



City Council Memorandum Development Services Memo No. 24-007FA

Date: February 22, 2024
To: Mayor and Council
Thru: Joshua H. Wright, City Manager
 Andy Bass, Deputy City Manager and Acting Development Services Director
From: Lauren Schumann, Planning Senior Program Manager
Subject: PLH23-0026 City Code Amendments related to Zoning, Property Maintenance, & Refuse
 Final Adoption of Ordinance No. 5075

Proposed Motion:

Move City Council adopt Ordinance No. 5075 approving PLH23-0026 City Code Amendments related to Zoning, Property Maintenance, & Refuse, text amendments to:

- A. Section 35-200 Definitions of the Zoning Code relating to mid-rise development, bar, and other updates, as recommended by Planning and Zoning Commission.
- B. Section 35-305 Use Permit, relating to renewal enforcement, as recommended by Planning and Zoning Commission.
- C. Articles IV. AG-1-Agricultural District, V. SF-33-Single Family District, VI. SF-18-Single Family District, VI.1. SF-10 Single Family District, VIII. MF-1-Medium Density Residential District, IX. MF-2-Multiple Family Residential District, and X. MF-3-High Density Residential District of Chapter 35 Land Use and Zoning, cleaning up language and permitting single family homes on parcels zoned multifamily residential that are less than 12,000 square feet, as recommended by Planning and Zoning Commission.
- D. Sections 35-1203, 35-1503, 35-1703, and 35-1902.4, granting authority to the Planning Administrator to reduce front yard setbacks within the Infill Incentive District, as recommended by Planning and Zoning Commission
- E. Sections 35-1802 General Requirements and 35-1804 Parking Schedule, relating to parking requirements, as recommended by Planning and Zoning Commission.
- F. Section 35-1902.8(c) Site Development Plan, allowing the Planning Administrator to administratively approve more than two free-standing pads, as recommended by Planning and Zoning Commission.
- G. Section 35-1902 Site Development Plan, relating to drive-through requirements, use of shipping containers, and screening of roof-mounted equipment, as recommended by Planning and Zoning Commission.

H. Section 35-2100 Table of Permitted Uses for Nonresidential Districts, modifying the layout, adding new previously unlisted uses, clarifying ancillary use provisions, and other related changes, as recommended by Planning and Zoning Commission.

I. Section 35-2202 Accessory Buildings and Guest Quarters, permitting accessory dwelling units within single-family lots, as recommended by Planning and Zoning Commission.

J. Section 35-2204 General, relating to perimeter wall requirements, as recommended by Planning and Zoning Commission.

K. Sections 35-2202.1, 35-2205, and 35-2208, relating to open-air ramadas, swimming pool setbacks, and satellite dish antenna requirements, as recommended by Planning and Zoning Commission.

L. Section 35-2215 Home Occupation, as recommended by Planning and Zoning Commission.

M. Chapter 39 Sign Code, relating to murals and temporary sign requirements, as recommended by Planning and Zoning Commission.

N. Chapter 30 Property Maintenance, relating to vehicles, trespassing light, landscaping maintenance, and abatement cost.

O. Chapter 44 Garbage and Refuse, relating to conversion from alley refuse pickup to curbside.

Background:

- April 2023: City Council Work Session occurred to discuss potential code amendments referred as "Project Cornucopia" Code Amendments; City Council requested additional research
- August 2023: Proposed code amendments divided into two categories to align with City Council's adopted Strategic Framework; the Neighborhoods and Economic Vitality Council subcommittees met to discuss potential zoning code amendments
- September 2023: Planning Commission Work Session occurred for feedback and guidance regarding potential zoning code amendments
- Fall 2023: Revisions made to address concerns from both City Council and Planning and Zoning Commission
- October 2023: Draft of proposed changes emailed to interested stakeholders and posted on City's website for public feedback
- November 15, 2023: Planning and Zoning Commission meeting for Zoning Code related items; recommended approval to the City Council with three amendments
- January 17, 2024: Three revisions to the proposed text amendment subsequent to discussions with the Arizona Multi-Housing Association (AMA); AMA has since provided a letter in support of the proposed code amendments
- January 22, 2024: City Council Work Session to review all proposed code updates; Council removed the recommended affordable multi-family parking requirements and restrictions to the number of vehicles stored in a backyard. Further, Council requested a modification to the home-based business changes, stating, "Business activities may take place in a garage so long as no permanent modifications are made to the garage thus maintaining the ability to park vehicles." All other recommended code updates remain unchanged since the Work Session in the proposed ordinance.

Proposed Code Amendment	Intent	Amendment Summary
-------------------------	--------	-------------------

<p>Allow administrative review to modify building setbacks within properties located within Infill Incentive District when quality of design is warranted</p>	<p>Encourage developers to invest in older areas of the City, which today may require PAD and/or PDP amendments. The 8-month (average) process cannot be reduced without infringing on critical components such as staff review, neighborhood outreach or statutory notification periods for public hearings.</p> <p>In order to facilitate infill and redevelopment in older areas of Chandler, staff is proposing the ability to administratively review and approve waivers to building setbacks if the proposed design exceeds the intent of commercial design standards and the precedence for high quality design in lieu of the public hearing process for commercial and industrial properties.</p> <p>The amendment would encourage developers to provide higher quality designs in lieu of going through the 8-month public hearing process.</p>	<p>Criteria are identified within five subsections to encourage a high quality of design by providing but not limited to a variety of material, increased landscaping, activation of street frontage, providing usable spaces within the areas encroaching into front yard setbacks, innovative design ideas, maintenance of parking and on-site circulation, and maintaining required setbacks and buffers from adjacent residential. If all criteria are met, the Zoning Administrator may reduce a front yard setback by 25 feet along arterial streets and 15 feet along a collector street. The reduction identified is half of the required setback. Only properties located within the Infill Incentive District are eligible if meeting all the criteria established.</p> <p>Sections 35-1203, 35-1503, 35-1703, and 35-1902.4</p>
<p>Allow administrative ability to allow more than one free-standing pad per arterial street in lieu of amending the Preliminary Development Plan</p>	<p>Staff has seen a heightened request for more free-standing pads within larger developments due to consumer trends and the market. In order to accommodate desired development within the city, this change will administratively allow more than one free-standing pad per arterial street if proposed design exceeds the intent of commercial design standards and the precedence for high quality design in lieu of the public hearing process. The intent of the following standard is to encourage creative and innovative design techniques, quality and merit administratively.</p>	<p>In order to accommodate, encourage, and promote infill development or redevelopment, the Zoning Administrator may approve more than two free-standing pads per development after having made a finding that such deviation, on balance, will result in environmental quality superior to that otherwise attainable without such deviation.</p> <p>Criteria established requiring high quality of design, design of site, and ensuring all traffic circulations remains on-site.</p> <p>Planning and Zoning Commission added, "No more than one high turnover user per street frontage" to prohibit multiple high turnover drive-throughs by right.</p> <p>Section 35-1902.8(c)</p>
<p>Modify requirements for drive-through queuing lanes</p>	<p>Double drive-thru lanes have become very common in recent years. The zoning code requires 150 feet of queuing from start of queuing lane to the pick-up window and also providing a minimum of six (6)</p>	<p>The proposed amendment would require total queuing to occur within one lane and any additional lanes would be extra, but not be counted towards the requirement.</p> <p>The amendment would also replace six (6)</p>

	vehicles from order box to the start of the queuing lane for high turnover users. Businesses often propose to divide the required queuing length between two lanes. However, this could create traffic circulation issues when businesses close one of the lanes and causes queuing to spill onto adjacent parcels or streets.	vehicles with 120 feet to avoid unclear dimensions for developers. Section 35-1902.8(c)
Establish minimum queuing length for secondary pick-up windows used for online orders	Businesses providing pick-up windows for pre-order or online orders only request a shorter queuing lane as orders are prepared prior to the customer arriving on-site and customers are given a time for pick-up. The current code does not differentiate between online orders or onsite orders and requires 150 feet for all queuing lanes. Planning and Zoning Commission recommended more queuing during the work session meeting. The request has been increased from forty feet to sixty feet.	The proposed amendment would require a minimum of sixty (60) feet of queuing from start of queuing lane to pick-up window for pick-up windows used for pre-orders. Menu boards would be prohibited. Section 35-1902.8(c)
Use of Shipping Containers for non-residential and residential development	Staff has seen multiple requests for shipping containers to be used for development. The current code prohibits the use of metal buildings if seen from arterial streets. The intent of the current code was to prohibit pre-manufactured metal buildings.	The proposed amendment would permit shipping containers if designed creatively with additional material for both residential and non-residential development. Section 35-1902.5(d)
Increase height that would require a Mid-Rise Overlay	A Mid-Rise Overlay (MRO) is required for buildings exceeding forty-five (45) feet in height and processed through a rezoning. MRO was intended to regulate buildings five-stories or taller. The issue is that 3 and 4-story buildings are frequently surpassing MRO heights because of increases in height between floors and of roof-mounted mechanical equipment. The intent is to allow 3 to 4-story buildings to increase the height of parapets to completely screen all roof mounted equipment without having to obtain a MRO.	Increase requirement for Mid-Rise Development from forty-five (45) feet to fifty-five (55) feet to accommodate the screening of large roof-mounted equipment. Section 35-200
Reducing requirements to completely screen roof-mounted equipment	The current code requires all roof-mounted equipment to be completely screened from all views. For new development, the preference is to screen equipment by top of parapet. If a secondary screening method is	In order to accommodate, third generation users of aging industrial buildings within larger business parks not seen from arterial roads, the proposed amendment would allow the Zoning Administrator to waive roof-mounted screening.

	<p>used to screen equipment on an existing building, material and massing needs to be architecturally integrated with the building's design to avoid a box around a box.</p> <p>Staff research reveals other cities require complete screening as viewed from across the street. The proposed code amendment is to not lessen screening requirements but to allow for flexibility for aging industrial business parks or situations where screening can be waived.</p> <p>City Council added language to ensure screening occurred adjacent to residential development.</p>	<p>The proposed amendment also allows the Zoning Administrator to reduce or waive requirements to screen roof-mounted equipment on buildings fifty-five (55) feet or taller, if located as to not be visible.</p> <p>As proposed, the code would continue to require all equipment to be screened if the development is adjacent to residential or visible from an arterial street. No changes to commercial development.</p> <p>Section 35-1902.5(c)</p>
<p>Permit "For Lease" banners signs</p>	<p>Per the Sign Code, temporary banners shall not be displayed for more than thirty (30) days within each six (6) month period. Property owners have asked to display "For Lease" or "Space Available" banners as long as the suite is unoccupied.</p>	<p>The proposed amendment allows 'space available' or 'for lease' banners for nonresidential uses to remain over unoccupied spaces for one (1) year. A permit is required and shall be renewed yearly to assist in maintenance of the temporary signs.</p> <p>Section 39-10.3</p>
<p>Murals</p>	<p>The Sign Code is currently silent regarding murals. The concern is deciphering murals as either art or signage. Murals with associated text can be considered signage.</p>	<p>The proposed amendment clearly distinguishes signage from murals by adding definition and clarifying that images depicting commercial messages are signs. Murals consisting of no commercial message, would be allowed by right.</p> <p>Staff would provide a cursory review to ensure no commercial messages were depicted within the proposed murals.</p> <p>Section 39-3</p>
<p>Medical Parking</p>	<p>The current code only classifies two types of medical regarding uses and parking; hospitals at three (3) spaces per bed and medical, dental offices, and clinics at one (1) space per one hundred and fifty (150) square feet. The medical market has evolved to include several outpatient services, which require different amounts of parking since they do not operate like a general doctor's office serving multiple patients within an hour.</p>	<p>The proposed amendment categorizes types of medical uses and associated parking requirements. For specialist medical users or out-patient surgery centers, a parking ratio of one (1) space per two-hundred (200) square feet is the recommended ratio by Urban Land Institute (ULI).</p> <p>Section 35-1804(3)</p>
<p>Flex industrial parking</p>	<p>Industrial development has grown</p>	<p>The proposed amendment codify the parking ratio that staff has been</p>

	<p>exponentially in the past five years. Currently, Chandler has approximately 2.4 million square feet of flex industrial buildings under construction. The current parking ratio for industrial is either: Manufacturing at one (1) space per one-thousand (1,000) square feet; or Warehousing requiring one (1) space per five hundred (500) square feet for the first ten thousand (10,000) square feet plus one (1) space/five thousand (5,000) square feet for remaining warehouse. Both uses shall park office at a rate of one (1) per two-hundred and fifty (250) square feet.</p> <p>Recent flex industrial developments have been attracting users that require more parking due to their mix of office, manufacturing and other similar more intensive uses. As such, staff has been administratively requiring 2 spaces/1,000 sq. ft. on all flex industrial development for at least the last year if the user is not identified.</p>	<p>administratively requiring; a minimum parking ratio of two (2) parking spaces per one-thousand (1,000) square feet. The proposed ratio would accommodate various industrial users including research and development and all ancillary offices.</p> <p>Section 35-1804(4)</p>
<p>Revise the Table of Permitted uses</p>	<p>Three objectives are proposed:</p> <ol style="list-style-type: none"> 1. Reorganize the table to group by common uses; currently the list is sorted in alphabetical order. There are numerous repeated uses. For example "hotels, motels, tourist homes" is listed later in the list as "motels, hotels, tourist homes" and "tourist homes, hotels and motels". Grouping by common land uses will eliminate repeated entries and make it easier for residents and customers to search for uses. 2. Update relevant uses to include but not limited to brewery, cloud kitchen, adult day care, and film studios. 3. Identify ancillary uses and percentage permitted; Currently, staff has administratively been allowing ten (10) percent of building areas to be ancillary uses. This has been too restrictive for some employers that wish to move into an existing industrial zoning. For this reason, 	<p>See attached draft Table of Permitted Uses</p> <p>Section 35-2100</p>

	staff is proposing permitting up to 40% ancillary office within industrial properties.	
Enforcement of Use Permit renewal	The current code is silent regarding enforcement of Entertainment Use Permit or Use Permit renewal when the time stipulation is due and an application for renewal has been submitted.	The proposed amendment would clarify when an application is filed and under the review process, enforcement may be stayed. Section 35-305
Eliminating Use Permits for a Series 7 Beer and Wine Bar License	In 2018, Liquor Use Permits were eliminated and replaced with Entertainment Use Permits to regulate establishments that sold alcohol to the public and had entertainment activity. The exception was that bars would continue to require Use Permits even if they did not plan to have entertainment. The Arizona Department of Liquor issues two types of bar licenses; Series 6 Bar License and Series 7 Beer and Wine Bar License. Series 7 liquor license are utilized by establishments that do not create negative impacts to surrounding properties. Examples of such establishments include Game Show Battle Rooms and Pickleball Kingdom. Staff believes the Use Permit requirement for bars was intended for Series 6 Bar licenses, which are the typical bar establishments that are more likely to impact surrounding properties.	The proposed amendment would eliminate the requirement for a Use Permit for an establishment operating under a Series 7 Beer and Wine Bar License. Section 35-200
Permit a single-family home within properties zoned multi-family	Areas in and around the downtown were given multi-family zoning in 1960 to align with conditions at that time. Many single-family lots located in those areas had a second dwelling, therefore, determined it was multi-family. Due to the blanket multi-family zoning over those neighborhoods, today single-family homes cannot be built on vacant properties or rebuilt (in case of fire, for example) without obtaining a Use Permit. While those areas are currently single-family neighborhoods, all of those lots are considered legal non-conforming.	In order to preserve the existing single-family neighborhoods in the downtown area, the proposed amendment would permit one single-family dwelling by right on multi-family zoned properties not exceeding 12,000 square feet. Articles VIII, IV, & V
Eliminate requirement for front yard	The current code requires all parking areas on single-family lots to be connected to the required off-street	The proposed amendment would eliminate requirements for on-site parking surfaces to be connected to the garage in order to

<p>driveways to connect within residential</p>	<p>parking spaces (i.e., garage or carport). Staff has seen this create a reoccurring issue for residents who want to add a driveway that leads to a gate on the property's side yard. The current code does not allow parking on the driveway, unless it is connected to the garage. This encourages residents to pave over most of their front yard and creates less desirable curb appeal for neighborhoods.</p>	<p>reduce the amount of pavement used and provide more landscaping within residential front yards.</p> <p>Section 35-1802</p>
<p>Permit Accessory Dwelling Units (ADU's) within single-family lots</p>	<p>Under the 2020 approved zoning code amendments, guest quarters were permitted on single-family lots. Guest quarters did not permit built-in cooking facilities, (i.e. stove or oven). Residents overwhelmingly request to build ADU's with full kitchens to house an aging parent or adult children.</p> <p>Guest quarters will still be permitted as defined above. However, cannot be used for activity requiring a license under Chapter 22 (Short Term Rentals).</p>	<p>Permit accessory dwelling units on single-family lots meeting the requirements of the accessory building, which one (1) accessory building is permitted per lot, must meet property's building setbacks, maximum height fifteen (15) feet, and must be architecturally integrated with the main residence. The proposal requires one (1) additional uncovered or covered off-street parking space not obstructing any required off-street parking for the main dwelling. In order to not change the character of the single-family neighborhood, ADU's shall not be used as a short term rental vacation property.</p> <p>Section 35-2204</p>
<p>Home Occupations</p>	<p>Home occupations are currently permitted within residential properties if completely conducted within the dwelling unit, by a member of the family residing therein, and no customers or employees are allowed to come to the dwelling.</p> <p>Planning and Zoning Commission added language indicating that one customer and one employee can be within the property at a time.</p>	<p>The proposed amendment would permit additional uses such as but not limited to personal services, beauty services, photographer, consulting, or therapist allowing one employee and customer appointment to visit during the hours of 8 am to 7 pm. The home occupation can occur within an accessory building or garage if no permanent modifications are made to the garage, thus maintaining the ability to park vehicles. No home occupation shall be permitted that is noxious, offensive, or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke, dust, or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation, or other objectionable emissions.</p> <p>Planning and Zoning Commission amended to permit swim lessons if meeting all other criteria, except permitting outdoor activity.</p>

		Section 35-2215
Reduce setbacks for residential swimming pools	Currently, the zoning code requires a setback of five feet. This setback was originally derived from the Building Code, which has since been amended. The pool setback is dictated by the Building Code.	Remove required building setback from Zoning Code as it is already regulated by the Building Code. Section 35-2205
Increase size of residential open air ramadas	<p>An open air ramada is a structure open on the sides and supporting a roof used for the purpose of providing shade. Permitted open air ramadas cannot exceed 150 square feet, maximum height is ten (10) feet, and setback five (5) feet from property line. Currently, there is no limit to the amount of ramadas that can be placed in a rear yard, however, they must be separated by one (1) horizontal foot.</p> <p>A majority of pre-manufactured ramadas or shade structures exceed maximum square footage permitted per the current code.</p>	<p>Proposal to eliminate maximum square footage and limit total square footage of all ramadas to not exceed thirty (30) percent of the rear yard as measured from the back plane of the house; excluding accessory buildings which can occupy thirty (30) percent of the rear yard as well. Total lot coverage for the property shall be met. Maximum height and setbacks for ramadas will remain unchanged. Ramadas may have one solid wall not exceeding seven (7) feet in height used for the purpose of a media wall and shall exclude chimneys.</p> <p>Without the amendment a property owner can currently cover the entire backyard with ramadas, only separating them by one foot and meeting the five (5) foot setback from property lines. The proposed amendment although removing maximum square footage establishes total area of a rear yard where ramadas can occur.</p> Section 35-2202.1
Require perimeter walls within new development adjacent to residential	The current code does not require minimum wall height or consider grade differences between adjacent developments. Potential grade differences could create privacy concerns.	<p>For new developments abutting residential areas, add a requirement to maintain or provide a minimum six (6) foot high perimeter wall, as measured from the highest grade within five (5) feet of the new wall.</p> Section 35-2204
Prohibit double walls	The current code is silent but by policy when new development occurs adjacent to existing development staff avoids permitting double walls due to safety concerns. Developers insist on building a new wall adjacent to an existing perimeter wall to avoid having to work with adjacent property owners. Areas between the walls can range from centimeters to in some cases wide enough to access the area. Safety concerns include	<p>Double walls or fences shall be prohibited unless waived by the Zoning Administrator.</p> Section 35-2204

	<p>children or animals getting stuck between or one wall compromising the other wall.</p> <p>At the Planning and Zoning Commission Work Session, staff was asked to permit the Zoning Administrator to waive this requirement if an agreement between adjacent parties could not be reached.</p>	
Satellite dishes	<p>The zoning code restricts height, location, and size of satellite dishes within different zoning districts. The Federal Communications Commission (FCC) regulates and protects requirements for satellite dishes.</p>	<p>Staff proposes to amend the requirements for satellite dishes to protect visual impacts on neighboring properties while concurrently aligning with requirements of the FCC in lieu of removing completely.</p> <p>Section 35-2208</p>
Guest parking spaces- Residential	<p>The current zoning code does not require designated guest parking spaces within residential development; the amendment is for all residential development excluding apartments.</p> <p>While not currently in code, staff is implementing a policy that requires developments to provide guest parking spaces evenly distributed throughout the development when on-street parking is not available. By codifying the policy, staff can continue to require adequate guest parking spaces within residential developments while at the same time provide more certainty to developers.</p>	<p>If on-street parking is not available, guest parking spaces evenly distributed throughout the development shall occur at the following rate: 0.25 spaces per lot 0.5 spaces per lot without private driveways</p> <p>Section 35- 1804(1)</p>
Multi-family parking requirements	<p>The current code requires covered and uncovered parking spaces per unit based on bedroom counts. The code is silent on requiring guest parking spaces. Through the public hearing process, developers can request to deviate from the required parking spaces.</p> <p>Developments that requested a deviation to the parking requirements have since built and city staff now have observed a parking problem. Residents often park outside the development within neighboring streets as either parking is not available or the development charges</p>	<p>The proposed amendment requires additional parking spaces per unit evenly distributed throughout the development for guest parking. Staff researched other municipalities and found Chandler's parking requirements for multi-family is average. However, Chandler is one of the few cities that currently does not require additional spaces for guests.</p> <p>Initially staff proposed 0.25 spaces per unit but reduced to 0.2 after discussions with the Arizona Multi-Housing Association. At the Planning and Zoning Commission meeting, Commission stated concerns with multi-family parking overflowing onto public streets and into surrounding</p>

	<p>residents an extra fee to park within the apartment complex.</p>	<p>neighborhoods. Commission amended to increase required guest parking to 0.25 per unit.</p> <p>The proposed code amendment would also require all new multi-family developments to assign a certain amount of spaces per unit for the exclusive use of the tenant leasing the unit and may not be made available for use by other tenants or visitors.</p> <p>One covered space shall be required per efficiency, studio, & 1-bedroom unit.</p> <p>Two spaces, one covered, shall be required per 2-bedroom or more more bedroom unit.</p> <p>Section 35-1804(1)</p>
Abatement Costs	<p>The requested amendment will provide clarification of the current code. This amendment will allow Neighborhood Preservation to abate any public nuisance or other violations of Chapter 30, thus expanding the ability to use the abatement process.</p>	<p>The amendment will replace a violation that is "a hazard to public health and safety" to "any public nuisance or other violations as defined in Chapter 30."</p> <p>Section 30-14</p>
Land Maintenance	<p>The proposed amendment would provide clarification of the current code. The current code reads with an emphasis on a lack of maintenance. This language implies that if the weeds and grass taking over the rock landscape are cut and maintained, the property would be in compliance. This situation creates a blighted and deteriorated appearance in the neighborhood.</p>	<p>Add rock landscaping shall be maintained substantially free of grass and weeds.</p> <p>Section 30-18</p>
Vehicles within the right-of-way	<p>The current code addresses personal property in the right of way. The proposed amendment would clarify the code to specifically address vehicles parked blocking the sidewalk.</p>	<p>No person shall allow, park, or permit to be parked, any vehicle on any private property when such vehicle overhangs into a public sidewalk, street, or otherwise interferes with the free flow of pedestrian or vehicle traffic.</p> <p>Section 30-19(J)</p>
Trespassing Lights	<p>Chapter 30 currently does not have a code to address light trespassing on to another property.</p>	<p>No person shall cause, allow, or permit any exterior lighting rays to be directed off the property upon which the lighting is located on any abutting or adjacent public or private property.</p>

		Section 30-20
Refuse Pick-up	The proposed code amendment is required to align with current practices. If a neighbor wants to convert from alley refuse pickup to curbside, a neighborhood may vote for the change.	Amend the word "wish" to "vote." Section 44-4.5

Public Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code
- Proposed Zoning Code Amendments were posted on City's website for public and stakeholder feedback
- Staff sent electronic notifications for review and comment to frequent applicants (developers and zoning attorneys)
- Staff sent electronic notifications for review and comment to organizations representing the business and development community, including the Chandler Chamber of Commerce, Downtown Chandler Community Partnership (DCCP), Arizona Multihousing Association (AMA), Home Builders Association of Central Arizona (HBACA), Valley Partnership, and Uptown Chandler Steering Committee
- Staff met in-person with DCCP and AMA representees; each subsequently provided comments via email (see attachment)
- The DCCP suggested possible future amendments and the only comment relating to the proposed code amendment was to allow for illuminated signage for businesses adjacent to residential within the downtown
- Staff revised proposed language regarding assigned spaces for multifamily developments based on feedback received from the AMA. The AMA is satisfied with the revised language regarding assigned spaces, but would like the proposed guest parking requirement to be lowered to 0.2 spaces per unit rather than 0.25 spaces per unit recommended by the Planning and Zoning Commission
- Staff received a comment from the HBACA via a telephone call which led staff to revise the proposed language clarifying that the required parking space for an ADU can be an existing third space inside a third car garage
- 18 comments submitted through the city's website are attached as public comment; 7 overall support comments regarding ramadas, and ADU's; 7 overall against comments; and 4 general questions

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting November 15, 2023

Motion to Approve.

In Favor: 7 Opposed: 0

Discussion:

Ordinance was introduced and tentatively adopted on February 8, 2024.

