

AUG 13 2020



Council Memorandum

Development Services -Memo No. CC20-032FA

Date: August 13, 2020

To: Mayor and Council

Thru: Marsha Reed, City Manager *MR*
Joshua H. Wright, Assistant City Manager *JHW*
Derek D. Horn, Development Services Director *#*
Kevin Mayo, Planning Administrator *KM*
David De La Torre, Planning Manager *DDT*

From: Susan Fiala, AICP, Senior Planner *SF*

Subject: PLH19-0061 Development Services Code Amendments
Final Adoption of Ordinance No. 4931

Request: City initiative amending the Code of the City of Chandler, Chapter 35 - Land Use and Zoning; Chapter 39 - Sign Code; Chapter 43 - Public Works and Utilities Department; Chapter 51 - Wastewater Service; Chapter 52 - Water Services; Chapter 53 - Reclaimed Water Service; relating to zoning, signs and civil engineering standards, including amendments related to guest quarters, raising of livestock, minimum planting size, open-air ramadas, notice requirements for zoning amendments, conditional zoning, sign design requirements, administrative waiver of plan submission requirements, extension of water, reclaimed water, and sewer service outside city limits, and other related changes to conform the Code to current City practices

Applicant: City of Chandler

Recommendation

Upon finding the request to be consistent with the General Plan, Planning and Zoning Commission and Planning staff recommend City Council approve the proposed code amendments to the Code of the City of Chandler, Chapter 35 - Land Use and Zoning; Chapter 39 - Sign Code; Chapter 43 - Public Works and Utilities Department; Chapter 51 - Wastewater Service; Chapter 52 - Water Services; and Chapter 53 - Reclaimed Water Service; relating to zoning, signs and civil engineering standards.

Background/Discussion

The proposed code amendments were prompted by a Special Joint Meeting of the City Council and the Planning and Zoning Commission held on August 15, 2019. The focus of the meeting was to address the Infill and Redevelopment element of the City Council Strategic Framework. At that meeting, City Council provided direction to staff on multiple areas of the City Code, including public notification, general code clean up, code amendments, area plans, residential and commercial guidelines, and annexations. Since August 2019, staff have worked on a phased approach to the code amendments and identified which of these aforementioned items are short term deliverables processed by staff and long term projects to be implemented by staff and consultants.

These recommended code amendments were presented to the Council's Airport, Development Services, Public Works and Utilities and Transportation Policy Subcommittee on February 18, 2020. The Subcommittee provided direction to proceed. Planning and Zoning Commission was briefed on June 3, 2020, and staff subsequently refined the proposed amendments based on comments and suggestions from the Council Subcommittee and Planning and Zoning Commission as well as from input received through the public outreach process outlined below.

The proposed amendments are categorized into "policy" and "housekeeping." Policy amendments focus on addressing several priorities of the Infill and Redevelopment element of the City Council Strategic Framework. Policy amendments include:

- Notification and Communication - enhance process requirements including a posting of a neighborhood meeting sign, utilize digital outreach on multiple platforms
- Landscape and Rights-of-Way Landscape - increase tree box size from 15 gallon to 24 inch box
- Conditional Zoning - remove section to align with Arizona State Statute (Prop. 207)
- Civil Engineering Design and Construction - allow City Engineer flexibility administratively
- Annexation and Out of City Utility Service - maintain design standards for County Island properties needing City utilities along with annexation

Housekeeping amendments provide clarifications, citation reconciliations and other minor adjustments to match current administrative practices. Additional information on each amendment is provided in the ordinance and attached code change matrix.

Input gathered from the June 3, 2020, Planning and Zoning Commission briefing was reviewed to revise the proposed amendments or maintain the proposed language.

Comments and suggestions expressed at the briefing are noted below, along with staff's response and action, where applicable.

1. Notification and Communication

Commissioner comment	Staff response or action
a. Interactive Map is a useful tool, yet not found easily within website.	Interactive Map will be evaluated for additional links.
b. Staff should look at developing electronic links within the map that are specific to a property. Receiving notices on upcoming City events and developments needs to be further marketed to residents and encouraged to register for notices.	City email notices relate to departments and divisions within the City within the Subscription section. Staff will contact CAPA on ability to market subscriptions to residents.
c. Orange public hearing signs – QR Code inclusion on a sign is not feasible, as someone would need to park and go to sign to scan the Code. Hearing sign text to be simplified and easily read from a vehicle. The public hearing sign should provide the City of Chandler logo.	Public hearing signs guidelines will be updated to be user-friendly to the public (i.e. font size that is readable, City logo, simplified proposal text).
d. Notification buffer radius should increase for all zoning applications, could double the distances, for mid-rise go up to one-mile. Social media in Code should read as platforms, not platform.	Staff analyzed the request to increase the buffer radius and does not recommend increasing the radius for notification. Staff finds that the mailing notices based on County assessor property owner records is often ineffective for providing project information to property owners because owners may view mailings as junk mail, tenants of the owners are not notified, and the staff time and mailing costs involved. Rather, staff suggests greater use of social media and technology to reach out to citizens both on their smart phones and through the City's website and social media platforms currently used for other public notifications of events and activities.

	Staff revised Code text to read as social media “platforms” instead of a single “platform.”
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2. Landscape and Rights-of-Way Landscape

<u>Commissioner comment</u>	<u>Staff response or action</u>
Landscaping proposed in the preferred species list should be water conservation plant materials by the AMWUA.	Plant materials required by Code are currently required to adhere to the low-water usage plants outlined in the “Low-Water-Using Plant List” approved by the Arizona Department of Water Resources. Staff will provide further guidance with a preferred species list that addresses low water use plants and trees.

3. Conditional Zoning

<u>Commissioner comment</u>	<u>Staff response or action</u>
The zoning timing condition should remain in Code to provide assurances that projects comply with the approved rezoning and/or to be able to revisit the applicability and compatibility of zoning cases that were approved many years ago, but never constructed.	Staff finds that the removal of this code requirement is in alignment with Arizona State Statutes as to prevent conflicts with Proposition 207. Staff also indicated that there is a handful of remaining properties with time extensions and historically only two properties have reverted zoning with the request by the property owner. No change proposed.

4. Housekeeping amendments

a. Are open-air ramadas counted toward lot coverage? In Phoenix, trellises do not count toward lot coverage in the Arcadia neighborhood.	Staff researched this specific neighborhood, which appears to allow maximum lot coverage of 25%. Chandler allows 40% lot coverage for hard-zoned properties. Properties zoned as Planned Area Development may provide greater lot coverage.
b. The increase of height of the storage shed impacts properties where there may be a lower than 4 ft. wall/fence or no fence/wall. Commission stated this relates to Traditional Neighborhoods in the	Staff contacted the Neighborhood Resources Administrator who shared the proposed Code amendments at the June 8, 2020, NAC meeting. No comments were voiced at the meeting.

majority of cases. Suggestion to contact the Neighborhood Advisory Committee (NAC).	
c. Consider allowing accessory dwelling units (ADU) in lieu of guest quarters.	The intent of the code revision is to codify current administrative practice of having a bedroom, bath in the detached building, yet no full kitchen or separate utilities are permitted. Future policy amendments or new area plans related to infill may consider ADUs.

Public Outreach

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Notification of the proposed amendments, request for public input, and public hearing dates was sent electronically to the following stakeholders on May 22, 2020, and June 16, 2020: Chandler Chamber of Commerce, Valley Partnership, Arizona Multifamily Association, Home Builders Association of Central Arizona, and land use law attorneys that have been involved in developments in Chandler. Staff received comments from Jackson Moll, Vice President of Municipal Affairs, Home Builders Association of Central Arizona, which are attached together with staff's response.
- On May 22, 2020, the draft code amendments were posted on the City's website and social media platforms to gather initial public input.
- The public hearing schedule was posted on the City's website and advertised in the newspaper.

Planning and Zoning Commission Vote Report

Planning and Zoning Commission meeting July 1, 2020.

Motion to Recommend Approval.

In Favor: 5 Opposed: Absent: 2 (Eberle, Pekau)

Chairman Heumann reiterated that increasing the buffer distances for notification of development projects should be further evaluated by staff. This may include a set of codified criteria based on the type of development proposed. It is the best interest to reach out to the most citizens who may be impacted by a proposed project. Staff responded that further evaluation of the buffer distance for mailing notifications will be part of the next phase of code amendments. The second concern is the removal of the time condition.

Recommended Action

Planning staff find the request is in compliance with the General Plan. Planning and Zoning Commission recommend the City Council approve PLH19-0061 Development Services Code Amendments.

Ordinance was introduced and tentatively adopted on July 16, 2020.

Proposed Motion

Move City Council adopt Ordinance No. 4931, amending the Code of the City of Chandler, Chapter 35 - Land Use and Zoning; Chapter 39 - Sign Code; Chapter 43 - Public Works and Utilities Department; Chapter 51 - Wastewater Service; Chapter 52 - Water Services; Chapter 53 - Reclaimed Water Service; relating to zoning, signs and civil engineering standards, as recommended by Planning and Zoning Commission.

