luna added that if the City did not add any parameters, then middle housing would be allowed without any limitations or development standards.

Chair Gene Derie stated that if someone requested to demolish a historic house, they would have to petition the Historic Preservation Office for approval and to remove the historic structure. **Ms. Sanchez Luna** added that the Historic Preservation Office does review any properties that are either designated or eligible for historic designation.

Chair Derie announced that this presentation was for information only and that the committee would not be voting on either the rezoning case or the text amendment. **Vice Chair Chris Demarest** asked if the companion cases would return to the Village Planning Committee (VPC) for a recommendation in the upcoming months. **Ms. Sanchez Luna** clarified that both cases will not return to the VPC and displayed the proposed timeline noting the dates for the Planning Commission hearing and the City Council hearing.

Vice Chair Demarest noted that it was odd that the House Bill would require middle housing one mile from downtown if that is where many of the historic houses are located. **Chair Derie** added that all municipalities with a population of 75,000 or higher would be required to allow middle housing. Chair Derie added that cities such as Scottsdale, Mesa, Tempe, and Chandler are all required to permit middle housing. **Vice Chair Demarest** stated that all those cities had historic houses within one mile of their designated downtown and that he would have liked to have a vote on the companion cases.

Andrea Ramirez asked if the Villages that were directly affected would be allowed to vote on the companion cases. **Ms. Sanchez Luna** noted that they would not be voting.

Mike Weber asked who established the parameters. **Ms. Sanchez Luna** noted that the House Bill established the one-mile radius. **Mr. Weber** clarified that he would like to know the development standards for middle housing. **Ms. Sanchez Luna** displayed the single-family lot example and noted that middle housing would still be required to meet all required development standards such as lot coverage, building setbacks, and projections. **Mr. Weber** asked about height. **Ms. Sanchez Luna** added that in a single-family zoned lot, the maximum height is two stories or 30 feet and that any middle housing development in a single-family lot would be permitted to be as tall as two stories or 30 feet.
Vice Chair Demarest stated that most neighborhoods within the one-mile buffer did not have an established homeowner's association.

Alvin Battle asked what was considered downtown. **Ms. Sanchez Luna** displayed the map and noted the grey area that was zoned Downtown Code. **Chair Derie** provided the street boundaries for downtown and the one-mile buffer.

Ken DuBose asked what each case would accomplish. **Ms. Sanchez Luna** stated that the text amendment case Z-TA-1-25-Y would modify the Zoning Ordinance to allow the development standards for middle housing and the rezoning case Z-3-25-4-7-8 established the overlay district.

Ms. Ramirez asked if a developer could convert a lot of commercial properties to middle housing. **Ms. Sanchez Luna** clarified that the only way it would apply to Maryvale was if there were any new subdivisions of 10 contiguous acres or more built or if a property was rezoned.

Public Comment:

None

Committee Discussion:

Mr. Weber voiced his displeasure for all the palm trees in the pictures. **Chair Derie** and **Mr. Weber** noted that palm trees provide no shade and require a lot of water.

North Gateway
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 11, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Agenda Item 8 (Z-TA-1-25-Y) and Agenda Item 9 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation:
Adrian Zambrano, staff, provided an overview of House Bill 2721, noting that the State Legislature required cities with a population of 75,000 or more to adopt these regulations. Mr. Zambrano displayed types of housing that are known as middle housing. Mr. Zambrano shared the definition for middle housing within House Bill 2721. Mr. Zambrano shared where middle housing would be permitted, as required by the State law. Mr. Zambrano then shared State restrictions on implementation and the penalty clause within the State law. Mr. Zambrano summarized what text amendment case Z-TA-1-25-Y and the companion rezoning case Z-3-25-4-7-8 include. Mr. Zambrano then displayed the map for the Middle Housing Overlay District within one mile of downtown, noting that “downtown” includes all properties zoned Downtown Code. Mr. Zambrano shared the airport exclusion area that the State law does not apply to. Mr. Zambrano stated that properties zoned or designated historic are not exempt under the State law but noted that the law does not change existing design review procedures for historic or HP-zoned properties, does not change existing demolition restrictions for eligible historic properties, and does not require the City to allow two-story structures everywhere on a lot. Mr. Zambrano displayed a typical building setback exhibit and stated that middle housing must adhere to the same zoning development standards as a single-family home, including lot coverage, setbacks, height, projections, building design, and parking. Mr. Zambrano noted that the text amendment includes revisions so accessory dwelling units (ADUs) are only permitted on a lot with one primary dwelling unit. Mr. Zambrano displayed graphics of different types of middle housing. Mr. Zambrano shared that the State did not require

the City to allow subdivision of lots developed with middle housing and noted that the City is not proposing to allow more lots nor smaller lots than is currently permitted by existing property entitlements. Mr. Zambrano discussed the additional subdivision opt-in provision included in the text amendment for new subdivisions of 10 contiguous acres or more to apply the MH Overlay District to 20 percent of the lots within the subdivision without public hearing, as required by the State law. Mr. Zambrano concluded with the timeline for public meetings and public hearings, additional resources, and key takeaways.

Questions from Committee:
Committee Member Kylie Kennelly asked why the State legislature restricted requiring fire sprinklers. **Mr. Zambrano** responded that it is probably more of an expensive requirement that multifamily residential development typically triggers. Mr. Zambrano added that the Phoenix building code has recently been updated and was following this legislation. Mr. Zambrano stated that the walls between units would still be required to be fire-rated.

Committee Member Will Manion asked if the opt-in provision for new subdivisions of 10 acres or more has to be 20 percent of the lots within the subdivision or if it could be less than 20 percent. **Mr. Zambrano** responded that it has to be 20 percent.

Chair Julie Read stated that there is a big concern with the historic districts surrounding Downtown Phoenix and the threat this legislation has to historic homes. Chair Read stated that there is a historic preservation group that will be trying to get the State legislature to address this in the next legislative session. Chair Read suggested that individuals reach out to their respective representative if this topic is important to them.

Mr. Zambrano added that the State bill does not change existing design review requirements for historic properties or demolition restrictions for eligible historic properties.

Public Comments:
None.

Staff Response:
None.

Committee Discussion:
None.

North Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 17, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Item No. 4 (Z-TA-1-25-Y) and Item No. 5 (Z-3-25-4-7-8) are companion cases and were heard together.

Committee Member Fred Hepperle joined the meeting during this item bringing the quorum to 9 members present.

STAFF PRESENTATION

Robert Kuhfuss, staff, provided a presentation summarizing the proposed text amendment and rezoning case, highlighting the background regarding state legislation, details of the proposed zoning text to revise regulations and create the Middle Housing Overlay District, the boundary of the proposed overlay, and a summary of the timeline for the cases.

QUESTIONS FROM THE COMMITEE

Committee Member Bill Adams asked what the Legislature's rational was for passing the bill. **Mr. Kuhfuss** stated that he did not want to speak for the State Legislature but for the last several years, the Legislature has been trying to address the housing affordability issue. Mr. Kuhfuss stated that in 2024, the State Legislature passed another bill which required municipalities to adopt regulations relating to Accessory Dwelling Units by January of 2025 and that the Middle Housing Bill required adoption by January of 2026.