Attachments

Ordinance No. 5075

Proposed Table of Permitted Uses

Planning and Zoning Commission Meeting Minutes

ORDINANCE NO. 5075

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, DECLARING THAT DOCUMENT ENTITLED “2024 AMENDMENTS TO CHANDLER CITY CODE CHAPTERS 30, 35, 39, AND 44” TO BE A PUBLIC RECORD; AMENDING CHAPTER 30 PROPERTY MAINTENANCE SECTIONS 30-14, 30-18, 30-19, AND 30-20, INCLUDING AMENDMENTS REGARDING ABATEMENT COSTS, LAND MAINTENANCE, INOPERABLE VEHICLE STORAGE, AND LIGHTING; AMENDING CHAPTER 35 LAND USE AND ZONING ARTICLES II, III, IV, V, VI, VI.1, VIII, IX, X, XII, XV, XVII, XVIII, XIX, XXI, AND XXII, INCLUDING AMENDMENTS TO THE REGULATION OF HOME OCCUPATIONS, ACCESSORY DWELLING UNITS, PARKING REQUIREMENTS, OPEN-AIR RAMADAS, PERIMETER WALLS, SWIMMING POOL SETBACKS, SATELLITES DISHES, SINGLE-FAMILY WITHIN MULTI-FAMILY ZONED PROPERTIES, USE OF SHIPPING CONTAINERS, REQUIREMENTS FOR DRIVE-THROUGH DEVELOPMENT, SCREENING OF ROOF-MOUNTED EQUIPMENT, MID-RISE DEVELOPMENT HEIGHT, MURALS, TABLE OF PERMITTED USES, USE PERMIT RENEWAL, FRONT YARD BUILDING SETBACKS FOR NON-RESIDENTIAL DEVELOPMENT, AND AMOUNT OF FREE-STANDING PADS PERMITTED; AMENDING CHAPTER 39 SIGN CODE SECTIONS 39.3, 39-7.8, AND 39-10.3, INCLUDING AMENDMENTS TO DEFINITIONS, REGULATION OF SIGNS, AND TEMPORARY SIGNS; AMENDING CHAPTER 44 GARBAGE AND REFUSE SECTION 44-4.5. CONVERSION FROM ALLEY TO CURBSIDE COLLECTION; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR SEVERABILITY.

WHEREAS, in accordance with Ariz. Rev. Stat. § 9-240, the City Council may adopt by ordinance, any change or amendment to the regulations and provisions set forth in the Chandler City Code; and

WHEREAS, notice of this amendment has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days’ notice of the time, place, and date of public hearing; and

WHEREAS, the City Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission on November 15, 2023.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. That certain document known as the “2024 Amendments to Chandler City Code Chapters 30, 35, 39, and 44,” one paper copy and one electronic copy of which shall remain on file in the Office of the City Clerk, a copy of which is attached to this Ordinance as Exhibit A, is hereby declared to be a public record.

Section 2. That the Chandler City Code is hereby amended by adoption of the amendments contained in the “2024 Amendments to Chandler City Code Chapters 30, 35, 29, and 44.”

Section 3. Providing for Repeal of Conflicting Ordinances.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance, or any parts hereof, are hereby repealed.

Section 4. Providing for Severability.

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 thereof.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 8th day of February, 2024.

ATTEST:

Dana R. Dilling
CITY CLERK

Kevin Harthe
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 22nd day of February, 2024.

ATTEST:

Dana R. Dilling
CITY CLERK

Kevin Harthe
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5075 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 22nd day of February, 2024, and that a quorum was present thereat.

Dana R. Dilling

CITY CLERK



APPROVED AS TO FORM:

Sam Allen

CITY ATTORNEY TA

Published:

Published in the Arizona Republic on: March 1, and March 8, 2024

*REFERENCED EXHIBIT(S) AND/OR ATTACHMENT(S) ON FILE AT THE CITY CLERK'S OFFICE. *

“2024 Amendments to Chandler City Code Chapters 30, 35, 39, and 44”

The Chandler City Code Chapter 30- Property Maintenance, Chapter 35- Land Use and Zoning, Chapter 39- Sign Code, and Chapter 44- Garbage and Refuse; hereby amended to read as follows (additions in ALL CAPS, deletions in ~~strikethrough~~, omitted text indicated by ellipses as “. . .”):

Chapter 30- PROPERTY MAINTENANCE

30-14. - Abatement costs.

A. If the owner or occupant of any property within the City does not remove or abate from their property ANY PUBLIC NUISANCE OR OTHER VIOLATIONS AS DEFINED IN THIS CHAPTER a ~~violation that constitutes a hazard to public health and safety~~ within thirty (30) days after written notice has been served by the City, the City may, at the expense of the owner or occupant, remove or cause the removal thereof and the ~~record~~-owner OF RECORD shall be liable for all costs incurred. The notice shall include the estimated cost of such removal to the City if the owner or occupant does not comply.

. . .

30-18. - Land maintenance.

. . .

J. No person shall allow or permit to remain any exterior property condition that presents a blighted or deteriorated appearance including, but not limited to, yards, ground covers, trees, shrubs or other landscaping vegetation that is substantially dead or damaged, characterized by uncontrolled growth or lack of maintenance, or any other similar conditions. ROCK LANDSCAPING MUST BE MAINTAINED SUBSTANTIALLY FREE OF GRASS AND WEEDS.

. . .

30-19. - Vehicles.

. . .

J. NO PERSON SHALL ALLOW, PARK, OR PERMIT TO BE PARKED, ANY VEHICLE ON ANY PRIVATE PROPERTY WHEN SUCH VEHICLE OVERHANGS INTO A PUBLIC SIDEWALK, STREET, OR OTHERWISE INTERFERES WITH THE FREE FLOW OF PEDESTRIAN OR VEHICLE TRAFFIC.

. . .

30-20. - Miscellaneous.

...

N. NO PERSON SHALL CAUSE, ALLOW, OR PERMIT ANY EXTERIOR LIGHTING RAYS TO BE DIRECTED OFF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED ONTO ANY ABUTTING OR ADJACENT PUBLIC OR PRIVATE PROPERTY.

Chapter 35- LAND USE AND ZONING

ARTICLE II. - DEFINITIONS

35-200. - Definitions.

Accessory building: One (1) detached building which is subordinate and customarily incidental to and on the same lot with a main building, **ACCESSORY BUILDINGS MAY include STRUCTURES SUCH AS BUT NOT LIMITED TO** a private garage ~~but not involving any activity used for commercial purposes~~, **WORKSHOP, ACCESSORY DWELLING UNIT, OR GUEST QUARTER.** Greenhouses and/or hydroponic houses for hobby purposes shall be excluded for this definition.

ACCESSORY DWELLING UNIT: A SECONDARY DWELLING UNIT SHARING THE LOT OF A LARGER, PRIMARY SINGLE-FAMILY HOME.

~~*Amusement arcade:* Any building or portion thereof having its primary use devoted to mechanical amusement devices and/or vending machines.~~

BAR: ANY ESTABLISHMENT OPERATING UNDER A SERIES 6 BAR LICENSE AND SELLING SPIRITUOUS BEVERAGE TO THE PUBLIC.

FILM PRODUCTION STUDIO: A BUILDING OR SPACE USED FOR THE PURPOSE OF MAKING FILM PRODUCTIONS. PORNOGRAPHIC FILM PRODUCTION DEPICTING SPECIFIED SEXUAL ACTIVITIES SHALL BE PROHIBITED.

~~*Home occupation:* Any occupation or profession conducted entirely within a dwelling unit and carried on by a member of the family residing therein and which occupation or profession is clearly incidental and subordinate to the use of the dwelling unit for dwelling purposes and does not change the character thereof, and in connection with which there are no employees other than a member of the immediate family residing in the dwelling unit; provided that no mechanical equipment is used except such that is normally used for domestic, hobby or household purposes; and provided that no commodity is sold upon the premises and provided that no inventory of saleable commodities are kept or stored upon the premises.~~

~~"Home occupation" includes the use of a dwelling unit by a physician, surgeon, dentist, lawyer, clergyman or other professional person for consultation or emergency treatment, but not for the general practice of his/her profession. "Home occupation" does not include clinic, hospital, barbershop, beauty shop, animal hospital, advertising or public relations agency, interior decorator's office or workshop, real estate or insurance office, stockbroker's office or similar use. A BUSINESS OR PROFESSION~~

CONDUCTED IN A DWELLING UNIT OR ACCESSORY BUILDING WITHIN A RESIDENTIAL DISTRICT IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

Mid-rise development: Any building(s) having a height greater than ~~forty-five (45)~~ FIFTY-FIVE (55) feet as measured from grade, exclusive of any penthouse built on the roof for the sole purpose of housing the mechanical equipment used in the building, and which does not have a height exception under [section 35-2202](#) of this Code.

...

35-305. Use permits.

(1) *General use permits:* Land uses permitted by use permit are identified under each zoning district established within this Code. Except as provided in subsections (2), (3), and (4) below, approval of use permits shall be subject to the following standards and procedures:

(a) *Application:* Application procedures for use permits shall be the same as applications for amendments to the Zoning Code as outlined in Article XXVI. The Planning and Zoning Commission shall make a recommendation to [the] City Council on applications after proper advertising of public notices and posting of property.

(b) *Review:* Review and approval of use permits shall include but not be limited to examination of the following factors, where applicable:

1. Consistency with general plan.
2. Ingress and egress to property and proposed structures, pedestrian and vehicular circulation with particular reference to fire protection.
3. Off-street parking and loading.
4. General compatibility of use with adjacent property and property in the district.
5. Impact on public services, including schools, recreation and utilities.
6. Screening and buffering of uses.
7. Signage.
8. Exterior lighting with reference to adjacent properties.
9. Stormwater retention and landscaping.
10. Site and building design for conformance with the general plan and policies and City standards.

(c) *Approval:* Use permits may be granted by the City Council upon a finding that the request:

1. Is in conformance with the general plan and its policies.
2. Will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general, and that the use will be in full conformity with the conditions, requirements or standards prescribed by this Code or higher as may be deemed necessary by City Council in any one (1) situation.

Minor changes to the approved plan may be approved by the Zoning Administrator. Any major deviations may be approved by the City Council.

(d) *Timing condition:* Use permits granted by the City Council shall be void if the use is not commenced or substantial construction has not taken place within one (1) year of such Council action or within a time

period stipulated by the Council.

CONTINUATION OF THE USE PERMIT BEYOND THE EXPIRATION DATE SHALL REQUIRE RE-APPLICATION AND APPROVAL BY THE CITY COUNCIL.

ONCE AN APPLICATION IS SUBMITTED, THE ENFORCEMENT ON ANY VIOLATION FOR OPERATING WITHOUT A USE PERMIT IS STAYED UNTIL FINAL VOTE OF THE CITY COUNCIL.

(E) Revocation or suspension:

1. In addition to any other penalties or remedies provided by this Zoning Code, the Zoning Administrator may suspend or revoke a use permit upon a finding of:

A material change in the permitted use or the conditions prescribed upon issuance of the use permit has occurred without an amendment to the use permit having been obtained; or

Material noncompliance with the conditions prescribed upon issuance of the use permit or with the representations made by the permit holder in connection with the application for the use permit as to the nature of the conditional use to be conducted; or

Operation of the permitted use in such a manner as to cause a substantial detrimental impact on neighboring persons or property.

2. To suspend or revoke a use permit, the Zoning Administrator shall deliver or mail by certified mail to the address indicated on the use permit application and, if different from application address, the address of the property subject to the use permit, a written notice that the use permit is suspended or revoked and which states the grounds therefore.

Upon written request received by the Zoning Administrator within ten (10) days of the date of the notice by the permit holder, or any person whose use of the permitted property will be adversely affected by the suspension or revocation, the matter will be referred to the Board of Adjustment on an appeal pursuant to the appeal procedures provided under section 35-2503 of this Zoning Code. If an appeal is not received within ten (10) days of the date of the notice, the suspension or revocation shall take effect on the eleventh day after the date of the notice.

The decision of the Board of Adjustment may be appealed as provided in section 35-2503 of this Zoning Code.

3. A USE PERMIT MAY BE RENEWED BY FILING AN APPLICATION FOR RENEWAL AND UPON APPROVAL BY CITY COUNCIL. THE APPLICATION FOR RENEWAL SHALL BE FILED WITH THE ZONING ADMINISTRATOR NOT LESS THAN SIXTY (60) DAYS PRIOR TO EXPIRATION OF THE CURRENT PERMIT. ANY APPLICATION FOR RENEWAL SHALL BE CONSIDERED IN ACCORDANCE WITH THE SAME STANDARDS AND PROCEDURES AS AN ORIGINAL APPLICATION.

(2) *Adult use permits:* A use permit to operate a sexually oriented business shall be obtained pursuant to the provisions of this subsection. Approval of such an adult use permit shall be subject to the following standards and procedures:

...

(f) Permit renewal:

1. An adult use permit may be renewed by filing an application for renewal on a form provided by the Zoning Administrator. The application for renewal shall be received by the Zoning Administrator not less than seventy (70) days before the expiration of the permit. When the application for renewal is received less than seventy (70) days before the expiration date, the expiration of the permit shall not be delayed, postponed or otherwise affected.

2. An application for renewal shall be considered following the same procedures as an original application. The application for renewal may be denied for any reason that an original application may be denied or revoked.

3. ONCE AN APPLICATION FOR RENEWAL IS SUBMITTED, THE ENFORCEMENT ON ANY VIOLATION FOR OPERATING WITHOUT A USE PERMIT MAY BE STAYED UNTIL FINAL VOTE OF THE CITY COUNCIL.

...

(3) *Residential child care*: A use permit to operate residential child care, as defined in section 35-200 of this chapter, shall be required in any residential zoning designation, including Planned Area Development (PAD), in accordance with the provisions of this subsection. In Home Day Care, also as defined in Section 35-200 of this chapter, shall be exempt from these requirements. Approval of any use permit to operate residential child care shall be subject to the following standards and procedures:

...

(e) *Use permit effect*. Use permit approval for operating residential child care shall be valid for a period of one (1) year from the date of City Council approval, or for any longer period as may be specified by Council, but shall be deemed void if the use is not commenced by the applicant within nine (9) months after the date of approval for a one (1) year period, or if not commenced within one (1) year after the date of approval for any period greater than one (1) year.

1. Use permit approval for operating residential child care shall be applicable only to the applicant and location identified on the application, and shall not be transferable to any other person or location.

2. A use permit to operate residential child care may be renewed by filing an application for renewal, and upon approval by City Council. The application for renewal shall be filed with the Zoning Administrator not less than sixty (60) days prior to expiration of the current permit. Any application for renewal shall be considered in accordance with the same standards and procedures as an original application.

3. ONCE AN APPLICATION IS SUBMITTED, THE ENFORCEMENT ON ANY VIOLATION FOR OPERATING WITHOUT A USE PERMIT MAY BE STAYED UNTIL FINAL VOTE OF THE CITY COUNCIL.

(4) *Entertainment use permits*: A use permit to provide entertainment activity, as defined in section 35-200 of this chapter, or outdoor seating with external speakers, shall be obtained pursuant to the provisions of this subsection. Approval of an entertainment use permit shall be subject to the following standards and procedures:

(a) *Applicability*:

1. Entertainment activity shall require a use permit, when all of the following criteria are met:

i. Entertainment activity, as defined in section 35-200, is provided, or outdoor seating with external speakers is provided; and

ii. Alcoholic beverages are sold or served **AND CONSUMED ON-SITE**; and

iii. If live entertainment is not provided outdoors, the property is located six hundred (600) feet or less from a residentially zoned property. Said distance shall be measured from the closest exterior wall or fence of any indoor or outdoor space occupied by the subject establishment to the closest property line of a residentially zoned property; and

iv. If live entertainment is provided outdoors, the property is located one thousand three hundred twenty (1,320) feet or less from a residentially zoned property. Said distance shall be measured from the closest exterior wall or fence of any indoor or outdoor space occupied by the subject establishment to the closest property line of a residentially zoned property.

2. A property with a current liquor use permit shall not be required to obtain an entertainment use permit, unless subject to a condition of approval related to a time limit. Liquor use permit conditions related to entertainment activity shall remain in effect.

...

(g) *Renewal*: An entertainment use permit approved with a time limit shall submit a new application for renewal of the entertainment use permit **NOT LESS THAN SIXTY (60) DAYS** prior to the expiration of the time limit. The application shall be considered, reviewed, approved or denied following the same procedures and criteria as the original application.

ONCE AN APPLICATION IS SUBMITTED, THE ENFORCEMENT ON ANY VIOLATION FOR OPERATING WITHOUT A USE PERMIT MAY BE STAYED UNTIL FINAL VOTE OF THE CITY COUNCIL.

(h) *Revocation or suspension*: The Zoning Administrator may suspend or revoke an entertainment use permit pursuant to the criteria and procedures specified in section 35-305.

(Ord. No. 956, § 1, 6-11-81; Ord. No. 2413, § 2, 11-18-93; Ord. No. 2645, §§ 3, 4, 6-13-96; Ord. No. 3063, § 3, 11-18-99; Ord. No. 3240, § 2, 6-14-01; Ord. No. 3421, § 2, 1-23-03; Ord. No. 4278, § 2, 2-24-11; Ord. No. 4513, § II, 11-8-13; Ord. No. 4567, § II, 10-20-14; Ord. No. 4764, § I, 8-10-17; Ord. No. 4846, § 2(Exh.), 12-10-18; Ord. No. 4931, § 2(Exh.), 8-13-20)

ARTICLE IV. AG-1—AGRICULTURAL DISTRICT

...

35-401. Uses permitted.

[The following are uses permitted in this district:]

- (1) Single-family dwellings.
- (2) Field crops such as cotton, grain, vegetables, fruit trees, flowers.
- (3) Raising and marketing of poultry, rabbits and other small domesticated animals provided they are contained within a fence or cage. No slaughtering of animals for commercial purposes.
- (4) Agrarian subdivisions, subject to:
 - (a) Livestock raising and grazing is permitted for a maximum of one (1) livestock animal per seven thousand (7,000) square feet of lot area.
 - (b) No more than one (1) hog, weighing more than fifty (50) pounds, may be kept per thirty-five thousand (35,000) square feet of lot area.
 - (c) All animals must be contained in a stock-tight fence and/or corral. Such fence or corral shall not be permitted closer than one hundred (100) feet to the front property line. For corner lots, no such fence or corral shall be located closer to the side right-of-way line than the principal building.
 - (d) Accessory buildings used specifically for animals and fowl, provided they are located within the area fenced for animals and maintain the same front yard requirements as provided for the principal building.
- (5) Farm roadside stand.
- (6) Riding stables (minimum area, ten (10) acres).
- (7) Home occupations, ~~as defined~~ in ACCORDANCE WITH Article ~~H~~ XXII, SECTION 2215 OF THIS CODE.
- (8) Fences, walls, landscape screens not exceeding seven (7) feet in height adjacent to rear and side property lines and not to exceed three (3) feet in height adjacent to front yard.
- (9) Swimming pools, private, in accordance with Article XXII, section ~~2204~~ {2205} of this Code.
- (10) One (1) accessory building, ~~as defined~~ IN ACCORDANCE WITH Article ~~H~~ XXII, SECTION 2202 OF THIS CODE.
- (11) Signs are permitted in accordance with the Chandler Sign Code [Chapter 39].
- (12) Storage shed, ~~as defined~~ IN ACCORDANCE WITH Article ~~H~~ XXII, SECTION 2203 OF THIS CODE.

(Ord. No. 3063, § 3, 11-18-99; Ord. No. 4931, § 2(Exh.), 8-13-20)

ARTICLE V. SF-33—SINGLE-FAMILY DISTRICT

...

35-501. Uses permitted.

[The following uses are permitted in this district:]

- (1) Single-family dwellings.
- (2) One (1) accessory building, ~~as defined~~ IN ACCORDANCE WITH Article ~~H-XXII~~, SECTION 2202 OF THIS CODE.
- (3) Home occupations, ~~as defined by~~ IN ACCORDANCE WITH Article ~~H-XXII~~, SECTION 2215 OF THIS CODE.
- (4) Storage shed, ~~as defined~~ IN ACCORDANCE WITH Article ~~H-XXII~~, SECTION 2203 OF THIS CODE.
- (5) Signs in accordance with the Chandler Sign Code [Chapter 39].
- (6) Fences, walls, landscape screens not exceeding seven (7) feet in height adjacent to rear and side property lines and not to exceed three (3) feet in height adjacent to front yard.
- (7) Swimming pools, private, in accordance with Article XXII, section ~~2204~~+2205+ of this Code.
- (8) Agrarian subdivisions, subject to:
 - (a) Livestock raising and grazing, excluding hogs, pigs, burros, donkeys or roosters, is permitted for a maximum of one (1) animal per ten thousand (10,000) square feet of lot area.
 - (b) Excluding household pets, the raising of poultry, rabbits and other small domesticated animals provided they are contained within a fence or cage.
 - (c) All animals must be contained in a stock-tight fence and/or corral. Such fence or corral shall not be permitted closer than one hundred (100) feet to the front property line. For corner lots, no such fence or corral shall be located closer to the side right-of-way line than the principal building.
 - (d) Field crops, including vegetables and fruit trees.
 - (e) Accessory buildings used specifically for animals and fowl authorized under paragraphs a. and b. above, provided they are located within the area fenced for animals and maintain the same front, side and rear yard requirements as provided for the principal building.

(Ord. No. 955, § 1, 5-28-81; Ord. No. 3063, § 3, 11-18-99; Ord. No. 4931, § 2(Exh.), 8-13-20)

ARTICLE VI. SF-18—SINGLE-FAMILY DISTRICT

...

35-601. Uses permitted.

[The following uses are permitted in this district:]

- (1) Single-family dwellings.
- (2) One (1) accessory building, ~~as defined~~ IN ACCORDANCE WITH Article H-XXII, SECTION 2202 OF THIS CODE.
- (3) Home occupations ~~as defined by~~ IN ACCORDANCE WITH Article H XXII, SECTION 2215 OF THIS CODE.
- (4) Storage shed, ~~as defined by~~ IN ACCORDANCE WITH Article H-XXII, SECTION 2203 OF THIS CODE.
- (5) Signs in accordance with Chandler Sign Code [Chapter 39].
- (6) Fences, walls and landscape screens not exceeding seven (7) feet in height adjacent or contiguous to rear and side yard lines and not to exceed three (3) feet in height adjacent or contiguous to the front yard lines.
- (7) Swimming pools, private, in accordance with Article XXII, section 2204 [2205] of this Code.
(Ord. No. 3063, § 3, 11-18-99; Ord. No. 4931, § 2(Exh.), 8-13-20)

ARTICLE VI.1. SF-10—SINGLE-FAMILY DISTRICT

...

35-601.1. Uses permitted.

[The following uses are permitted in this district:]

- (1) Single-family dwellings.
- (2) One (1) accessory building, ~~as defined~~ IN ACCORDANCE WITH Article H-XXII, SECTION 2202 OF THIS CODE.
- (3) Home occupations as defined ~~by~~ IN ACCORDANCE WITH Article H XXII, SECTION 2215 OF THIS CODE.
- (4) Storage shed, ~~as defined~~ IN ACCORDANCE WITH Article H-XXII, SECTION 2203 OF THIS CODE.
- (5) Signs in accordance with the Chandler Sign Code [Chapter 39].

(6) Fences, walls and landscape screens not exceeding seven (7) feet in height adjacent or contiguous to rear and side yard lines and not to exceed three (3) feet in height adjacent or contiguous to the front yard lines.

(7) Swimming pools, private, in accordance with Article XXII, section 2204 [2205] of this Code.

(Ord. No. 3063, § 3, 11-18-99; Ord. No. 4931, § 2(Exh.), 8-13-20)

ARTICLE VIII. MF-1—MEDIUM-DENSITY RESIDENTIAL DISTRICT

...

35-801. Uses permitted.

ALL BUILDINGS ARE SUBJECT TO APPROVAL OF SITE DEVELOPMENT PLAN IN ACCORDANCE WITH ARTICLE XIX OF THIS CODE.

~~[The following uses are permitted in this district:]~~

(1) Two-family dwellings.

(2) Multi-family dwellings (subject to site development plan).

(3) Home occupations, ~~as defined by~~ IN ACCORDANCE WITH Article ~~H~~ XXII, SECTION 2215 OF THIS CODE.

(4) Signs in accordance with the Chandler Sign Code [Chapter 39].

(5) Storage shed, ~~as defined by~~ IN ACCORDANCE WITH Article ~~H~~ XXII, SECTION 2203 OF THIS CODE.

(6) One (1) accessory building, ~~as defined by~~ IN ACCORDANCE WITH Article ~~H~~ XXII, SECTION 2202 OF THIS CODE, EXCLUDING ACCESSORY DWELLING UNIT.

(7) Fences, walls and landscape screens not exceeding seven (7) feet in height adjacent or contiguous to side or rear yard lines and not [more than] three (3) feet in height adjacent or contiguous to front yard lines.

(8) Swimming pools, private, in accordance with Article XXII [section 2205] of this Code.

(9) SINGLE-FAMILY DWELLING ON EXISTING LOTS THAT ARE LESS THAN TWELVE THOUSAND (12,000) SQUARE FEET AS OF FEBRUARY 8, 2024. LOTS LESS THAN TWELVE THOUSAND (12,000) SQUARE FEET THAT WERE FIRST SUBDIVIDED ON OR AFTER FEBRUARY 8, 2024 ARE NOT ELIGIBLE FOR A SINGLE-FAMILY DWELLING UNLESS A USE PERMIT IS GRANTED PURSUANT TO THIS CHAPTER.

(Ord. No. 3063, § 3, 11-18-99; Ord. No. 4931, § 2(Exh.), 8-13-20)

35-802. Uses permitted by use permit.

[The following uses are permitted in this district subject to use permit:]

(1) Single-family dwellings FOR EXISTING LOTS EXCEEDING TWELVE THOUSAND (12,000) SQUARE FEET AS OF FEBRUARY 8, 2024.

(2) Townhouses.

(3) Churches, schools, public buildings and facilities.

-
- (4) Elderly care housing.
 - (5) Any other uses the City Council determines are compatible and in the best interests of the community.
(Ord. No. 1506, 8-11-85; Ord. No. 3063, § 3, 11-18-99; Ord. No. 4931, § 2(Exh.), 8-13-20)

ARTICLE IX. MF-2—MULTIPLE-FAMILY RESIDENTIAL DISTRICT

...

35-901. Uses permitted.

All buildings are subject to approval of site development plan in accordance with Article XIX of this Code.

- (1) Multiple-family dwellings.
- (2) Home occupations, ~~as defined by~~ **IN ACCORDANCE WITH** Article ~~H~~ **XXII, SECTION 2215 OF THIS CODE.**
- (3) Signs in accordance with the Chandler Sign Code [Chapter 39].
- (4) Storage shed, ~~as defined by~~ **IN ACCORDANCE WITH** Article ~~H~~ **XXII, SECTION 2203 OF THIS CODE.**
- (5) Fences, walls and landscape screens not exceeding seven (7) feet in height adjacent or contiguous to side or rear yard lines and not exceeding three (3) feet in height adjacent or ~~contiguous to side or rear yard lines and not exceeding three (3) feet in height where adjacent or~~ contiguous to front yard lines.
- (6) Swimming pools, private, in accordance with Article XXII [section 2205] of this Code.
- (7) One (1) accessory building, ~~as defined by~~ **IN ACCORDANCE WITH** Article ~~H~~ **XXII, SECTION 2202 OF THIS CODE, EXCLUDING ACESSORY DWELLING UNIT.**
- (8) Churches, schools, public buildings and facilities.
- (9) **SINGLE-FAMILY DWELLING ON EXISTING LOTS THAT ARE LESS THAN TWELVE THOUSAND (12,000) SQUARE FEET AS OF FEBRUARY 8, 2024. LOTS LESS THAN TWELVE THOUSAND (12,000) SQUARE FEET THAT WERE FIRST SUBDIVIDED ON OR AFTER FEBRUARY 8, 2024 ARE NOT ELIGIBLE FOR A SINGLE-FAMILY DWELLING UNLESS A USE PERMIT IS GRANTED PURSUANT TO THIS CHAPTER.**

(Ord. No. 3063, § 3, 11-18-99; Ord. No. 3320, § 1, 12-10-01; Ord. No. 4931, § 2(Exh.), 8-13-20)

35-902. Uses permitted by use permit.