Attachments:

1. Ordinance No. 4931
2. Code Change Matrix
3. Stakeholder Letter
4. Comments Matrix

ORDINANCE NO. 4931

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, DECLARING THAT DOCUMENT ENTITLED "2020 AMENDMENTS TO CHAPTERS 35, 39, 43, 51, 52 AND 53" TO BE A PUBLIC RECORD; AMENDING THE CODE OF THE CITY OF CHANDLER, CHAPTER 35 - LAND USE AND ZONING; CHAPTER 39 - SIGN CODE; CHAPTER 43 - PUBLIC WORKS AND UTILITIES DEPARTMENT; CHAPTER 51 - WASTEWATER SERVICE; CHAPTER 52 - WATER SERVICES; CHAPTER 53 - RECLAIMED WATER SERVICE; RELATING TO ZONING, SIGNS AND CIVIL ENGINEERING STANDARDS, INCLUDING AMENDMENTS RELATED TO GUEST QUARTERS, RAISING OF LIVESTOCK, MINIMUM PLANTING SIZE, OPEN-AIR RAMADAS, NOTICE REQUIREMENTS FOR ZONING AMENDMENTS, CONDITIONAL ZONING, SIGN DESIGN REQUIREMENTS, ADMINISTRATIVE WAIVER OF PLAN SUBMISSION REQUIREMENTS, EXTENSION OF WATER, RECLAIMED WATER, AND SEWER SERVICE OUTSIDE CITY LIMITS, AND OTHER RELATED CHANGES TO CONFORM THE CODE TO CURRENT CITY PRACTICES; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR SEVERABILITY.

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

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

WHEREAS, a public hearing was held by the Planning and Zoning Commission on July 1, 2020.

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 "2020 Amendments to Chapters 35, 39, 43, 51, 52 and 53", one paper copy and one electronic copy of which shall remain on file in the office of the City Clerk, is hereby declared to be a public record.

Section 2. That the Chandler City Code is hereby amended by adoption of the amendments set forth in "2020 Amendments to Chapters 35, 39, 43, 51, 52 and 53," said document having been declared to be a public record.

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 ____ day of _____, 2020.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of _____, 2020.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4931 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2020, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY TA

PUBLISHED:

2020 Amendments to Chapters 35, 39, 43, 51, 52 and 53
{Public Record for Ordinance No. 4931}

The Chandler City Code, Chapter 35 - Land Use And Zoning; Chapter 39 - Sign Code; Chapter 43 - Public Works And Utilities Department; Chapter 51 - Wastewater Service; Chapter 52 - Water Services; Chapter 53 - Reclaimed Water Service; are hereby amended to read as follows (additions in ALL CAPS, deletions in ~~strikethrough~~, omitted text indicated by ellipses as "..."):

Chapter 35 - LAND USE AND ZONING

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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, including a private garage but not involving any activity used for commercial purposes. Greenhouses and/or hydroponic houses for hobby purposes shall be excluded for this definition.

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Density, net: Net acreage, excluding ARTERIAL AND COLLECTOR STREET alleys and ~~other~~ rights-of-way, divided into the number of units, lots or spaces.

...

GUEST QUARTERS: A DETACHED BUILDING USED TO HOUSE NON-PAYING PERSONS, AND WHICH DOES NOT INCLUDE BUILT-IN COOKING FACILITIES.

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Open-air ramada: A detached accessory building or structure open on the sides and supporting a roof or lattice-type cover, primarily for the purpose of providing shade in conjunction with a recreational activity, such as a swimming pool, jacuzzi, or sitting area, and ~~not to exceed both ten (10) feet in height and one hundred fifty (150) square feet in area, and separated from the residential dwelling by a distance equal to at least one half (1/2) of the rear yard setback.~~

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Storage shed: A subordinate structure or building used primarily for storage purposes, ~~of a height no greater than seven (7) feet, and the total square footage of which does not exceed one hundred twenty (120) square feet.~~

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ARTICLE III. - DISTRICTS GENERALLY

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35-305. - Use Permits.

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(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:

...

(d) *Use permit criteria.* Approval of any application for a use permit to operate residential child care, shall be subject to complete and continual compliance with each of the following criteria:

...

2. *Location.* No new residential child care use not already licensed by the State of Arizona Department of Health Services and in full operation prior to the effective date of these regulations, shall be located on a lot within twelve hundred (1,200) feet, measured by a straight line in any direction, from the lot line of another residential child care provider ~~or other group home.~~

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ARTICLE IV. - AG-1—AGRICULTURAL DISTRICT

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35-401. - Uses permitted.

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(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) ~~The grazing and raising of livestock provided that not 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. No more than two (2) horses may be kept per thirty five thousand (35,000) square feet of lot area, and a total of five (5) shall be the maximum number of livestock permitted per thirty five thousand (35,000) square feet of lot area.~~

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.

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(11) Signs are permitted in accordance with the Chandler Sign Code [Chapter 24 39].

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ARTICLE V. - SF-33—SINGLE-FAMILY DISTRICT

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35-501. - Uses permitted.

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(5) Signs in accordance with the Chandler Sign Code [Chapter 24 39].

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35-502. - Uses permitted by use permit.

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~~(5) Trailers.~~

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ARTICLE VI. - SF-18—SINGLE-FAMILY DISTRICT

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35-601. - Uses permitted.

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(5) Signs in accordance with Chandler Sign Code [Chapter 24-39].

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

...

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

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35-601.1. - Uses permitted.

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(5) Signs in accordance with the Chandler Sign Code [Chapter 24-39].

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

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

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35-801. - Uses permitted.

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(4) Signs in accordance with the Chandler Sign Code [Chapter 24-39].

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(8) Swimming ~~pool~~-POOLS, private, in accordance with Article XXII [section 2205] of this Code.

35-802. - Uses permitted by use permit.

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

- (1) Single-family dwellings.
- ~~(2) Condominiums, new and conversions.~~
- (2) ~~(3)~~ Townhouses.
- (3) ~~(4)~~ Churches, schools, public buildings and facilities.
- (4) ~~(5)~~ Elderly care housing.
- (5) ~~(6)~~ Any other uses the City Council determines are compatible and in the best interests of the community.

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

35-901. - Uses permitted.

- ...
(3) Signs in accordance with the Chandler Sign Code [Chapter 24 39].

- ...
(6) Swimming ~~pool~~ POOLS, private, in accordance with Article XXII [section 2205] of this Code.

35-902. - Uses permitted by use permit.

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

- (1) Single-family dwellings.
- (2) Two-family dwellings.
- ~~(3) Condominiums, new and conversions.~~
- (3) ~~(4)~~ Townhouses.
- (4) ~~(5)~~ Elevator multiple-family structures, including accessory business uses which are primarily for the convenience of the tenants.
- (5) ~~(6)~~ Offices and office buildings.
- (6) ~~(7)~~ Elderly care housing.
- (7) ~~(8)~~ Any other uses the City Council determines are compatible and in the best interests of the community.

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

35-1001. - Uses permitted.

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(6) Signs in accordance with the Chandler Sign Code [Chapter 24-39].

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

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35-1002. - Uses permitted by use permit.

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

(1) Single-family dwellings.

(2) Two-family dwellings.

~~(3) Condominiums, new and conversions.~~

~~(3) (4) Townhouses.~~

~~(4) (5) Elderly care housing.~~

~~(5) (6) Any other uses the City Council determines are compatible and in the best interests of the community.~~

35-1003. - Height and area regulations.

(1) *Height regulations:* Same as ~~MF-1~~ MF-2 District.

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ARTICLE XI. - MH-1—MOBILE HOME DISTRICT

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35-1101. - Uses permitted.

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(4) Signs in accordance with the Chandler Sign Code [Chapter 24-39].

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(6) Swimming pool-POOLS, private, in accordance with Article XXII [section 2205] of this Code.

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ARTICLE XII. - C-1—NEIGHBORHOOD COMMERCIAL DISTRICT

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35-1205. – SITE DEVELOPMENT.

ALL BUILDINGS SHALL BE IN ACCORDANCE WITH ARTICLE XIX OF THIS CODE.

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ARTICLE XIII. - C-2—COMMUNITY COMMERCIAL DISTRICT

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35-1305. – SITE DEVELOPMENT.

ALL BUILDINGS SHALL BE IN ACCORDANCE WITH ARTICLE XIX OF THIS CODE.

...

ARTICLE XIV. - C-3—REGIONAL COMMERCIAL DISTRICT

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35-1405. – SITE DEVELOPMENT.
ALL BUILDINGS SHALL BE IN ACCORDANCE WITH ARTICLE XIX OF THIS CODE.

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ARTICLE XV. - I-1—PLANNED INDUSTRIAL DISTRICT

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35-1505. – SITE DEVELOPMENT.
ALL BUILDINGS SHALL BE IN ACCORDANCE WITH ARTICLE XIX OF THIS CODE.

ARTICLE XVI. - I-2—GENERAL INDUSTRIAL DISTRICT

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35-1605. – SITE DEVELOPMENT.
ALL BUILDINGS SHALL BE IN ACCORDANCE WITH ARTICLE XIX OF THIS CODE.

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ARTICLE XVII. - PLANNED AREA DEVELOPMENTS

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35-1706. - Description of preliminary development plan.
(1) A Preliminary Development Plan shall contain the following information:

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- (d) Drawings and descriptions clearly showing the following:
 1. The existing topographical features of the site;
 2. A statement of intended design philosophy and environmental quality; this statement may be in writing, graphic, photographic or a combination of these;
 3. Where portions of the site are subject to flooding, the map shall indicate extent and frequency; location of retention areas, calculations and maintenance responsibility;
 4. Where areas lie in aircraft approach and holding patterns, such areas shall be indicated;
 5. The location and nature of the various uses and their areas in acres;
 6. The proposed circulation system and traffic analysis, including any improvements needed to accommodate additional traffic; indicating whether they are public or private;
 7. Delineation of the various land use areas, indicating for each such area its general extent, size, total number of dwelling units and approximate percentage allocation by dwelling type, building arrangement, schematic floor plans, building elevations, architectural style and details, and exterior building materials and colors;
 8. The interior open space system;
 9. General statement as to how common open space is to be owned and maintained;

- 10. A calculation of the residential density in dwelling units per gross acre, including interior roadways; a calculation of nonresidential intensity in terms of building coverage or floor area ratios, as appropriate;
- 11. Perimeter treatment and relationship of the project to surrounding land uses;
- 12. Principal ties to the community at large with respect to transportation, water supply and sewage disposal; indicating whether they are public or private;
- 13. General description of the availability of other community facilities, such as schools, fire protection services, and cultural facilities, if any, and how these facilities are affected by this proposal;
- 14. Graphic representation of proposed landscaping, on-site parking, points of access, common areas, recreational amenities, screen walls/fences, building heights, lighting, streets, drives and pedestrian walks, water features, signage and other site plan details;
- 15. Evidence that the proposal is compatible with the goals of the Chandler General Plan;
- 16. If the development is to be phased, a general indication of how the phasing is to proceed; whether or not the development is to be phased, the development plan shall show the intended total project;
- 17. A list of development standards from which departure is requested, together with a statement of how such deviations shall result in environmental quality higher than without stated deviations.