Committee Member Jim Larson asked if the law applies to currently vacant lots or when a property becomes available on the market allowing the owner to then demolish the property and construct a four-plex on the property. **Mr. Kuhfuss** asked if the question was directed towards properties located within the pink polygon. Committee Member Larson confirmed that was the case. Mr. Kuhfuss stated that it was his understanding that a property owner could demolish the site and construct a four-plex and that there is no provision that requires it be owner-occupied. Committee

Member Larson stated that it was his understanding that the effect of the bill was to render Historic Preservation areas null and void to allow a developer to demolish a house to build a four-plex. Mr. Kuhfuss stated that he was not 100% familiar with the nuances of Historic Preservation and that it was his understanding that certain protections remain in place for properties that lie within a historic neighborhood including a waiting period prior to demolition, and a requirement that the new building fit the neighborhood.

Committee Member Matthew Knapp asked if on new subdivisions is the developer required to construct middle housing on the 10% of lots that were earmarked as such. **Mr. Kuhfuss** stated that the threshold was 20% not 10% and that the law requires the lots to be earmarked but there is no requirement for the developer to exercise that right.

Committee Member Patrick Edwards asked for clarification that if he owned a house within the pink polygon, his neighbor could demolish the neighboring house and construct middle housing. **Mr. Kuhfuss** stated that was the case.

Committee Member Massimo Sommacampagna asked if the property was deed-restricted, would that still be the case. **Mr. Kuhfuss** stated that deed restrictions are private agreements between property owners and that Middle Housing would not supersede that agreement. Committee Member Sommacampagna asked for clarity on the Central Business District. Mr. Kuhfuss stated that he was not sure how the statute defined the Central Business District, but the City of Phoenix has defined the Downtown Core as the basis for determining the one-mile buffer. Mr. Kuhfuss stated that there were other municipalities where the Central Business District was not aligned with their downtown area.

PUBLIC COMMENT

None.

Paradise Valley
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 8, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Agenda Item 7 (Z-TA-1-25-Y) and Agenda Item 8 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation

Adrian Zambrano provided an overview of House Bill 2721, noting that the State Legislature required cities with a population of 75,000 or more to adopt these regulations. Mr. Zambrano displayed types of housing that are known as middle housing. Mr. Zambrano shared the definition for middle housing within House Bill 2721. Mr. Zambrano shared where middle housing would be permitted, as required by the State law. Mr. Zambrano then shared State restrictions on implementation and the penalty clause within the State law. Mr. Zambrano summarized what text amendment case Z-TA-1-25-Y and the companion rezoning case Z-3-25-4-7-8 include. Mr. Zambrano then displayed the map for the Middle Housing Overlay District within one mile of downtown, noting that "downtown" includes all properties zoned Downtown Code. Mr. Zambrano shared the airport exclusion area that the State law does not apply to. Mr. Zambrano stated that properties zoned or designated historic are not exempt under the State law but noted that the law does not change existing design review procedures for historic or HP-zoned properties, does not change existing demolition restrictions for eligible historic properties, and does not require the City to allow two-story structures everywhere on a lot. Mr. Zambrano displayed a typical building setback exhibit and stated that middle housing must adhere to the same zoning development standards as a single-family home, including lot coverage, setbacks, height, projections, building design, and parking. Mr. Zambrano displayed graphics of different types of middle housing. Mr. Zambrano shared that the State did not require the City to allow subdivision of lots developed with middle housing and noted that the City is not proposing to allow more lots nor smaller lots than is currently permitted by existing property entitlements. Mr. Zambrano discussed the additional subdivision opt-in

provision included in the text amendment for new subdivisions of 10 contiguous acres or more to apply the MH Overlay District to 20 percent of the lots within the subdivision without public hearing, as required by the State law. Mr. Zambrano concluded with the timeline for public meetings and public hearings, additional resources, and key takeaways.

Questions from the Committee

Committee Member Anna Sepic asked why the lots with the MH Overlay District in a new subdivision 10 acres or more would be allowed to be dispersed randomly throughout the subdivision. Committee Member Sepic stated that the lots that have the MH Overlay District should be located adjacent to each other. **Mr. Zambrano** responded that the State law did not specify how to disperse the MH-zoned lots within a subdivision. Committee Member Sepic asked if the City is asking for feedback on how it should be implemented. Mr. Zambrano responded that the City is taking comments and feedback, but the City must still comply with the State law so there are some limitations on changes that can be made. Mr. Zambrano stated that staff could take the comment and look into it.

Committee Member Robert Goodhue stated that there have been certain subdivisions in the past that restricted lots to one-story along certain exterior boundaries of the subdivision in order to not affect other adjacent one-story properties. Committee Member Goodhue asked if the lots zoned for middle housing within a subdivision could similarly be restricted. **Mr. Zambrano** responded that the State law states that the City cannot restrict middle housing to less than two stories. Mr. Zambrano added that if the lots within a subdivision along a certain exterior boundary were restricted to one-story, then the lots zoned for middle housing would have to be placed elsewhere within the subdivision. Mr. Zambrano added that certain areas of a lot do not allow two stories, such as in the rear yard of the lot where projections are allowed.

Committee Member Jennifer Hall asked why the Village Planning Committees are hearing these items for information only. **Mr. Zambrano** responded that these cases are to comply with State law, so the City is only having these cases voted on at the two required public hearings for Planning Commission and City Council.

Committee Member Toby Gerst stated that this State requirement seems very onerous.

Committee Member Sepic stated that it looks like it would be at almost 100 percent lot coverage. **Mr. Zambrano** responded that the maximum lot coverage allowed for single-family residence districts is 50 percent, so lots within the MH Overlay District would still have to comply with the maximum lot coverage allowed. Mr. Zambrano added that an additional 10 percent lot coverage is allowed for attached shaded structures or accessory dwelling units (ADUs). Mr. Zambrano clarified that part of the text amendment includes revisions that would only allow ADUs on lots with one primary dwelling unit on the lot.

Committee Member Robert Gubser asked for clarification that ADUs cannot be placed on a lot with a duplex or triplex. **Mr. Zambrano** responded affirmatively, noting that ADUs would only be allowed on a lot with one primary dwelling unit on the lot.

Committee Member Sepic asked if someone could buy a lot with a single-family home, demolish it, and build a fourplex on the lot by-right. **Mr. Zambrano** responded that if it is within the MH Overlay District within one mile of downtown, or on a lot zoned with the MH Overlay District within a new subdivision 10 acres or more, then it would be allowed by-right. Committee Member Sepic asked why the City chose downtown where there are historic homes. Mr. Zambrano responded that the State Legislature stated that the law applies within one mile of downtown, and the area zoned as Downtown Code states in the code that this area shall be known as “downtown”. Mr. Zambrano stated that this boundary is the adopted downtown area.

Committee Member Goodhue asked for clarification that any new subdivision of 10 acres or more is citywide. **Mr. Zambrano** responded affirmatively, noting that for these subdivisions it would only apply to 20 percent of the lots within the subdivision. Committee Member Goodhue asked if the units have to be owner occupied or if they can be rentals. Mr. Zambrano responded that the State law states that the City cannot require owner occupancy.

Committee Member Sepic stated that the majority of homes within one mile of downtown are historic properties. **Mr. Zambrano** responded that the State law does not take away existing design review requirements for historic properties, so they would still have to go through that process.

Public Comments
None.

Staff Response
None.

Committee Discussion
None.

Rio Vista
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 9, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary.

VPC DISCUSSION:

Committee Member Will Holton joined the meeting during this item, bringing the quorum to five members.

Agenda Item 3 (Z-TA-1-25-Y) and Agenda Item 4 (Z-3-25-4-7-8) are companion cases and were heard concurrently.

No members of the public registered to speak on this item.