[The following uses are permitted in this district subject to use permit:]

- (1) Single-family dwellings- **EXISTING LOTS EXCEEDING TWELVE THOUSAND (12,000) SQUARE FEET AS OF FEBRUARY 8, 2024.**
- (2) Two-family dwellings.

-
- (3) Townhouses.
 - (4) Elevator multiple-family structures, including accessory business uses which are primarily for the convenience of the tenants.
 - (5) Offices and office buildings.
 - (6) Elderly care housing.
 - (7) Any other uses the City Council determines are compatible and in the best interests of the community. (Ord. No. 1506, 8-11-85; Ord. No. 3063, § 3, 11-18-99; Ord. No. 4931, § 2(Exh.), 8-13-20)

ARTICLE X. MF-3—HIGH-DENSITY RESIDENTIAL DISTRICT

...

35-1001. Uses permitted.

All buildings are subject to an approved site development plan in accordance with Article XIX of this Code.

- (1) Multiple-family buildings.
 - (2) Elevator multiple-family buildings, including accessory business uses which are primarily for the convenience of the tenants.
 - (3) Churches, schools, public buildings and facilities.
 - (4) Offices and office buildings.
 - (5) Home occupations, ~~as defined by~~ **IN ACCORDANCE WITH** Article ~~H~~ **XXII, SECTION 2215 OF THIS CODE.**
 - (6) Signs in accordance with the Chandler Sign Code [Chapter 39].
 - (7) Fences, walls and landscape screens not exceeding seven (7) feet in height when adjacent or contiguous to side or rear lot lines and not more than three (3) feet in height when adjacent or contiguous to front yard lines.
 - (8) Swimming pools, private, in accordance with Article XXII [section 2205] of this Code.
 - (9) **ONE (1) A** accessory building, ~~as defined by~~ **IN ACCORDANCE WITH** Article ~~H~~ **XXII, SECTION 2202 OF THIS CODE.**
 - (10) **STORAGE SHED IN ACCORDANCE WITH ARTICLE XXII, SECTION 2203 OF THIS CODE.**
 - (11) **SINGLE-FAMILY DWELLING ON EXISTING LOTS THAT ARE LESS THAN TWELVE THOUSAND (12,000) SQUARE FEET AS OF FEBRUARY 8, 2024. LOTS LESS THAN TWELVE THOUSAND (12,000) SQUARE FEET THAT WERE FIRST SUBDIVIDED ON OR AFTER FEBRUARY 8, 2024 ARE NOT ELIGIBLE FOR A SINGLE-FAMILY DWELLING UNLESS A USE PERMIT IS GRANTED PURSUANT TO THIS CHAPTER.**
- (Ord. No. 3063, § 3, 11-18-99; Ord. No. 4931, § 2(Exh.), 8-13-20)

Created: 2023-08-02 14:50:52 [EST]

(Supp. No. 70, Update 2)

35-1002. Uses permitted by use permit.

[The following uses are permitted in this district subject to use permit:]

- (1) Single-family dwellings- EXISTING LOTS EXCEEDING TWELVE THOUSAND (12,000) SQUARE FEET AS OF FEBRUARY 8, 2024.
- (2) Two-family dwellings.
- (3) Townhouses.
- (4) Elderly care housing.
- (5) Any other uses the City Council determines are compatible and in the best interests of the community.

ARTICLE XII. C-1—NEIGHBORHOOD COMMERCIAL DISTRICT

...

35-1203. Height and area regulations.

- (1) *Height Regulations:* No building shall exceed thirty (30) feet in height or twenty (20) feet adjacent to residential uses. At the ~~thirty-foot~~ building setback line, a building may exceed such height provided that at no point it projects above a line sloping inward and upward at a forty-five-degree angle at the required height and setback line to a maximum height of forty-five (45) feet.
- (2) *Front Yard:* Buildings shall be set back at least fifty (50) feet from the right-of-way line along arterial streets and at least thirty (30) feet from the right-of-way line along all other streets. In the proximity of street intersections, see section 1902(4).

IN ORDER TO ACCOMMODATE, ENCOURAGE, OR PROMOTE INFILL DEVELOPMENT OR REDEVELOPMENT ON PROPERTIES LOCATED WITHIN THE INFILL INCENTIVE DISTRICT, THE ZONING ADMINISTRATOR MAY REDUCE FRONT-YARD BUILDING SETBACKS BY UP TO 25 FEET FOR ARTERIAL STREETS AND UP TO 15 FEET FOR COLLECTOR STREETS AFTER HAVING MADE A FINDING IN WRITING THAT ALL OF THE FOLLOWING CRITERIA HAVE BEEN MET:

- A. SUCH DEVIATION, ON BALANCE, WILL RESULT IN A SUPERIOR ENVIRONMENTAL AND DESIGN QUALITY THROUGH ITEMS SUCH AS BUT NOT LIMITED TO:
 - i. INCREASED LEVELS OF ARCHITECTURAL QUALITY
 - ii. GREATER MATERIAL DIVERSITY
 - iii. ENHANCED USABLE SPACE AND/OR PEDESTRIAN CONNECTION
 - iv. ACTIVATION OF STREET FRONTAGE
 - v. HIGHER LEVEL OF LANDSCAPE DESIGN
 - vi. CREATIVE DESIGN SOLUTIONS FOR BACK-OF-HOUSE FUNCTIONS
- B. THE SITE IS DESIGNED TO ENSURE SAFE AND ADEQUATE ON-SITE TRAFFIC CIRCULATION AND PREVENT DRIVE-THROUGH QUEUING FROM BACKING ONTO MAIN DRIVEWAYS OR PUBLIC STREETS;
- C. SUFFICIENT PARKING IS PROVIDED ON-SITE;

- D. THE DEVELOPMENT WILL ENHANCE THE QUALITY OF A NEIGHBORHOOD BY DEVELOPING A VACANT LOT OR REDEVELOPING AN EXISTING DELAPIDATED COMMERCIAL BUILDING OR CENTER;
- E. THE DEVELOPMENT COMPLIES WITH REQUIRED SETBACKS AND LANDSCAPE BUFFERS FROM ADJACENT RESIDENTIAL PROPERTIES; AND
- F. THE REDUCED SETBACK MAINTAINS THE GOALS OF PROVIDING LANDSCAPING ALONG STREETS AND STREET INTERSECTIONS AS IDENTIFIED IN SECTION 35-1903.1

(3) *Side Yard:* A minimum side yard of twelve (12) feet shall be required on one (1) side of any lot or parcel not having rear or alley access. On multi-building projects with on-site drives suitable for fire lanes, the required side yard setbacks may be waived upon approval of the site development plan by the Planning Director and the Fire Chief. In all instances, a minimum twenty-foot side yard setback shall be required for commercial development when abutting residentially zoned property.

(4) *Rear Yard:* None required where solid masonry building wall and/or six-foot masonry wall is constructed along rear property line and provided also no access or servicing is permitted to rear of property. Twenty-five-foot setback is required in all other instances.

(5) *Intensity of lot use:* No building(s) shall occupy more than fifty-five (55) percent of the lot area.

(Ord. No. 1518, § I, 8-1-85; Ord. No. 1421, 1-10-85; Ord. No. 3063, § 3, 11-18-99)

...

ARTICLE XV. I-1—PLANNED INDUSTRIAL DISTRICT

...

35-1503. Height and area regulations.

(1) *Height regulations:* No building shall exceed thirty (30) feet in height at a ~~thirty-foot~~ front building setback line, except a building may exceed such height provided that at no point it projects above a line sloping inward and upward at a forty-five-degree angle at the required height and setback line.

(2) *Front yard:* Buildings shall be set back at least fifty (50) feet from the right-of-way line along arterial streets and at least thirty (30) feet from the right-of-way line along all other streets. In the proximity of street intersections, see section 1902(4).

IN ORDER TO ACCOMMODATE, ENCOURAGE, OR PROMOTE INFILL DEVELOPMENT OR REDEVELOPMENT ON PROPERTIES LOCATED WITHIN THE INFILL INCENTIVE DISTRICT, THE ZONING ADMINISTRATOR MAY REDUCE FRONT-YARD BUILDING SETBACKS BY UP TO 25 FEET FOR ARTERIAL STREETS AND UP TO 15 FEET FOR COLLECTOR STREETS AFTER HAVING MADE A FINDING IN WRITING THAT ALL OF THE FOLLOWING CRITERIA HAVE BEEN MET:

- A. SUCH DEVIATION, ON BALANCE, WILL RESULT IN A SUPERIOR ENVIRONMENTAL AND DESIGN QUALITY THROUGH ITEMS SUCH AS BUT NOT LIMITED TO;
 - i. INCREASED LEVELS OF ARCHITECTURAL QUALITY
 - ii. GREATER MATERIAL DIVERSITY INCLUDING GENEROUS AMOUNTS OF GLAZING INCORPORATED

iii. HIGHER LEVEL OF LANDSCAPE DESIGN

iv. SCREENING OF REAR YARDS AND ALL DOCK DOORS

- B. THE SITE IS DESIGNED TO ENSURE SAFE AND ADEQUATE ON-SITE TRAFFIC CIRCULATION;
- C. SUFFICIENT PARKING IS PROVIDED ON-SITE;
- D. THE DEVELOPMENT WILL ENHANCE THE QUALITY OF THE AREA BY DEVELOPING A VACANT LOT, OR REDEVELOPING AN EXISTING INDUSTRIAL BUILDING OR CENTER;
- E. THE DEVELOPMENT COMPLIES WITH REQUIRED SETBACKS AND LANDSCAPE BUFFERS FROM ADJACENT RESIDENTIAL PROPERTIES; AND
- F. THE REDUCED SETBACK MAINTAINS THE GOALS OF PROVIDING LANDSCAPING ALONG STREETS AND STREET INTERSECTIONS AS IDENTIFIED IN SECTION 35-1903.1

(3) *Side yard*: A minimum side yard of twelve (12) feet shall be required on one (1) side of any lot or parcel not having rear or alley access. On multi-building projects with on-site drives suitable for fire lanes, the required side yard setbacks may be waived upon approval of the site development plan by the Planning Director and the Fire Chief. In all instances, a minimum fifty-foot side yard setback shall be required for industrial development when abutting residentially zoned property.

(4) *Rear yard*: Fifty (50) feet when abutting or adjacent to residential zoned property. No rear yard is required when a minimum six-foot solid masonry wall and/or building wall is constructed along the rear property line and provided also no access or servicing is permitted to the rear of the property. A rear yard of twenty-five (25) feet is required in all other instances.

(5) *Intensity of lot use*: No building(s) shall occupy more than fifty-five (55) percent of the lot area.

(Ord. No. 1518, § II, 8-1-85; Ord. No. 3063, § 3, 11-18-99)

...

ARTICLE XVII. PLANNED AREA DEVELOPMENTS

...

35-1703. Intensity of land use.

Densities and intensity permitted in the PAD zoning designation shall be determined by the quality of the PAD designation and shall be consistent with the Chandler General Plan.

IN ORDER TO ACCOMMODATE, ENCOURAGE, OR PROMOTE INFILL DEVELOPMENT OR REDEVELOPMENT ON PROPERTIES LOCATED WITHIN THE INFILL INCENTIVE DISTRICT, THE ZONING ADMINISTRATOR MAY REDUCE FRONT-YARD BUILDING SETBACKS BY UP TO 25 FEET FOR ARTERIAL STREETS AND UP TO 15 FEET FOR COLLECTOR STREETS AFTER HAVING MADE A FINDING IN WRITING THAT ALL OF THE FOLLOWING CRITERIA HAVE BEEN MET:

- A. SUCH DEVIATION, ON BALANCE, WILL RESULT IN A SUPERIOR ENVIRONMENTAL AND DESIGN QUALITY THROUGH ITEMS SUCH AS BUT NOT LIMITED TO;
-

- i. INCREASED LEVELS OF ARCHITECTURAL QUALITY
 - ii. GREATER MATERIAL DIVERSITY
 - iii. ENHANCED USABLE SPACE AND/OR PEDESTRIAN CONNECTION
 - iv. ACTIVATION OF STREET FRONTAGE
 - v. HIGHER LEVEL OF LANDSCAPE DESIGN
 - vi. CREATIVE DESIGN SOLUTIONS FOR BACK-OF-HOUSE FUNCTIONS
- B. THE SITE IS DESIGNED TO ENSURE SAFE AND ADEQUATE ON-SITE TRAFFIC CIRCULATION;
- C. SUFFICIENT PARKING IS PROVIDED ON-SITE;
- D. THE DEVELOPMENT WILL ENHANCE THE QUALITY OF A NEIGHBORHOOD BY DEVELOPING A VACANT LOT, OR REDEVELOPING AN EXISTING DELAPIDATED BUILDING OR DEVELOPMENT;
- E. THE DEVELOPMENT COMPLIES WITH REQUIRED SETBACKS AND LANDSCAPE BUFFERS FROM ADJACENT RESIDENTIAL PROPERTIES; AND
- F. THE REDUCED SETBACK MAINTAINS THE GOALS OF PROVIDING LANDSCAPING ALONG STREETS AND STREET INTERSECTIONS AS IDENTIFIED IN SECTION 35-1903.1

(Ord. No. 3063, § 3, 11-18-99; Ord. No. 3386, § 1, 9-12-02)

ARTICLE XVIII. PARKING AND LOADING REGULATIONS¹

35-1802. - General requirements.

...

(10) Motor vehicles may be parked in the front yard only when on an improved driveway (as defined in (5) above) ~~leading to required off-street parking.~~

35-1804. Parking schedule.

The following schedule provides the minimum parking spaces required for individual stand-alone uses. Parking shared by multiple uses shall be subject to parking requirements for shopping centers where permitted by the underlying zoning and/or shared parking requirements pursuant to Section 35-1807(2) Shared Parking. All parking requirements are based on gross floor area unless otherwise stated.

(1) Residential:

Single-family	** 2 spaces/unit PLUS GUEST PARKING PER SECTION A BELOW
Two-family	** 2 spaces/unit

	PLUS GUEST PARKING PER SECTION A BELOW
Townhouse, patio home	** 2 spaces/unit PLUS GUEST PARKING PER SECTION A BELOW
Multi-family: Efficiency or studio One-bedroom Two-bedroom Each additional bedroom GUEST PARKING	*** 1 space/unit *** 1.5 spaces/unit *** 2 spaces/unit *** 0.25 spaces 0.25 SPACES PER UNIT
Mobile home subdivision or park	*** 2 spaces/home or trailer

**2 spaces per unit shall be covered

***1 space per unit shall be covered

(Note: The entire space nine (9) by nineteen (19) feet as defined in Section 35-1802(1) shall be covered.)

A. GUEST PARKING FOR NON-MULTIFAMILY RESIDENTIAL:

IF ON-STREET PARKING IS NOT PROVIDED, GUEST SPACES SHALL BE PROVIDED EVENLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT AT THE FOLLOWING RATE:

0.5 PER UNIT FOR DEVELOPMENTS WITH NO DRIVEWAYS

0.25 PER UNIT FOR DEVELOPMENTS WITH DRIVEWAYS

B. MINIMUM ASSIGNED PARKING SPACES FOR MULTIFAMILY RESIDENTIAL:

1. A MINIMUM OF ONE COVERED PARKING SPACE SHALL BE ASSIGNED TO EACH EFFICIENCY, STUDIO, OR ONE-BEDROOM UNIT. THE ASSIGNED SPACE MUST BE MADE AVAILABLE FOR THE EXCLUSIVE USE OF THE TENANT LEASING THE UNIT AND MAY NOT BE MADE AVAILABLE FOR USE BY OTHER TENANTS OR VISITORS.
2. A MINIMUM OF TWO PARKING SPACES (AT LEAST ONE OF WHICH SHALL BE COVERED) SHALL BE ASSIGNED TO EACH TWO-OR-MORE-BEDROOM UNIT. THE ASSIGNED SPACES MUST BE MADE AVAILABLE FOR THE EXCLUSIVE USE OF THE TENANT LEASING THE UNIT AND MAY NOT BE MADE AVAILABLE FOR USE BY OTHER TENANTS OR VISITORS.

(2) Institutional:

Elementary and junior high school	One (1) space/classroom Plus one (1) space for each two hundred (200) square feet of floor area in office use
High schools, colleges	One (1) space/two hundred (200) square feet gross floor space
Trade or business schools	One (1) space/two hundred (200) square feet
Library	One (1) space/two hundred fifty (250) square feet

Museum	One (1) space/two hundred fifty (250) square feet
Churches	One (1) space/four (4) seats
Hospitals	Three (3) space/bed
Convalescent homes	One (1) space/three (3) beds
Government offices	One (1) space/two hundred (200) square feet
Elderly care housing	0.75 spaces/unit Plus one (1) additional space per project employee/attendant

(3) *Commercial:*

Auditorium, theaters, stadium or similar place of assembly	One (1) space/two hundred (200) square feet or one (1) space/five (5) seats, whichever is greater
Private clubs, lodges (no overnight accommodations)	One (1) space/two hundred (200) square feet or one (1) space/five (5) seats, whichever is greater
Dance halls	One (1) space/two hundred (200) square feet
Health club or fitness club with multiple amenities (Gymnasium, fitness center and other recreational uses offering multiple amenities such as swimming pools, ball courts, and exercise equipment)	One (1) space/two hundred (200) square feet
Recreational community centers with multiple amenities (public or nonprofit facilities providing multiple amenities and recreational services such as swimming pools, ball courts, outdoor athletic fields, meeting rooms, classes, fitness center, day care, locker rooms, and lounge/snack area)	One (1) space/two hundred (200) square feet
Single use recreational facilities (athletic training, family recreational, or other recreational facilities specializing in a single use such as amusement centers, skating rinks, bounce gyms, party places, baseball/batting training facility, cheerleading training, dance studio, swimming, martial arts studio, yoga/pilates studio, personal training, fencing, laser tag, indoor paintball, boxing training) not hosting tournaments, exhibitions or other similar events	One (1) space/three hundred (300) square feet
Single use recreational facilities hosting tournaments, exhibitions or other similar regional events	To be determined by a parking demand study based on seating capacity prepared specifically for the subject use
Funeral homes	One (1) space/four (4) seats in main assembly area or one (1) space/three hundred (300) square feet, whichever is greater
Medical, dental offices, clinics	One (1) space/one hundred fifty (150) square feet
OUT-PATIENT SURGREY CENTERS AND OTHER SIMILAR MEDICAL FACILITIES	ONE (1) SPACE/ TWO HUNDRED (200) SQUARE FEET
General offices, nonretail, excluding call centers	One (1) space/two hundred fifty (250) square feet

Call Center	One (1) space/one hundred fifty (150) square feet
Hotels, motels, boarding homes	One (1) spaces for each sleeping room Plus one (1) space/one hundred (100) square feet of meeting, banquet and restaurant space not solely intended for hotel guests and/or staff
Restaurants, cafes, bars, cocktail lounges	One (1) space/fifty (50) square feet of public serving area Plus one (1) space/two hundred (200) square feet of preparation area
Shopping centers (less than ten (10) gross acres in size)	Five and one-half (5.5) spaces/one thousand (1,000) square feet
Shopping centers (ten (10) gross acres or larger in size)	One (1) space/two hundred fifty (250) square feet
Retail sales	One (1) space/two hundred fifty (250) square feet
Childcare or Child daycare	One (1) space/three hundred (300) square feet
Bulky merchandise sales, nurseries, building materials, equipment rental	One (1) space/three hundred (300) square feet
Banks and personal service	One (1) space/one hundred fifty (150) square feet
Bowling alleys	Four (4) spaces/lane
Tennis, handball courts	Three (3) spaces/court
Golf course	One (1) space/two hundred (200) square feet in main building Plus four (4) spaces per green
Motor vehicle repair	Three and one-half (3.5) spaces/vehicle service bay
Motor vehicle sales and rental	One (1) space/two hundred fifty (250) square feet of interior display space and office Plus three and one-half (3.5) spaces/vehicle service bay
Motor vehicle wash	Two (2) spaces minimum Plus other uses (Retail sales, motor vehicle repair, restaurant, office)

(4) Industrial:

Manufacturing	One (1) space/one thousand (1,000) square feet gross floor area (Ord. No. 1506, 8-11-85) Plus one (1) space/two hundred fifty (250) square feet of office space
Warehousing	One (1) space/five hundred (500) square feet for the first ten thousand (10,000) square feet Plus one (1) space/five thousand (5,000) square feet for remaining warehouse Plus one (1) space/two hundred and fifty (250) square feet of office space

FLEX INDUSTRIAL	TWO (2) SPACES/ONE THOUSAND (1,000) SQUARE FEET OF FLEX INDUSTRIAL
-----------------	--------------------------------------------------------------------

...

ARTICLE XIX. SITE DEVELOPMENT PLAN

...

35-1902. Site development plan design standards.

(1) *Purpose:* These standards shall function to guide development toward the highest attainable environmental quality at a time in which development and expansion are taking place at a rapid rate; as such development once established provides the living and working environment for hundreds of thousands of families over numerous decades and generations.

...

(4) *Site organization:*

(a) *Setbacks:*

1. For parking lots:

- a. In proximity to street intersections. See below 2.a.
- b. Along arterial streets, parking lots shall be set back at least twenty (20) feet from right-of-way lines.
- c. Along nonarterial streets, parking lots shall be set back at least twenty (20) feet from right-of-way lines.
- d. Along all other rights-of-way and property lines, unless said property lines are of a smaller parcel (pad) within a larger planned development, all parking spaces and access drives shall be set back at least ten (10) feet.

2. For structures or any physical improvement in proximity to street intersections:

a. Intersections as described below are of value to the entire community. Land situated at the corner of such street intersections shall be landscaped, and remain open and free of buildings, parking areas, driveways, and walls in excess of two (2) feet six (6) inches in height. Ingress and egress drives perpendicular to the street are expected. The dimensions of these open areas shall satisfy at a minimum, the following standards:

Type of Intersections	Setback From Right-of-Way	Setback Shall Apply for a Distance From the Intersection for
Arterial street with arterial street	50 feet	250 feet along both streets
Arterial street with any other street	50 feet	100 feet along arterial street
	30 feet	100 feet along other street
Collector street with collector street	30 feet	60 feet along both streets

b. No vehicle or other obstruction exceeding two (2) feet in height shall be parked at an intersection of two (2) right-of-way lines within triangular area formed by the right-of-way lines and the line connecting them between points located thirty (30) feet from the intersection of said lines.

IN ORDER TO ACCOMMODATE, ENCOURAGE, OR PROMOTE INFILL DEVELOPMENT OR REDEVELOPMENT FOR PROPERTIES LOCATED WITHIN THE INFILL INCENTIVE DISTRICT, THE ZONING ADMINISTRATOR MAY DEPART FROM LANDSCAPE SETBACKS PRESCRIBED HEREIN AFTER HAVING MADE A FINDING IN WRITING THAT SUCH DEVIATION, ON BALANCE, WILL RESULT IN ENVIRONMENTAL AND DESIGN QUALITY SUPERIOR TO THAT OTHERWISE ATTAINABLE WITHOUT SUCH DEVIATION.

...

(5) *Building design:*

...

(c) *Mechanical equipment screening:* All mechanical equipment and appurtenances shall be concealed and/or screened from view in their entirety as an integral part of the building in one (1) of the following manners, and subject to approval by the Zoning Administrator:

1. Parapets are acceptable for screening, provided the height shall be equal to, or higher than, the highest point on the mechanical equipment; or
2. Screening of mechanical equipment shall be constructed of similar materials and painted colors similar to the building, and so arranged that the screening is perceived to be an integral part of the building mass.

All mechanical equipment and appurtenances shall be indicated and shown on building sections and elevations indicating dimensions of equipment and screening.

THE ZONING ADMINISTRATOR MAY REDUCE OR WAIVE SCREENING REQUIREMENTS FOR ROOF-MOUNTED EQUIPMENT IF:

- i. THE BUILDING IS A MID-RISE DEVELOPMENT AND ROOF-MOUNTED EQUIPMENT WILL NOT BE VISIBLE FROM ANY ADJACENT PROPERTY AS SEEN FROM A POINT SIX (6) FEET ABOVE GROUND LEVEL AT THE PROPERTY LINE OR SIDEWALK ON THE OPPOSITE SIDE OF THE STREET; OR
- ii. THE BUILDING IS LOCATED WITHIN AN INDUSTRIAL CENTER OR BUSINESS PARK AND ROOF-MOUNTED EQUIPMENT WILL NOT BE VISIBLE FROM ANY ARTERIAL STREET OR RESIDENTIAL PROPERTY.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW IN THEIR ENTIRETY AS AN INTEGRAL PART OF THE BUILDING AS REQUIRED IN SECTION 5.C WHEN THE SUBJECT BUILDING IS ABUTTING A RESIDENTIAL ZONED PROPERTY REGARDLESS OF LOCATION OR BUILDING HEIGHT.

(d) *Metal buildings:*

1. Metal buildings will not be allowed on roads designated by the General Plan as arterial roads except that:

- a. A portion of a building may be constructed using an exterior metal finish where said portion is DETERMINED TO ENHANCE THE DESIGN QUALITY OF THE BUILDING ARCHITECTURE AND IS NOT THE PRIMARY BUILDING MATERIAL ~~not visible from the arterial road upon which the building fronts.~~

B. SHIPPING CONTAINERS MAY BE USED AS A BUILDING MATERIAL IF THE BUILDING IS DESIGNED WITH ADDITIONAL MATERIALS AND

FENESTRATION TO ENHANCE THE QUALITY OF THE ARCHITECTURE THAT TOGETHER PROVIDE A CREATIVE AND INNOVATIVE ARCHITECTURAL DESIGN. THE CHARACTER, SCALE, AND MASSING OF SAID DESIGN SHALL BE COMPATIBLE WITH THE BUILDINGS OF THE SURROUNDING AREA.

2. Metal buildings may be allowed within industrial parks and at other locations not visible from an arterial street upon the Planning and Zoning Commission finding that the facade of the building is architecturally treated so as to assure mitigation of the starkness of metal construction and environmental compatibility with the surroundings.

(8) *Additional requirements for shopping centers, office and commercial complexes:*

...