The Zoning Administrator may waive, in writing, any of the above required information when, in his/her opinion, not applicable and MAY require additional information when needed to adequately describe or clarify the project or its impact.

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ARTICLE XIX. - SITE DEVELOPMENT PLAN

35-1900. - General requirements.

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(3) The approved site development plan shall be effective for a period of one (1) year from the date of approval by the building division. ~~Resubmittal thereafter shall be subject to any amendments of the Zoning Code or development policies adopted since the approval date.~~ MODIFICATIONS TO THE APPROVED SITE DEVELOPMENT PLAN SHALL BE SUBJECT TO AMENDMENTS OF THE ZONING CODE ADOPTED SINCE THE APPROVAL DATE.

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35-1902. - Site development plan design standards.

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(5) *Building design:*

(a) *Quality*: Architectural style is not prescribed; the design, however, shall convey a high degree of quality commensurate with the neighborhood and as prescribed in the Chandler Comprehensive GENERAL Plan. A standard building design for some other location, climate, environment or set of circumstances may not necessarily fit in a given location in Chandler and shall be modified to be harmonious with the immediate environment and meet the intent set forth in this paragraph.

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

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(c) *Independent building PADs PAD SITES*: For the purpose of this section, commercial PADs PAD SITES are uses that stand apart from, and hence not perceivable as, part of the main building complex. PADs 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 PADs PAD SITES permissible in a shopping center shall be limited to one (1) per arterial street frontage, with corner PADs PAD SITES to count as one (1) of the frontage allowances. Multi-user PADs 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 SITE shall not exceed two (2) although the Commission may consider a larger number through the PAD PLANNED AREA DEVELOPMENT (PAD) process when environmentally commensurate with the size and scale of the shopping center.

1. *Circulation*: One (1) drive-up or drive through window per 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. Queuing lanes for fast food and similar high turnover uses shall be a minimum of fourteen (14) feet in width and at least one hundred fifty (150) feet in length from drive-up window to start of lane with queuing. Queuing shall be provided to accommodate a minimum of six (6) vehicles from the start of lane to the menu board. This queuing length standard is not intended for such uses as drug stores, banks, dry cleaners, etc.

2. *General design*: All PADs PAD SITES, though isolated from the main complex, shall be designed to provide a landscape and architectural setting to the larger complex. Any PAD SITE building(s) twelve thousand (12,000) square feet or greater in building area, located within any commercial site that is ten (10) acres or greater in size, shall be allowed to be constructed prior to the balance of the commercial center. Any PAD SITE buildings twenty-five thousand (25,000) square feet or less in building area, located within any commercial site that is less than ten (10) acres in size, shall be constructed

concurrently or subsequently with at least twelve thousand (12,000) square feet of additional building area in the commercial center.

Freestanding building adjacent to the main complex structures will not be considered ~~PADs~~ PAD SITES if the freestanding building is not separated from the larger complex by vehicular movement, improved vehicular surfaces, or retention area.

PAD SITE buildings shall portray detailed exteriors on all sides to avoid blank or monotonous faces: wall perimeters shall be landscaped. In no case shall parking areas or other improved surfaces for vehicles extend to building walls. ~~PADs~~ PAD SITES shall not exceed one (1) story in height.

3. Any high turn-over uses (fast food, convenience stores, service stations, etc.) must be integrated within larger planned commercial and office centers. However, on-sites where the contiguous area is generally insufficient to allow a larger planned center, relief may be considered through the provisions of the Planned Area Development (PAD) process, subject to approval by City Council.

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(g) *Additional quality standards:* The intent of the following standards is to encourage creative and innovative design techniques, quality and merit. A minimum of six (6) of the following items shall be achieved for shopping centers, office and commercial centers.

1. Provide direct collector street access to commercial center.
2. Locate at least fifty (50) percent of freestanding ~~PADs~~ PAD SITES within a landscape setting along an arterial streetscape.

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35-1903. - Landscaping.

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(6) *Standards:* All turf areas equal to or greater than five (5) acres in size shall be watered exclusively with reclaimed water when reclaimed water is available in the arterial street. All infrastructure need to accept reclaimed water when it is available in the arterial street shall be installed as a part of the development. When effluent is used, all turf areas equal to or greater than five (5) acres in size shall be overseeded with a winter lawn. All new developments AND MODIFICATIONS TO EXISTING DEVELOPMENTS shall be landscaped in accordance with the following minimum standards.

(a) *Plant material:*

...

3. *Minimum planting size:* Unless specified elsewhere, all plant material shall be of the following minimum sizes:

Plant Type	Minimum Planting Size
Trees (for office, INDUSTRIAL, and commercial development adjoining arterial streets)	24-inch box (50% of required trees)
	36-inch box (25% of required

	trees)*
	48-inch box (25% of required trees)*
Trees (interior of office, INDUSTRIAL, and commercial development)	15-gallon (50% of required trees)
	24-inch box (50% of required trees)
	15-gallon (50% of required trees)
Trees (for non-commercial development COMMON OPEN SPACE ADJOINING ARTERIAL STREETS)	24-inch box (50% of required trees)
	36-INCH BOX (50% OF REQUIRED TREES)*
TREES (FOR NON-COMMERCIAL INTERIOR COMMON OPEN SPACE)	24-INCH BOX
Trees (quantities that exceed minimum code standards UNDER SECTION 35-1903(6)(C))	15-gallon 24-INCH BOX
Shrubs	5-gallon
Ground Cover	1-gallon
Vines	1-gallon
Annuals	4-inch pots or flats

*Date palm or fan palm trees in excess of fifteen (15) feet in trunk height may qualify as a required thirty-six-inch box or forty-eight-inch box planting size.

(j) *Miscellaneous provisions:*

6. *Plant cover/dust control:* All portions of a development site (including future building ~~PADs~~PAD SITES) not occupied by buildings, structures, paved improvements, and required landscape areas shall be temporarily landscaped with plant materials in accordance with these standards or treated with an appropriate inorganic ground cover and maintained in a weed-free condition.

ARTICLE XX. - NONCONFORMING USES

35-2002. - Alteration of nonconforming buildings.

A nonconforming building shall not be enlarged, extended, OR reconstructed ~~or structurally altered unless such building and~~ unless such enlargement, extension, OR reconstruction and ~~structural alterations conform~~ CONFORMS in every respect with the regulations specified by this Code for such district in which said building is located.

ARTICLE XXI. - TABLE OF PERMITTED USES FOR NONRESIDENTIAL DISTRICTS

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
Dancing or music schools	X	X			
Reducing salons		X	X	UP	

ARTICLE XXII. - ADDITIONAL HEIGHT AND AREA REGULATIONS

35-2202. - Accessory buildings AND GUEST QUARTERS.

(1) Accessory buildings AND GUEST QUARTERS 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, ~~except that open-air ramadas as defined by this Code [in section 200] may achieve a minimum five-foot side yard and five-foot rear yard setback, as measured from the edge of the roof or cover. In the event that an alley, or common open space public or private other than a street, adjoins the rear yard along one (1) or more of the property lines, the required five-foot setback from that property line to such ramada may be eliminated.~~ Any accessory buildings within a planned area development (PAD) zoning designation shall be subject to the applicable provisions of the adopted preliminary development plan.

~~(6) No accessory building shall be used for dwelling purposes.~~ 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.

(7) A MAXIMUM OF ONE ACCESSORY BUILDING OR ONE GUEST QUARTERS IS PERMITTED ON A LOT.

(8) THE EXTERIOR DESIGN OF AN ACCESSORY BUILDING OR GUEST QUARTERS SHALL BE COMMENSURATE WITH THE EXTERIOR DESIGN OF THE PRINCIPAL BUILDING IN MATERIALS, COLORS AND ARCHITECTURAL STYLE.

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 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 WITHIN THE PROPERTY SUBJECT TO THE PROVISIONS OF THIS SECTION AND 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.

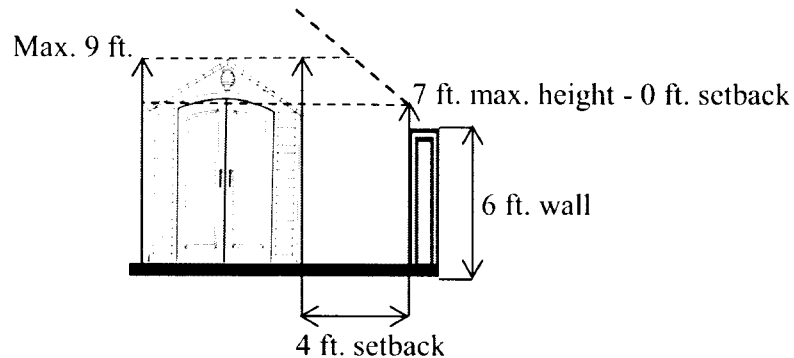
(5) RAMADAS SHALL NOT BE LOCATED CLOSER THAN FIVE (5) FEET TO THE SIDE AND REAR PROPERTY LINES AS MEASURED FROM THE EDGE OF THE ROOF OR COVER. IF AN ALLEY, OR COMMON OPEN SPACE PUBLIC OR PRIVATE OPEN SPACE, OTHER THAN A STREET, ADJOINS THE REAR YARD ALONG ONE (1) OR MORE OF THE PROPERTY LINES, THE FIVE (5) FOOT SETBACK FROM THAT PROPERTY LINE TO SUCH RAMADA MAY BE ELIMINATED.