Staff Presentation:
Adrian Zambrano, staff, provided an overview of House Bill 2721, noting that the State Legislature required cities with a population of 75,000 or more to adopt these regulations. Mr. Zambrano displayed types of housing that are known as middle housing. Mr. Zambrano shared the definition for middle housing within House Bill 2721. Mr. Zambrano shared where middle housing would be permitted, as required by the State law. Mr. Zambrano then shared State restrictions on implementation and the penalty clause within the State law. Mr. Zambrano summarized what text amendment case Z-TA-1-25-Y and the companion rezoning case Z-3-25-4-7-8 include. Mr. Zambrano then displayed the map for the Middle Housing Overlay District within one mile of downtown, noting that “downtown” includes all properties zoned Downtown Code. Mr. Zambrano shared the airport exclusion area that the State law does not apply to. Mr. Zambrano stated that properties zoned or designated historic are not exempt under the State law but noted that the law does not change existing design review procedures for historic or HP-zoned properties, does not change existing demolition restrictions for eligible historic properties, and does not require the City to allow two-story structures everywhere on a lot. Mr. Zambrano displayed a typical building setback exhibit and stated that middle housing must adhere to the same zoning development standards as a single-family home, including lot coverage, setbacks, height, projections, building design, and parking. Mr. Zambrano displayed graphics of different types of

middle housing. Mr. Zambrano shared that the State did not require the City to allow subdivision of lots developed with middle housing and noted that the City is not proposing to allow more lots nor smaller lots than is currently permitted by existing property entitlements. Mr. Zambrano discussed the additional subdivision opt-in provision included in the text amendment for new subdivisions of 10 contiguous acres or more to apply the MH Overlay District to 20 percent of the lots within the subdivision without public hearing, as required by the State law. Mr. Zambrano concluded with the timeline for public meetings and public hearings, additional resources, and key takeaways.

Questions from Committee:
Committee Member Eileen Baden thought it was interesting that the State said that the City could not require any structures to contain a fire sprinkler.

Vice Chair Scott Lawrence asked if this requirement is only for the City of Phoenix.
Mr. Zambrano responded that the restrictions on implementation within the State law apply to all cities and towns that the State law is applicable to. Mr. Zambrano added that there was a recent update to the Phoenix building code that was passed. Mr. Zambrano stated that they were also following this legislation and made the updates to the building code accordingly. Mr. Zambrano stated that the walls between the units would still have to be fire-rated walls.

Committee Member Baden asked for clarification that the City could still require one off-street parking space per unit. **Mr. Zambrano** responded affirmatively.

Committee Member Ozzie Virgil asked if homeowners associations (HOAs) could restrict middle housing. **Mr. Zambrano** responded that HOAs could restrict it in new subdivisions, but within subdivisions of 10 acres or more, at least 20 percent of the lots have to be zoned to allow middle housing, in order to comply with the State law. Committee Member Virgil stated that he does not believe the airport exclusion area is because of the noise and is instead because of potential airplane crashes. Mr. Zambrano responded that the City discourages residential within this area because it is so noisy from airplanes.

Chair Cotton asked if the State law would apply to Anthem, which is not a City. **Mr. Zambrano** responded that the State law would apply to any city or town with a population of 75,000 or more. Chair Cotton asked for clarification that the west side of Anthem is within the City of Phoenix. Mr. Zambrano responded affirmatively. Chair Cotton stated that there are multifamily residential condominiums that were built behind the Goodwill along Interstate 17.

Vice Chair Lawrence stated that they are townhomes.
Mr. Zambrano stated that they could have been developed under a certain development option in a single-family residence district that allows townhomes.

Committee Member Baden stated that it could be zoned for commercial as well.

Committee Member Will Holton asked how a population of 75,000 or more is defined. **Mr. Zambrano** responded that it would be based on the census data available for the city or town.

Committee Member Baden asked what the population is in the City of Phoenix. **Mr. Zambrano** responded that it is 1.6 million.

Chair Cotton stated that the census includes children of all ages.

Committee Member Holton asked if the images are real-life examples of what to expect. **Mr. Zambrano** responded that the images are graphics from the Opticos Design Missing Middle Housing book. Committee Member Holton expressed concern with access for emergency personnel. Mr. Zambrano responded that it would be treated the same as a single-family home. Mr. Zambrano added that the State said that the City cannot require fire sprinklers for middle housing but there would still be fire-rated walls between units.

Chair Cotton asked for clarification that there is nothing that the City can do since the City has to comply with the State law. **Mr. Zambrano** responded affirmatively.

Vice Chair Lawrence stated that the intent is to reduce housing costs since developers would be able to build more units on a lot.

Committee Member Holton asked if property taxes would be increased for the homeowner of the original home. **Mr. Zambrano** responded that he was not sure. Mr. Zambrano stated that the units would still all be on one lot.

Committee Member Baden asked about accessory dwelling units (ADUs). **Mr. Zambrano** responded that the text amendment would also update sections of the Phoenix Zoning Ordinance to only allow ADUs on a lot with only one primary dwelling unit.

Vice Chair Lawrence asked for clarification that middle housing would still be allowed outside of the one-mile radius from Downtown Phoenix. **Mr. Zambrano** responded that citywide, middle housing will be allowed on 20 percent of the lots within any new subdivision of 10 acres or more. Vice Chair Lawrence asked for clarification that it would not be allowed anywhere else throughout the city. Mr. Zambrano responded that it would not be allowed by-right. Mr. Zambrano stated that if a new subdivision less than 10 aces wants to have middle housing and is outside of the one-mile radius from Downtown Phoenix, or if an existing subdivision wants to build middle housing, then those subdivisions can request to rezone to the MH Overlay District through the public hearing process.

Committee Member Holton asked if the State law would allow tents or recreational vehicles as dwelling units. **Mr. Zambrano** responded that it would have to be a fixed structure. Mr. Zambrano stated that there are established definitions in the Phoenix Zoning Ordinance. Committee Member Holton asked if modular homes would be

acceptable as middle housing. Mr. Zambrano responded that there are certain design review requirements for modular homes. Mr. Zambrano added that the text amendment will also update a section of the Pheonix Zoning Ordinance to require design review for middle housing. Committee Member Holton asked if middle housing would still have to figure out how to tap into the existing water and sewer lines. Mr. Zambrano responded affirmatively, noting that the Water Services Department would still review each site and would require certain improvements, if necessary, when going through the plan review and permitting process.

Committee Member Baden asked if the developers of subdivisions of 10 acres or more are required to build middle housing. **Mr. Zambrano** responded that 20 percent of the lots within a new subdivision of 10 acres or more are required to be zoned to allow middle housing. Mr. Zambrano stated that the developer can choose to not build middle housing on the lots zoned with the MH Overlay District and can choose to build single-family homes on those lots instead.

Committee Member Holton asked if there is any precedent for middle housing. **Chair Cotton** responded that when he stayed in Los Angeles, he rented a duplex. Chair Cotton added that growing up in New Hampshire, there were multiplexes everywhere. Chair Cotton stated that Phoenix is one of the only bigger places he has seen that does not allow it. Committee Member Holton asked if middle housing is a trend.

Committee Member Baden responded that middle housing is historical.

Chair Cotton stated that middle housing has been around forever, but Phoenix has only allowed single-family homes.

Committee Member Virgil stated that Oklahoma has a lot of middle housing.

Chair Cotton stated that Florida also has middle housing.

Committee Member Holton stated that this State law seems like it is full of problems, but he does not know what other cities have encountered. **Mr. Zambrano** responded that in Arizona, most cities and towns have only allowed single-family zoning. Committee Member Holton asked for clarification that this would be new to Arizona. Mr. Zambrano responded affirmatively.