(c) *Independent building ~~PAD~~ Pad sites:* For the purpose of this section, commercial ~~PAD~~ pad sites are uses that stand apart from, and hence not perceivable as, part of the main building complex. ~~PAD~~ pad sites may be developed as single freestanding uses, such as a restaurant or bank, or a cluster of uses sharing common architectural detail and materials, open spaces, and shaded areas and pedestrian connections. The number of ~~PAD~~ pad sites permissible in a shopping center shall be limited to one (1) per arterial street frontage, with corner ~~PAD~~ pad sites to count as one (1) of the frontage allowances. Multi-user ~~PAD~~ pad sites are permitted only when the uses are integrated and clustered within a common open space with seating areas and pedestrian walks, share common architectural details and materials (i.e., color, texture) portrayed by the main complex, and not separated by vehicular movement. The number of uses on one (1) ~~PAD~~ pad site shall not exceed two (2) although ~~the Commission may consider a larger number~~ MORE MAY BE APPROVED through the ~~Planned Area Development (PAD)~~ PRELIMINARY DEVELOPMENT PLAN (PDP) process when environmentally commensurate with the size and scale of the shopping center.

NOTWITHSTANDING THE FOREGOING, THE ZONING ADMINISTRATOR MAY APPROVE MORE THAN TWO FREE-STANDING PAD SITES PER DEVELOPMENT ADMINISTRATIVELY, UPON DETERMINING THAT ALL OF THE FOLLOWING APPLY:

- A. THE PAD WILL ENHANCE THE QUALITY OF THE OVERALL DEVELOPMENT OR REVITALIZE AN EXISTING COMMERCIAL CENTER;
 - B. AN ADDITIONAL PAD WILL MAKE USE OF AN AREA THAT IS CURRENTLY UNDERUTILIZED;
 - C. THERE IS SUFFICIENT AREA ON THE SITE TO ACCOMMODATE SAFE AND ADEQUATE ON-SITE TRAFFIC CIRCULATION AND THE SITE HAS BEEN DESIGNED TO PREVENT DRIVE-THROUGH QUEUING FROM BACKING ONTO MAIN DRIVEWAYS OR PUBLIC STREETS;
 - D. NO MORE THAN ONE HIGH-TURNOVER USER PER STREET FRONTAGE;
 - E. THE PAD(S) AND THE OVERALL COMMERCIAL CENTER IN WHICH IT IS LOCATED COMPLY WITH ARTICLE XVIII PARKING AND LOADING REGULATIONS;
 - F. THE ARCHITECTURAL DESIGN (I.E. BUILDING FORM AND MATERIALS) OF THE PAD IS COMPATIBLE WITH AND SUPERIOR TO EXISTING BUILDINGS IN THE SAME CENTER THROUGH THE FOLLOWING BUT NOT LIMITED TO:
 - i. INCREASED LEVELS OF ARCHITECTURAL QUALITY
 - ii. GREATER MATERIAL DIVERSITY
 - iii. ENHANCED USABLE SPACE AND/OR PEDESTRIAN CONNECTION
 - iv. ACTIVATION OF STREET FRONTAGE
 - v. HIGHER LEVELS OF LANDSCAPE DESIGN
 - vi. CREATIVE DESIGN SOLUTIONS FOR BACK-OF-HOUSE FUNCTIONS
-

1. *Circulation*: One (1) drive-up or drive through window per ~~PAD~~ pad site is permissible as long as the drive-up does not conflict with parking maneuvering areas, main-stream vehicular movement, or in itself create an unsafe traffic situation. Drive through lane entry and exit shall be separated from vehicular parking areas, through curbing, landscaping, etc. Textured paving treatments shall be provided at all crosswalks, driveway entrances, and on-site pedestrian crosswalks. All drive-up facilities, including drive-up lanes and queuing areas shall be adequately screened from street view by building orientation, or by a landscaped berm and retaining wall measuring four (4) feet from grade of the driving lane, and situated so as not to disrupt safe traffic flow. ~~ALL Queuing~~ **QUEUING** lanes for fast food and similar high turnover uses shall be a minimum of fourteen (14) feet in width. **ESTABLISHMENTS WITH MULTIPLE QUEUING LANES THAT OFFER ON-SITE ORDERING SHALL HAVE AT LEAST ONE (1) QUEUING LANE WITH A MINIMUM OF ~~and at least~~ one hundred AND fifty (150) feet in length MEASURED from THE drive-up window to THE start of THE lane-with-queuing.** Queuing **ON SAID LANE** shall be provided to accommodate a minimum of ~~six (6) vehicles~~ **ONE HUNDRED AND TWENTY (120) FEET** from the start of **THE** lane to the menu board. **ANY ADDITIONAL QUEUING LANES SHALL NOT BE COUNTED TOWARDS THE MINIMUM QUEUING REQUIREMENT PROVIDED HEREIN. QUEUING LANES DEDICATED SOLELY FOR PICKING UP PRE-ORDERED ITEMS AND WHICH DO NOT HAVE A MENU BOARD SHALL PROVIDE A MINIMUM OF SIXTY (60) FEET IN LENGTH MEASURED FROM THE PICK-UP WINDOW TO START OF THE LANE.** This queuing length standard is not intended for such uses as drug stores, banks, dry cleaners, etc.

...

[Section 35-2100 is hereby repealed and replaced with the following:]

35-2100. - PURPOSE.

THE FOLLOWING TABLE INDICATES USES PERMITTED BY ZONING DISTRICTS WITH "X" AND USES PERMITTED WITH A USE PERMIT WITH "UP."

TABLE OF PERMITTED USES FOR NONRESIDENTIAL DISTRICTS

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Agriculture					
Community Garden	X	X	UP	UP	UP
Dairy products, processing, bottling and distribution, cream manufacturing, all on a wholesale basis			X	X	X
Farm equipment sale and rental, with inventory and repair			X	UP	UP

Farm machinery repair			X	UP	UP
Feed and grain sales and storage			X	X	X
Greenhouse and nursery, commercial	UP	X	X	X	X
Hatcheries					X
Nursery and greenhouse, commercial	UP	X	X	X	X
Aviation					
Airport			UP	UP	UP
Hanger, with taxiway access				X	X
Helipad - ancillary use	X	X	X	X	X
Heliport	UP	UP	UP	UP	UP
Quasi-Public / Institutional					
Cemeteries, mausoleums			UP	UP	UP
Charitable and philanthropic organizations	X	X	X	UP	UP
Churches and other places of worship Including Sunday School buildings, assembly halls, parish houses, rectories and other residences of clergy)	X	X	X	UP	UP
Clubs, membership (not operated for profit), excluding adult service business (Ord. No. 2413, § 4.B, 11-18-93)		X	X		
Penal and correctional institutions	UP	UP	UP	UP	UP
Community centers Defined as a building or group of buildings in which members of the community may gather for social, educational, recreational, and or cultural activities	X	X	X	UP	
Crematoriums					UP
Funeral homes, funeral parlors, mortuaries		X	X		
Libraries	X	X	X	UP	
Lodges, fraternal and social organizations, headquarters for scout and other youth organizations		X	X		
Lodges, fraternal and social organizations, headquarters for scout and other youth organizations (Entertainment activity pursuant to section 35-305(4))		UP	UP		

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Rescue service		X	X	X	X
Transient service facilities Defined as an establishment where the principal function involves providing on-site food, clothing, shelter, employment or other related services primarily intended for transient populations with limited ability for self-care, or those persons in need of counseling for employment, or those persons with personal or behavioral disabilities. The term shall include the principal assistance or service facility and all appurtenant or related establishments intended for use by the patrons of the principal facility. The term shall include homeless shelters, charity dining facilities, plasma centers, rescue missions, day labor hiring centers, and similar facilities, but shall not include State licensed care facilities such as homes for the developmentally disabled, child crisis, and domestic violence centers.	UP	UP	UP	UP	UP
Cultural & Entertainment					
Artistic programs or events	UP	UP	UP	UP	UP
Assembly halls		X	X	UP	UP
Coliseums and stadiums Entertainment activity pursuant to section 35-305(4)		UP	UP	UP	UP
Museums, art galleries	X	X	X	UP	
Wedding reception and event facilities		X	X	UP	
Wedding reception and event facilities Entertainment activity pursuant to section 35-305(4)		UP	UP	UP	
Day Care Services					
Adults with developmental disabilities, including life skills training, specialized teaching and support and/or therapy	X	X	X		
Adults with developmental disabilities, including life skills training, specialized teaching and support and/or therapy - with vocational training services	X	X	X	UP	
Animal day care indoors only, with or without overnight boarding	X	X	X		
Animal day care with outdoor play areas, with or without overnight boarding		UP	UP		
Childcare, child daycare	X	X	UP		
Kindergartens and day nurseries - meeting all requirements of appropriate State and local regulations and standards	X	X	UP		
Senior care, adult day care	X	X	X		

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Dwellings					
Hotels, motels, tourist homes on-site manager's quarters		X	X	UP	UP
Self-storage on-site manager's quarters		UP	X	X	X
Eating, Drinking & Lounge Establishments					
Bar, cocktail lounge Excluding adult service business (Ord. No. 2413, § 4.B, 11-18-93)	UP	UP	UP	UP	UP
Breweries, distilleries and wineries where the primary use is a restaurant. For breweries that primarily produce and distribute, see Industrial Services, Manufacturing & Production category.	X	X	X	UP	UP
Commercial, cloud, or ghost kitchen, food prep - with customer seating	X	X	X	UP	
Commercial, cloud, or ghost kitchen, food prep - no customer seating		X	X	X	
Entertainment activities, pursuant to section 35-305(4)	UP	UP	UP	UP	UP
Hookah lounge		X	X		
Restaurant or drive-through Food or drink sales for immediate consumption within principal building and all types of drive-in establishments serving food or drink outside of a building or catering to takeout trade, but not featuring adult service (Ord. No. 2413, § 4.D, 11-18-93)	X	X	X	UP	UP
Educational Facilities					
Alternative schools and higher education (college, business college, beauty school)		X	X	UP	
Educational facilities and industrial research (technical)□		X	X	X	X
Elementary school (kindergarten through 8th grade)	X	X			
High school (9th through 12th grade)		X	X		
Music or dancing school	X	X	X		
Trade/vocational schools (industrial, HVAC, plumbing, motor vehicle)			X	X	UP
Tutoring services	X	X	X		
Industrial Services, Manufacturing & Production					
* Ancillary uses are permitted provided they do not exceed 15% of the net floor area.					
** Ancillary office space is permitted provided it does not exceed 40% of the net floor area, and all required parking is provided					
Alcoholic beverage package store		X	X	UP	UP
Alcoholic production (brewery, distillery, winery) Ancillary tasting rooms are permitted provided they do not exceed 15% of the net floor area.			UP	X	X

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Bakery, wholesale Ancillary sales area is permitted provided it does not exceed 15% of the net floor area			UP	X	X
Bottling works for soft drinks			X	X	X
Brick, tile, and terra cotta manufacturing					X
Building contractors, building maintenance services – fully enclosed in building(s) Including electrical, plumbing, and roofing contractors with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings.		X	X	X	X
Building contractors, building maintenance services – utilizing outside storage Including electrical, plumbing, and roofing contractors with all storage of goods, materials and equipment and all processing and manufacturing utilizing outside storage.			UP	X	X
Candy manufacture			X	X	X
Cleaning of building exteriors, disinfecting, or exterminating establishments with all materials and equipment completely enclosed within the principal building and the entire establishment occupying no more than two thousand (2,000) square feet of net floor space		X	X	X	X
Clothing manufacturer	X	X	X		
Cold storage facility			X	X	X
Dry cleaning, laundering (industrial)			X	X	X
Dyeing plant			UP	UP	UP
Electrical and industrial equipment repair			X	X	X
Electrical equipment assembly			UP	X	X
Film production studio			UP	X	X
Food processing in wholesale quantities, except meat, fish, poultry, vinegar, and yeast			X	X	X
Foundries (producing iron and steel products)					UP
Furniture manufacturing (cabinets and household furniture)				X	X

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Gasoline dispensing (other than service station) Fuel shall not be located closer than twenty (20) feet to a right-of-way line or ten (10) feet to a property line	UP	UP	UP	UP	UP
Gasoline, compressed gases, or chemical bulk terminal plants for wholesale storage Receiving, storage, handling and distribution areas shall not be located closer than one hundred (100) feet to the front property line and no closer than fifty (50) feet to side rear property lines. Storage areas for containerized liquids shall be covered and screened from public view. Setback areas may be used for parking retention, or nonhazardous uses as defined by the UBC consistent with the I-2 Zone setback regulations, but a minimum of one thousand (1,000) feet from any existing or planned residential area. (Ord. No. 1353, § II, 8-25-84)					UP
General contractor or workman with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings		X	X	X	X
Home improvement company, upholsterer, general contractor or workman, building materials company, sign-making company with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than five thousand (5,000) square feet of net floor area		X	X	UP	UP
Ice manufacturer (excluding ice machines)			UP	X	X
Industrial Light operations or light mechanical, not offensive, obnoxious or detrimental to neighboring uses by reason of dust, smoke, vibration, noise, odor, or effluents)			UP	X	X
Industrial equipment machinery repair and service			UP	X	X
Laboratories Serving professional requirements, dentist, medical, etc.		X	X	X	UP
Laundering plant, dry cleaning, diaper service (industrial)			X	X	X
Leather goods manufacturer			UP	X	X
Machine shops			UP	X	X
Machine tool manufacturing				UP	X

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Magazine or newspaper distribution, excluding adult bookstores		X	X	UP	UP
Manufacturing uses not otherwise named herein upon the approval of Zoning Administrator Provided that no use shall be permitted in this section which is likely to be dangerous, offensive or detrimental to the health, safety, welfare or general character of this zoning district or of the community by reason of the emission of dust, gas, smoke, noise, fumes, odors, vibration, glare or otherwise (Ord. No. 1506, 8-11-85))				UP	UP
Meat processing and packing				UP	UP
Mechanical (light) Light industrial operation, not offensive, obnoxious or detrimental to neighboring uses by reason of dust, smoke, vibrations, noise, odor, or effluents)			UP	X	X
Medical supplies, manufacturing and distributing				X	X
Newspaper publishing			X	UP	UP
Optical and scientific instrument manufacturer		UP	X	X	X
Pharmaceutical manufacturer			UP	X	X
Plastics manufacturing				UP	X
Pottery and porcelain manufacturer				X	X
Pottery, porcelain, and vitreous china manufacturing					X
Prefabricated homes, mobile homes, camper manufacture				UP	X
Research and development				X	X
Sheet metal products, tin smithing - no outside storage Light, such as ventilating ducts and eaves, with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building			X	X	X
Sheet metal products, tin smithing - with outside storage Light, such as ventilating ducts and eaves, with all storage of goods, materials and equipment and processing and manufacturing, utilizing outside storage)			UP	X	X
Showrooms, ancillary display and/or sales area is permitted provided it does not exceed 15% of the net floor area				X	X
Sign-making company With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than four thousand (4,000) square feet of net floor area		X	X	UP	UP

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Sign manufacturer				X	X
Storage of commercial vehicles Where not an accessory use to another use which is permitted			UP	X	X
Storage (outside) of materials and equipment (ancillary use) Not allowed as a stand-alone use. Outside storage is only allowed as an accessory use to another use permitted in I-1 and I-2 districts, only when fully screened by a wall/gate on all sides				X	X
Storage (outside) of materials and equipment (stand-alone use)				UP	UP
Textile manufacturer				X	X
Tobacco products manufacture and storage				X	X
Trailers, modular buildings (for laboratory, educational, office or storage), when it is not the primary/only building and is located in an area that is completely screened from view	UP	UP	UP	UP	UP
Welding shops			UP	X	X
Marijuana Facilities (see footnote #3 and #4 at end of table)					
Medical marijuana - Cultivation site ³		X	X		
Medical marijuana - Facility ³				X	X
Medical marijuana - Infusion food establishment ³				X	X
Medical / Health Care					
Convalescence homes, nursing homes, homes for the aged and residential care homes		X	UP		
Hospitals (excluding animal hospitals)	X	X	X		
Medical office uses for out-patient care Includes such uses as health care clinics, urgent care, primary care provider offices, medical specialist offices, surgery centers, dental offices, optometrist offices, rehab services, occupational therapy, physical therapy, speech therapy, psychologist offices, psychiatrist offices, plastic surgery, and other similar uses. Medical office uses can offer ancillary inpatient services	X	X	X	UP	UP
Veterinarian hospital or clinic All equipment, storage of animals and services are wholly contained within the principal building		X	X		
Office and Financial					
Bank	X	X	X	UP	UP
Broker, investments, loans	X	X	X		

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Call center		X	X	UP	
Coworking office space		X	X	UP	
Credit bureaus		X	X		
Express office			X	X	X
Government buildings Used exclusively by the Federal, State, County or City Government purposes except for garages, repair or storage yards, warehouses and buildings used for industrial type operations, or for operations requiring heavy and frequent movement of trucks	X	X	X	X	X
Insurance company or agency	X	X	X		
Letters, duplicating and mailing		X	X	UP	UP
Office, PRIMARY USE Professional, business, administrative, executive, and other offices having no storage of stock-in-trade (other than samples) or heavy equipment and no sale of commodities on the premises	X	X	X	UP	UP
Patrol system and burglar alarm watching service		X	X	X	X
Travel agencies	X	X	X	UP	
Play & Recreational					
Amusement park		UP	UP		
Aquariums		UP	X		
Billiard or pool hall		X	X		
Bowling alley		X	X		
Dance hall, club, excluding adult service business (Ord. No. 2413, 4.B, 11-18-93)		X	X		
Dance hall, club, excluding adult service business (Ord. No. 2413, 4.B, 11-18-93) Entertainment activity pursuant to section 35-305(4)		UP	UP		
Drive-in theater Excluding the showing of films involving specified sexual activities and specified anatomical areas, defined in section 200		X	X	UP	UP
Entertainment venues such as but not limited to bowling, laser tag, arcades, billiards, ziplines, virtual reality		X	X	UP	
Go-kart racing		X	X	UP	
Golf courses, miniature golf and driving ranges	X	X	X	UP	UP
Gymnasium, fitness center, personal training, martial arts studio, yoga/pilates studio	X	X	X		

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Playgrounds	UP	UP	UP	UP	UP
Recreational assembly uses offering one or more of the following: trampolines, wall climbing, ziplines, parkouring, skateboarding, ninja warrior courses, party places, baseball/batting training, cheerleading training, gymnastics training, dance studio training, swimming, sport courts, and other similar uses	X	X	X	UP	
Shooting range indoors only		X	X	UP	UP
Skating rink		X	X		
Theaters, cinema, excluding drive-in and adult video facilities (Ord. No. 2413, § 4.F, 11-18-93)		X	X		
Theaters, performing arts programs or events		X	X	UP	
Retail Sales & Service					
Animal rescue shelter (see kennel)					
Appliance repair With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment	UP	X	X	UP	UP
Automobile accessories (sales)		X	X	UP	
Automobile and truck sales With inventory, rental with inventory and repair when carried on entirely within the principal building and incidental to the principal use			X	UP	UP
Bakery (goods baked and sold on premises)	X	X	X	UP	
Barbershops	X	X	X	UP	
Beauty shops	X	X	X	UP	
Beauty and barbershop supplies	X	X	X	UP	
Bicycle sales, rental, service and storage	X	X	X		
Boat building, repair, service and storage			X	X	X
Boat sales With inventory, rental with inventory and repair when carried on entirely within the principal building and incidental to the principal use		X	X	UP	
Building materials companies With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings		X	X	UP	UP

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Building supplies and materials, glass sales, and installation - with outside storage yard for lumber, bricks, cement blocks or other materials			X	X	X
Building supplies and materials, glass sales, and installation - no outside storage of lumber, brick cement blocks or other materials (see footnote #2 at end of table)		X	X	X	X
Candy (manufactured and sold on the premises)	X	X	X		
Caterers		X	X	X	X
Cleaners, dryers, clothing storage establishments (all including pickup station) or self-service laundromat, all performing services entirely for retail trade on the premises	X	X	X	UP	
Clothing and apparel store (see footnote #2 at end of table)	X	X	X		
Compounding pharmacy	X	X	X	X	
Cosmetic services uses - med spas, day spas, botox, laser skin treatments, massage establishments, tanning services, tattoo services	X	X	X		
Cosmetic store, including sale of goods and services customarily incidental thereto	X	X	X		
Dental supplies, retail		X	X	UP	
Department store (see footnote #2 at end of table) Including sale of items shown elsewhere in this table if customarily sold in such a store.	X	X	X		
Diaper service			X	X	X
Donation center (clothing and household goods)		X	X		
Dressmaker	X	X	X	UP	
Drive-through, drive-up, and all fast-turnover establishments Defined as businesses that include in their design and function the use of drive-in windows, curbside service, express lines and/or layout of retail stock and checkout facilities to facilitate the rapid delivery of goods and services to customers, such as but not limited to cleaners, banks, liquor stores, fast-food restaurants, service stations, convenience markets and similar uses (see footnote #1 at end of table)	X	X	X	UP	UP
Driving school		X	X		
Drugstore or cosmetic store Including sale of goods and services customarily incidental thereto	X	X	X		
Electric vehicle chargers	X	X	X	X	X
Electric vehicle charging lots	X	X	X	X	X

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Exterminating establishment, pest control With materials and equipment completely enclosed within the principal building and the entire establishment occupying no more than four thousand (4,000) square feet of net floor space)			X	X	X
Florist	X	X	X		
Food specialty store Including but not limited to the following lines: meat (excluding slaughtering and eviscerating), fish, eggs, poultry (excluding slaughtering), fruit, vegetables, candy, nuts, coffee, tea, confection, dairy products, health foods, retail bakery)	X	X	X	UP	
Furniture and appliance repairer		X	X	UP	UP
Garden shop	X	X	X		
Gift shop	X	X	X		
Grocery, delicatessen, supermarket, or other store carrying a variety of food and related goods (see footnote #2 at end of table)	X	X	X	UP	UP
Handicrafts Manufacture and sale of, at retail or wholesale which are manufactured predominantly by hand and involve the application of artistic skills)			X	X	X
Hobby shop	X	X	X		
Home improvement retailer (see footnote #2 at end of table)	X	X	X		
Household appliance store (see footnote #2 at end of table)	X	X	X		
Interior decorator	X	X	X		
Jewelry store	X	X	X		
Kennel, commercial Or other establishment where the care, breeding or sale of animals is the principal purpose of the enterprise, with no animals to be located within five hundred (500) feet from any residentially zoned property or one hundred (100) feet from any property line)			UP		
Laundromat, self-service Performing services entirely for retail trade)	X	X	X	UP	
Liquor, wine, beer sales - retail (excluding bars and cocktail lounges)	X	X	X		
Laboratory supplies, RETAIL		X	X	UP	UP
Medical / laboratory supplies, retail		X	X	UP	
Mobile home sales and rental, not including occupancy on the site			X	UP	UP

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Monument sales establishment, headstones With incidental processing to order but excluding the shaping of stones and similar processes		X	X	UP	
Orthopedic braces, artificial limbs, etc., (sales)		X	X		
Outside displays Shall be limited to boats, trailers, trucks, and other vehicles, products and materials such as grills, storage sheds and plants not normally or in limited numbers found exhibited in stores within retail and wholesale establishments. Items such as food, furniture, tools, appliances, bag materials such as cement, fertilizer, etc., shall not be displayed outside. Outside displays shall not be located within fifteen (15) feet to any property line	X	X	X	X	X
Pawn shop		X	X		
Personal service establishments Providing but not limited to barber and beauty shops, shoe repair shop, travel agencies, photographers, reducing salons, tailors, dressmaker, massage, tattoo shops, beauty/day spa	X	X	X	UP	
Photographers	X	X	X	UP	
Prefabricated home sales			X	X	X
Printing, blueprinting, engraving Or other reproduction services with no limit as to floor area (Ord. No. 1506, 8-11-85)			X	X	X
Repair shop for repairs or adjustments to bicycles, small appliances, watches, locks, musical instruments, guns and similar items conducted wholly within a building with no outside storage of materials or equipment	X	X	X		
Restaurant supplies		X	X	UP	
Retail stores selling or renting goods predominantly at retail on the premises, including but not limited to the following: (see footnote #2 at end of table)					
1. Hardware, paint, wallpaper, fabrics, supplies, curtains, linens, knitting supplies, china, glass, pottery, firearms	X	X	X		
2. Furniture, floor covering, appliances		X	X		
3. Farm and garden supplies, including nursery stock, feed, and grain	UP	X	X		
4. Antiques and secondhand goods, excluding materials held only for discard or repossessing		X	X		

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Shoe repair shop	X	X	X	UP	
Signs conforming to requirements of sign code [Ch. 39]	X	X	X	X	X
Specialty stores (see footnote #2 at end of table) Selling or renting goods predominantly at retail on the premises, including but not limited to the following lines: tobacco, newspapers, books, stationary, gifts, cards, novelties, jewelry, luggage, optical goods, sporting goods, bicycles, pets, hobby supplies, toys, coins, stamps, photo supplies, art supplies, works of art, music, musical instruments, sewing machines, radio and TV sales and service, but excluding adult bookstores (Ord. No. 2413, § 4.E, 11-18-93))	X	X	X		
Tailors	X	X	X	UP	
Uniforms sales or renting	X	X	X		
Upholsterer With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than two thousand (2,000) square feet of net floor area		X	X	UP	UP
Temporary Uses					
Carnival, fair, rodeo, etc.		UP	UP	UP	UP
Farmer's Market		X	X		
Flea market / swap meet		X	X		
Tourism / Visitor Accommodations					
Conference / convention facilities		X	X		
Hotels, motels, tourist homes		X	X	UP	UP
Transportation					
Ambulance service		X	X	UP	
Bus passenger station (inter-City)			X	X	X
Parking lot On-site or off-site or parking structure for employees, customers, or visitors for any business or industrial use or commercial or public parking lot or parking structure	X	X	X	X	X
Railroad passenger station			X	X	X
Taxi dispatching station		X	X	X	X

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Taxi terminal			X	X	X
Truck or rail freight yard or terminal				X	X
Utility					
Radio and television stations and transmitting towers			UP	X	X
Radio and television stations excluding transmitting towers		X	X	X	X
Solar energy system (ancillary)	X	X	X	X	X
Solar energy system (utility scale)	UP	UP	UP	UP	UP
Utility company offices, including exchanges	X	X	X	X	UP
Utility (public) Distribution lines, transformer stations, transmission lines and towers, water tanks and towers, and telephone exchanges but not service or storage yards)	UP	UP	UP	UP	UP
Utility (public) storage yards			UP	X	X
Motor Vehicle Services					
Fuel dispensing equipment Pumps shall not be located closer than twenty (20) feet to a right-of-way or ten (10) feet to a property line	UP	UP	UP	UP	UP
Gas station and/or service station (gasoline) complying with the following conditions: 1. Does not perform body work, painting or dismantling and/or salvage work 2. Does not store any vehicle for more than five (5) days 3. Provides amenities and safeguards of such dimensions that occupants in adjoining or adjacent structures are not unreasonably disturbed, either day or night, by the movement of vehicles and lighting facilities 4. Has at least one (1) street frontage having a minimum width of one hundred fifty (150) feet 5. No pump island or part of a canopy shall be located or extended within twenty (20) feet of a right-of-way, or ten (10) feet to a property line 6. Any service station which remains vacant for a period of ninety (90) consecutive days shall be considered "abandoned." In the event of abandonment, all tanks shall be removed or safeguarded in accordance with the Uniform Fire Code		UP	UP	UP	UP