35-2203. – Storage sheds.

...

(3) Storage sheds NOT EXCEEDING SEVEN (7) FEET IN BUILDING HEIGHT shall not be subject to rear and side yard setback requirements.

(4) STORAGE SHEDS MAY EXCEED SEVEN (7) FEET IN BUILDING HEIGHT PROVIDED AT NO POINT SHALL ANY PORTION OF THE STORAGE SHED EXCEED A LINE SLOPING INWARD AND UPWARD TOWARD THE CENTER OF THE LOT AT A RATIO OF TWO (2) ADDITIONAL FEET OF SETBACK FOR EACH ADDITIONAL ONE (1) FOOT OF BUILDING HEIGHT UP TO A MAXIMUM OF NINE (9) FEET IN BUILDING HEIGHT FROM THE SIDE AND REAR PROPERTY LINES.



(5) STORAGE SHEDS SHALL NOT EXCEED ONE HUNDRED TWENTY (120) SQUARE FEET IN AREA.

ARTICLE XXVI. - AMENDMENTS

...

35-2601.1. - Citizen review process.

A. Prior to any public hearing, as required under section 35-2602 of this Article XXVII, on any area plan application, on any preliminary development plan application, or on any application for any zoning ordinance that changes any property from one zoning district to another, that imposes any regulation not previously imposed, or that removes or modifies any such regulation previously imposed, the applicant shall provide NOTICE OF A NEIGHBORHOOD MEETING. NOTIFICATION SHALL INCLUDE MAILING A WRITTEN NOTICE, AND AT THE DISCRETION OF THE ZONING ADMINISTRATOR, MAY INCLUDE POSTING A SIGN ON THE DEVELOPMENT SITE, AND ELECTRONIC/DIGITAL OUTREACH.

1) WRITTEN NOTICE

i. A written notice of the NEIGHBORHOOD MEETING SHALL BE MAILED ~~application~~ to all landowners of property located within six hundred (600) feet of the subject property, and the address of any registered neighborhood organizations located within one-quarter ($\frac{1}{4}$) mile of the subject property, and to such other persons as the Zoning Administrator reasonably determines to be other potentially affected citizens.

~~1. The six hundred (600) foot notice to adjacent property owners and the one quarter ($\frac{1}{4}$) mile notice to registered neighborhood organizations as specified herein~~ FOR ANY ZONING ORDINANCE OR PRELIMINARY DEVELOPMENT PLAN PERTAINING TO A MID-RISE DEVELOPMENT, AND TO ANY AREA PLAN APPLICATION, THE DISTANCE shall be expanded to a distance of one-quarter ($\frac{1}{4}$) mile for adjacent property owners, and to a one-half ($\frac{1}{2}$) mile distance for registered neighborhood organizations., ~~for any preliminary development plan, or any zoning ordinance pertaining to a mid-rise development, and to any area plan application.~~

ALL DISTANCES SHALL BE MEASURED FROM THE PROPERTY LINES OF THE DEVELOPMENT SITE.

~~2. The one-quarter (1/4) mile and the one-half (1/2) mile distances shall be measured from the property boundary lines of the parcel for which the mid-rise development is being proposed.~~

~~B.~~ ii. The written notice shall also include a general explanation of the substance of the proposed area plan application, preliminary development plan application or zoning ordinance application and shall state the date, time and place scheduled for a neighborhood meeting, at which any adjacent landowner or those other potentially affected citizens, as determined under section 35-2601.1A., will be provided a reasonable opportunity to express any issues or concerns that the landowner or citizen may have with the proposed application before the public hearing required under section 35-2602. The content of said written notice shall be reviewed and approved by the Zoning Administrator prior to mailing.

For any area plan, preliminary development plan, or any zoning ordinance pertaining to a mid-rise development, at least two (2) neighborhood meetings shall be held by the applicant, prior to the applicant being scheduled for public hearings by the Planning and Zoning Commission and City Council.

~~C.~~iii. The written notice required by [section] 35-2601.1A. shall be mailed by first class mail at least fifteen (15) days prior to the neighborhood meeting.

2) SIGN POSTING.

THE APPLICANT SHALL POST A SIGN ON THE SUBJECT PROPERTY, AT LEAST FIFTEEN (15) DAYS PRIOR TO THE NEIGHBORHOOD MEETING, IN ACCORDANCE WITH DESIGN STANDARDS SPECIFIED BY THE CITY OF CHANDLER. THE SIGN SHALL BE LOCATED ALONG AN ARTERIAL STREET, NEIGHBORHOOD ENTRY, OR OTHER HIGH VISIBILITY LOCATION. THE CONTENT OF THE SIGN SHALL BE REVIEWED AND APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO INSTALLATION. THE APPLICANT SHALL REMOVE THE SIGN AT THE CONCLUSION OF THE CITIZEN REVIEW PROCESS.

3) ELECTRONIC/DIGITAL OUTREACH.

THE APPLICANT SHALL IMPLEMENT ONE ELECTRONIC/DIGITAL METHOD OF OUTREACH AT LEAST FIFTEEN (15) DAYS PRIOR TO THE NEIGHBORHOOD MEETING IN ACCORDANCE WITH STANDARDS SPECIFIED BY THE CITY OF CHANDLER. THE METHOD AND CONTENT SHALL BE REVIEWED AND APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO IMPLEMENTATION. THE CONTENT OF THE SELECTED METHOD SHALL BE UPDATED TO REFLECT CITIZEN INPUT AND ANY OTHER REVISIONS AND REMAIN UNTIL THE CONCLUSION OF THE FINAL COUNCIL DECISION. THE ZONING ADMINISTRATOR OR DESIGNEE SHALL POST THE NOTICE ON ONE OR MORE SOCIAL MEDIA PLATFORMS AS DEEMED NECESSARY.

If the Zoning Administrator determines that special circumstances warrant additional notification, the Zoning Administrator may require one or more of the following additional means of notification to be provided at least fifteen (15) days prior to the neighborhood meeting:

1. Written notice shall be personally delivered to each property within three hundred (300) feet which contains an inhabited building; such notice shall be in the form of a door hanger in accordance with the design standards prescribed by the City of Chandler. The deliverer shall provide written certification to the City that such notices were delivered in this manner on a particular date or dates.

~~2. Notice shall be posted on a sign on the subject property, in accordance with design standards specified by the City of Chandler, located along an arterial street, neighborhood entry, or other high visibility location. The applicant shall remove said sign at the conclusion of the citizen review process.~~

2. ~~3.~~ Notice shall be provided in such other manner as deemed necessary or desirable by the Zoning Administrator.

After providing the required ~~notification~~ NOTIFICATIONS, the applicant shall submit to the Zoning Administrator a copy of the mailing list, A PHOTOGRAPH OF THE SIGN, A COPY OF THE ELECTRONIC/DIGITAL METHODOLOGY and a notarized affidavit of notification; said affidavit shall be in a form prescribed by the City of Chandler.

~~B. D.~~ The applicant, upon consultation with the Zoning Administrator, shall establish a time, date and place for the neighborhood meeting that provides a reasonable opportunity for potentially affected citizens, as determined under section 35-2601.1A. to discuss and express their respective views concerning the application and any issues or concerns that they may have with the zoning or rezoning ordinance, the preliminary development plan, and/or the area plan that may proposed in the application. Within five (5) business days following the neighborhood meeting, the applicant shall submit to the Zoning Administrator a neighborhood meeting summary that identifies the people in attendance and the issues that were discussed. THE APPLICANT SHALL ALSO SUBMIT COMMENTS RECEIVED THROUGH THE ELECTRONIC/DIGITAL OUTREACH METHOD TO THE ZONING ADMINISTRATOR. The Zoning Administrator or planning staff shall report the results of the neighborhood meeting AND OF THE ELECTRONIC/DIGITAL OUTREACH to the Planning and Zoning Commission and City Council at such time as they take action on the application.

~~C. E.~~ At the discretion of the Zoning Administrator, an alternative citizen review process may be used that does not involve a neighborhood meeting. The alternative process shall consist of the following:

...

35-2602. - Public hearing.

A. The Planning and Zoning Commission shall hold a public hearing on any zoning ordinance which changes any property from one (1) zoning district to another, imposes any regulation not previously imposed, or which removes or modifies any other regulation previously imposed. Notice of the date, time and place of the hearing, including a general explanation of the matter to

be considered and including a general description of the area affected, shall be given fifteen (15) days before the hearing, in the following manner:

(1) The CITY SHALL PREPARE AND PUBLISH THE notice ~~shall be published~~ once in a newspaper of general circulation published or circulated in the City of Chandler, or if there is none, it shall be posted on the affected property in such a manner as to be legible from the public right-of-way and in at least ten (10) places in the City of Chandler. A posted notice shall be printed so that the following are visible from a distance of one hundred (100) feet: the word "zoning," the present zoning district classification, the proposed zoning district classification, the date and time of the hearing.