Vice Chair Lawrence stated that in the past, developers were still able to build middle housing in Phoenix, as long as it was zoned for multifamily.

Mr. Zambrano responded that the difference with this law is that the duplex, triplex, or fourplex would be built on a single-family zoned lot.

Vice Chair Lawrence stated that a typical developer would likely locate all the MH-zoned lots together within a subdivision.

Public Comments:
None.

Staff Response:
None.

Committee Discussion:
None.

South Mountain
VILLAGE PLANNING COMMITTEE

Village Planning Committee Meeting Summary
Z-3-25-4-7-8
INFORMATION ONLY

Date of VPC Meeting	September 9, 2025
Proposal	Request to map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y) located generally within one mile of the Downtown Code boundary

VPC DISCUSSION:

Item No. 4 (Z-TA-1-25-Y) and Item No. 5 (Z-3-25-4-7-8) are companion cases and were heard together.

No members of the public registered to speak on this item.

STAFF PRESENTATION

Samuel Rogers, staff, began the presentation by providing background information on House Bill 2721 that required the City of Phoenix to allow middle housing. Mr. Rogers displayed examples of middle housing such as duplexes, triplexes, fourplexes, and townhomes. Mr. Rogers noted that middle housing must be compatible in scale, form, and character with single-family houses. Mr. Rogers summarized the middle housing requirements for the City. Mr. Rogers described the penalty clause that stated that if a municipality does not adopt regulations by January 1, 2026, then middle housing shall be allowed without any zoning controls or restrictions. Mr. Rogers added that properties designated historic are not exempt under the state law and provided an example where middle housing may or may not fit. Mr. Rogers concluded the presentation by displaying the proposed hearing timeline and contact information for comments.

QUESTIONS FROM THE COMMITTEE

Chair Arthur Greathouse III asked whether developers of new subdivisions of 10 acres or more would provide both a single-family and middle housing product. **Mr. Rogers** confirmed that new subdivision of 10 acres or more could develop with both housing products.

Committee Member Kassandra Alvarez inquired whether this was a statewide requirement. **Mr. Rogers** confirmed that the State law applies statewide.

Committee Member Mark Beehler asked whether the 20% middle housing in new subdivisions was a requirement or an option. **Mr. Rogers** clarified that it is an option.

Committee Member Greg Brownell asked for clarification on the overlay area. **Mr. Rogers** displayed the overlay map and described its boundaries. Committee Member Brownell asked if the one-mile buffer was measured from a central point in downtown. Mr. Rogers explained that it is measured from the boundaries of the Downtown Code.

Committee Member Brownell asked whether the State had reviewed or approved the proposed boundary. **Mr. Rogers** stated that he is not sure what the State has reviewed but confirmed that the proposal has been reviewed by the City's Law Department.

Committee Member Brownell inquired whether the proposal would allow two-story structures in the rear setback. **Mr. Rogers** explained that middle housing developments will still be required to comply with zoning standards, including setbacks, and the proposal will not change where two stories can be built.

Committee Member Brownell asked whether a one-story single-family home could add a second-story unit. **Mr. Rogers** stated that it could.

Committee Member Lee Coleman asked whether the proposal would impact Average Lot Subdivisions. **Mr. Rogers** stated that the proposed changes would consolidate subdivision options into a "Standard" option and a "Planned Residential Development" option.

Chair Greathouse asked whether there had been any research into how many units this proposal could add to the market. **Mr. Rogers** explained that research had not been conducted, as not every lot can feasibly fit four units or would redevelop.

Chair Greathouse asked whether 20% of lots or units would be permitted to develop as middle housing in new subdivisions. **Mr. Rogers** stated that it is 20% of lots.

Committee Member Trent Marchuk asked when in the process a developer would indicate they are using the middle housing provisions. **Mr. Rogers** explained this would occur during the platting stage. Committee Member Marchuk asked whether a developer could show a single-family product during rezoning and later add middle housing at platting. Mr. Rogers confirmed that is possible.

Committee Member Beehler asked whether the Village Planning Committee sees the plat. **Mr. Rogers** stated that the VPC sees the conceptual lot layout during rezoning, but platting occurs after that process.

Committee Member Brownell asked who would own the units if a developer built four on one lot. **Mr. Rogers** stated that there are no ownership restrictions and explained that condominiums are uncommon in Arizona due to State liability laws. Committee

Member Brownell expressed concern that the proposal will not promote generational wealth.

Committee Member Beehler stated that middle housing is unlikely to be implemented in South Mountain, as developers may be reluctant to mix housing types and reduce home values. **Committee Member Marcia Busching** stated that middle housing lots can be clustered in one location within a subdivision and stated there is an upcoming rezoning case with a mix of townhomes and single-family homes.

Committee Member Marchuk asked how rezoning stipulations regarding building elevations would apply if middle housing is later designated. **Committee Member Busching** explained that middle housing lots must be identified at the time of plat recording. **Mr. Rogers** stated that the rezoning process is followed by the platting process and stated he would follow up with more information.

Committee Member Busching asked why this item was presented for information only rather than recommendation. **Mr. Rogers** stated he did not know but would follow up.

Committee Member Marchuk asked for clarification on the boundaries of the overlay. **Mr. Rogers** explained that the proposal includes two elements: a one-mile overlay surrounding Downtown, and a citywide provision allowing 20% of lots in new subdivisions of 10 acres or more to develop middle housing.

Vice Chair Emma Viera asked whether a subdivision could develop middle housing regardless of community input. **Mr. Rogers** stated that 20% of lots in qualifying subdivisions may develop middle housing, but the VPC can still recommend denial of rezoning requests. Vice Chair Viera emphasized the importance of community involvement. Mr. Rogers responded that State law prohibits requiring a public hearing for this provision.

Committee Member Brownell asked whether a property owner outside the overlay could add a second story unit. **Mr. Rogers** clarified that the 20% rule only applies to qualifying new subdivisions. **Committee Member Busching** stated a second story unit could be added through accessory dwelling unit (ADU) process.

Committee Member Coleman asked whether a duplex could be developed on an existing R1-6 lot. **Mr. Rogers** stated that it is only permitted within the overlay or in qualifying new subdivisions. **Committee Member Busching** noted that an ADU could be built.

Committee Member Marchuk referenced a development with a single large lot and asked if the proposal could increase its density. **Mr. Rogers** stated that the proposal only applies to new subdivisions.

Committee Member Brownell asked who reviews ADUs. **Mr. Rogers** stated that ADUs are reviewed by the site planning team and clarified that middle housing developments under this proposal may not include ADUs, as they are multifamily.

Committee Member Brownell asked whether someone with property in the overlay could build another home. **Mr. Rogers** stated that an additional unit may be possible if development standards allow it.

Committee Member Brownell asked whether middle housing could be used as short-term rentals. **Mr. Rogers** stated that he believes there are no restrictions on short-term rentals. Committee Member Brownell asked what restrictions exist for short-term rentals. Mr. Rogers stated that a notice to neighbors may be required.

PUBLIC COMMENT

None.

APPLICANT RESPONSE

None.

FLOOR/PUBLIC COMMENT CLOSED: COMMITTEE DISCUSSION.

None.