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Gas station and/or service station (gasoline, self-service) complying with the following conditions:	UP	UP	UP	UP	UP
1. Limited to the dispensing of fuels, oil, antifreeze and other minor accessories					
2. Does not rent or sell motor vehicles, trailers or general replacement parts, nor do any type of vehicle repair or maintenance work				1	
3. Does not provide for the storage or parking of vehicles for a period in excess of twenty-four (24) hours				1	
4. Provides amenities and safeguards of such dimensions z that occupants in adjoining or adjacent structures are not unreasonably disturbed, either day or night, by the movement of vehicles and lighting facilities				1	
5. Has at least one (1) street frontage having a minimum width of one hundred fifty (150) feet				1	
6. No pump island or part of a canopy shall be located or extended within twenty (20) feet of a right-of-way line				1	
7. Any service station which remains vacant for a period of ninety (90) consecutive days shall be considered "abandoned." In the event of abandonment, all tanks shall be removed or safeguarded in accordance with the Uniform Fire Code				1	
Motor vehicle impound yard				UP	UP
Motor vehicle rentals		X	X		
Motor vehicle repairs, wholesale and retail Including full body paint spraying and body and fender work carried on within a structure with storage of wrecked vehicles or parts permitted only behind the principal building. Such storage of vehicles or their parts will be incidental to the principal business and will not constitute a junkyard as defined in section 200 of this Code (Ord. No. 1942, 3-10-88; Ord. No. 1995, § I, 7-25-88)			X	UP	UP
Motor vehicle repairs, wholesale and retail, including accessories, customization and detailing Excluding full body paint spraying and body and fender work except replacement, carried on completely within a structure and having no outside storage of vehicles or parts of vehicles except those to be serviced or repaired for retail customers. Such storage shall be clearly incidental to the principal business and time of such outside storage shall not exceed 1 week for each vehicle (Ord. No. 1942, 3-10-88; Ord. No. 1995, § I, 7-25-88)		X	X	UP	UP

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Motor vehicle wash May have incidental detailing, minor vehicle maintenance, and windshield repair within the primary building	UP	X	X	UP	UP
Motorcycle sales, rental and repair When repair is carried on within the principal building			X	UP	
Tire recapping and retreading (in accordance with Fire Code)			UP	X	X
Warehousing / Storage					
Garage condominiums, luxury storage units		UP	X	X	X
Moving, storage or warehousing establishments			UP	X	X
Recreational vehicle storage (RV's, boats, etc.)			UP	X	X
Self-storage, mini-warehousing and moving establishment consisting of individual storage units which are independently accessed and locked and provided such units are used solely for dead storage purposes. The facility may contain as an accessory uses, storage for recreational vehicles and boats, and allow for on-site manager's quarters		UP	X	X	X
Warehousing, storage establishment			UP	X	X
Wholesaling or distribution Including the handling of stock and incidental retail			UP	X	X
Waste Related					
Incinerators; landfill	UP	UP	UP	UP	UP
Junk yards - providing all conditions set forth below are met: 1. No material which fails to meet the conditions set forth in the definition of a junk yard in section 200 of this Code. 2. No material shall be placed in any junk yard in such a manner that it is capable of being transferred out of the junk yard by wind, water, or other causes. 3. Any land or structure which has not been used as a junk yard and has been abandoned for a period of at least 3 months shall not be used as a junk yard except by use permit. 4. All paper, rags, cloth and other fibers and activities involving the same, other than loading or unloading, shall be fully within enclosed buildings. 5. In order to lessen the adverse effect on adjoining property, reduce wind-blown trash, prevent hazards to children and create a more healthful environment, suitable screening such as a masonry wall or solid fencing shall be required as a condition set in approving a junk yard by use permit.					UP

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2

Recycling collection facility and transfer only facility Conducted on a small scale for individual residents to deposit aluminum cans or similar, not including outdoor storage or large truck deliveries)				X	X
Recycling collection, transfer, and processing facility					UP

Footnotes:

- 1) Drive-in, drive-up, and all fast-turnover establishments may be located at the intersection of a major arterial road and any other road when it is an integral part of larger planned commercial project and providing the driveway is at least one hundred fifty (150) feet from the intersection when approaching the intersection and at least one hundred fifty (150) feet from the intersection when leaving the intersection.
- 2) Large single use retail, as defined in section 35-200 of this Code, shall only be permitted at permitted at locations specified, and when developed in accordance with section 35-1902(10) of this Code.
- 3) Medical marijuana facilities, medical marijuana cultivation sites and infusion food establishments shall be permitted in the specified districts only upon obtaining a zoning clearance or use permit, as required by section 35-2100 Table of Permitted Uses for Nonresidential Uses, in accordance with section 35-2213 of this Code.
- 4) A medical marijuana facility located in the I-1 District or the I-2 District must be incidental to a cultivation site and/or infusion food establishment and: (1) Shall be located within one thousand three hundred twenty (1,320) feet of an arterial roadway measured in a straight line from the closest exterior wall of the cultivation site and/or infusion food establishment to the centerline of the arterial roadway and within five hundred (500) feet of the C-2 or C-3 District, or pad district where C-2 or C-3 uses are allowed measured in a straight line from the nearest property line of the medical marijuana cultivation site and/or infusion food establishment to a zoning district boundary line; and (2) Shall have frontage and access from public right-of-way. A medical marijuana facility incidental to a medical marijuana cultivation site and/or infusion food establishment shall comply with Article XVIII of this Code.
- 5) A medical marijuana facility located in the I-1 District or the I-2 District shall not exceed two thousand five hundred (2,500) gross square feet or twenty-five percent (25%) of the gross building square-footage, whichever is less.

This requirement is not intended to preclude access to any subdivided lot of record, previously zoned for commercial use, but in all cases to require the maximum possible distance within the above limits for the location of access and egress driveways, consistent with the spirit of the ordinance.

The Council, by minute action, may further modify this requirement in cases of hardship. (Ord. No. 1506, 8-11-85; Ord. No. 2549, § 2, 5-25-95; Ord. No. 3063, § 3, 11-18-99; Ord. No. 3290, § 2, 8-9-01; Ord. No. 4278, § 3, 2-24-11; Ord. No. 4311, § 1, 6-23-11; Ord. No. 4764, § II, 8-10-17; Ord. No. 4846, § 2(Exh.), 12-10-18; Ord. No. 4931, § 2(Exh.), 8-13-20; Ord. No. 5044, § 2(Exh.), 2-9-23)

...

ARTICLE XXII. ADDITIONAL HEIGHT AND AREA REGULATIONS

...

35-2202. Accessory buildings ~~and guest quarters~~.

(1) Accessory buildings **SUCH AS BUT NOT LIMITED TO ACCESSORY DWELLING UNITS**, guest quarters, **GARAGES, AND WORKSHOPS** shall be located behind the front wall plane of the home and in the side yard or in the rear yard of the principal building and shall not occupy more than thirty (30) percent of the rear area.

(2) Accessory buildings shall meet the minimum side and rear yard setbacks for the district in which it is located. Any accessory buildings within a Planned Area Development (PAD) zoning designation shall be subject to the applicable provisions of the adopted preliminary development plan.

(3) Accessory buildings ~~in single-family residential districts~~ shall not exceed fifteen (15) feet in height.

(4) No carport or garage entered from an alley shall be located closer than ten (10) feet to a rear lot line.

(5) No accessory building shall be constructed prior to the construction of a principal building.

(6) Guest quarters are permitted subject to the following:

(a) Guest quarters shall utilize the same utility services provided to the principal building (i.e. separate utility meters directly serving the guest quarters shall not be permitted).

(b) No ovens, ranges, or built-in cooking facilities shall be permitted.

(C) NOTWITHSTANDING ANY OTHER PROVISION, USING THE GUEST QUARTERS FOR AN ACTIVITY REQUIRING A LICENSE UNDER CHAPTER 22 (SHORT-TERM RENTALS) OF THE CITY CODE SHALL BE PROHIBITED, EXCEPT FOR SHORT-TERM RENTALS REGISTERED PRIOR TO FEBRUARY 8, 2024.

(7) A maximum of one accessory building (**E.G., ACCESSORY DWELLING UNIT**, ~~or one~~ guest quarters, **GARAGE, WORKSHOP**) is permitted on a lot.

(8) The exterior design of ~~an ANY~~ accessory building, ~~or guest quarters~~ shall be commensurate with the exterior design of the principal building in materials, colors and architectural style.

(9) ACCESSORY DWELLING UNITS ARE PERMITTED SUBJECT TO THE FOLLOWING:

(A) AN ACCESSORY DWELLING UNIT SHALL ONLY BE PERMITTED IN A RESIDENTIAL DISTRICT, THE PRINCIPAL USE OF WHICH IS A SINGLE-FAMILY RESIDENTIAL HOME.

(B) ACCESSORY DWELLING UNITS SHALL UTILIZE THE SAME UTILITY SERVICES PROVIDED TO THE PRINCIPAL BUILDING (I.E., SEPARATE UTILITY METERS DIRECTLY SERING THE ACCESSORY DWELLING UNIT SHALL NOT BE PERMITTED).

(C) ONE (1) UNCOVERED OR COVERED OFF-STREET PARKING SPACE SHALL BE REQUIRED IN ADDITION TO THE COVERED PARKING SPACES REQUIRED FOR THE PRINCIPAL USE. SAID ADDITIONAL PARKING SPACE SHALL NOT OBSTRUCT ANY REQUIRED OFF-STREET PARKING (I.E., IT IS PROHIBITED TO UTILIZE THE DRIVEWAY LEADING TO THE REQUIRED OFF-STREET PARKING SPACES FOR THE PRINCIPAL USE AS PARKING FOR THE ACCESSORY DWELLING UNIT).

(D) NOTWITHSTANDING ANY OTHER PROVISION, USING THE ACCESSORY DWELLING UNIT FOR AN ACTIVITY REQUIRING A LICENSE UNDER CHAPTER 22 (SHORT TERM RENTALS) OF THE CITY CODE SHALL BE PROHIBITED.

(Ord. No. 1421, § V, 1-10-85; Ord. No. 1937, § 2, 3-10-88; Ord. No. 3063, § 3, 11-18-99; Ord. No. 4931, § 2(Exh.), 8-13-20)

35-2202.1. Open-air ramadas.

(1) Open-air ramadas are permitted within the side yard or rear yard of the property.

(2) The maximum height shall not exceed ten (10) feet as measured to the top of roof or lattice.

~~(3) Ramadas shall not exceed one hundred fifty (150) square feet in area, as measured around the perimeter of the roof.~~

(4) More than one ramada is permitted ON ~~within~~ the property subject to the provisions of this section. **THE TOTAL SQUARE FOOTAGE OF ALL RAMADAS SHALL NOT OCCUPY MORE THAN THIRTY (30) PERCENT OF THE REAR AREA and SHALL BE COUNTED TOWARD** the zoning district's maximum lot coverage. ~~Each ramada shall be separated from another structure by no less than one (1) foot as measured from the edge of the roof or cover.~~

(5) Ramadas shall not be located closer than five (5) feet to the side and rear property lines as measured from the edge of the roof or cover. If an alley, or common open space public or private open space, other than a street, adjoins the rear yard along one (1) or more of the property lines, the five (5) foot setback from that property line to such ramada may be eliminated.

(6) RAMADAS SHALL BE OPEN ON ALL SIDES EXCEPT ONE, WHICH MAY HAVE A SOLID WALL UP TO A MAXIMUM OF SEVEN FEET IN HEIGHT, EXCLUDING CHIMNEYS.

(Ord. No. 4931, § 2(Exh.), 8-13-20)

...

35-2204. General.

...

(8) The following development standards for walls and fences within any residential or nonresidential zoning district shall not apply to any lot, parcel, subdivision or other development for which the construction of fencing has either begun or been completed prior to the effective date of these requirements:

(a) No fence or wall shall be constructed in the front yard of a lot in a residential district exceeding a height of three (3) feet, and such fence or wall located in the rear and/or side yard(s) shall not exceed a height of seven (7) feet; except open wire fence shall be permitted in front yards of schools, public and quasi-public buildings when needed for the safety or restraint of the occupants thereof.

1. No fence along the street side or alley frontage of any new residential lot, parcel or subdivision shall feature wood as its primary structural building element; except that total fencing shall be permitted for agrarian subdivisions and uses.

2. Fences along interior property lines or within yards not visible from any street or alley may feature total wood construction.

(b) No fence or wall shall be constructed within the front yard of any nonresidential lot, parcel or subdivision exceeding a height of three (3) feet; and such fence or wall located in the side or rear yard(s) shall not exceed a height of eight (8) feet, except that:

1. A wrought-iron fence or a combination three-foot masonry wall topped by wrought iron or other similar fencing, either of which not to exceed a height of six (6) feet to achieve security

for those uses featuring display of merchandise or equipment, may be permitted along the street property line or within the front yard setback. Chain-link fencing for this purpose shall be prohibited.

2. Any wall or fence exceeding six (6) feet in height shall not feature fence block unless sufficiently reinforced to avoid toppling. The means of reinforcement shall be subject to approval by the City of Chandler Building Division.

Wood fencing within any nonresidential zoning district shall be prohibited except for fences constructed inside the property boundaries and not visible from any street, alley or adjoining property.

(C) NEW DEVELOPMENTS SHALL REQUIRE A MINIMUM SIX (6) FOOT TALL PERIMETER FENCE OR WALL WHEN ADJACENT TO RESIDENTIAL PROPERTIES. THE MINIMUM HEIGHT REQUIRED FOR THE FENCE OR WALL SHALL BE MEASURED FROM THE HIGHEST POINT OF GRADE WITHIN FIVE (5) FEET OF THE PROPOSED FENCE.

D) DOUBLE FENCES OR WALLS SHALL BE PROHIBITED UNLESS WAIVED BY THE ZONING ADMINISTRATOR.

(Ord. No. 1421, § VI, 1-10-85; Ord. No. 1735, § 2, 1-22-87; Ord. No. 3063, § 3, 11-18-99; Ord. No. 4567, § V, 10-20-14)

35-2205. Swimming pools.

(1) Swimming pools shall not occupy any front yard ~~nor shall the interior edge of the pool decking be located closer than five (5) feet to any side or rear property line.~~

(2) All pools shall be enclosed by a masonry or concrete wall or decorative fencing (such as wrought iron) at least six (6) NOMINAL feet but not to exceed seven (7) feet in height. A horizontal combination of masonry and wrought iron may be permitted with a concrete curb of maximum four (4) inches height to prevent erosion. This curb shall be three (3) inches under the ground and one (1) inch above the grade, as shown in graphic A.

ALL EXTERIOR AND INTERIOR BARRIERS SHALL CONFORM WITH THE ADOPTED INTERNATIONAL SWIMMING POOL AND SPA CODE AS AMENDED BY THE CITY OF CHANDLER.

~~(3) Wall/fence heights shall be measured on the exterior side of the enclosure from the top of the foundation stem wall or at the lowest point of elevation within a line five (5) feet from the fence.~~

~~In varying grade situations, the average height of the majority of the fence shall be deemed the overall fence height but in no case less than six (6) feet nominal height.~~

~~Fences constructed and approved by the City prior to the adoption of this ordinance [September 30, 1986] shall be considered a nominal six-foot fence provided that the measured fence height is not less than five (5) feet six (6) inches and that such conditions are not dangerous to life safety.~~

~~Such fencing shall not be constructed in a manner as to provide hand or foot holds for climbing. Self-locking gates and/or entrances shall be used if openings are provided in pool walls or fences.~~

~~(4) All pedestrian gates shall be self-closing and self-latching and open outwards from the pool if no interior barrier is installed, under the provisions of section 7-6.1(c) of the City Code. Gate latches shall not be less than fifty-four (54) inches above finished grade, and shall not require a key to exit from inside the enclosure.~~

~~Gates for openings of four (4) feet or greater leaf width must be secured with a locking device and be kept locked.~~

(53) Wood fencing may be used only to replace an existing wood fence, in all other cases wood fencing is prohibited.

(64) The exterior fence enclosure for swimming pools, as required by this section, need not necessarily be located on the side or rear property lines. In the case where the interior barrier, as required under section 7-6.1(c) of the City Code, also serves as the exterior barrier, said barrier shall be six (6) feet in height, in addition to complying with all the applicable barrier standards as set forth in section 7-6.1(c). Said barrier shall also preclude exterior access.

(75) In the case where the rear yard of a single-family property abuts the edge of a lake within any one (1) of the several approved lake communities or subdivisions within the City of Chandler; and where no public access is permitted or allowed along the lakeshore; and where side yard fences extend to and beyond the water's edge a minimum of eighteen (18) inches; no rear yard fence will be required between the lakeshore and the swimming pool.

(86) In any zoning district, if the fence or gate material is of such construction or design that there are openings in the enclosure, such openings shall be of such size that a spherical object four (4) inches in diameter cannot pass through the openings, as shown in graphic A.

(Ord. No. 1421, § VII, 1-10-85; Ord. No. 1630, § 2, 6-12-86; Ord. No. 1713, § 1, 10-9-86; Ord. No. 2838, § 1, 5-28-98; Ord. No. 3063, § 3, 11-18-99)

Editor's note(s)—Graphic A, referenced above, is not set out herein, but is on file and available for inspection in the Office of the City Clerk and the Zoning Administrator.

35-2208. Satellite dish antennas.

(1) Single-family zoning districts:

(a) Ground-mounted dish antennas **GREATER THAN ONE (1) METER IN DIAMETER** shall be located within rear yards, with a minimum ten-foot setback from any rear property line.

(b) Roof-mounted dish antennas shall not exceed ~~four (4)~~ **ONE (1) METER** in diameter. ~~, and shall not be visible from street view.~~

(c) The maximum height for any ground-mounted dish antennas shall be ten (10) feet as measured from ground level to its highest point.

(d) Any ground-mounted dish antennas shall be screened by a minimum six-foot-high solid wall, fence or dense vegetation.

(2) Multi-family and commercial zoning districts:

(a) Ground-mounted dish antennas **GREATER THAN ONE (1) METER IN DIAMETER** shall be located within the side or rear yard, and shall be enclosed with a six-foot-high solid wall or fence.

(b) Roof-mounted dish antennas shall not exceed ~~four (4) feet~~ **ONE (1) METER** in diameter and ~~shall not be visible from street view.~~

(c) Any dish antenna exceeding ten (10) feet in height, as measured from ground level to its highest point, shall be subject to approval of a use permit.

(3) Industrial zoning districts:

(a) All dish antennas **GREATER THAN ONE (1) METER IN DIAMETER** shall be **SCREENED FROM STREET VIEW** ~~located so as not to be visible from street view.~~

(b) Any dish antenna **GREATER THAN ONE (1) METER AND NOT SCREENED OR** exceeding twenty-five (25) feet in height, as measured from ground level to its highest point, shall be subject to approval of a use permit.

(Ord. No. 3063, § 3, 11-18-99; Ord. No. 1506, 7-11-85)

...

35-2215. HOME OCCUPATION.

HOME OCCUPATIONS ARE PERMITTED WITHIN A RESIDENCE PROVIDED THAT IN ADDITION TO ALL OF THE USE LIMITATIONS APPLICABLE IN THE ZONING DISTRICT IN WHICH THE RESIDENCE IS LOCATED, HOME OCCUPATIONS SHALL COMPLY WITH THE FOLLOWING:

- (1) PERMITTED USES SHALL BE THOSE THAT ARE CLEARLY INCIDENTAL TO AND SUBORDINATE TO THE USE OF THE PROPERTY FOR DWELLING PURPOSES AND DO NOT CHANGE THE RESIDENTIAL CHARACTER THEREOF. SUCH USES MAY INCLUDE BUT ARE NOT LIMITED TO; PHOTOGRAPHY, PERSONAL SERVICES, THERAPY, CONSULTING, LAW OFFICE, REAL ESTATE, INSURANCE, PROFESSIONAL OFFICE, PROFESSIONAL DESIGN SERVICES, MUSICAL INSTRUMENT LESSONS, SWIM LESSONS, AND SMALL-SCALE E-COMMERCE. THE FOLLOWING USES SHALL BE PROHIBITED EXCEPT IF APPROVED THROUGH A USE PERMIT APPLICATION PURSUANT TO SECTION 35-305: MEDICAL, DENTAL, RESTAURANT, VETERINARY, KENNEL, DOG GROOMING, MOTOR VEHICLE SERVICES, MASSAGE ESTABLISHMENTS, AND OTHER USES THAT ARE MORE LIKELY TO ALTER THE RESIDENTIAL CHARACTER OF THE NEIGHBORHOOD OR NEGATIVELY IMPACT SURROUNDING RESIDENTIAL PROPERTIES PURSUANT TO SECTION 35-2215.6;
- (2) THE PRIMARY BUSINESS OPERATOR SHALL BE A MEMBER OF THE FAMILY RESIDING THEREIN;
- (3) BUSINESS ACTIVITIES SHALL BE CONDUCTED WITHIN THE PRINCIPAL DWELLING UNIT OR A PERMITTED ACCESSORY STRUCTURE, OR A RESIDENTIAL BACKYARD POOL IN THE CASE OF SWIM LESSONS; BUSINESS ACTIVITIES MAY TAKE PLACE IN A GARAGE SO LONG AS NO PERMANENT MODIFICATIONS ARE MADE TO THE GARAGE THUS MAINTAINING THE ABILITY TO PARK VEHICLES;
- (4) EMPLOYEE AND CUSTOMER VISITS SHALL BE LIMITED TO THE HOURS OF 8AM TO 7PM. ONE EMPLOYEE AND ONE CUSTOMER APPOINTMENT, EACH CONSISTING OF NO MORE THAN ONE VEHICLE MAY OCCUR AT A TIME;
- (5) THERE SHALL BE NO SIGNS, NO EXTERIOR DISPLAY, NO EXTERIOR STORAGE OF MATERIALS, AND NO OTHER INDICATION OF THE HOME BUSINESS OR VARIATION FROM THE RESIDENTIAL CHARACTER OF THE PRINCIPAL DWELLING UNIT;
- (6) NO HOME OCCUPATION SHALL BE PERMITTED THAT IS NOXIOUS, OFFENSIVE, OR HAZARDOUS BY REASON OF VEHICULAR TRAFFIC, GENERATION OR EMISSION OF NOISE, VIBRATION, SMOKE, DUST, OR OTHER PARTICULATE MATTER, ODOROUS MATTER, HEAT, HUMIDITY, GLARE, REFUSE, RADIATION OR OTHER OBJECTIONABLE

EMISSIONS;

- (7) ACTIVITY ASSOCIATED WITH THE HOME OCCUPATION SHALL NOT GENERATE VEHICULAR OR PEDESTRIAN TRAFFIC THAT ALTERS THE NEIGHBORHOOD CHARACTER. ALL BUSINESS-RELATED VEHICLES SHALL PARK ON-SITE TO THE GREATEST EXTENT POSSIBLE;
- (8) EXTERNAL MODIFICATIONS TO THE RESIDENCE INTENDED SOLELY FOR THE HOME OCCUPATION, INCLUDING CONSTRUCTION FEATURES, EQUIPMENT, OR MACHINERY THAT ARE NOT CUSTOMARY IN RESIDENTIAL AREAS SHALL BE PROHIBITED.

...

CHAPTER 39 – SIGN CODE

...

39-3. Definitions.

MURAL: ANY GRAPHIC ARTWORK THAT IS PAINTED OR APPLIED DIRECTLY ON A WALL THAT DOES NOT DIRECTLY OR INDIRECTLY NAME, ADVERTISE, OR CALL ATTENTION TO A BUSINESS, ORGANIZATION, PRODUCT, SERVICE, OR COMMERCIAL ACTIVITY.

...

Sign: Any visual communication which is used to attract the attention of the public, when the display is visible beyond the boundaries of the property, AND THAT DIRECTLY OR INDIRECTLY NAMES, ADVERTISES, OR CALLS ATTENTION TO A BUSINESS, ORGANIZATION, PRODUCT, SERVICE, OR COMMERCIAL ACTIVITY.

...

39-7.8 Location restrictions for all signs (permanent and temporary).

...

F. SIGNS ON PROPERTIES ABUTTING RESIDENTIAL. SIGNS LOCATED ON A PROPERTY THAT ABUTS A RESIDENTIALLY ZONED PROPERTY AND FACES SAID RESIDENTIAL SHALL BE NON-ILLUMINATED, HALO-ILLUMINATED, OR SHALL UTILIZE OTHER LOW-INTENSITY LIGHTING METHODS SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR.

39-10.3 Regulations for specific temporary sign types.

...

C. Banners.

...

4. Duration:

- a) Each multiple family development, business or nonresidential use shall be allotted no more than thirty (30) cumulative days within each six (6) month period in a calendar year to display air-activated signs, banners, or feather signs. One (1) day shall be counted as being exhausted from the total allotment for each day that one or any combination of the aforementioned signs is displayed,

except that the display of vertical banners located in permitted outside display areas and banners that are displayed during construction of a site or during a City funded or designated construction project that is located adjacent to the business or nonresidential use erecting said sign shall not be counted toward said allotment. **NOTWITHSTANDING THE FOREGOING, AN UNOCCUPIED TENANT SPACE IN A NONRESIDENTIAL DEVELOPMENT MAY DISPLAY A BANNER ADVERTISING THE SPACE AS AVAILABLE TO LEASE UNTIL SAID TENANT SPACE IS OCCUPIED AND SHALL BE SUBJECT TO PERMIT APPLICATION AND RENEWAL EVERY TWELVE (12) MONTHS.**

...

Chapter 44 - GARBAGE AND REFUSE

...

44-4. - Collection of solid waste.

44-4.5. Conversion from alley to curbside collection. The Director may convert areas receiving alley collection to curbside collection pursuant to established administrative procedures under either of the following circumstances:

A. Where the Director determines that there are safety issues associated with continued alley collection; or

B. Where a majority of residents in a neighborhood ~~wish~~ **VOTES** to convert from alley collection to curbside collection.

35-2100. - Purpose.

The following tables indicate uses permitted by zoning districts with an "X" and use permits with an "UP."