(2) In addition to publication, copies of the notice shall be mailed to owners of any property, in whole or part, within six hundred (600) feet of the boundary of the subject property, and the address of any Registered Neighborhood Organization within one-quarter (¼) mile of the boundary of the property being considered for rezoning. A listing of property owners within six hundred (600) feet of the subject property, consistent with current records of the Maricopa County Assessor's Office at the time of application and complete with their mailing addresses, and a list of Registered Neighborhood Organizations within one-quarter (¼) mile, shall be provided ~~on address labels~~ to the City by the applicant for use in such mailing. Failure of the applicant to complete an accurate list of property owners, and Registered Neighborhood Organizations may, in the opinion of the Zoning Administrator, invalidate the application. Failure of a property owner, or minority of property owners, or Registered Neighborhood Organizations to receive this notice, however, shall not invalidate the application if, in the opinion of the Zoning Administrator, a reasonable effort to notify all parties has been made. ~~Receipt of these mailing labels shall be a prerequisite to scheduling of public hearings by the City.~~ These requirements may be waived by the Zoning Administrator if circumstances so warrant.

(a) The six hundred (600) foot notice to adjacent property owners and the one-quarter (¼) mile notice to registered neighborhood organizations as specified herein shall be expanded to ~~a distance of~~ one-quarter (¼) mile for adjacent property owners, and to one-half (½) mile ~~distance~~ for registered neighborhood organizations, for any preliminary development plan, or any zoning ordinance pertaining to a mid-rise development, and to any area plan application.

(b) The one-quarter (¼) mile and the one-half (½) mile distances shall be measured from the property boundary lines of the parcel for which the mid-rise development is being proposed.

(3) In proceedings involving rezoning of land which abuts other municipalities or unincorporated areas of the County or a combination thereof, copies of the notice of public hearing shall be transmitted to the planning agency of such governmental unit abutting such land.

(4) In addition to publication, the following additional notifications shall be required unless waived by the Zoning Administrator:

(a) ~~That the~~ THE applicant SHALL post a minimum four-foot by eight-foot wooden sign on the subject property, in accordance with design standards specified by the City of Chandler;. THE SIGN MUST BE located along an arterial street, neighborhood entry, or other high visibility location. The applicant shall remove ~~such~~ THE sign at the conclusion of the public hearing process.

(b) ~~That the~~ THE applicant SHALL personally deliver notice to each property within three hundred (300) feet ~~which~~ THAT contains an inhabited building; ~~such~~ THE notice shall be in the form of a door hanger in accordance with design standards prescribed by the City of Chandler. The deliverer shall provide written certification to the City that such notices were delivered in this manner on a particular date or dates.

(5) In addition to publication, the City of Chandler may give notice of the hearing in such other manner as it may deem necessary or desirable.

...

~~35-2603. - Conditional zoning.~~

~~A. The City Council may approve a zoning change containing conditions which must be met by the applicant and may specify a period of time for the applicant to meet said conditions. In the event the time period expires and the conditions have not been met, the ordinance shall not become effective.~~

~~B. Where a rezoning ordinance amending this Code contains conditions which must be met by the applicant and no time limit was specified, the applicant shall comply with the conditions within a period of one (1) year from the effective date of the ordinance or said ordinance shall not become effective.~~

~~35-2604. 35-2603. - Reconsideration of denied amendments.~~

...

~~35-2605. 35-2604. - Protests against amendment.~~

...

ARTICLE XXIX. - P.C.O.—PLANNED COMMERCIAL OFFICE DISTRICT

...

35-2905. - General provisions.

...

(3) *Signs*: All signs shall be in accordance with the City of Chandler Sign Code [Chapter 24 39].

...

ARTICLE XXXI. - AP-1—AIRPORT DISTRICT

...

35-3103. - Site development standards.

...

(3) *Development standards and regulations*:

...

(h) *Sign regulations:* All signing as may be erected within the AP-1 district shall be subject to the requirements of the City of Chandler Sign Code [Chapter 24-39] as adopted by Council Ordinance No. 674 and as subsequently amended. The following design standards shall constitute a supplement to the Sign Code, ~~Section 24-14, Signs Permitted,~~ for signing within the AP-1 district only:

...
ARTICLE XXXII. - CITY CENTER DISTRICT (CCD)

...
35-3203. - Uses requiring use permit approval (CCD zoning district).

The following uses shall require approval of a use permit by City Council, upon recommendation by the Planning and Zoning Commission, subject to the review and approval criteria set forth in section 35-305 of the Zoning Code:

A. Public assembly such as meeting halls, lodges, conference facilities, theaters, cinemas, auditoriums, places of worship, and schools.

B. Commercial recreation such as health clubs, gyms, fitness centers, racquet clubs, teen clubs, youth centers, bowling alleys, billiards, ice skating, rock-climbing, and amusement arcades.

C. Entertainment activity as defined in section 35-200.

~~D. Sales, service or production of any spirituous beverage from any premises, including without limitation brewpubs and microbreweries, and regardless of whether the spirituous beverage is offered for on-site or off-site consumption.~~

~~D. E.~~ Ground floor offices, medical and dental offices and clinics, but excluding in all instances any veterinarian hospitals, veterinarian offices, or kennels.

~~E. F.~~ Transient service facilities, subject to the policy guidelines set forth in Resolution No. 2379, adopted by Council on July 13, 1995, and as may subsequently be amended.

~~F. G.~~ Upper floor residential dwelling units, but excluding in all cases any single-room occupancies.

~~G. H.~~ Any other use determined by City Council to be compatible with other uses in this district, and consistent with the Chandler General Plan.

...
Chapter 39 - SIGN CODE

...
39-3. - Definitions.

...
Sign, cabinet: A permanent sign that is internally illuminated in which a removable sign face, ~~usually with~~ THAT IS ENTIRELY OR MOSTLY translucent ~~sign graphics,~~ is enclosed on all edges by a cabinet, and the source of illumination is not visible. A cabinet sign may be multi-faced. INDIVIDUAL PAN CHANNEL LETTERS MOUNTED TO A BACKER PANEL OR CABINET THAT HAS AN OPAQUE FACE, OR A CABINET WITH AN OPAQUE FACE

THAT IS ROUTED WITH PUSH THROUGH ACRYLIC, SHALL BE EXCLUDED FROM THIS DEFINITION.

...

~~Sign, temporary: Any sign, banner, pennant, or valance constructed of cloth, canvas, plastic, light fabric, cardboard, wallboard, plywood or other like materials, with or without frames, and that appears to be intended or is determined by the Zoning Administrator to be displayed for a limited period of time.~~

...

39-7. - Requirements and procedures.

...

39-7.6 Design and Integration. All permanent signs shall be fully integrated with the design of the building and the site development, reflecting the architecture, building materials, and landscape elements of the project.

A. The means of integrating freestanding monument signs with the architecture of the building shall be achieved through replication of architectural embellishments, colors, building materials, texture, and other elements found in the building design. ~~As an example, a cabinet sign mounted atop a masonry base or other fixture shall not be considered as integrated with the architecture of the building.~~ Instead, w Where a cabinet sign is proposed as a component of a freestanding sign, such cabinet shall be bordered or backgrounded by the architectural materials and embellishments found within the building design. THE BASE SHALL BE OF A SOLID MATERIAL FOUND WITHIN THE BUILDING DESIGN, FOR EXAMPLE, STONE, BRICK, OR BLOCK. THE SIGN CABINET COPY SHALL BE DIMENSIONAL AS EITHER CHANNEL LETTERS OR FLAT CUT OUT LETTERS OR THE FACE OF THE CABINET ROUTED WITH PUSH THROUGH ACRYLIC.

B. Integration shall also include the use of sign graphics that are consistent in terms of lettering style, colors, and method of attachment as used for wall-mounted signage found on the building.

C. Each unused panel on a freestanding monument sign shall have an integrated or decorative cover until said panel is utilized.

D. When freestanding, the sign shall not exceed height standards set forth in Section 39-9.16.

E. When mounted on a building, the sign shall be located on or below the fascia or parapet wall within the limits of the tenant's occupied space.

F. Raceways shall be mounted behind the letters only, architecturally integrated and painted to match the building.

G. In no case shall any sign be secured with wires such as guy wires or strips of wood which are visible and not on an integral part of the sign.

H. Signs shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

I. In no case shall any wall sign exceed eighty (80) percent of the height of the sign band or wall to which the sign is attached, and no such sign shall exceed eighty (80) percent of the length of the leased frontage or eighty (80) percent of the length of the sign band or wall to which the sign is attached. Sign band refers to the specific area on a building or tenant space where signs may be installed.

J. LETTER SIZE SHALL BE LIMITED TO FIFTEEN (15) PERCENT OF BUILDING HEIGHT FOR ALL WALL-MOUNTED SIGNS.

K. FREESTANDING ON-SITE SIGNS LOCATED NEAR OR AT ENTRY/EXIT POINTS OF A DRIVE THROUGH LANE SHALL NOT EXCEED THREE (3) FEET IN HEIGHT.

...

39-9.13 *Blade signs.* Blade signs may be used by businesses whose front entrance is under a roof overhang which extends over a public right-of-way. These signs are included as part of the total allowed sign area.

A. Only one (1) sign shall be allowed for each business, and a sign permit is required for such sign.

B. The sign may be a projecting blade sign attached to the front wall of the building or a hanging blade sign hanging from the roof overhang or colonnade, which is located next to the business entrance.

C. The sign must be perpendicular to the building front and shall not exceed four (4) square feet in area.

D. The minimum clearance of the sign shall be seven (7) feet above the sidewalk in accordance with Subsection ~~30-7.9(B)~~ 39-7.9(B)3.

...

39-9.18 *CCD—City Center District.*

...

B. *Design requirements.* All or any combination of the following sign types may be permitted for each business use, in conformance with the standards and requirements set forth herein.