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION
OCTOBER 6, 2025

ITEM NO: 3	
	DISTRICT NO.: 4, 7, and 8
SUBJECT:	
Application #:	Z-3-25-4-7-8 (Companion Case Z-TA-1-25-Y)
Request:	Map the boundaries for the Middle Housing Overlay District (Z-TA-1-25-Y)
Location:	Generally within one mile of the Downtown Code boundary
From:	Various zoning districts
To:	Various zoning districts with Middle Housing Overlay District
Acreage:	Approximately 4,467.45
Proposal:	Rezoning application to apply an overlay to properties generally within one mile of the Downtown Code boundary in conjunction with a text amendment to address recent changes to state statute regarding missing middle housing.
Applicant:	City of Phoenix, Planning Commission
Representative:	City of Phoenix, Planning and Development Department, Christopher DePerro

ACTIONS:

Staff Recommendation: Approval, as shown in Exhibit B of the Staff Report.

Village Planning Committee (VPC) Recommendation:
Ahwatukee Foothills 9/29/2025 Information only.
Alhambra 9/30/2025 Information only.
Camelback East 9/9/2025 Information only.
Central City 9/8/2025 No quorum.
Deer Valley 9/16/2025 Information only.
Desert View 9/2/2025 Information only.
Encanto 9/8/2025 Information only.
Estrella 9/16/2025 Information only.
Laveen 9/8/2025 Information only.
Maryvale 9/10/2025 Information only.
North Gateway 9/11/2025 Information only.
North Mountain 9/17/2025 Information only.
Paradise Valley 9/8/2025 Information only.
Rio Vista 9/9/2025 Information only.
South Mountain 9/9/2025 Information only.

Planning Commission Recommendation: Approval, as shown in Exhibit B of the Staff Report.

Motion Discussion: N/A

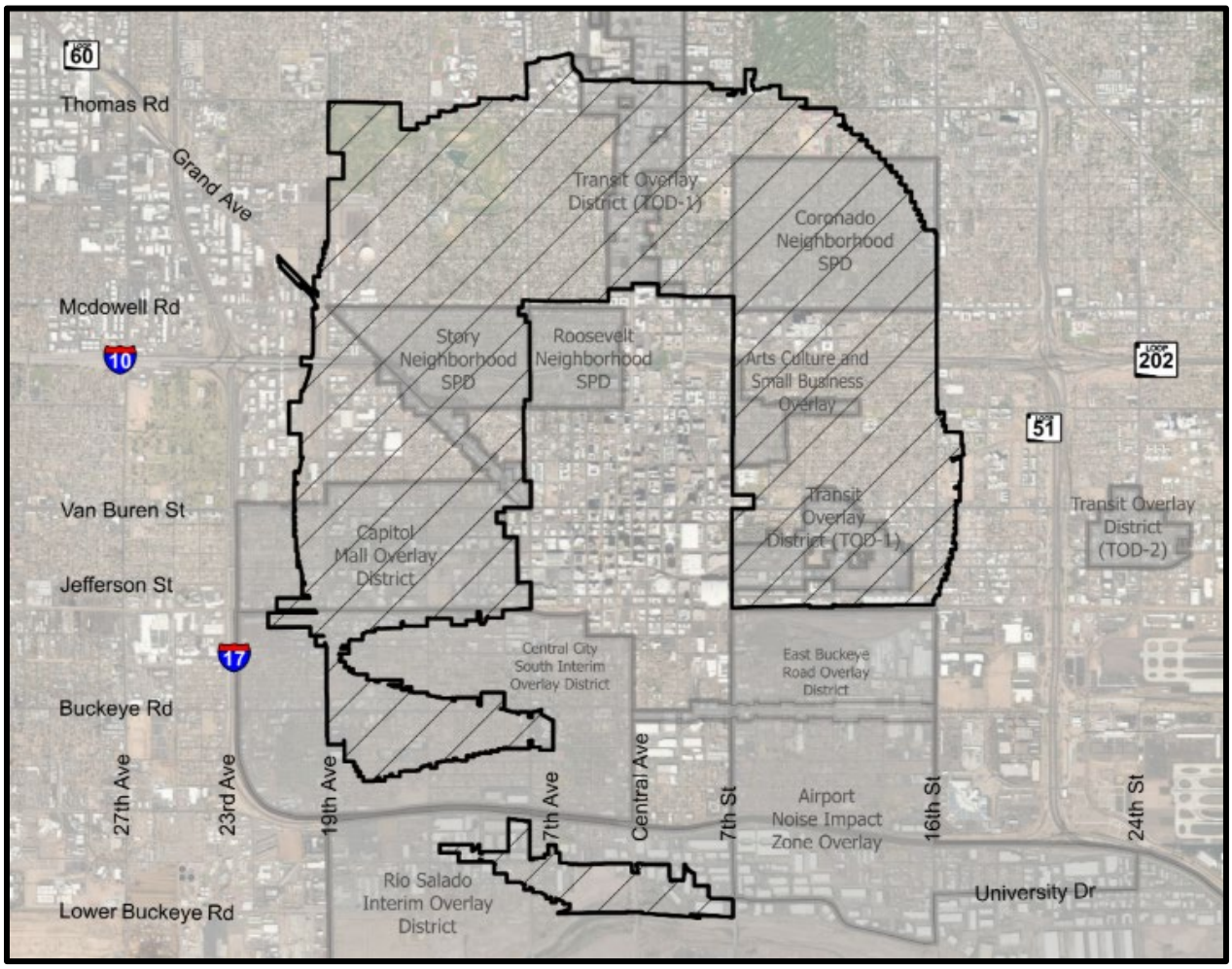
Motion details: Commissioner Gorriaz made a MOTION to approve Z-3-25-4-7-8, as shown in Exhibit B of the Staff Report.

Maker: Gorraiz
Second: James
Vote: 5-3 (Sorenson, Matthews, Boyd)

Absent: Hu
Opposition Present: Yes.

Findings: The proposed rezoning will create a Middle Housing (MH) Overlay District in conjunction with a text amendment to address recent changes to state statute regarding missing middle housing.

Proposed Zoning Overlay Boundary:



This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

ATTACHMENT E

From: Dan Clark
To: PDD Middle Housing
Subject: Flight Path Areas
Date: Tuesday, August 12, 2025 6:55:41 AM

Hello,

I wanted to suggest that the flight path areas should be included in your map. Perhaps you create a rule that anything built in that area must have certain sound protection. Given the pushback and lobbying you're getting from Willo, if they are successful you will lose a lot of areas to build. I am in support of middle housing and this flight path area seems like a perfect place with some good city planning given how sparse the area is and the desperate need for housing even if not ideal.

Thanks

ATTACHMENT F

From: L Shannon Bryant
To: PDD Middle Housing
Subject: Proposed Middle Housing
Date: Tuesday, August 5, 2025 2:00:29 PM

I live in the Hacienda Historic District and if this passes will now be forced to MOVE. I will not live next to a 4-Plex with 4-5 cars parked in front. That is NOT why I selected my adorable quaint historic neighborhood with long term great neighbors. If your Plan is to gut the historic neighborhoods - and, have huge opposition to the Plan - boy, you succeeded.

I have worked in the legal community my entire career and be assured that I will be contacting legal counsel to fight this matter.

Shannon Bryant

Ms. L. Shannon Bryant
Brantley Bryant Legal Consulting, LLC
334 East Verde Lane | Phoenix, AZ 85012
Cell Phone: 602.770.7664

Please consider the environment before printing this e-mail.