TABLE OF PERMITTED USES FOR NONRESIDENTIAL DISTRICTS

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Agriculture					
Community Garden	X	X	UP	UP	UP
Dairy products, processing, bottling and distribution, cream manufacturing, all on a wholesale basis			X	X	X
Farm equipment sale and rental, with inventory and repair			X	UP	UP
Farm machinery repair			X	UP	UP
Feed and grain sales and storage			X	X	X
Greenhouse and nursery, commercial	UP	X	X	X	X
Hatcheries					X
Nursery and greenhouse, commercial	UP	X	X	X	X
Aviation					
Airport			UP	UP	UP
Hanger, with taxiway access				X	X
Helipad - ancillary use	X	X	X	X	X
Heliport	UP	UP	UP	UP	UP
Quasi-Public / Institutional					
Cemeteries, mausoleums			UP	UP	UP
Charitable and philanthropic organizations	X	X	X	UP	UP
Churches and other places of worship Including Sunday School buildings, assembly halls, parish houses, rectories and other residences of clergy)	X	X	X	UP	UP
Clubs, membership (not operated for profit), excluding adult service business (Ord. No. 2413, § 4.B, 11-18-93)		X	X		
Penal and correctional institutions	UP	UP	UP	UP	UP
Community centers Defined as a building or group of buildings in which members of the community may gather for social, educational, recreational, and or cultural activities	X	X	X	UP	
Crematoriums					UP
Funeral homes, funeral parlors, mortuaries		X	X		
Libraries	X	X	X	UP	
Lodges, fraternal and social organizations, headquarters for scout and other youth organizations		X	X		
Lodges, fraternal and social organizations, headquarters for scout and other youth organizations (Entertainment activity pursuant to section 35-305(4))		UP	UP		

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Rescue service		X	X	X	X
Transient service facilities Defined as an establishment where the principal function involves providing on-site food, clothing, shelter, employment or other related services primarily intended for transient populations with limited ability for self-care, or those persons in need of counseling for employment, or those persons with personal or behavioral disabilities. The term shall include the principal assistance or service facility and all appurtenant or related establishments intended for use by the patrons of the principal facility. The term shall include homeless shelters, charity dining facilities, plasma centers, rescue missions, day labor hiring centers, and similar facilities, but shall not include State licensed care facilities such as homes for the developmentally disabled, child crisis, and domestic violence centers.	UP	UP	UP	UP	UP
Cultural & Entertainment					
Artistic programs or events	UP	UP	UP	UP	UP
Assembly halls		X	X	UP	UP
Coliseums and stadiums Entertainment activity pursuant to section 35-305(4)		UP	UP	UP	UP
Museums, art galleries	X	X	X	UP	
Wedding reception and event facilities		X	X	UP	
Wedding reception and event facilities Entertainment activity pursuant to section 35-305(4)		UP	UP	UP	
Day Care Services					
Adults with developmental disabilities, including life skills training, specialized teaching and support and/or therapy	X	X	X		
Adults with developmental disabilities, including life skills training, specialized teaching and support and/or therapy - with vocational training services	X	X	X	UP	
Animal day care indoors only, with or without overnight boarding	X	X	X		
Animal day care with outdoor play areas, with or without overnight boarding		UP	UP		
Childcare, child daycare	X	X	UP		
Kindergartens and day nurseries - meeting all requirements of appropriate State and local regulations and standards	X	X	UP		
Senior care, adult day care	X	X	X		

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2

Dwellings

Hotels, motels, tourist homes on-site manager's quarters		X	X	UP	UP
Self-storage on-site manager's quarters		UP	X	X	X

Eating, Drinking & Lounge Establishments

Bar, cocktail lounge Excluding adult service business (Ord. No. 2413, § 4.B, 11-18-93)	UP	UP	UP	UP	UP
Breweries, distilleries and wineries where the primary use is a restaurant. For breweries that primarily produce and distribute, see Industrial Services, Manufacturing & Production category.	X	X	X	UP	UP
Commercial, cloud, or ghost kitchen, food prep - with customer seating	X	X	X	UP	
Commercial, cloud, or ghost kitchen, food prep - no customer seating		X	X	X	
Entertainment activities, pursuant to section 35-305(4)	UP	UP	UP	UP	UP
Hookah lounge		X	X		
Restaurant or drive-through Food or drink sales for immediate consumption within principal building and all types of drive-in establishments serving food or drink outside of a building or catering to takeout trade, but not featuring adult service (Ord. No. 2413, § 4.D, 11-18-93))	X	X	X	UP	UP

Educational Facilities

Alternative schools and higher education (college, business college, beauty school)		X	X	UP	
Educational facilities and industrial research (technical)□		X	X	X	X
Elementary school (kindergarten through 8th grade)	X	X			
High school (9th through 12th grade)		X	X		
Music or dancing school	X	X	X		
Trade/vocational schools (industrial, HVAC, plumbing, motor vehicle)			X	X	UP
Tutoring services	X	X	X		

Industrial Services, Manufacturing & Production

* Ancillary uses are permitted provided they do not exceed 15% of the net floor area.

** Ancillary office space is permitted provided it does not exceed 40% of the net floor area, and all required parking is provided

Alcoholic beverage package store		X	X	UP	UP
Alcoholic production (brewery, distillery, winery) Ancillary tasting rooms are permitted provided they do not exceed 15% of the net floor area.			UP	X	X

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Bakery, wholesale Ancillary sales area is permitted provided it does not exceed 15% of the net floor area			UP	X	X
Bottling works for soft drinks			X	X	X
Brick, tile and terra cotta manufacturing					X
Building contractors, building maintenance services - fully enclosed in building(s) Including electrical, plumbing, and roofing contractors with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings.		X	X	X	X
Building contractors, building maintenance services - utilizing outside storage Including electrical, plumbing, and roofing contractors with all storage of goods, materials and equipment and all processing and manufacturing utilizing outside storage.			UP	X	X
Candy manufacture			X	X	X
Cleaning of building exteriors, disinfecting or exterminating establishments with all materials and equipment completely enclosed within the principal building and the entire establishment occupying no more than two thousand (2,000) square feet of net floor space		X	X	X	X
Clothing manufacturer	X	X	X		
Cold storage facility			X	X	X
Dry cleaning, laundering (industrial)			X	X	X
Dyeing plant			UP	UP	UP
Electrical and industrial equipment repair			X	X	X
Electrical equipment assembly			UP	X	X
Film production studio			UP	X	X
Food processing in wholesale quantities, except meat, fish, poultry, vinegar and yeast			X	X	X
Foundries (producing iron and steel products)					UP
Furniture manufacturing (cabinets and household furniture)				X	X

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Gasoline dispensing (other than service station) Fuel shall not be located closer than twenty (20) feet to a right-of-way line or ten (10) feet to a property line	UP	UP	UP	UP	UP
Gasoline, compressed gases, or chemical bulk terminal plants for wholesale storage Receiving, storage, handling and distribution areas shall not be located closer than one hundred (100) feet to the front property line and no closer than fifty (50) feet to side rear property lines. Storage areas for containerized liquids shall be covered and screened from public view. Setback areas may be used for parking retention, or nonhazardous uses as defined by the UBC consistent with the I-2 Zone setback regulations, but a minimum of one thousand (1,000) feet from any existing or planned residential area. (Ord. No. 1353, § II, 8-25-84)					UP
General contractor or workman with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings		X	X	X	X
Home improvement company, upholsterer, general contractor or workman, building materials company, sign-making company with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than five thousand (5,000) square feet of net floor area		X	X	UP	UP
Ice manufacturer (excluding ice machines)			UP	X	X
Industrial Light operations or light mechanical, not offensive, obnoxious or detrimental to neighboring uses by reason of dust, smoke, vibration, noise, odor or effluents)			UP	X	X
Industrial equipment machinery repair and service			UP	X	X
Laboratories Serving professional requirements, dentist, medical, etc.		X	X	X	UP
Laundering plant, dry cleaning, diaper service (industrial)			X	X	X
Leather goods manufacturer			UP	X	X
Machine shops			UP	X	X
Machine tool manufacturing				UP	X

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Magazine or newspaper distribution, excluding adult bookstores		X	X	UP	UP
Manufacturing uses not otherwise named herein upon the approval of Zoning Administrator Provided that no use shall be permitted in this section which is likely to be dangerous, offensive or detrimental to the health, safety, welfare or general character of this zoning district or of the community by reason of the emission of dust, gas, smoke, noise, fumes, odors, vibration, glare or otherwise (Ord. No. 1506, 8-11-85))				UP	UP
Meat processing and packing				UP	UP
Mechanical (light) Light industrial operation, not offensive, obnoxious or detrimental to neighboring uses by reason of dust, smoke, vibrations, noise, odor or effluents)			UP	X	X
Medical supplies, manufacturing and distributing				X	X
Newspaper publishing			X	UP	UP
Optical and scientific instrument manufacturer		UP	X	X	X
Pharmaceutical manufacturer			UP	X	X
Plastics manufacturing				UP	X
Pottery and porcelain manufacturer				X	X
Pottery, porcelain and vitreous china manufacturing					X
Prefabricated homes, mobile homes, camper manufacture				UP	X
Research and development				X	X
Sheet metal products, tin smithing - no outside storage Light, such as ventilating ducts and eaves, with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building			X	X	X
Sheet metal products, tin smithing - with outside storage Light, such as ventilating ducts and eaves, with all storage of goods, materials and equipment and processing and manufacturing, utilizing outside storage)			UP	X	X
Showrooms, ancillary display and/or sales area is permitted provided it does not exceed 15% of the net floor area				X	X
Sign-making company With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than four thousand (4,000) square feet of net floor area		X	X	UP	UP

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Sign manufacturer				X	X
Storage of commercial vehicles Where not an accessory use to another use which is permitted			UP	X	X
Storage (outside) of materials and equipment (ancillary use) Not allowed as a stand-alone use. Outside storage is only allowed as an accessory use to another use permitted in I-1 and I-2 districts, only when fully screened by a wall/gate on all sides				X	X
Storage (outside) of materials and equipment (stand-alone use)				UP	UP
Textile manufacturer				X	X
Tobacco products manufacture and storage				X	X
Trailers, modular buildings (for laboratory, educational, office or storage), when it is not the primary/only building and is located in an area that is completely screened from view	UP	UP	UP	UP	UP
Welding shops			UP	X	X
Marijuana Facilities (see footnote #3 and #4 at end of table)					
Medical marijuana - Cultivation site ³		X	X		
Medical marijuana - Facility ³				X	X
Medical marijuana - Infusion food establishment ³				X	X
Medical / Health Care					
Convalescence homes, nursing homes, homes for the aged and residential care homes		X	UP		
Hospitals (excluding animal hospitals)	X	X	X		
Medical office uses for out-patient care Includes such uses as health care clinics, urgent care, primary care provider offices, medical specialist offices, surgery centers, dental offices, optometrist offices, rehab services, occupational therapy, physical therapy, speech therapy, psychologist offices, psychiatrist offices, plastic surgery, and other similar uses. Medical office uses can offer ancillary inpatient services	X	X	X	UP	UP
Veterinarian hospital or clinic All equipment, storage of animals and services are wholly contained within the principal building		X	X		
Office and Financial					
Bank	X	X	X	UP	UP
Broker, investments, loans	X	X	X		

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Call center		X	X	UP	
Coworking office space		X	X	UP	
Credit bureaus		X	X		
Express office			X	X	X
Government buildings Used exclusively by the Federal, State, County or City Government purposes except for garages, repair or storage yards, warehouses and buildings used for industrial type operations, or for operations requiring heavy and frequent movement of trucks	X	X	X	X	X
Insurance company or agency	X	X	X		
Letters, duplicating and mailing		X	X	UP	UP
Office, PRIMARY USE Professional, business, administrative, executive and other offices having no storage of stock-in-trade (other than samples) or heavy equipment and no sale of commodities on the premises	X	X	X	UP	UP
Patrol system and burglar alarm watching service		X	X	X	X
Travel agencies	X	X	X	UP	
Play & Recreational					
Amusement park		UP	UP		
Aquariums		UP	X		
Billiard or pool hall		X	X		
Bowling alley		X	X		
Dance hall, club, excluding adult service business (Ord. No. 2413, 4.B, 11-18-93)		X	X		
Dance hall, club, excluding adult service business (Ord. No. 2413, 4.B, 11-18-93) Entertainment activity pursuant to section 35-305(4)		UP	UP		
Drive-in theater Excluding the showing of films involving specified sexual activities and specified anatomical areas, defined in section 200		X	X	UP	UP
Entertainment venues such as but not limited to bowling, laser tag, arcades, billiards, ziplines, virtual reality		X	X	UP	
Go-kart racing		X	X	UP	
Golf courses, miniature golf and driving ranges	X	X	X	UP	UP
Gymnasium, fitness center, personal training, martial arts studio, yoga/pilates studio	X	X	X		

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Playgrounds	UP	UP	UP	UP	UP
Recreational assembly uses offering one or more of the following: trampolines, wall climbing, ziplines, parkouring, skateboarding, ninja warrior courses, party places, baseball/batting training, cheerleading training, gymnastics training, dance studio training, swimming, sport courts, and other similar uses	X	X	X	UP	
Shooting range indoors only		X	X	UP	UP
Skating rink		X	X		
Theaters, cinema, excluding drive-in and adult video facilities (Ord. No. 2413, § 4.F, 11-18-93)		X	X		
Theaters, performing arts programs or events		X	X	UP	
Retail Sales & Service					
Animal rescue shelter (see kennel)					
Appliance repairer With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment	UP	X	X	UP	UP
Automobile accessories (sales)		X	X	UP	
Automobile and truck sales With inventory, rental with inventory and repair when carried on entirely within the principal building and incidental to the principal use			X	UP	UP
Bakery (goods baked and sold on premises)	X	X	X	UP	
Barbershops	X	X	X	UP	
Beauty shops	X	X	X	UP	
Beauty and barbershop supplies	X	X	X	UP	
Bicycle sales, rental, service and storage	X	X	X		
Boat building, repair, service and storage			X	X	X
Boat sales With inventory, rental with inventory and repair when carried on entirely within the principal building and incidental to the principal use		X	X	UP	
Building materials companies With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings		X	X	UP	UP

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Building supplies and materials, glass sales, and installation - with outside storage yard for lumber, bricks, cement blocks or other materials			X	X	X
Building supplies and materials, glass sales, and installation - no outside storage of lumber, brick cement blocks or other materials (see footnote #2 at end of table)		X	X	X	X
Candy (manufactured and sold on the premises)	X	X	X		
Caterers		X	X	X	X
Cleaners, dryers, clothing storage establishments (all including pickup station) or self-service laundromat, all performing services entirely for retail trade on the premises	X	X	X	UP	
Clothing and apparel store (see footnote #2 at end of table)	X	X	X		
Compounding pharmacy	X	X	X	X	
Cosmetic services uses - med spas, day spas, botox, laser skin treatments, massage establishments, tanning services, tattoo services	X	X	X		
Cosmetic store, including sale of goods and services customarily incidental thereto	X	X	X		
Dental supplies, retail		X	X	UP	
Department store (see footnote #2 at end of table) Including sale of items shown elsewhere in this table if customarily sold in such a store.	X	X	X		
Diaper service			X	X	X
Donation center (clothing and household goods)		X	X		
Dressmaker	X	X	X	UP	
Drive-through, drive-up, and all fast-turnover establishments Defined as businesses that include in their design and function the use of drive-in windows, curbside service, express lines and/or layout of retail stock and checkout facilities to facilitate the rapid delivery of goods and services to customers, such as but not limited to cleaners, banks, liquor stores, fast-food restaurants, service stations, convenience markets and similar uses (see footnote #1 at end of table)	X	X	X	UP	UP
Driving school		X	X		
Drugstore or cosmetic store Including sale of goods and services customarily incidental thereto	X	X	X		
Electric vehicle chargers	X	X	X	X	X
Electric vehicle charging lots	X	X	X	X	X

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Exterminating establishment, pest control With materials and equipment completely enclosed within the principal building and the entire establishment occupying no more than four thousand (4,000) square feet of net floor space)			X	X	X
Florist	X	X	X		
Food specialty store Including but not limited to the following lines: meat (excluding slaughtering and eviscerating), fish, eggs, poultry (excluding slaughtering), fruit, vegetables, candy, nuts, coffee, tea, confection, dairy products, health foods, retail bakery)	X	X	X	UP	
Furniture and appliance repairer		X	X	UP	UP
Garden shop	X	X	X		
Gift shop	X	X	X		
Grocery, delicatessen, supermarket or other store carrying a variety of food and related goods (see footnote #2 at end of table)	X	X	X	UP	UP
Handicrafts Manufacture and sale of, at retail or wholesale which are manufactured predominantly by hand and involve the application of artistic skills)			X	X	X
Hobby shop	X	X	X		
Home improvement retailer (see footnote #2 at end of table)	X	X	X		
Household appliance store (see footnote #2 at end of table)	X	X	X		
Interior decorator	X	X	X		
Jewelry store	X	X	X		
Kennel, commercial Or other establishment where the care, breeding or sale of animals is the principal purpose of the enterprise, with no animals to be located within five hundred (500) feet from any residentially zoned property or one hundred (100) feet from any property line)			UP		
Laundromat, self-service Performing services entirely for retail trade)	X	X	X	UP	
Liquor, wine, beer sales - retail (excluding bars and cocktail lounges)	X	X	X		
Laboratory supplies, RETAIL		X	X	UP	UP
Medical / laboratory supplies, retail		X	X	UP	
Mobile home sales and rental, not including occupancy on the site			X	UP	UP

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Monument sales establishment, headstones With incidental processing to order but excluding the shaping of stones and similar processes		X	X	UP	
Orthopedic braces, artificial limbs, etc., (sales)		X	X		
Outside displays Shall be limited to boats, trailers, trucks, and other vehicles, products and materials such as grills, storage sheds and plants not normally or in limited numbers found exhibited in stores within retail and wholesale establishments. Items such as food, furniture, tools, appliances, bag materials such as cement, fertilizer, etc., shall not be displayed outside. Outside displays shall not be located within fifteen (15) feet to any property line	X	X	X	X	X
Pawn shop		X	X		
Personal service establishments Providing but not limited to barber and beauty shops, shoe repair shop, travel agencies, photographers, reducing salons, tailors, dressmaker, massage, tattoo shops, beauty/day spa	X	X	X	UP	
Photographers	X	X	X	UP	
Prefabricated home sales			X	X	X
Printing, blueprinting, engraving Or other reproduction services with no limit as to floor area (Ord. No. 1506, 8-11-85)			X	X	X
Repair shop for repairs or adjustments to bicycles, small appliances, watches, locks, musical instruments, guns and similar items conducted wholly within a building with no outside storage of materials or equipment	X	X	X		
Restaurant supplies		X	X	UP	
Retail stores selling or renting goods predominantly at retail on the premises, including but not limited to the following: (see footnote #2 at end of table)					
1. Hardware, paint, wallpaper, fabrics, supplies, curtains, linens, knitting supplies, china, glass, pottery, firearms	X	X	X		
2. Furniture, floor covering, appliances		X	X		
3. Farm and garden supplies, including nursery stock, feed and grain	UP	X	X		
4. Antiques and secondhand goods, excluding materials held only for discard or repossessing		X	X		

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Shoe repair shop	X	X	X	UP	
Signs conforming to requirements of sign code [Ch. 39]	X	X	X	X	X
Specialty stores (see footnote #2 at end of table) Selling or renting goods predominantly at retail on the premises, including but not limited to the following lines: tobacco, newspapers, books, stationary, gifts, cards, novelties, jewelry, luggage, optical goods, sporting goods, bicycles, pets, hobby supplies, toys, coins, stamps, photo supplies, art supplies, works of art, music, musical instruments, sewing machines, radio and TV sales and service, but excluding adult bookstores (Ord. No. 2413, § 4.E, 11-18-93))	X	X	X		
Tailors	X	X	X	UP	
Uniforms sales or renting	X	X	X		
Upholsterer With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than two thousand (2,000) square feet of net floor area		X	X	UP	UP
Temporary Uses					
Carnival, fair, rodeo, etc.		UP	UP	UP	UP
Farmer's Market		X	X		
Flea market / swap meet		X	X		
Tourism / Visitor Accommodations					
Conference / convention facilities		X	X		
Hotels, motels, tourist homes		X	X	UP	UP
Transportation					
Ambulance service		X	X	UP	
Bus passenger station (inter-City)			X	X	X
Parking lot On-site or off-site or parking structure for employees, customers or visitors for any business or industrial use or commercial or public parking lot or parking structure	X	X	X	X	X
Railroad passenger station			X	X	X
Taxi dispatching station		X	X	X	X

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Taxi terminal			X	X	X
Truck or rail freight yard or terminal				X	X
Utility					
Radio and television stations and transmitting towers			UP	X	X
Radio and television stations excluding transmitting towers		X	X	X	X
Solar energy system (ancillary)	X	X	X	X	X
Solar energy system (utility scale)	UP	UP	UP	UP	UP
Utility company offices, including exchanges	X	X	X	X	UP
Utility (public) Distribution lines, transformer stations, transmission lines and towers, water tanks and towers, and telephone exchanges but not service or storage yards)	UP	UP	UP	UP	UP
Utility (public) storage yards			UP	X	X
Motor Vehicle Services					
Fuel dispensing equipment Pumps shall not be located closer than twenty (20) feet to a right-of-way or ten (10) feet to a property line	UP	UP	UP	UP	UP
Gas station and/or service station (gasoline) complying with the following conditions: 1. Does not perform body work, painting or dismantling and/or salvage work 2. Does not store any vehicle for more than five (5) days 3. Provides amenities and safeguards of such dimensions that occupants in adjoining or adjacent structures are not unreasonably disturbed, either day or night, by the movement of vehicles and lighting facilities 4. Has at least one (1) street frontage having a minimum width of one hundred fifty (150) feet 5. No pump island or part of a canopy shall be located or extended within twenty (20) feet of a right-of-way, or ten (10) feet to a property line 6. Any service station which remains vacant for a period of ninety (90) consecutive days shall be considered "abandoned." In the event of abandonment, all tanks shall be removed or safeguarded in accordance with the Uniform Fire Code		UP	UP	UP	UP

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Gas station and/or service station (gasoline, self-service) complying with the following conditions:	UP	UP	UP	UP	UP
1. Limited to the dispensing of fuels, oil, antifreeze and other minor accessories					
2. Does not rent or sell motor vehicles, trailers or general replacement parts, nor do any type of vehicle repair or maintenance work				1	
3. Does not provide for the storage or parking of vehicles for a period in excess of twenty-four (24) hours				1	
4. Provides amenities and safeguards of such dimensions z that occupants in adjoining or adjacent structures are not unreasonably disturbed, either day or night, by the movement of vehicles and lighting facilities				1	
5. Has at least one (1) street frontage having a minimum width of one hundred fifty (150) feet				1	
6. No pump island or part of a canopy shall be located or extended within twenty (20) feet of a right-of-way line				1	
7. Any service station which remains vacant for a period of ninety (90) consecutive days shall be considered "abandoned." In the event of abandonment, all tanks shall be removed or safeguarded in accordance with the Uniform Fire Code				1	
Motor vehicle impound yard				UP	UP
Motor vehicle rentals		X	X		
Motor vehicle repairs, wholesale and retail Including full body paint spraying and body and fender work carried on within a structure with storage of wrecked vehicles or parts permitted only behind the principal building. Such storage of vehicles or their parts will be incidental to the principal business and will not constitute a junkyard as defined in section 200 of this Code (Ord. No. 1942, 3-10-88; Ord. No. 1995, § I, 7-25-88)			X	UP	UP
Motor vehicle repairs, wholesale and retail, including accessories, customization and detailing Excluding full body paint spraying and body and fender work except replacement, carried on completely within a structure and having no outside storage of vehicles or parts of vehicles except those to be serviced or repaired for retail customers. Such storage shall be clearly incidental to the principal business and time of such outside storage shall not exceed 1 week for each vehicle (Ord. No. 1942, 3-10-88; Ord. No. 1995, § I, 7-25-88)		X	X	UP	UP

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Motor vehicle wash May have incidental detailing, minor vehicle maintenance, and windshield repair within the primary building	UP	X	X	UP	UP
Motorcycle sales, rental and repair When repair is carried on within the principal building			X	UP	
Tire recapping and retreading (in accordance with Fire Code)			UP	X	X
Warehousing / Storage					
Garage condominiums, luxury storage units		UP	X	X	X
Moving, storage or warehousing establishments			UP	X	X
Recreational vehicle storage (RV's, boats, etc.)			UP	X	X
Self-storage, mini-warehousing and moving establishment consisting of individual storage units which are independently accessed and locked and provided such units are used solely for dead storage purposes. The facility may contain as an accessory uses, storage for recreational vehicles and boats, and allow for on-site manager's quarters		UP	X	X	X
Warehousing, storage establishment			UP	X	X
Wholesaling or distribution Including the handling of stock and incidental retail			UP	X	X
Waste Related					
Incinerators; landfill	UP	UP	UP	UP	UP
Junk yards - providing all conditions set forth below are met: 1. No material which fails to meet the conditions set forth in the definition of a junk yard in section 200 of this Code. 2. No material shall be placed in any junk yard in such a manner that it is capable of being transferred out of the junk yard by wind, water or other causes. 3. Any land or structure which has not been used as a junk yard and has been abandoned for a period of at least 3 months shall not be used as a junk yard except by use permit. 4. All paper, rags, cloth and other fibers and activities involving the same, other than loading or unloading, shall be fully within enclosed buildings. 5. In order to lessen the adverse effect on adjoining property, reduce wind-blown trash, prevent hazards to children and create a more healthful environment, suitable screening such as a masonry wall or solid fencing shall be required as a condition set in approving a junk yard by use permit.					UP

USES	DISTRICTS				
	C-1	C-2	C-3	I-1	I-2
Recycling collection facility and transfer only facility Conducted on a small scale for individual residents to deposit aluminum cans or similar, not including outdoor storage or large truck deliveries)				X	X
Recycling collection, transfer, and processing facility					UP

Footnotes:

- 1) Drive-in, drive-up, and all fast-turnover establishments may be located at the intersection of a major arterial road and any other road when it is an integral part of larger planned commercial project and providing the driveway is at least one hundred fifty (150) feet from the intersection when approaching the intersection and at least one hundred fifty (150) feet from the intersection when leaving the intersection.
- 2) Large single use retail, as defined in [section 35-200](#) of this Code, shall only be permitted at permitted locations specified, and when developed in accordance with [section 35-1902](#)(10) of this Code.
- 3) Medical marijuana facilities, medical marijuana cultivation sites and infusion food establishments shall be permitted in the specified districts only upon obtaining a zoning clearance or use permit, as required by [section 35-2100](#) Table of Permitted Uses for Nonresidential Uses, in accordance with [section 35-2213](#) of this Code.
- 4) A medical marijuana facility located in the I-1 District or the I-2 District must be incidental to a cultivation site and/or infusion food establishment and: (1) Shall be located within one thousand three hundred twenty (1,320) feet of an arterial roadway measured in a straight line from the closest exterior wall of the cultivation site and/or infusion food establishment to the centerline of the arterial roadway and within five hundred (500) feet of the C-2 or C-3 District, or pad district where C-2 or C-3 uses are allowed measured in a straight line from the nearest property line of the medical marijuana cultivation site and/or infusion food establishment to a zoning district boundary line; and (2) Shall have frontage and access from public right-of-way. A medical marijuana facility incidental to a medical marijuana cultivation site and/or infusion food establishment shall comply with Article XVIII of this Code.
- 5) A medical marijuana facility located in the I-1 District or the I-2 District shall not exceed two thousand five hundred (2,500) gross square feet or twenty-five percent (25%) of the gross building square-footage, whichever is less.

This requirement is not intended to preclude access to any subdivided lot of record, previously zoned for commercial use, but in all cases to require the maximum possible distance within the above limits for the location of access and egress driveways, consistent with the spirit of the ordinance.