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4. *Window and door signs ON THE GROUND FLOOR.*

a) Maximum sign face area, as measured by an enclosed rectangular perimeter around the sign, shall not exceed twenty-five (25) percent of the window or door surface, excluding transoms.

b) Signs may be painted on, adhered to, or suspended behind the glass door or window surface. No sign(s) shall be placed on, or mounted in front of, any transom window(s).

c) Signs may be illuminated by the tenant inside the glass door or window, including the use of neon; provided, however, that neon shall not be used to outline any window.

d) Window or door sign shall not require a sign permit.

E) PERMITTED ONLY ON THE GROUND FLOOR.

...

39-10. - Temporary signs.

...

39-10.3 Regulations for specific temporary sign types.

A. A-Frame or T-Frame signs.

...

2. Location, number of signs and duration:

a) Each business or nonresidential use located in a commercial or industrial district may place one (1) sign PER STREET FRONTAGE within the building envelope and shall maintain a minimum five (5) foot clearance to allow unobstructed pedestrian use of the privately owned pedestrian pathway located therein. Said sign shall be displayed only during business hours. Notwithstanding the foregoing, an unlimited number of signs may be displayed when said signs are located within a permitted outside display area.

b) Each business or nonresidential use which occupies a building that fronts onto and abuts the edge of the public right-of-way may place one (1) sign PER STREET FRONTAGE on the public sidewalk within the building envelope. The placement of said sign shall maintain a minimum five (5) foot clearance to allow unobstructed pedestrian use of the public sidewalk. Said sign shall be displayed only during business hours.

...

B. Air-activated signs.

...

3. Number of signs: No more than two (2) air-activated signs PER STREET FRONTAGE may be displayed concurrently. For the purpose of calculating the number of signs, segments of multiple pennants hung on the same premises shall collectively be considered one (1) sign and segments of streamers hung on the same premises shall collectively be considered one (1) sign.

...

C. Banners.

...

3. Number of signs:

a) Each multiple family development, business or nonresidential use may display no more than one (1) banner PER STREET FRONTAGE, which may be attached to a building or detached. Notwithstanding the foregoing, an unlimited number of vertical banners may be displayed when affixed to structures that are located within a permitted outside display area.

b) Each single family neighborhood may display no more than one (1) detached banner per neighborhood entrance.

...

6. *Other requirements:*

- a) Detached banners shall be secured to a freestanding temporary support structure, uprights, stakes or poles that are sufficiently anchored to withstand wind pressure.
- b) Banners shall not be tethered to or otherwise affixed to trees or any other landscaping.
- C) ~~e)~~ Any banner that is partially torn, loose or otherwise unsecured shall be deemed unsafe and shall be immediately ~~replaced~~, refastened, removed or replaced.
- D) ~~f)~~ Banners shall not be affixed to or displayed over a freestanding monument sign.

D. *Feather signs.*

- 1. *Area and height:* Feather signs shall not exceed twelve (12) square feet in area and shall not exceed ~~eight (8)~~ TWELVE (12) feet in height from grade.
- 3. *Number of signs:* Each multiple family development, business or nonresidential use may display no more than two (2) feather signs PER STREET FRONTAGE.

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Chapter 43 - PUBLIC WORKS AND UTILITIES DEPARTMENT

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43-4. - Adoption of public works standards, specifications and regulations.

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43-4.4. The Director of the Public Works and Utilities Department (OR DEVELOPMENT SERVICES CITY ENGINEER FOR PRIVATE PROJECTS) may approve alternate materials, TECHNOLOGIES or methods of construction provided the Director OR CITY ENGINEER finds the proposed design is satisfactory and complies with the intent of the adopted standard, detail or specification and the proposed material is for the purpose intended, and at least the equivalent of that prescribed in the adopted standard, detail or specification, in quality, strength, effectiveness, durability, and safety. THE DIRECTOR OR CITY ENGINEER MAY ALSO WAIVE CERTAIN PLAN SUBMISSION REQUIREMENTS OR DESIGN STANDARDS IN UNIQUE CASES WHERE DEEMED WARRANTED, WITH GOOD CAUSE SHOWN, PROVIDED THE INTENT OF THE CODE IS MET AND PUBLIC HEALTH AND SAFETY IS PRESERVED.

...

Chapter 51 - WASTEWATER SERVICE

...

51-23.1. Extension of sewer service outside City limits.

A. The Director of the Public Works and Utilities Department and the Director of Development Services Department may authorize the extension of City Sewer Service beyond the territorial limits of the City upon the following terms and conditions. Any applications which do not conform to all terms and conditions or which, for any reason are recommended for denial, shall be presented to the City Council MANAGER for FINAL determination.

...

~~6. The property to be served shall meet the same development standards required of properties within the City limits to the maximum extent reasonably possible as determined by the Director of the Development Services Department.~~

Chapter 52 - WATER SERVICES

...

...

52-29. - Extension of water service outside City limits.

A. The Director of the Development Services Department, in consultation with the Director of the Public Works and Utilities Department may authorize the extension and service of City Water beyond the territorial limits of the City upon the following terms and conditions. Any applications which do not conform to all terms and conditions, or which, for any reason are recommended for denial, shall be presented to the City ~~Council~~ MANAGER for FINAL determination.

...

~~6. The property to be served shall meet the same development standards required of properties within the City limits to the maximum extent reasonably possible as determined by the Director of the Development Services Department.~~

Chapter 53 - RECLAIMED WATER SERVICE

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53-17. - Extension of reclaimed water service outside City limits.

The Director of the Development Services Department in consultation with the Director of the Public Works and Utilities Department may authorize the extension and service of City reclaimed water services beyond the territorial limits of the City upon the following terms and conditions. Any applications which do not conform to all terms and conditions, or which, for any reason are recommended for denial, shall be presented to the City ~~COUNCIL~~ MANAGER for FINAL determination.

...

~~E. The property to be served shall meet the same development standards required of properties within the City limits to the maximum extent reasonably possible as determined by the Director of the Development Services Department.~~

Policy Amendments

Item	Topic	Purpose	Section Title	Section(s)	Proposal
1	Notification and Communication Landscaping and Rights-of-Way Landscape	Enhance notification requirements of zoning cases to reach a broader audience. Enhance visual impact of landscape along rights-of-way as part of new developments and/or redevelopment. Align regulation with State Statute. (Prop. 207)	Amendments Site Development Plan Amendments	35-2601.1 35-1903 & 1903.1 35-2603	Utilize digital technology such as social media platforms and City website. Require neighborhood meeting sign posting. Simplify public hearing sign content. Guidelines to be prepared. Increase minimum landscape box size for developments from 15 gallon to 24 inch box. Applicable, where appropriate, to arterials and common open space. Preferred species list with water conservation plants under preparation. Remove requirement for automatic and/or conditional time period expiration.
4	Design & Construction Requirements	Incentivize infill projects and streamline application process.	Required Improvements	43-4.4	Provide administrative flexibility for the City Engineer to waive unnecessary submission or construction items, and to consider alternative technologies
5	Annexation and Out of City Utility Service	Maintain City design standards for County island properties needing utility service and align regulations with State Statute.	Extension of Service Outside City Limits	51-23.1, 52-29 & 53-17	Require annexation for strategic County properties in exchange for utility service and update applicable code language

Housekeeping Amendments -- Chapter 35: Zoning Code

Item	Topic	Purpose	Section Title	Section	Proposed text amendment
1	Accessory building	Clarification that an accessory building is detached from the main building.	Definitions	35-200	One (1) detached building which is subordinate and customarily incidental to and on the same lot with a main building, including a private garage but not involving any activity used for commercial purposes. Greenhouses and/or hydroponic houses for hobby purposes shall be excluded for this definition.
2	Accessory building and Open-air ramada	Remove references to open air ramada as separate subsection to be created.	Additional Height and Area Regulations	35-2202(2)	Accessory buildings shall meet the minimum side and rear yard setbacks for the district in which it is located. Except that open-air ramadas as defined by this Code (in section 200) may achieve a minimum five-foot side yard and five-foot rear yard setback as measured from the edge of the roof or cover. In the event that an alley or common open space, public or private, other than a street, adjoins the rear yard along one (1) or more of the property lines, the required five-foot setback from that property line to such ramada may be eliminated. 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	To align with historical applications policy, accessory buildings and home expansions are to match the design, materials and colors of the house but this requirement is not directly evident in code. 35-1902(5)a applies only to PAD zones, commercial, industrial, mobile homes, or multiple family per 35-1900(1).	Additional Height and Area Regulations	35-2202	(7) Accessory buildings shall be commensurate in design with the principal building.
4	Accessory buildings	Revise to allow accessory buildings in side yards and behind the front wall plane of the house. This will align code with current practice and historic interpretation.	Additional Height and Area Regulations	35-2202(1)	Accessory buildings shall be located behind the front wall plane of the home and in the side yard or rear yard of the principal building and shall not occupy more than thirty (30) percent of the rear area.