From: Jen LaPointe
To: PDD Middle Housing
Subject: Historic neighborhood impact?
Date: Sunday, August 10, 2025 9:31:13 PM

Hello! I am writing to voice my concerns over the proposed zoning changes in downtown Phoenix neighborhoods, specifically federally registered historic places. To allow duplexes, triplexes or fourplexes on single family lots in registered historic neighborhoods (ie, Ashland Place) would negate the entire character and reason for the historic neighborhoods in the first place. There needs to be very specific planning involved to determine lots that make sense for this or havoc will ensue creating a mish-mash blend of issues between single family lots and multi-family lots. This needs to be thoughtful planning not a blanket rezoning. I am not against density but many lots should not be more than a main house and one ADU only. Jamming a fourplex next to a single family home will create a myriad of issues alone. Developers will buy up all the lots and true neighborhoods will be no longer.

Please tell me the historic neighborhoods would be exempt from this? Otherwise, there will be no more history-

Sincerely,
-Jennifer LaPointe, P.E., LEED AP
Take Flight, LLC

From: bplasencia
To: PDD Middle Housing; bplasencia Plasencia
Subject: Willo property owner statement
Date: Monday, August 11, 2025 5:51:24 PM

Hello
My name is Beth Plasencia. I have lived in the Willo neighborhood for nine years. After raising our children in Chandler, we wanted to experience the benefits of living and working in midtown Phoenix. The uniqueness of Willo drew us in and we purchased our home.

Living in mid town does not come without its issues. HOWEVER, we feel our neighborhood and its sense of community outweighs those issues.

We bought a single family home in the Willo neighborhood which is zoned as a single family residential neighborhood. The State of Arizona and the City of Phoenix threaten our home which is also a major investment. The state laws have been passed with little or no input from citizens for superseding existing zoning and historic designations in cities. This impact on the historic districts is tremendous and potentially fatal to the neighborhood.

We bought a single family home. Never in all the states I lived in has zoning been changed lacking the input of the people that own the property. After this bill was passed by the legislature, with little or no thought on how the impacted neighborhoods would feel, the City adjusted the Central Business District boundaries that impact most of the historic communities in the city including the Willo.

A four-plex in Willo will not be affordable. Currently there are town homes for sale on first avenue that are over $1,000,000. What it will do is lower the property values in the Willo and other historic neighborhoods. It will cause lower values for single family homes, street parking issues, traffic problems, and change the vibe of the neighborhood. How many places in Phoenix do neighbors regularly assemble for happy hours, community events and that is highly inclusive of all neighbors.

Although not able to attend tonight I will wear white clothing in spirit to support the neighborhoods. The changes that allow four-plexes is unethical if not illegal. I feel I was not given a voice rather eminent domain was implemented without fair

representation of the impacts on Willo and other historic communities. Please consider exceptions for historic areas, ones that have come back from decline. Once these historic homes are gone they never will be rebuilt.

Beth Plasencia
326 W Windsor Ave

Sent from Yahoo Mail for iPhone [mail.onelink.me]

From: bplasencia
To: PDD Middle Housing; Doug Plasencia
Subject: Willo property impact statement
Date: Monday, August 11, 2025 5:53:10 PM

The legislature playing partisan politics has perpetrated under false claims of affordable housing the ability to change residential densities in single family neighborhoods within one mile of a business district. This shift hits historic districts particularly hard because of the proximity of historic neighborhoods to the city centers. The cities have not as of yet effectively pushed back against this law in part due to competing agendas that pit neighborhoods against urban redevelopment funds.

In spite of partisan politics and city led special interest agendas what these officials are ignoring is that they are setting the stage for a taking of property rights. Inverse condemnation is a well understood tenet where the action of another owner or in this case government can not take action that harms another property. Second is the concept of due process where these policies and competing interests can debate community matters. A legislative hearing hardly qualifies as due process to notify those impacted and to provide a balanced voice. City officials that ignore this due process issue are likewise culpable.

As a nine year resident of a historic district impacted by this change, I implore the City to take every action to reverse this law and when the first permit comes to the City that no approvals be given that violates the bedrock constitutional principles of no taking including inverse condemnations, or that violates the premise of due process as described in the constitution.

Doug Plasencia
326 W Windsor Ave

Sent from Yahoo Mail for iPhone [mail.onelink.me]

From: Debby
To: PDD Middle Housing
Subject: text amendment Z-TA-1-25-Y and rezoning case Z-3-25-4-7-8
Date: Tuesday, August 12, 2025 5:11:24 PM

I am strongly opposed to this!! This area contains the only architecture worth saving in the entire city - It has charm, community, and tradition -there is still some greenery to keep Phoenix cooler! Why quadruple the population in this tiny area when there is the entire desert around us? Where will the water come from? Why not keep the developers happy in North Phoenix where they can build the cheap tickey-tackey houses they've started?

Debby Gelbspan
81 E Ashland Ave
85004

Written Testimony for Public Record

Case: Z-TA-1-25-Y (Middle Housing Text Amendment) and Z-3-25-4-7-8 (Companion Rezoning)

Date: August 14, 2025
To: City of Phoenix Planning & Development Department; Planning Commission; City Council
From: Gregg and Lisa Carrington
Address: 26 W Vernon Ave (Willo Historic District)
Email: greggcarrington@gmail.com
Residents, Willo Historic District (National Register & HP overlay)

Position

We oppose Z-TA-1-25-Y and the companion Z-3-25-4-7-8 as currently drafted. We respectfully request revisions that (1) fully leverage existing historic preservation review and demolition controls in HP districts, (2) align implementation with adopted neighborhood conservation plans, and (3) prevent unintended incentives to demolish contributing historic structures.

While we strongly support protecting all of Phoenix's historic neighborhoods, we understand from the recent public meeting that the City may not be granting exemptions to the Middle Housing Law. If so, it is even more critical that this ordinance incorporate the following six amendments to ensure state compliance **and** the preservation of the character and integrity of these districts.

We support the efforts of **Save Historic AZ** and the **Willo Neighborhood Association**, specifically:

1. Exemption for historic districts from the Middle Housing Law;
2. Using the "Business Core" section of the Downtown Code (DTC) as the Middle Housing zone — which would set the northern boundary at Palm Lane instead of Thomas Road;
3. Including delayed implementation in the text amendment. While the law says it must be adopted by Jan. 1, 2026, it does not require immediate activation.

Context

The State's 2024 law (A.R.S. § 9-462.13 via HB 2721) requires cities to allow up to **four dwelling units per lot** within one mile of Downtown and limits required off-street parking to **no more than one space per unit**. State law does not exempt historic districts, but it also does not change Phoenix's existing HP design review or demolition-approval procedures.

Phoenix is home to many unique and historically significant neighborhoods — from Encanto-Palmcroft to Garfield to Coronado to Willo — each with its own architectural character. In Willo, for example, we already have historic duplexes, triplexes, and quads that fit seamlessly into our historic fabric because they were built to match the neighborhood's scale, setbacks, and styles. The amendments we propose would allow that kind of compatible middle housing in *all* historic districts while discouraging demolition-first redevelopment and out-of-scale construction.

We also live in the most densely populated area of Phoenix, and the Willo Neighborhood has supported every multi-family housing project adjacent to our neighborhood for the past 25 years — including Tapestry, Muse, Arthaus, Willo Lofts, and more. We recognize the housing shortage, but opening historic districts to demolition and speculative redevelopment will not solve the crisis — it will only destroy irreplaceable heritage.

Lessons from the 1970s

Phoenix's 1960s–70s "urban renewal" policies demolished large portions of downtown's historic fabric. Blocks of irreplaceable architecture, including historic fire stations and early commercial buildings, were replaced with lifeless concrete structures. While Heritage Square was saved at the last moment, the broader damage is still regretted today. We should not repeat those mistakes in our historic neighborhoods.