The Council, by minute action, may further modify this requirement in cases of hardship. (Ord. No. 1506, 8-11-85; Ord. No. 2549, § 2, 5-25-95; Ord. No. 3063, § 3, 11-18-99; Ord. No. 3290, § 2, 8-9-01; Ord. No. 4278, § 3, 2-24-11; Ord. No. 4311, § 1, 6-23-11; Ord. No. 4764, § II, 8-10-17; Ord. No. 4846, § 2(Exh.), 12-10-18; Ord. No. 4931, § 2(Exh.), 8-13-20; Ord. No. 5044, § 2(Exh.), 2-9-23)

Meeting Minutes

Planning and Zoning Commission

Study Session: Zoning Code Amendments

November 15, 2023 | 3:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 3:05 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Jeff Velasquez
Commissioner Kyle Barichello

Absent

Commissioner Rene Lopez
Commissioner Erik Morgan

Staff Attendance

Kevin Mayo, Planning Administrator
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Harley Mehlhorn, City Planner
Darsy Omer, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda and Discussion

1. **PLH23-0026 City Code Amendments related to Zoning, Property Maintenance, & Garbage**

An Addendum Memo was presented to the Commission, Planning staff revised portions of the draft text after receiving additional feedback and comments.

CHAIRMAN HEUMANN welcomed everyone to the meeting and acknowledged that while some Zoning Code Amendments will be straightforward, others might require further discussion and potential modifications before the Regular Meeting. He advised if any members of the Commission felt the need to discuss certain items more extensively it could be addressed during the Regular Meeting.

KEVIN MAYO, PLANNING ADMINISTRATOR expressed gratitude for the feedback received, noting that it continually improved the proposed zoning code amendments. He discussed the intention to use this time of year annually for code updates to avoid such a heavy load in the future.

LAUREN SCHUMANN, PRINCIPAL PLANNER introduced the item and acknowledged the significant amount of zoning code amendments. She expressed gratitude for the Commission's extensive review and staff for their assistance in drafting the amendments. She explained the presentation of the zoning code amendments are divided into two: economic vitality, focusing on non-residential and commercial uses, and neighborhoods. She specified that the Planning and Zoning Commission's role was to review items under Chapter 35 (Land Use and Zoning) and Chapter 39 (Sign Code), with additional code cleanups for code enforcement under Chapter 30 (Property Maintenance) and a word change in Chapter 44 (Garbage and Refuse). She clarified a conversion from alley trash pickup to curbside, noting that the word "wishes" in the code was being changed to "vote" emphasizing neighborhood involvement. She explained that the proposed code amendments aligned with the council's strategic framework and these amendments are aimed to facilitate infill redevelopment and the rejuvenation of old commercial centers while enhancing the quality of life in neighborhoods. She detailed the process leading to the revisions, including stakeholder meetings with the Economic Development Advisory Board, Multi Housing Association, the Downtown Chandler Community Partnership, and public feedback. She stated there were concerns about parking calculations and there was opposition on certain multifamily parking requirements. She mentioned receiving mixed responses from the public, with some supporting proposals like accessory dwelling units and open-air remodels. She explained how the agenda items were grouped within the presentation and stated each slide addressed a specific motion and began the presentation.

A. Move Planning and Zoning Commission recommend approval of proposed text amendments to section 35-200 Definitions of the Zoning Code relating to mid-rise development, bar, and other updates, as recommended by Planning staff.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding proposed text amendments to section 35-200 Definitions of the Zoning Code relating to mid-rise development, bar, and other updates, as recommended by Planning staff.

COMMISSIONER BARICHELLO asked whether the number of stories mattered or if it was just about the 55-foot height.

KEVIN MAYO, PLANNING ADMINISTRATOR responded the current code did not specify a number of stories and focuses on height.

CHAIRMAN HEUMANN presented concerns regarding neighborhood notification and asked if a 55-foot structure in a neighborhood would change the public notification requirements.

LAUREN SCHUMANN, PRINCIPAL PLANNER responded through the entitlement process for buildings that exceed a certain height and requesting a mid-rise development expands the notification radius from 600 feet to a quarter mile, and for all registered neighborhood organizations, it extends from a quarter mile to a half mile.

CHAIRMAN HEUMANN pointed out the notification radius for buildings 45 feet or below, is just 600 feet and asked if it would be possible to keep the larger notification radius for transparency, even if a building is allowed by right. He presented concerns regarding notification of HOAs and neighborhoods for proposed infill projects.

KEVIN MAYO, PLANNING ADMINISTRATOR confirmed that the notification would remain the same for mid-rise developments, but the expanded notification process would apply to structures 55 feet and above.

CHAIRMAN HEUMANN asked why there is not one standardize the notification radius for all structures, regardless of height, to ensure transparency and avoid community concerns about not being notified. He asked if it could be added a proposed Zoning Code Amendment.

KEVIN MAYO, PLANNING ADMINISTRATOR acknowledged this was a good suggestion and could be considered in future code updates, especially regarding citywide notification requirements; however, notifications is not part of the current code amendment. He further stated that it could not be added because it is found in a separate area of the code and there was no legal public advertisement/notification.

CHAIRMAN HEUMANN asked that be added to the notes for consideration in the next year's updates, emphasizing the need for a clear and standardized notification process.

LAUREN SCHUMANN added that during the last code amendment in 2020, they reviewed neighborhood notification processes and expanded them to include posting large wooden signs at the site and incorporating social media postings. She also mentioned that the city uploads neighborhood meeting information to the City's website.

CHAIRMAN HEUMANN recalled changes made around 2012 or 2014 to expand notification distance and suggested that a standard radius for all notification would be cleaner.

B. Move Planning and Zoning Commission recommend approval of proposed text amendments to section 35-305 Use Permit, relating to renewal enforcement, as recommended by Planning staff.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding proposed text amendments to section 35-305 Use Permit, relating to renewal enforcement, as recommended by Planning staff.

CHAIRMAN HEUMANN stated this topic had been under discussion for many years and noted situations where someone requests a time extension after a permit had already expired by many years. He asked if there was an improved system in place to notify Applicants when a use permit was due to expire. He further asked if the responsibility was on the applicants to file the necessary paperwork.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified staff maintains a running list and sends out notifications when use permits were about to expire. She stated this approach has resulted in a significant number of Applicants filing the required paperwork and explained the need for this proposed amendment rose when an Applicant received one of these letters and was uncertain about whether they needed to cease operations or what the implications would be, as they could not find relevant information in the City Code.

CHAIRMAN HEUMANN stated if someone is sending notification that is great and presented statements regarding past challenges with Applicants filing a year after expiration.

C. Move Planning and Zoning Commission recommend approval of proposed text amendments to articles IV. AG-1-Agricultural District, V. SF-33-Single Family District, VI. SF-18-Single Family District, VI.1. SF-10 Single Family District, VIII. MF-1-Medium Density Residential District, IX. MF-2-Multiple Family Residential District, and X. MF-3-High Density Residential District of Chapter 35 Land Use and Zoning, cleaning up language and permitting single family homes on parcels zoned multifamily residential that are less than 12,000 square feet, as recommended by Planning staff.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding proposed text amendments to articles IV. AG-1-Agricultural District, V. SF-33-Single Family District, VI. SF-18-Single Family District, VI.1. SF-10 Single Family District, VIII. MF-1-Medium Density Residential District, IX. MF-2-Multiple Family Residential District, and X. MF-3-High Density Residential District of Chapter 35 Land Use and Zoning, cleaning up language and permitting single family homes on parcels zoned multifamily residential that are less than 12,000 square feet, as recommended by Planning staff.

CHAIRMAN HEUMANN pointed out this will eliminate half of the meetings we have had this year and confirmed there were no questions or comments from the Commission Members.

D. Move Planning and Zoning Commission recommend approval of proposed text amendments to sections 35-1203, 35-1503, 35-1703, and 35-1902.4, granting authority to the Planning Administrator to reduce front yard setbacks within the Infill Incentive District, as recommended by Planning staff.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding proposed text amendments to sections 35-1203, 35-1503, 35-1703, and 35-1902.4, granting authority to the Planning Administrator to reduce front yard setbacks within the Infill Incentive District, as recommended by Planning staff.

COMMISSIONER VELASQUEZ inquired about the definition of greater material diversity, particularly in the context of using different materials like steel.

LAUREN SCHUMANN, PRINCIPAL PLANNER informed the commission that within the code contains language specifying that no more than 65% of one material should be used and stated staff had deliberately not defined this to maintain flexibility. She mentioned the code's language about the building's movement and clarified they had not established a minimum number for diversity of materials.

COMMISSIONER BARICHELLO asked if there were any examples of where there is an undeveloped corner at the intersection of an arterial with three sides not meeting the 25-foot setback. He expressed concern about the comparative impact when a new development is allowed a reduced setback, and it still stands out from the surrounding area due to a greater setback. He commented on the minimal difference between setbacks of 15 and 25 feet when the surrounding area has setbacks of around 10 feet.

KEVIN MAYO, PLANNING ADMINISTRATOR responded that they were open to suggestions and had received varied feedback expressing concern about whether future teams.

COMMISSIONER BARICHELLO agreed and expressed he favored lower setback limits.

COMMISSIONER QUINN mentioned it will be hard to get people to meet all these requirements and still only use half of the offset when the purpose of this is to get properties occupied.

KEVIN MAYO, PLANNING ADMINISTRATOR expressed openness to feedback and stated staff initially started with zero a setback, but it was revised after consideration.

CHAIRMAN HEUMANN emphasized the importance of considering future implications of their decisions, mentioning a point system used in the southeast area plan. He expressed concern about the ambiguity in the current language, particularly in terms of material diversity, creative design, and urged for clearer definitions.

KEVIN MAYO, PLANNING ADMINISTRATOR recounted their experience with the point system in the southeast Chandler area, noting that it often led to homogenized designs as developers chose the path of least resistance. He discussed the intent behind their current approach, focusing on goal-based criteria rather than prescriptive measures as the point system approach did not get yield the results ultimately wanted.

CHAIRMAN HEUMANN stressed the need for better definitions to ensure consistent application of rules, particularly after the current staff's departure. He suggested using examples of quality design as a guideline, therefore builders do not just follow the easiest path.

KEVIN MAYO, PLANNING ADMINISTRATOR welcomed specific feedback for improving clarity in their criteria. He mentioned recent tweaks to the guidelines and the importance of meeting the community's expectations.

COMMISSIONER BARICHELLO suggested a reverse approach where more line items in the criteria which could lead to an increased number of setbacks.

COMMISSIONER QUINN asked if any of the items mentioned, specifically one through six, are defined in other parts of the guidelines pertaining to greater material density. He referenced that there is a stipulation for at least 30% of a different material or texture to be used in the construction and suggested that exceeding this percentage should be more substantial. He proposed an increase not just to 31%, but to a higher figure like 40% to ensure significant material diversity.

KEVIN MAYO, PLANNING ADMINISTRATOR acknowledged the current approach's limitations and presented statements regarding challenges in achieving the intended outcomes with existing guidelines.

CHAIRMAN HEUMANN highlighted the importance of clear definitions to avoid future ambiguities and ensure the implementation of creative design.

COMMISSIONER VASQUEZ asked about the definition of "greater material diversity" and whether it was defined elsewhere in the code.

KEVIN MAYO, PLANNING ADMINISTRATOR pointed out an example is Price Road and discussed challenges in defining material diversity and its application in different architectural contexts.

CHAIRMAN HEUMANN mentioned the evolution of materials over time and the importance of flexibility in their guidelines to accommodate future developments.

COMMISSIONER QUINN pointed out that overly restrictive guidelines could hinder sensible design decisions and used an example where a regulation demands 50% glazing for all street-facing

elevations, including south-facing ones, which could lead to impractical designs due to limited space and excessive heat, necessitating excessive HVAC usage.

CHAIRMAN HEUMANN presented statements regarding the evolving nature of building materials, sharing his experience of touring Kodak and seeing innovative materials. He suggested that material diversity in the future could include new undiscovered materials.

COMMISSIONER QUINN stated he agreed that some aspects of the guidelines should be open to negotiation, allowing developers to present sensible plans that could include innovative insulation and material use without needing constant oversight.

CHAIRMAN HEUMANN his struggle with defining material diversity in a way that does not overly constrain developers. He mentioned hearing concerns from developers about planners changing requirements after projects had begun, emphasizing the need for clear yet flexible guidelines.

KEVIN MAYO, PLANNING ADMINISTRATOR suggested the possibility of including language in the code indicating that guidelines are additional to existing codes, to provide clarity at the baseline. He stated staff is open to tweaking the guidelines as needed.

CHAIRMAN HEUMANN asked how to define material diversity percentages meaningfully, rather than just incrementally increasing them by small amounts like 1%.

COMMISSIONER QUINN asked how many properties north of the 202 freeway are applying for infill permits annually.

KEVIN MAYO, PLANNING ADMINISTRATOR clarified that not all properties were permanently filled and approximately 50 permits are filed a year.

COMMISSIONER QUINN suggested observing over the next year to assess the effectiveness of the rules and identify potential areas for improvement. He pointed out that 50 cases are a good sample to use the framework as a basis for evaluation and allowing them to identify and address any issues.

CHAIRMAN HEUMANN remembered reviewing Downtown Redevelopment Plan and they were shown various development examples in Phoenix, Scottsdale, and Tempe; he asked in showing such examples could this guide developers to understanding the quality and diversity sought by the city.

KEVIN MAYO, PLANNING ADMINISTRATOR stated adding images to the implementation packet as examples of the desired quality is a way to clarify goals without making the guidelines overly restrictive, but he did not feel it necessary to codify images.

THOMAS ALLEN, ASSISTANT CITY ATTORNEY stated he worked with staff on the language of the guidelines and advocated for more discretion to be given to staff. He emphasized the importance of flexibility in design and the ability to adjust to the changing objectives of City Council. He explained there is a level of subjectivity that should be trusted to professionals and from a legal perspective it was intentionally written to be broad and discretionary.

CHAIRMAN HEUMANN expressed concern about the Council's understanding of planning complexities and suggested providing image examples of quality developments to set expectations.

COMMISSIONER QUINN advised that City of Phoenix's approach to infill is having a separate division where planners had enough freedom to negotiate sensible solutions with developers. He emphasized the efficiency in their approach to handling infill projects.

KEVIN MAYO, PLANNING ADMINISTRATOR presented statements regarding the negotiation process with developers. He stated the proposed change will allow staff to reach a compromise that would be acceptable to both the commission and the council, while acknowledging the potential changes in staff and guidelines over time.

CHAIRMAN HEUMANN presented concerns about inconsistency in planning approvals, stressing the need for a process that accelerates approvals when developers meet specified requirements.

COMMISSIONER QUINN suggested reviewing the guidelines annually to assess their effectiveness and adapt as necessary.

CHAIRMAN HEUMANN agreed with the idea to review this annually to work out any issues.

KEVIN MAYO, PLANNING ADMINISTRATOR stated staff is open to feedback.

E. Move Planning and Zoning Commission recommend approval of proposed text amendments to sections 35-1802 General Requirements and 35-1804 Parking Schedule, relating to parking requirements, as recommended by Planning staff.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding proposed text amendments to sections 35-1802 General Requirements and 35-1804 Parking Schedule, relating to parking requirements, as recommended by Planning staff.

CHAIRMAN HEUMANN presented statements regarding the need for more parking spaces and developers accommodating.

KEVIN MAYO, PLANNING ADMINISTRATOR shared staff is receiving significant pushback from industrial developers who preferred parking ratios of 1.19 to 1.13. He noted that these developers

are dismissive of users who required more parking, leading to a mismatch between developer expectations and City desired users. He mentioned that efforts to reach a parking ratio of two per 1,000 had been challenging, especially since Amazon's entry into the market, which had shifted their focus to parking and desirable types of building users.

CHAIRMAN HEUMANN emphasized the importance of serving the City's needs and Council's objectives.

KEVIN MAYO, PLANNING ADMINISTRATOR explained that buildings are being constructed with a cost structure that would attract desired users and parking availability.

CHAIRMAN HEUMANN asked if this creates a massive concrete front.

LAUREN SCHUMANN, PRINCIPAL PLANNER responded with the use of landscape, hopefully not and stated for multifamily parking requirements, staff compared the City's standards to those of other cities and adjusted guest parking spaces to 0.2 per unit in response to feedback from various stakeholders. She highlighted the parking issues with current apartment developments, where residents often do not park within the complex and often times are parking on public streets instead.

CHAIRMAN HEUMANN presented statements about the changing dynamics of infill projects and the impact of increased rents on parking needs, stressing the importance of adequate parking to prevent overflow into neighborhoods. He stated due to rent increases it is common for 4 people to live in a 2-bedroom apartment and pointed out the original parking ratio proposed was 2.25 and stated that he had no issues with that number.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated part of the proposal would prohibit multifamily developers from charging separate fees for parking, as this practice often led to residents parking on streets to avoid additional costs. She further stated any additional fees would need to be included in the rent.

KEVIN MAYO, PLANNING ADMINISTRATOR explained that developers have contested stating that the City cannot prohibit them from charging fees for parking, but the City has maintained that while developers could charge for parking, however, should not be a separate fee from the unit's rent.

COMMISSIONER QUINN shared personal experiences of his son's parking issues in residential areas due to insufficient apartment parking.

COMMISSIONER BARICHELLO sought clarification on the proposal to prohibit separate parking fees, inquiring about the possibility of itemizing such fees within the rent.

CHAIRMAN HEUMANN stated it would lock them in so renters could not opt out of parking.

VICE CHAIR KOSHIOL clarified that the parking fees included in rent is only for the required number of parking spaces. She confirmed that apartments could still charge fees for garages as they go beyond the required parking number.

CHAIRMAN HEUMANN stated that proposals for rentals with garages have come through where it had to be confirmed that the garages would be used for parking and not storage.

VICE CHAIR KOSHIOL stated she was comfortable changing the parking ratio to the higher number contained in the original proposal.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented the changes in guest parking requirements based on the number of units, comparing the previous and proposed standards.

CHAIRMAN HEUMANN commented on the parking challenges in various developments and the need for sensible solutions and asked if any other Commission Members felt the ratio should be higher.

COMMISSIONER QUINN clarified that the increased would require 1 guest parking space per 2 units.

VICE CHAIR KOSHIOL pointed out that 1 guest parking space per 5 units is the standard from what she has observed.

KEVIN MAYO, PLANNING ADMINISTRATOR pointed out that the proposal could be increased to 2.25 the City can see if this has an affect on the parking overflow issue.

COMMISSIONER BARICHELLO asked what kind of feedback was given by stakeholders and if it was based on developer feedback that the number was lowered to 2.0.

KEVIN MAYO, PLANNING ADMINISTRATOR stated that the feedback staff received was that other cities are lowering their parking requirement.

CHAIRMAN HEUMANN pointed out those who reduce their parking ratio will have negative consequences unless they are along the light rail.

THOMAS ALLEN, ASSISTANT CITY ATTORNEY suggested in the Commission's motion regarding this item note their recommendation and the specific item number/letter.

COMMISSIONER QUINN pointed out the necessity of the proposed additional parking spaces due to increased prices and the need for roommates to help with the financial burden. He stated it is not out of the ordinary for as many as 4 people to live in a two-bedroom apartment.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated the proposed zoning code amendment also includes guest parking requirements for developments other than apartments that staff currently follows as a policy. She explained the long-standing policy written by the transportation city engineer states that developments that do not have on-street parking spaces, should be required to have guest parking spaces at .25 per lot and .5 if there are no driveways and they should be evenly dispersed throughout the development.

KEVIN MAYO, PLANNING ADMINISTRATOR expressed the need for the policy to be included in the code, mentioning difficulties in its enforcement due to the lack of codification.

Note: Motion E was amended as a result of the Planning and Zoning's discussion during the Zoning Code Amendment Study Session. The modification requires guest parking spaces to .25 per unit.

F. Move Planning and Zoning Commission recommend approval of proposed text amendments to section 35-1902.8(c) Site Development Plan, allowing the Planning Administrator to administratively approve more than two free-standing pads, as recommended by Planning staff.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding proposed text amendments to section 35-1902.8(c) Site Development Plan, allowing the Planning Administrator to administratively approve more than two free-standing pads, as recommended by Planning staff.

COMMISSIONER BARICHELLO inquired if two specific fast-food outlets desired to be adjacent, whether they would need to undergo the design process.

CHAIRMAN HEUMANN presented statements about the implications of allowing a small drive-thru next to a high-turnover use. He asked what prevents the small drive thru from becoming a high-turnover use in the future and what about the impact on adjacent properties.

KEVIN MAYO, PLANNING ADMINISTRATOR explained that drive thrus for different types of businesses, such as a dry cleaner, would be designed differently than for high-turnover restaurants. He clarified that even if a high-turnover restaurant replaced a low-turnover drive-thru, they could not be situated side by side due to the menu board and other elements.

CHAIRMAN HEUMANN expressed concerns about different types of businesses with drive thrus, coming in if one goes out of business and is replaced by another.

KEVIN MAYO, PLANNING ADMINISTRATOR reiterated that the code differentiated between high and low turnover uses, ensuring that a high turnover use could not replace a low turnover use by right.

CHAIRMAN HEUMANN raised concerns about traffic impacts, particularly on smaller streets, and the implications of allowing multiple pads in such areas, especially if a user like Chick-fil-a came in.

KEVIN MAYO, PLANNING ADMINISTRATOR assured that any new development would undergo a standard building permit process, including traffic impact assessments, to ensure compatibility with existing infrastructure. He stated if it could not go through administratively, it would be subject to the public hearing process.

COMMISSIONER QUINN noted that the proposal aimed at infill on existing lots and improving them with additional pads while considering the existing road capacity.

KEVIN MAYO, PLANNING ADMINISTRATOR gave the example of the northwest corner of Alma School and Queen Creek where a commercial center parking lot integrated additional pads through a PDP public hearing process when it could have been done administratively.

CHAIRMAN HEUMANN expressed concerns about the proposal, particularly the risk of clustering too many high turnovers use in one area, which could deter customers from visiting the entire shopping center. He suggested the wording reflect that no more than one high turnover use on a site.

KEVIN MAYO, PLANNING ADMINISTRATOR responded that for the past 15 years, there had been no limit on the number of drive-thrus in a development, and they had worked to integrate these establishments effectively, based on the intensity of the arterial street. He pointed out that when a PDP is drafted staff is not aware of the user.

CHAIRMAN HEUMANN mentioned a trend in the restaurant industry towards more drive-thrus and fewer dine-in options, stressing the need for careful planning to avoid negative impacts on shopping centers.

KEVIN MAYO, PLANNING ADMINISTRATOR acknowledged the societal shift towards car-centric facilities, underscoring the challenge for planners to adapt to these changes while maintaining quality urban design.

CHAIRMAN HEUMANN referred to efforts in Mesa to limit the number of certain types of drive-thrus, questioning if similar measures should be considered in Chandler.

KEVIN MAYO, PLANNING ADMINISTRATOR stated they are trying to limit the number of high turnover drive-thrus with micro buildings, like Dutch Bros.

CHAIRMAN HEUMANN asked if any Commission Members had issues with adding wording that prohibits more than one high turnover use on the street but allowing more pads.

COMMISSIONER BARICHELLO emphasized the importance of maintaining administrative flexibility in the approval process for high-turnover uses.

CHAIRMAN HEUMANN clarified if they wanted more than one high turnover use, they would not be allowed administratively and would need to go through the public hearing process.

COMMISSIONER QUINN pointed out that the wording would need to mention that the high turnover use could not be side by side.

KEVIN MAYO, PLANNING ADMINISTRATOR sought clarification from the Commission and stated, the number of pads would be irrelevant, there would be one high turnover use per street, and any additional would need to go through a public hearing process.

CHAIRMAN HEUMANN pointed out that too many high turnover drive-thrus could impact shopping centers negatively.

COMMISSIONER BARICHELLO pointed out the image in the presentation and asked what else could go in this sea of a parking lot area other than a high turnover use.

CHAIRMAN HEUMANN stated he is not against pads; he is concerned with too many high turnover uses in a shopping center and suggested the need for careful consideration in the approval process.

KEVIN MAYO, PLANNING ADMINISTRATOR asked if it was the Commission's recommendation that the wording be amended to reflect, "...and not more than one high turnover use per street frontage."

COMMISSIONER QUINN pointed out the Paseo Lindo shopping center who has Chick-fil-a and Wendy's separated by a Verizon store and advised that he considers both to be high turnover and they are on the same street. He stated he has never felt like the parking lot was too crowded or that this has affected the shopping center negatively. He further stated the way it is written, if applied correctly, a developer could not fit in another high turnover use, unless it was appropriate.

CHAIRMAN HEUMANN stated he was okay with the proposed zoning code amendment, but he would like a note added that prohibited more than one high turnover use on a street frontage.

THOMAS ALLEN, ASSISTANT CITY ATTORNEY asked staff to clarify the wording.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified that the wording shall be amended to the following: No more than one high turnover use allowed per street frontage.

Note: Motion F was amended as a result of the Planning and Zoning's discussion during the Zoning Code Amendment Study Session. The modification adds the following: "No more than one high turnover user per street frontage".

G. Move Planning and Zoning Commission recommend approval of proposed text amendments to section 35-1902 Site Development Plan, relating to drive-through requirements, use of shipping containers, and screening of roof-mounted equipment, as recommended by Planning staff.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding proposed text amendments to section 35-1902 Site Development Plan, relating to drive-through requirements, use of shipping containers, and screening of roof-mounted equipment, as recommended by Planning staff.

CHAIRMAN HEUMANN presented statements regarding a Wells Fargo located at the southeast corner of Ray and Rural, mentioning its use of mobile units. He confirmed that roof mounted equipment near residential areas would require sound screening.

H. Move Planning and Zoning Commission recommend approval of proposed text amendments to section 35-2100 Table of Permitted Uses for Nonresidential Districts, modifying the layout, adding new previously unlisted uses, clarifying ancillary use provisions, and other related changes, as recommended by Planning staff.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding proposed text amendments to section 35-2100 Table of Permitted Uses for Nonresidential Districts, modifying the layout, adding new previously unlisted uses, clarifying ancillary use provisions, and other related changes, as recommended by Planning staff.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission Members.

I. Move Planning and Zoning Commission recommend approval of proposed text amendments to section 35-2202 Accessory Buildings and Guest Quarters, permitting accessory dwelling units within single-family lots, as recommended by Planning staff.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding proposed text amendments to section 35-2202 Accessory Buildings and Guest Quarters, permitting accessory dwelling units within single-family lots, as recommended by Planning staff.

CHAIRMAN HEUMANN asked for a definition of short-term rental.

KEVIN MAYO, PLANNING ADMINISTRATOR responded that the City uses the State's definition for short-term rental.

CHAIRMAN HEUMANN asked if this would affect HOAs.

KEVIN MAYO, PLANNING ADMINISTRATOR mentioned that HOAs would have the ability to set their own rules.

CHAIRMAN HEUMANN confirmed if an HOA has its own CCNRs and this would not necessarily override them.