Item	Topic	Purpose	Section Title	Section	Proposed text amendment
5	Accessory Buildings - Guest Quarters	Align with current practice to allow accessory building as a guest quarter. Provide options for multi-generational housing needs.	Additional height and Area Regulations	35-2202	Add provision for guest quarters within single family residential zoning districts. Compliance with Accessory Building regulations remain, i.e. setbacks, height, location, design quality. No built-in cooking facilities; use same utility/meter as principal building.
6	Alteration of nonconforming buildings	Buildings that are nonconforming may need to have the roof or other structural element altered in order to comply with life/safety codes.	Nonconforming Uses	35.2002	A nonconforming building shall not be enlarged, extended, and/or reconstructed or structurally altered unless such building and unless such enlargement, extension, and reconstruction and structural alterations conform in every respect with the regulations specified by this Code for such district in which said building is located.
7	Building pad sites	Independent building pads are not "PADS", which relates to the Planned Area Development zoning district acronym that is used later in 35:1902(8)(c)3.	Site Development plan design standards	35-1902(8)(c)	Independent building PADS pad sites: For the purpose of this section, commercial PADS pad sites are uses that stand apart from, and hence not perceivable as, part of the main building complex. PADS 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 PADS pad sites permissible in a shopping center shall be limited to one (1) per arterial street frontage, with corner PADS pad sites to count as one (1) of the frontage allowances. Multi-user PADS 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 sites shall not exceed two (2) although the Commission may consider a larger number through the PAD process when environmentally commensurate with the size and scale of the shopping center. 1. Circulation: One (1) drive-up or drive through window per PAD pad sites 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. 2. General design: All PADS pad sites, though isolated from the main complex, shall be designed to provide a landscape and architectural setting to the larger complex. Any PAD pad site building(s) twelve thousand (12,000) square feet or greater in building area, located within any commercial site that is ten (10) acres or greater in size, shall be allowed to be constructed prior to the balance of the commercial center. Any PAD pad site buildings twenty-five thousand (25,000) square feet or less in building area, located within any commercial site that is less than ten (10) acres in size, shall be constructed concurrently or subsequently with at least twelve thousand (12,000) square feet of additional building area in the commercial center. 3. Freestanding building adjacent to the main complex structures will not be considered PADS pad sites, if the freestanding building is not separated from the larger complex by vehicular movement, improved vehicular surfaces, or retention area. PAD Pad sites buildings shall portray detailed exteriors on all sides to avoid blank or monotonous faces; wall perimeters shall be landscaped. In no case shall parking areas or other improved surfaces for vehicles extend to building walls. PADS Pad site buildings shall not exceed one (1) story in height.
8	Density, net	Revise definition of "density, net" to align code with current practice and historic application.	Definitions	35-200	Net acreage, excluding arterial and collector street rights-of-way, divided into the number of units, lots or spaces.
9	General Plan	Revise text that was inadvertently referenced.	Site Development	35-1902.(5)a.	Quality: Architectural style is not prescribed; the design, however, shall convey a high degree of quality commensurate with the neighborhood and as prescribed in the Chandler Comprehensive General Plan.
10	Height and Area regulations	The MF-2 max. height is 45 ft. As referenced, MF-3 max. height limited to 35 ft. Heights should be the same.	MF-3-High-Density Residential District	35-1003(1)	Height regulations: Same as MF-4 MF-2 District.
11	Land Use	Remove replication of use listed also as Music or dancing school.	Nonresidential Districts	35-2100	Dancing or music schools
12	Land Use	Remove stand alone category. Reducing salons is listed under "personal services".	Table of permitted uses for Nonresidential Districts	35-2100	Reducing salons

Item	Topic	Purpose	Section Title	Section	Proposed text amendment
13	Open-air Ramada	Remove separation requirement between ramada and home. Building code allows them to be closer. This provision prevents many residents from adding ramadas. Setback information is removed from definition and added to 35-2202(2) so all site development standards are in one location.	Definitions	35-200	A detached accessory building or structure open on the sides and supporting a roof or lattice-type cover, primarily for the purpose of providing shade in conjunction with a recreational activity, such as a swimming pool, jacuzzi, or sitting area, and not to exceed both ten (10) feet in height and one hundred fifty (150) square feet in area, and separated from the residential dwelling by a distance equal to at least one-half (1/2) of the rear yard setback.
14	Open-air ramada	Add citation for Open Air Ramadas including, setbacks, height, size. Remove from Definition section to reference regulations in appropriate code section.	Additional Height and Area Regulations	35-2202.1.	35-2202.1. – Open-Air Ramada. (1) Open-air ramadas are permitted within the side or rear yard of the property. (2) The maximum height shall not exceed 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 within the property subject to the provisions of this section and the zoning district 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 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.
15	Preliminary Development Plan	Provide clarity to existing text.	Planned Area Developments	35-1706.(1)	The Zoning Administrator may waive, in writing, any of the above required information when, in his/her opinion, not applicable and may require additional information when needed to adequately describe or clarify the project or its impact.
16	Residential Child Care	Provide consistency. Group home code does not require a 1,200 ft. separation from residential child care.	Districts Generally	35-305(3)(a)2	Location: No new residential child care use not already licensed by the State of Arizona Department of Health Services and in full operation prior to the effective date of these regulations, shall be located on a lot within twelve hundred (1,200) feet, measured by a straight line in any direction, from the lot line of another residential child care provider or other group home.
17	Site Development standards	Add new subsection to provide clarity for all Commercial and Industrial zoning districts, site development standards and regulations are to be complied with i.e. Setbacks from abutting and adjacent residential, landscape, etc.	New "Site Development" subsection	35-1205, 35-1305, 35-1405, 35-1505, and 35-1605	Site Development. All buildings shall be in accordance with Article XIX of this Code.
18	Storage sheds	Align regulations to current available storage shed units at retail stores.	Additional height and Area Regulations	35-2203	Increase maximum height from 7 feet to 9 feet along with increase in setback.
19	Swimming pools	Provide consistency and to allow more than one type of pool within lot such as a deep pool, jacuzzi, play and kiddie pool. Swimming pool is singular under Uses permitted in SF-18 & SF-10. "Swimming pools" is plural under Uses permitted in AG-1 & SF-33.	Uses Permitted SF-18 & SF-10	35-601.(7) & 35-601.1.(7)	Swimming pools, private, in accordance with Article XXII, section 2204 (2205) of this Code.
20	Use Permitted by use permit	Remove "condominiums, new and conversions" from requiring a use permit as rental vs ownership cannot be controlled by zoning. Being silent on condos would allow them to fall under the multi-family dwellings category and would therefore be allowed by right.	MF-1 - Medium Density Residential District	35-802(2)	Condominiums, new and conversions:

Item	Topic	Purpose	Section Title	Section	Proposed text amendment
21	Use Permitted by use permit	Remove "condominiums, new and conversions" from requiring a use permit as rental vs ownership cannot be controlled by zoning. Being silent on condos would allow them to fall under the multi-family dwellings category and would therefore be allowed by right.	MF-2 - Multiple-Family Residential District	35-902(3)	Condominiums, new and conversions.
22	Use Permitted by use permit	Remove "condominiums, new and conversions" from requiring a use permit as rental vs ownership cannot be controlled by zoning. Being silent on condos would allow them to fall under the multi-family dwellings category and would therefore be allowed by right.	MF-3-High-Density Residential District	35-1002(3)	Condominiums, new and conversions.
23	Uses Permitted	Provide consistency of language for agrarian zoning districts.	AG-1 Agricultural District	35-401	or raising and marketing of poultry, turkeys and other non-domesticated animals, provisions of animal health care, and other matters within a fence or cage. No slaughtering of animals for commercial purposes. (4) The grazing and raising of livestock provided that not 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. No more than two (2) horses may be kept per thirty-five thousand (35,000) square feet of lot area, and a total of five (5) shall be the maximum number of livestock permitted per thirty-five thousand (35,000) square feet of lot area. 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.
24	Uses permitted	Update Sign Code reference to Chapter 39.	AG-1 Agricultural District, SF-33 Single Family District, SF-18 Single Family District, SF-10 Single Family District, MF-1 Medium Density Multiple-Family Residential District, MF-2 - Residential District, MF-3 - High-Density Residential District, MH-1- Mobile Home District	35-401(11), 35-501(5), 35-601(5), 35-601.1(5), 35-801(4), 35-901(3), 35-1001(6), 35-1101(4)	Signs in accordance with the Chandler Sign Code [Chapter 39 24].
25	Uses permitted by Use Permit	Remove 'Trailers' as a use not permitted with a use permit within a Single-family District. A 'Trailer' is allowed as a construction trailer, temporary only, per an Administrative Use Permit, defined.	SF-33 Single Family District	35-502(5)	(5) Trailers--
26	Uses requiring use permit approval (CCD zoning district)	Remove Use Permit requirement for sale of liquor. Text was not removed when Entertainment Use Permit was codified.	City Center District	35-3203(D)	D-Sales, service or production of any spirituous beverage from any premises, including without limitation brewpubs and microbreweries, and regardless of whether the spirituous beverage is offered for on-site or off-site consumption.

Item	Topic	Purpose	Section Title	Section	Proposed text amendment
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Housekeeping Amendments -- Chapter 39: Sign Code