Why preservation and "middle housing" can co-exist

Research from the National Trust for Historic Preservation shows that older, smaller buildings help neighborhoods thrive economically, socially, and environmentally. Adaptive reuse avoids the problems created by demolition and maintains the unique character that draws people to our city.

Middle housing can and should be integrated into historic districts — but only if design, scale, and reuse are prioritized over demolition.

Specific Concerns

1. **Demolition Risk in HP Districts** – Without strong reinforcement of HP rules in this ordinance, there is an incentive to demolish contributing homes and replace them with box-style fourplexes built to minimum parking standards.
2. **Parking Impacts** – The state parking cap (1 space per unit) will cause spillover onto already-congested streets unless paired with curb-management tools.

3. **Conflict with Conservation Plans** – Adopted neighborhood conservation plans emphasize rehabilitation and compatibility; this amendment could shift economics toward teardown if left unchecked.

What Still Applies in Historic Neighborhoods

- **HP Design Review** – COA or CNE required for exterior changes and infill.
- **HP Demolition Approval** – Separate HPO review and hardship process still required for demo of contributing structures.
- **Local Authority Remains** – Council can reinforce HP rules in the MHOD text and pair the overlay with parking management, adaptive-reuse incentives, and extended demolition holds.

Six Required Amendments

1. **HP Applicability Clause:** All middle housing in HP districts must follow HP design review and demolition approval procedures — including Certificates of Appropriateness/No Effect, demolition approval, and the Certification of Economic Hardship process.
2. **Form Compatibility:** Require middle housing in HP districts to match the same frontage, setbacks, height planes, lot coverage, and porch/entry patterns already required for single-family homes in the district's HP guidelines. This allows neighborhoods like Willo to continue integrating duplexes, triplexes, and quads that match the historic fabric, while preventing out-of-scale or incompatible new builds.
3. **Adaptive-Reuse Incentive:** Create a fee reduction and expedited review for projects that add units by converting the interior of existing contributing homes instead of demolishing them.
4. **Curb Management Commitment:** Pair the overlay with Residential Permit Zones or similar curb-management tools so parking caps don't overwhelm historic streets.
5. **Annual Report:** Require staff to track and report demolitions, adaptive reuse vs. teardowns, and parking impacts in HP districts every year.
6. **Extended Demolition Hold:** Increase the demolition hold period for contributing historic properties in HP districts from the current 1 year to 2 years, allowing more time to explore preservation and adaptive-reuse options before historic structures are lost.

Legal Defensibility

These six amendments are fully compatible with A.R.S. § 9-462.13. The statute establishes minimum entitlements for middle housing but explicitly leaves in place local Historic Preservation design review, demolition controls, and administrative procedures. None of these

amendments reduce the number of units allowed, impose a more restrictive process than that applied to single-family homes in the same HP district, or increase parking requirements beyond the state cap. Instead, they operate within the City's retained authority to manage design, demolition timing, and neighborhood compatibility — tools the state deliberately left in local hands.

Conclusion

Since no exemptions will be provided for historic districts, the only path to protecting the character of Phoenix's historic neighborhoods while meeting state housing mandates is to embed these six amendments into Z-TA-1-25-Y / Z-3-25-4-7-8.

Phoenix can comply with state law **and** ensure that middle housing in historic districts is compatible, context-sensitive, and preservation-minded. Please adopt these changes before final approval.

Respectfully,
Gregg and Lisa Carrington
Residents, Willo Historic District

RCVD 9/29/2025

Save Historic AZ

Save Historic AZ
PO Box 33922
Phoenix, AZ 85067
savehistoricaz@gmail.com

Dear Honorable Councilmember,

We are writing to urge you to recognize that the Middle Housing Law does not apply to Phoenix's historic neighborhoods, nor should it.

Historic neighborhoods are already entitled to more diverse housing options. These areas, including Willo, F.Q. Story, and others, already support density with historic duplexes and casitas (ADUs). The Middle Housing law aims to introduce multi-family options in areas restricted to single-family use. That is not the case in our historic districts, which are already zoned for higher density.

The **Phoenix Zoning Code** reinforces this:

- R1-6 lots subdivided prior to 1998 are already entitled to duplexes (Table 6.13B).
- R1-10 lots subdivided prior to 1999 have similar entitlements (Table 6.11B).
- These properties are explicitly described as having "multi-family development" potential, and are therefore not classified as "single-family residential zoning"—which is the key condition required for the Middle Housing Law to apply.

If the Legislature had intended this law to override all zoning classifications, it could have done so. Instead, it limited the law's scope. Applying it where it does not belong undermines the intent of both the statute and our city's historic preservation goals.

Applying this law to historic neighborhoods poses an existential threat to those districts. Once a district falls below 51% contributing structures, it risks losing its historic designation entirely. The City has invested significant federal, state, and local funding into preserving these neighborhoods and in encouraging residents to restore and live in them.

Allowing the Middle Housing Law to take root in historic areas would:

- Incentivize demolition of historic homes,
- Accelerate the erosion of historic character, and
- Transfer wealth from residents to institutional investors operating four-plexes as short-term rentals.

This is not hypothetical—it is already happening in cities that failed to protect their historic cores. We ask the City to formally adopt this legal interpretation: The Middle Housing Law does not apply to our historic districts. We urge you to stand with us in defending Phoenix's legacy neighborhoods from inappropriate zoning changes that will permanently alter their character.

For more information on the tremendous cultural and economic value these districts provide, we invite you to review this report: https://www.placeeconomics.com/resources/preservation-phoenix-style/

Thank you for your service to our city and for helping us preserve its unique history.

Sincerely,

Bradley Brauer, President,
Willo Neighborhood Association
Co-Chair, Save Historic AZ

Opal Wagner, Co-Chair,
Save Historic AZ

Robert Warnicke
Robert Warnicke Law PLC

Elle January, President,
Los Olivos Historic Neighborhood

Sasha Robinson, President
Story Preservation Association

From: Paul Zagnoni <pzagnoni@gmail.com>
Sent: Thursday, October 2, 2025 11:56 PM
To: PDD Planning Commission
Subject: A.R.S. Section 38-431.02

Dear Honorable Councilmembers, I am writing you as an owner of a historic home in LA Hacienda for over 25+ years to urge you to recognize that the Middle Housing Law does not apply to Phoenix's historic neighborhoods, nor should it.

Historic neighborhoods are already entitled to more diverse housing options. These areas, including Willo, F.Q. Story, andothers, already support density with historic duplexes and casitas (ADUs). The Middle Housing law aims to introduce multi-family options in areas restricted to single-
not the case in our historic districts, which are already zoned forhigher density.

The Phoenix Zoning Code reinforces this:

·R1-6 lots subdivided prior to 1998 are already entitled to duplexes (Table 6.13B).

· R1-10 lots subdivided prior to 1999 have similar entitlements (Table 6.11B).

·These properties are explicitly described as having "multi-family development" potential, and are therefore not classifiedas "single-family residential zoning"-which is the key condition required for the Middle Housing Law to apply.

If the Legislature had intended this law to override all zoning classifications, it could have done so. Instead, it limited thelaw's scope. Applying it where it does not belong undermines the intent of both the statute and our city's historic preservationgoals.

Applying this law to historic neighborhoods poses an existential threat to those districts. Once a district falls below 51%contributing structures, it risks losing its historic designation entirely. The City has invested significant federal, state, and localfunding into preserving these neighborhoods and in encouraging residents to restore and live in them.