J. Move Planning and Zoning Commission recommend approval of proposed text amendments to section 35-2204 General, relating to perimeter wall requirements, as recommended by Planning staff.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding proposed text amendments to section 35-2204 General, relating to perimeter wall requirements, as recommended by Planning staff.

CHAIRMAN HEUMANN asked what is the separation allowed in situations involving walls in building subdivisions and asked for staff's thoughts on the separation between walls and whether there would be a gap to prevent a "dead man zone."

KEVIN MAYO, PLANNING ADMINISTRATOR explained from his experience wall disputes in most cases are resolved by working with neighbors. He gave an example where developers had to engage with each neighbor to obtain temporary construction easements, eventually leading to the replacement of an old wall with a new one. He stated that a waiver was included for cases where engineering issues made compliance impractical.

CHAIRMAN HEUMANN questioned whether the criteria for Zoning Administrator waivers should be more specifically defined to encompass only engineering impossibilities.

KEVIN MAYO, PLANNING ADMINISTRATOR responded that currently, the code does not specify detailed criteria for such waivers.

CHAIRMAN HEUMANN sought clarification on what circumstances would allow the Zoning Administrator to grant a waiver.

KEVIN MAYO, PLANNING ADMINISTRATOR explained no example comes to mind and historically staff has upheld their position in nearly all cases, except for two instances where the decision went through the Commission and Council.

CHAIRMAN HEUMANN asked for examples for waiver criteria and if there was none, then why have it.

VICE CHAIR KOSHIAL clarified that the waiver is a necessity for flexibility where real-world issues arise and this rule could be problematic for landowner.

CHAIRMAN HEUMANN asked if the developers would have to present their efforts to the Zoning Administrator, particularly in cases where they had made significant attempts to negotiate with neighbors.

KEVIN MAYO, PLANNING ADMINISTRATOR explained there have been instances where sites had to be reengineered to maintain existing wall heights and that developers often had to find creative solutions to complex challenges.

COMMISSIONER BARICHELLO stated that he is in favor of the Zoning Administrator waiver as instances could arise where it is needed.

CHAIRMAN HEUMANN stressed the importance of identifying issues early in the development process to avoid disputes later.

KEVIN MAYO, PLANNING ADMINISTRATOR explained that during pretech before a case is filed that Applicants are forewarned about staff's expectations for walls and this would facilitate easier resolutions.

VICE CHAIR KOLSHIOL stated outright prohibition seemed stringent as unforeseen challenges arise, particularly in redevelopment projects and that she is in favor of the Zoning Administrator waiver so long as the Administrator has a clear rationale for granting waivers.

CHAIRMAN HEUMANN explained that the point he was trying to make is there should be compelling, extenuating circumstances, particularly from an engineering standpoint, to justify any exceptions.

KEVIN MAYO, PLANNING ADMINISTRATOR added that even in cases where the Zoning Administrator's decision is unfavorable, developers have the option to appeal to the Board of Adjustments.

COMMISSIONER BARICHELLO expressed concern that it might not be common knowledge that developers could appeal to the Board of Adjustments.

K. Move Planning and Zoning Commission recommend approval of proposed text amendments to sections 35-2202.1, 35-2205, and 35-2208, relating to open-air ramadas, swimming pool setbacks, and satellite dish antenna requirements, as recommended by Planning staff.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding proposed text amendments to sections 35-2202.1, 35-2205, and 35-2208, relating to open-air ramadas, swimming pool setbacks, and satellite dish antenna requirements, as recommended by Planning staff.

CHAIRMAN HEUMANN asked about Ramadas and the potential issue of a neighbor having a wall above their fence line due to the five-foot separation and seven-foot wall height.

KEVIN MAYO, PLANNING ADMINISTRATOR explained that the proposed number is in line with current code, which does not prevent building a wall within one's backyard with a maximum height of seven feet.

CHAIRMAN HEUMANN pointed out the size of typical satellite dishes from companies like Dish Network and expressed frustration over past practices of satellite companies installing dishes in visually intrusive locations, like patio roofs, rather than on the ground.

L. Move Planning and Zoning Commission recommend approval of adding section 35-2215 Home Occupation, as recommended by Planning staff.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding adding section 35-2215 Home Occupation, as recommended by Planning staff.

CHAIRMAN HEUMANN referenced prior discussions with staff to include swim lessons as a permissible home occupation. He emphasized the importance of infant swim lessons and the potential to save lives. He also stressed the need for business-related parking regulations.

LAUREN SCHUMANN, PRINCIPAL PLANNER explained that swim schools were not included as permitted uses by right due to potential noise disturbances to neighbors and clarified that such businesses were not banned but would require a use permit.

CHAIRMAN HEUMANN expressed a strong desire to include swim lessons as a permissible home occupation, arguing that the benefits of potentially saving a child's life outweighed the inconvenience of noise to neighbors. He compared the noise from swim lessons to other activities like drum lessons and emphasized the seasonal nature of swimming lessons. He confirmed with

the other Commission Members that no one had issues with adding swim lessons to the list of permissible uses.

KEVIN MAYO, PLANNING ADMINISTRATOR stated if the Commission would like to add swim lessons to add it to the motion at the Planning and Zoning Regular Meeting.

Note: Motion L was amended as a result of the Planning and Zoning's discussion during the Zoning Code Amendment Study Session. The modification adds swim lessons to permitted uses.

M. Move Planning and Zoning Commission recommend approval of proposed text amendments to Chapter 39 Sign Code, relating to murals and temporary sign requirements, as recommended by Planning staff.

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding proposed text amendments to Chapter 39 Sign Code, relating to murals and temporary sign requirements, as recommended by Planning staff.

CHAIRMAN HEUMANN stated that he recently ate at Espo's, and they had a beautiful new mural.

Member Comments/Announcements

CHAIRMAN HEUMANN expressed concern about the lack of enforcement of the temporary sign code in Chandler. He presented concerns regarding ripped banners and staff not being able to address signs that are damaged or not functioning properly because the temporary sign code has not been reinstated. He pointed out that all the COVID restrictions have been lifted except the temporary sign code and emphasized the need to convey this concern to the Council. He asked for the minutes to reflect his concern.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, November 15, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 4:54 p.m.


Kevin Mayo, Secretary

Rick Heumann, Chairman

Lauren Schumann

From: Mark Fitzgerald <Mark@azcapitolconsulting.com>
Sent: Thursday, January 18, 2024 10:31 AM
To: Andy Bass; Lauren Schumann; Kevin Mayo; David De La Torre
Cc: Joshua Wright; Chandni Bhakta
Subject: Thank you!

Hello all,

Thank you for meeting with us this morning to address our questions. Following a deeper understanding and your team resolving language concerns, we no longer have any issues with the City proposed text amendments. On behalf of my team, we appreciate your willingness to compromise and respond to all our inquiries.

Kevin, I will provide the language for you to draft a letter to our members, clarifying that the changes do not prevent developers from charging for parking. My initial interpretation of the revised language was incorrect, but the letter will help rectify any misunderstandings. Additionally, I will draft a letter supporting the staff's recommendation to P&Z regarding guest parking requirements.

I just spoke to Vice Mayor Orlando and shared this update with him. As a result, we will be canceling any previously scheduled meetings with your councilmembers. My sincerest apologies for the miscommunication.

Once again, thank you all, and I look forward to future collaboration.

Respectfully,

Mark Fitzgerald
Capitol Consulting, LLC
1415 N. 7th Avenue Phoenix, AZ 85007
PH: 209-986-0842
Email: mark@azcapitolconsulting.com

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Lauren Schumann

From: Chandni Bhakta <Chandni@azcapitolconsulting.com>
Sent: Monday, November 6, 2023 5:14 PM
To: Lauren Schumann; Mark Fitzgerald
Cc: Kevin Mayo; David De La Torre; courtney-azcapitolconsulting.com
Subject: RE: City of Chandler proposed Zoning Code Amendments

Good afternoon,

Thank you for engaging AMA in your discussion of the upcoming code amendment as it relates to multifamily projects and parking. We applaud the staff's time, research, and resources it took to compile this proposal. We are in support of the increased height from 44 feet to 55 feet that would require a Mid-Rise overlay to areas of growth, reducing the requirements to completely screen roof mounted equipment, and open to adding a provision that multifamily will be allowed additional time during the initial lease up.

However, AMA strongly opposes the increase in (guest) parking requirements by 0.25 and preempting apartment communities from charging for any parking spaces that are required to be built per the zoning code. This intent would initially raise the cost for development of multihousing projects versus the number of units that could be built due to the parking restrictions. Currently we are seeing several cities actually work to reduce their parking requirements especially for affordable housing communities and housing near major transit or transportation corridors.

Below are some highlight points that AMA would like to bring to your attention:

- Implementing via the zoning code a limitation if parking fees or parking rent is a government overreach: Restricting apartment owners from charging for parking constitutes an unnecessary government intervention into private property rights and ongoing property operations. Property owners should have the autonomy to set their own pricing policies, especially when it comes to a valuable asset like parking.
- Financial burden on property owners : For rental housing owners and managers, the prohibition on charging for parking may translate into financial burdens. The costs of maintaining and operating parking facilities can be significant, and if owners are unable to recover these costs through parking fees, they may need to offset the expenses through other means such as higher rents across the board. Whereas charging parking rent or fees based on type of parking (covered, uncovered or in some cases individual enclosed garages) or the needed parking spots is a more equitable approach allowing the resident to determine the parking option that best first their needs and budget. While some families renting a three bedroom, they might need two or three parking spaces but another person renting a three bedroom and using the extra rooms as an office and guest space may only need one parking space.
- Unintended consequences: Implementing such policies may lead to unintended consequences, such as reduced investment in apartment communities, less upkeep of parking infrastructure, or a potential decline in the quality of housing services provided to tenants.
- Operational flexibility for property owners: Different apartment communities may have varying needs and circumstances. Allowing property owners to set parking policies, including whether to charge for parking, enables them to adapt to the unique requirements of their residents and the local context.

In summary, we hope that you will harmonize urban planning goals without infringing on property rights on-going property management. However, in the case of prohibiting fees or rents for parking no such balance exists, and property owners and some residents will be left disadvantaged. The city mandates additional parking, driving up costs, only to

then hinder landlords from charging for parking. If parking fee restrictions pass, it could lead to a potentially far-reaching and adverse consequences down the road.

Sincerely,

Chandni Bhakta
Capitol Consulting, LLC
P.O. Box 13116
Phoenix, AZ 85007-3116

Office: (602) 712-1121
Cell: (602) 909-4689

From: Lauren Schumann <Lauren.Schumann@chandleraz.gov>
Sent: Wednesday, November 1, 2023 12:16 PM
To: Chandni Bhakta <Chandni@azcapitolconsulting.com>; Mark Fitzgerald <Mark@azcapitolconsulting.com>
Cc: Kevin Mayo <Kevin.Mayo@chandleraz.gov>; David De La Torre <David.DeLaTorre@chandleraz.gov>
Subject: City of Chandler proposed Zoning Code Amendments

Good Afternoon Mark and Chandni,

Thank you for taking the time to meet with us last week as the City of Chandler finalizes the proposed code amendment. We wanted to reach out to see if you had any comments, questions, or concerns as we are in the process of preparing the memo for the Planning and Zoning Commission 11/15 meeting.

Lauren Schumann
Principal Planner, City of Chandler's Planning Division
215 E. Buffalo St.
Chandler, AZ 85225
(480) 782-3156

Lauren Schumann

From: Rebecca Hill <rebecca@downtownchandler.org>
Sent: Monday, November 6, 2023 4:00 PM
To: Lauren Schumann
Cc: Lauren Koll
Subject: Zoning Code Feedback

Hi Lauren,

On behalf of the Downtown Chandler Community Partnership, there are a few concerns we would like to discuss/see addressed.

1. Should we require an entertainment permit for business already in the entertainment district?
 - It has been suggested putting specifics (time and decibels) in the new Zoning Code Amendment
2. Is it reasonable to ask new renters (DC Heights) to sign a waiver acknowledging the entertainment district?
 - Include guidelines into Land Use and Zoning directed to multifamily establishments requiring renters to acknowledge Entertainment District and existing permit regulations.
 - Any amplified music or speakers on public areas within the Entertainment District must be permitted through the City. Including but not limited to; entertainers, speakers expressing opinions, pan handlers, non-profits seeking donations, etc.
3. Sign Code, Item F. Would the City reconsider this if there were certain hours of this sign being lit? This will have an impact for several current businesses, some that are already established and certainly any new business currently in the zoning process. (Potentially, Hidden House, Maple House, Food Court, Ghett Yo, the Perch, One Chandler)

Thank you for your time and consideration.

Rebecca

Rebecca Hill
Executive Director
100 W Boston St., #5
Chandler, AZ 85225
480-855-3539 Office
480-406-5898 Cell



CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Thursday, October 19, 2023 12:52 PM
To: Lauren Schumann
Subject: Webform submission from: Code Amendments: Public Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Thu, 10/19/2023 - 12:51 PM

Submitted by: Anonymous

Submitted values are:

Name

Erich Wichterman

Address

970 E Desert Inn Dr
Chandler, Arizona. 85249

Email

erich.wichterman@gmail.com

Comments

Not in favor of permitting accessory dwelling units on single-family lots. For every family that wants to allow this for extended family there are 10 others that are seeking to generate a revenue stream. This amounts in practicality to change zoning from SFR to multi-family. Not in favor of Home occupations amendment. This amounts to a zoning amendment to support business - business should be conducted in a business zoned area. Such an amendment adds to traffic posing a danger to citizens and quite frankly degrades the neighborhood into mixed use.

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Sunday, October 22, 2023 4:33 PM
To: Lauren Schumann
Subject: Webform submission from: Code Amendments: Public Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Sun, 10/22/2023 - 04:33 PM

Submitted by: Anonymous

Submitted values are:

Name

Seth Borman

Address

1408 E Gail Dr.
Chandler, Arizona. 85225

Email

sethborman@yahoo.com

Comments

The city's focus on parking is unwarranted, there is no parking crisis and thus no need to drastically increase parking requirements. This is true especially of ADUs and home occupations. With ADUs, many of the units will be occupied by people that don't drive. If I build an ADU in my home it will be for an elderly relative that doesn't drive. With home occupations, most people don't use their garages for parking anyway, they park in the driveway. This is directly applicable to my family, as we are in the process of opening a small business that would have gone in our garage if that were allowed. Because it can't, we found a small office space in an adjacent city.

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Wednesday, October 25, 2023 4:50 AM
To: Lauren Schumann
Subject: Webform submission from: Code Amendments: Public Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Wed, 10/25/2023 - 04:50 AM

Submitted by: Anonymous

Submitted values are:

Name

Linda Miller

Address

930 W Oriole Way
Chandler, Arizona. 85286

Email

lindasmiller2@gmail.com

Comments

I think all of these are good ideas. Many would solve a lot of HOA versus resident disputes if carried to existing communities where applicable. thank you for asking fir community feedback.

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Monday, October 23, 2023 12:21 PM
To: Lauren Schumann
Subject: Webform submission from: Code Amendments: Public Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Mon, 10/23/2023 - 12:21 PM

Submitted by: Anonymous

Submitted values are:

Name

Margaret Pena

Address

2373 W. Flint St
Chandler, Arizona. 85224

Email

penafami@aol.com

Comments

Could you let me know which areas (neighborhoods) these changes would be impacting?

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Wednesday, October 25, 2023 8:01 AM
To: Lauren Schumann
Subject: Webform submission from: Code Amendments: Public Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Wed, 10/25/2023 - 08:01 AM

Submitted by: Anonymous

Submitted values are:

Name

Suzanna Williams

Address

1760 E i digo dr
Chandler, Arizona. 85286

Email

suzibean@gmail.com

Comments

We are in favor of increasing the size of open air residential rmanadas

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Friday, October 27, 2023 7:40 AM
To: Lauren Schumann
Subject: Webform submission from: Code Amendments: Public Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Fri, 10/27/2023 - 07:40 AM

Submitted by: Anonymous

Submitted values are:

Name

David Freet

Address

599 S Terrace Road
Chandler, Arizona. 85226

Email

fxstsaz99@cox.net

Comments

I am against all of these proposed changes to the current codes.

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Friday, October 27, 2023 9:37 PM
To: Lauren Schumann
Subject: Webform submission from: Code Amendments: Public Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Fri, 10/27/2023 - 09:36 PM

Submitted by: Anonymous

Submitted values are:

Name

Setliff Jo Setliff Jo

Address

5172 w Dublin lane
Chandler, Arizona. 85226

Email

josetliff@gmail.com

Comments

Like the addition of shipping containers and guest parking.

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Priority: Five Day
Assigned To: Tawna Mower

Requester Name: Karin Taylor
Requester Phone # (928) 856-1151
Request Service Location :

Customer Comments: Hello, I am writing to share my opinion on city parking codes. I moved to Chandler a few years ago and I am happy to see that the city allows companies to request lower parking requirements after a study. I believe that this does not go far enough, as the mandate for a study to prove a lack of need places unnecessary spending requirements on potential entrepreneurs. A government-mandated spending requirement limits development by presuming that the government knows what businesses should be spending their money on better than business owners themselves. In addition to the increased land and construction spending requirements for potential small businesses, the requirement for large parking lots creates an ongoing financial burden by making the company hire additional night or weekend security staff to ensure the vacancy of the lot. Parking lots that are sized to account for large single-day events may be useful for the theater or a mall on Black Friday, but for most businesses they are a liability. People who simply want to run their business are now tasked with managing a massive tract of land that sits unused most days and attracts dangerous behavior such as doing donuts and loitering. The government is forcing companies to increase startup costs for the benefit of owning land that does nothing but attract foolish young men looking for a misdemeanor. Dealing with the behavior of these parking lot hooligans, noise complaints, and the resulting legal requirements is another burden that city parking requirements are hoisting on small business owners. The requirements themselves do not increase business traffic, and companies should be able to be responsible for the design and spending on their own property to the extent that it is safe. Laws are supposed to keep the citizens safe. The mild inconvenience of trying to find a parking spot in a crowded lot is not a safety issue, it is a free market issue. Businesses should be responsible for their own company, and if they lose business due to people being unable to find a place to park in a smaller lot that is a lesson they need to learn as an entrepreneur, not a danger that the government needs to protect them from. In fact, with the increased vagrancy and public disturbance that large parking lots encourage, the government has created a law that increases danger to the public while restricting commerce. I urge you to bring these requirements down as soon as you can so that we can see more innovative businesses and fewer viral videos of people crashing their car while doing donuts in a vacant lot. Sincerely, Karin Taylor

Created By: RESTAPILogOn on 9/6/2023 at 8:21:17 PM

To open this record in the web application click on the link below. If this does not work for you, you can copy the link and paste it into Internet Explorer

[Link to View](#)

This email came from an automated system. Do not reply to this email.

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Tuesday, November 28, 2023 10:20 AM
To: Lauren Schumann
Subject: Webform submission from: Code Amendments: Public Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Tue, 11/28/2023 - 10:19 AM

Submitted by: Anonymous

Submitted values are:

Name

Jill Evans

Address

3330 S. Gilbert Rd.
Unit #2028
Chandler, Arizona. 85286

Email

jill.evans3@gmail.com

Comments

Regarding the proposed amendment for Multi-Family Residential Parking: I currently live in a condominium complex that was built 15 years ago. We have a limited number of guest parking spaces (approximately 35 to accommodate 184 living units). The proposed amendment would require that we have .25 guest spaces per unit for a total of 46 spaces. As a fully developed property, there is absolutely no space to create extra guest parking. Another proposed amendment is not to charge a fee for guest parking. Our HOA has recently implemented paid guest parking. This was done as guest parking was being abused by residents who had more vehicles than assigned parking spaces and were using guest parking spaces for their own personal vehicles. This obviously caused issues for other residents who now could not find a guest parking space for an actual guest. Our HOA tried many things to deter this including visitor passes, towing, etc. Nothing worked. Now that we use a software system (Zark Parking) to rent a guest space for a nominal fee, this issue has significantly reduced. I am not in favor of this amendment as it will cause unnecessary hardship. I urge you not to pass these particular parts of your proposed amendment. Thank you.

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Tuesday, December 5, 2023 12:17 AM
To: Lauren Schumann
Subject: Webform submission from: Code Amendments: Public Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Tue, 12/05/2023 - 12:16 AM

Submitted by: Anonymous

Submitted values are:

Name

Trina Bates

Address

609 W San Marcos Dr
Chandler, Arizona. 85225

Email

teensyfaye@gmail.com

Comments

I am in favor of the proposed elimination of the ramada size limit and instead using a percentage (30%) of the area of the yard. I am also in favor of the newly proposed setbacks for ramadas. Great idea!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Wednesday, November 29, 2023 4:06 PM
To: Lauren Schumann
Subject: Webform submission from: Code Amendments: Public Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Wed, 11/29/2023 - 04:05 PM

Submitted by: Anonymous

Submitted values are:

Name

Lisa Sackett

Address

4578 W Earhart Way
Chandler, Arizona. 85226

Email

happyveggie2@gmail.com

Comments

I would really like for the current restrictions on building ramadas or shade structures anywhere on our property to be removed. Our planet is warming and Arizonans should be able to reduce the temperatures around our homes any way possible.

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Wednesday, November 29, 2023 3:27 PM
To: Lauren Schumann
Subject: Webform submission from: Code Amendments: Public Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Wed, 11/29/2023 - 03:26 PM

Submitted by: Anonymous

Submitted values are:

Name

nanette grisham

Address

4667 w. shannon,
chandler, Arizona. 85226

Email

arizona_nan@yahoo.com

Comments

this is response to; home occupations subject..... i totally disagree to any home occupations businesses. these would bring VERY negative occurrences to any neighborhoods. they could include; heavy traffic, unsafe to children , strangers, parking illegally, debris thrown around. if a person wants a business, rent a location in a strip mall type of building. NOT garage OR home occupations.... and; who would enforce the hours of 9am - 7pm ? the police have more important duties. i DO not want my driveway blocked so some person could operate a business near me. also, strangers, bring crimes, break-ins, thefts, NO THANK YOU !!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Wednesday, November 29, 2023 12:51 PM
To: Lauren Schumann
Subject: Webform submission from: Code Amendments: Public Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Wed, 11/29/2023 - 12:51 PM

Submitted by: Anonymous

Submitted values are:

Name

Nancy Landeryou

Address

4650 W Ivanhoe St
Chandler, Arizona. 85226

Comments

Keep the home occupation code as it stands. Residential areas should be just that, for residents, not for commercial use. If businesses that are run out of a home, allow customers and employees in and out, throughout the day, there will be more traffic in and out of our neighborhoods. This increases the danger of accidents to children, pets, and the elderly. Not to mention, strangers coming in and out of our neighborhoods. We have a tight knit community, where neighbors look out for each other. How will we know if certain people belong in our neighborhoods, if it becomes a free for all? Keep businesses where they belong, in shopping centers! I doubt if other people would approve of this change, if it were more widely known to the general population. Are you just accommodating a special interest group or friend? This seems like a very important zoning change that should be brought to the public for a vote.

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Wednesday, November 29, 2023 11:31 AM
To: Lauren Schumann
Subject: Webform submission from: Code Amendments: Public Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Wed, 11/29/2023 - 11:30 AM

Submitted by: Anonymous

Submitted values are:

Name

Joseph Dale

Address

4849 E Karsten Dr
Chandler, Arizona. 85249

Email

azjoedale@q.com

Comments

In regards to eliminating requirements for driveway to be connected to garage or carport: IMO, having two driveways in most of our cookie cutter master planned communities with lots under .3 acres would be an eyesore. What would happen is we would have cars parked on both driveways so your front yards now become one giant driveway. Instead of this, how about reduce amount of parking landscape (cement, pavers, etc) is allowed.

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Tuesday, November 28, 2023 2:11 PM
To: Lauren Schumann
Subject: Webform submission from: Code Amendments: Public Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Tue, 11/28/2023 - 02:10 PM

Submitted by: Anonymous

Submitted values are:

Name

Leslie Minkus

Address

3372 E Gemini Ct
Chandler, Arizona. 85249

Email

faminkus@msn.com

Comments

With the support of my Co-Chair and City Liaison, Linda Sawyer and the members of our the LD13 Local Government Committee, our FOCUS IS ALL ABOUT true, clear and FULL transparency, open dialog and communications regarding proposed ordinances and agenda issues that are presented and discussed at all future city work sessions, study sessions and department meetings between our LD13 Committee Members, including Residents of Chandler, AND the City Staff, Mayor and Council Members. It is also important for the City to publicly provide clear and complete feedback to justify their reasoning supporting each decision made by each elected official that voted on an ordinance.

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Wednesday, November 15, 2023 12:53 PM
To: Lauren Schumann
Subject: Webform submission from: Code Amendments: Public Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Wed, 11/15/2023 - 12:53 PM

Submitted by: Anonymous

Submitted values are:

Name

Theo Anglin

Address

1613 E Cindy St
Chandler, Arizona. 85225

Email

theoanglin99@gmail.com

Comments

I am overwhelmingly in support of the code changes, especially regarding ADUs!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Wednesday, November 15, 2023 9:30 AM
To: Lauren Schumann
Subject: Webform submission from: Code Amendments: Public Comment Form

Follow Up Flag: Follow up
Flag Status: Flagged

Submitted on Wed, 11/15/2023 - 09:30 AM

Submitted by: Anonymous

Submitted values are:

Name

Tracie Younce

Address

3632 E PRESCOTT PL
CHANDLER, Arizona. 85249

Email

tyounce@hotmail.com

Comments

Most of these amendments appear to align with nearby cities and more modern updates however I would like to question the elimination of the pool setback of 5 feet. What is the benefit of this change that would outweigh any issues that could be caused by setting the pool decking so close to a neighbor? Wouldn't this cause more problems with masonry fencing and tree roots, etc? I realize lot sizes have dwindled in newer neighborhoods and doesn't always allow room for a pool to be installed on a property but to change the pool set back regulations is not the way to handle citizens wanting a pool in their small yard. Why are you allowing lot sizes so small in the first place if you would allow a pool on that property? What is the overall majority benefit of this amendment?

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Lauren Schumann

From: City of Chandler <webmaster@chandleraz.gov>
Sent: Monday, January 15, 2024 4:17 PM
To: Lauren Schumann
Subject: Webform submission from: Code Amendments: Public Comment Form

Submitted on Mon, 01/15/2024 - 04:17 PM

Submitted by: Anonymous

Submitted values are:

Name

Andrew DeValk

Address

213 S Maple St
Chandler, Arizona. 85226

Email

andrewjdevalk@gmail.com

Comments

Due to the current cost of living, an ADU with built in cooking capabilities would help so many residents like us in various ways. This would allow residents to provide a long-term solution to an aging parent, family member, adult children, friend, or even the opportunity to rent the space long-term (which provides another affordable housing opportunity within Chandler) makes economic sense for all involved. Wouldn't this add value to living in Chandler? An in-law suite adds value to homes. Allowing the chance to rent out an ADU would also increase property values. However, care should be taken in making sure that there is little to no impact on the neighborhood as it relates to parking and aesthetics. Thank you for your consideration!

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.