Allowing the Middle Housing Law to take root in historic areas would:

·Incentivize demolition of historic homes,

·Accelerate the erosion of historic character, and

·Transfer wealth from residents to institutional investors operating four-plexes as short-term rentals.

This is not hypothetical-it is already happening in cities that failed to protect their historic cores. I ask the City to formally adopt this legal interpretation: The Middle Housing Law does not apply to our historic districts. We urge you to stand with us in defending Phoenix's legacy neighborhoods from inappropriate zoning changes that will permanently alter their character

Thank you for your service to our city and for helping us preserve its unique hheritage.

Paul Zagnoni

602-571-1681 cell

From: Laura Zagnoni <laura.zagnoni@gmail.com>
Sent: Friday, October 3, 2025 12:06 AM
To: PDD Planning Commission
Subject: Middle Housing (Z-TA-1-25-Y and Z-3-25-4-7-8)

For meeting occuring on October 6, 2025, 6:00 pm, Agenda item #2:

Save Historic AZ

Dear Honorable Councilmembers,
I am are writing to urge you to recognize that the Middle Housing Law does not apply to Phoenix's historic neighborhoods, nor should it.
My family has resided in a historic district for over 25 years (Willo, and now La Hacienda) and have chosen to stay because of the value and community within these districts. We urge you to consider the points made below as well as the residents and communities that would be adversely affected.

Historic neighborhoods are already entitled to more diverse housing options. These areas, including Willo, F.Q. Story, andothers, already support density with historic duplexes and casitas (ADUs). The Middle Housing law aims to introduce multi-family options in areas restricted to single-
not the case in our historic districts, which are already zoned forhigher density.
The Phoenix Zoning Code reinforces this:
·R1-6 lots subdivided prior to 1998 are already entitled to duplexes (Table 6.13B).
· R1-10 lots subdivided prior to 1999 have similar entitlements (Table 6.11B).
·These properties are explicitly described as having "multi-family development" potential, and are therefore not classifiedas "single-family residential zoning"-which is the key condition required for the Middle Housing Law to apply.
If the Legislature had intended this law to override all zoning classifications, it could have done so. Instead, it limited the law's scope. Applying it where it does not belong undermines the intent of both the statute and our city's historic preservationgoals.
Applying this law to historic neighborhoods poses an existential threat to those districts. Once a district falls below 51%contributing structures, it risks losing its historic designation entirely. The City has invested significant federal, state, and localfunding into preserving these neighborhoods and in encouraging residents to restore and live in them.
Allowing the Middle Housing Law to take root in historic areas would:
·Incentivize demolition of historic homes,
·Accelerate the erosion of historic character, and
·Transfer wealth from residents to institutional investors operating four-plexes as short-term rentals.

This is not hypothetical-it is already happening in cities that failed to protect their historic cores. We ask the City to formallyadopt this legal interpretation: **The Middle Housing Law does not apply to our historic districts.**
Thank you for your consideration and attention to this important matter.
Laura Zagnoni

From: PAT KORDELSKI <patkordelski@cox.net>
Sent: Friday, October 3, 2025 7:49 AM
To: PDD Planning Commission
Subject: Bill to destroy historic neighborhoods by allowing four-plexus to be built on property HB 4721

I am sending my vote to disagree with the proposed legislation to allow this outrageous travesty to our historic neighborhoods. Legislating after the fact and calling it a measure to provide affordable housing is a misnomer. This is being done under the guise of providing builders and construction companies the ability to make money on the backs of hard working people who have chosen a particular area for its charm and sense of community. This is another example of our legislators doing exactly what they want to do , rather than addressing the housing problem with viable solutions.

Do not destroy our neighborhoods. We are unhappy with this piece of legislation. Shame on this commission.

Pat Kordelski

October 3, 2025

City of Phoenix
200 W. Washington St.
Phoenix, AZ 85003

Dear Honorable Commission Members:

On behalf of the Preserve Phoenix board, we strongly urge the commission to recognize that historic neighborhoods should be exempt from HB 2721. We are calling for the commission and city council to act immediately to adopt protective zoning amendments that recognize the unique density and character of historic districts and respect their contribution to Phoenix's identity.

HB 2721 removes local control by requiring Phoenix and other large cities to allow duplexes, triplexes, fourplexes, and townhomes "by right" in single-family zones within one mile of the Central Business District and in 20% of all new developments over 10 acres. If Phoenix does not adopt compliant zoning by January 1, 2026, this development will be automatically permitted on all single-family lots without local review — a permanent and irreversible change.

The "Missing Middle Law" aims to create multi-family options and create denser housing opportunities in the city. Phoenix's 36 historic districts — including Roosevelt, F.Q. Story, Garfield, Coronado, Willo, and others — are among the densest residential neighborhoods in the city, already zoned R-1-6, which has allowed multifamily options since 1998.

We believe that the city should work to retain robust demolition review and design guidelines for contributing structures, ensuring Certificates of Appropriateness and Certificates of Eligibility remain enforceable and advocate at the state level for legislative changes that explicitly exempt historic districts from HB 2721's mandates.

These neighborhoods have proven economic, environmental, and social value: higher property values, more walkability, greater tree cover, and stronger small-business job growth. HB 2721 provides no exemption for historic districts, risking demolition of contributing and non-contributing properties alike, and weakening the integrity of districts that depend on a majority of contributing structures to maintain historic status.

Preserve Phoenix is committed to being a partner in smart, sustainable growth that balances the need for housing with the equally urgent need to protect the cultural, economic, and

environmental value of our historic districts. Phoenix can grow without losing its soul — but only if we act now.We respectfully urge you to help protect Phoenix history and defend these historic districts that are at risk.

Sincerely,

Erin Lindsey

Erin Lindsey
President, Preserve Phoenix

cc: Kate Gallego, Mayor
Members of Council
Joshua Bednarek, Planning & Development
Helana Ruter, Historic Preservation Office

From: Christine Hall <christinehall1540@gmail.com>
Sent: Saturday, October 4, 2025 9:07 AM
To: PDD Planning Commission
Subject: Middle Housing Agenda item

I object to Agenda Item #2 on Middle Housing (Application # Z-TA-1-25-Y)

Sent from Christine Hall, 1540 W Vernon Ave, Phoenix 85007.

From: Nicole Brickner <nbrickner@hotmail.com>
Sent: Saturday, October 4, 2025 12:26 PM
To: PDD Planning Commission
Subject: Opposition proposed text amendment item 2.

My name is nicole brickner at 602 380 4670. I oppose proposed text amendment, item 2. Thank you
-nicole brickner

From: Christopher Bates <chrisbates@cox.net>
Sent: Monday, October 6, 2025 5:50 PM
To: PDD Planning Commission
Subject: Middle Housing Law

Planning Commission:

I live in Windsor Square and am opposed to the Middle Housing Law being applied in Central Phoenix, as it may negatively impact historic neighborhoods and their status. The proliferation of affordable four-plexes and other multi-family housing would surely be good for some, but could endanger the status of historic districts in our city.

Christopher Bates
230 E. Oregon Avenue
Phoenix, AZ 85012

From: walter switzer <psswitzer@icloud.com>
Sent: Monday, October 6, 2025 7:16 PM
To: PDD Planning Commission
Subject: Historic District Change

Sent from my iPhone
Please vote against the proposal to change the Historic District rules to allow multiple units to be built on properties in our historic districts. Thank you.
Walter E. Switzer, III, Trustee
369 E. Catalina Drive
Phoenix, Arizona 85012