1	Definitions: Sign, cabinet:	Provide customers a more specific definition.	Sign Code 39-3	39-3	A permanent sign that is internally illuminated in which a removable sign face usually with that is entirely or mostly translucent sign surfaces , is enclosed on all edges by a cabinet, and the source of illumination is not visible. A cabinet sign may be multi-faced. Individual pan channel letters mounted to a backer panel or cabinet which has an opaque face, or a cabinet with an opaque face that is routed with push thru acrylic, shall be excluded from this definition.
2	Definitions: Sign, temporary	Remove previous definition. When codified old definition inadvertently remained. It is correct in Ordinance 4729.	Sign Code	39-3	Sign, temporary: Any sign, banner, pennant, or valance constructed of cloth, canvas, plastic, light fabric, cardboard, wallboard, plywood or other like materials, with or without frames, and that appears to be intended or is determined by the Zoning Administrator to be displayed for a limited period of time.
3	Design and Integration	Add item J to clarify on-site directional signs.	Sign Code	39-7.6	J. Freestanding on-site signs located near or at entry/exit points of a drive-thru lane shall not exceed three (3) feet in height.
4	Design and Integration	Clarify intent of language for clarity to customers.	Sign Code - Requirements and procedures 39-7.6(A)		The means of integrating freestanding monument signs with the architecture of the building shall be achieved through replication of architectural embellishments, colors, building materials, texture, and other elements found in the building design. As an example, a cabinet sign mounted atop a masonry base or other fixture shall not be considered as integrated with the architecture of the building. Instead, where a cabinet sign is proposed as a component of a freestanding sign, such cabinet shall be bordered or backgrounded by the architectural materials and embellishments found within the building design. The base shall be of a solid material found within the building design i.e. a stone, brick, or block. The sign cabinet copy shall be dimensional as either channel letters or flat cut out letters or the face of the cabinet routed with push thru acrylic.
5	Design and Integration	Revise to reflect current practice. Add new text/citation for clarity.	Sign Code	39-7.6	(L) Letter size shall be limited to fifteen (15) percent of building height for all wall mounted signs.
6	Development standards and regulations	Update sign code references to Chapter 39.	AP-1 Airport District Sign Code	35.3103(n)	All signing as may be erected within the AP-1 district shall be subject to the requirements of the City of Chandler Sign Code (Chapter 39 24) as adopted by Council Ordinance No. 674 and as subsequently amended. The following design standards shall constitute a supplement to the Sign Code, Section 24-14, Signs Permitted , for signing within the AP-1 district only.
7	Feather Signs	Revise height to match acceptable industry standard.	Sign Code	39-10(D)1.	Area and height: Feather signs shall not exceed twelve (12) square feet in area and shall not exceed twelve (12) eight (8) feet in height from grade.
8	General Provisions	Update sign code reference to Chapter 39.	P.C.O Planned Commercial Office District Sign Code	35-2905.(3) 39-10.3(C)6	All signs shall be in accordance with the City of Chandler Sign Code [Chapter 24 39].
9	Other requirements	Renumber items to a, b, c, d (currently a, b, e, f) and "replaced" is repeated twice - delete 1st use of the word, leave 2nd	Sign Code	39-10.3(C)6	e) Any banner that is partially torn, loose or otherwise unsecured shall be deemed unsafe and shall be immediately replaced, refastened, removed or replaced. f) Banners shall not be affixed to or displayed over a freestanding monument sign.
10	Permanent Signs	Revise to correctly reference Chapter 39, not Chapter 30.	Sign Code	39-9.13(D)	The minimum clearance of the sign shall be seven (7) feet above the sidewalk in accordance with Subsection 30 39 7.9(B)3.

Item	Topic	Purpose	Section Title	Section	Proposed text amendment
11	Regulations for specific temporary sign types	Provide clarity of regulation.	A-Frame or T-Frame signs	39.10.3(A) (2) a. and b.	a) Each business or nonresidential use located in a commercial or industrial district may place one (1) sign per street frontage within the building envelope and shall maintain a minimum five (5) foot clearance to allow unobstructed pedestrian use of the privately owned pedestrian pathway located therein. b) Each business or nonresidential use which occupies a building that fronts onto and abuts the edge of the public right-of-way may place one (1) sign per street frontage on the public sidewalk within the building envelope.
12	Regulations for specific temporary	Provide clarity of regulation.	Air-activated signs	39.10.3(B)(3)	No more than two (2) air-activated signs per street frontage may be displayed concurrently.
13	Regulations for specific temporary sign types	Provide clarity of regulation.	Banners	39.10.3(C)(3)a	Each multiple family development, business or nonresidential use may display no more than one (1) banner per street frontage , which may be attached to a building or detached.



Home Builders Association of Central Arizona

June 3, 2020

Sent via Email

Ms. Susan Fiala
City Planner
City of Chandler, Development Services
215 E Buffalo St
Chandler AZ 85225

RE: HBACA Comments on PLH19-0061 City of Chandler Development Services Code Amendments

Dear Ms. Fiala:

On behalf of the Home Builders Association of Central Arizona (“HBACA”) please accept the following comments regarding the City’s proposed Development Services Code Amendments. In general, most of the proposed code amendments either do not directly impact our members or are acceptable. However, there are a few items on which we would like to provide additional comment. The comments are based on feedback we have received from our members, including home builders and landscape architects.

1. The City should elaborate on its reasoning for removing condominiums as a permitted use subject to a use permit in both the medium density and multiple-family residential districts and explain the consequence of this removal.

It appears in the draft that the City removed condominiums as a permitted use subject to a use permit in both the medium density and multiple-family residential districts.¹ Will you please provide an explanation of why the City chose to make this revisions? Additionally, will you please provide an explanation as to the practical consequence or effect of this revision?

2. The HBACA requests that the City withdraw its current proposal related to minimum tree planting sizes, or in the alternative, that the City engage in further discussion with the HBACA and our members so that we can better understand the issues the City is attempting to address and provide alternative recommendations.

The City’s current draft amendment²:

¹ Section 35-802 (page 5) and 35-902 (page 6).
² Section 35-1903(6)(a)(3) *Minimum planting size* (page 13).

- (1) Changes the requirements for minimum tree planting sizes in a residential development along an adjacent arterial street from 15-gallon (50%) and 24-inch box (50%) to 24-inch box (50%) and 36-inch box (50%).
- (2) Changes the minimum tree planting size in the interior common open space from 15-gallon (50%) and 24-inch box (50%) to 24-inch box (100%).
- (3) Requires that the minimum tree planting size for trees that exceed the minimum code standards from 15-gallon to 24-inch box.

We believe that these revisions are far too limiting and should be removed from the proposed update. While we understand the temptation to conclude that bigger is better, our experience suggests that landscape professionals when engaging in high quality design do not always share that conclusion.

First, many builders and landscape professionals, including landscape architects prefer 24-inch box trees to 36-inch box trees at the initial installation. The larger box trees can experience root balling where the roots start to grow to the bottom of the box and curl up inside the box. This significantly impairs the long-term growth and functionality of that tree. Thus, in many instances a smaller 24-inch box tree will surpass the growth of a 36-inch box tree within a few years, will be far healthier, and will ultimately save the homeowners money both during installation and long-term because they will have to replace fewer trees. In other words, the 24-inch box tree is not only the more cost effective, but will also grow into a larger, better looking, and healthier tree.

Second, it is important to rely on the judgment of a landscape architect to determine the sizing and placement of various trees. Particularly because the landscape architect is going to design for appearance, function, and the maintenance costs to the homeowners through the Homeowners Association. It is not necessarily appropriate to simply designate 36-inch box trees for adjacent to an arterial street. For example, these trees may be more beneficial and provide the homeowners with far greater utility when placed on the south and west side of play areas than they would adjacent to the arterial street. However, a 36-inch or 48-inch box tree may be ideally situated at a subdivision entry. From a design perspective, it is preferable to have the tree sizes dictated by location and function rather than by a predetermined percentage of size at the time of installation.

Third, we believe that it is vital that the City still allow for the installation of 15-gallon trees. There are many areas within a residential community where it is better to use a variety of tree sizes because the larger trees do not make sense. For example, in a large granite basin, shade is not a priority, but appearance is still important. In that instance, these smaller trees fill a vital

role in attractive design. Moreover, nurseries are having trouble keeping up with the demand from the construction industry. These 15-gallon trees help to balance against a complete drain on inventory. Finally, a wider variety of tree sizes can help maintain housing affordability, which is particularly important in a City as large and diverse as Chandler.

For these reasons, we believe that Chandler should either remove these suggested amendments or should engage in further discussion with the HBACA and its members so we can better understand the issues or concerns that Chandler is attempting to address and provide alternative recommendations. High quality, attractive communities are a priority for our members. We are hopeful that we can work with the City to resolve these concerns to preserve the builders' ability to design desirable communities while maintaining affordability.

3. The HBACA supports the concept of adding a Guest Quarters as an allowed use on a residential lot.

The HBACA is becoming increasingly concerned with Maricopa County's growing housing affordability crisis, including in the City of Chandler.³ One of the tools that is available to municipalities to combat this crisis is the use of accessory dwelling units or guest quarters. Therefore, we appreciate the City's willingness to expand the allowed uses on a residential lot to include these types of structures.⁴ Additionally, we encourage the City to continue to explore ways to make housing more affordable.

4. The City should elaborate on its vision for Electronic/Digital Outreach.⁵

During the COVID-19 crisis, many municipalities adopted electronic/digital procedures to allow applicants to continue to pursue zoning and general plan amendment applications. These were a welcome development given the social distancing requirements of the pandemic. These various outreach tools took many forms. Some included the creation of websites to post exhibits, site plans, and artistic renderings for viewing and comment through email. Other processes including virtual community meetings hosted on platforms such as ZOOM and WebEx. The City should specify the nature of electronic/digital outreach it will require. This will allow stakeholders to provide additional comment on their positive and negative experiences using these various techniques.

³ See Catherine Reagor, *Phoenix has long been the West's most affordable city. That might change*, Arizona Republic, March 21, 2019 (available at http://www.azcentral.com/in-depth/money/real-estate/catherine-reagor-2019-03-21-phoenix-might-no-longer-be-the-most-affordable-city-housing_2978969002/).

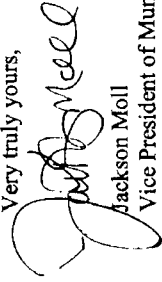
⁴ Section 35-2-202 (page 15).

⁵ Section 35-2601.1(A)(3) (page 18).

Ms. Susan Fiala
June 3, 2020
Page 4

Thank you very much for the opportunity to comment on the proposed code amendments.
Please let me know if you have any questions or if there is anything additional we can provide.
We look forward to any future discussions related to these code amendments.

Very truly yours,



Justin Moll
Vice President of Municipal Affairs
Home Builders Association of Central Arizona

PLH19-0061 DEVELOPMENT SERVICES CODE AMENDMENTS - STAKEHOLDER AND PUBLIC COMMENTS			
Name	Affiliation	Date Received	Stakeholder/Public Comments
Jackson Moli, VP of Municipal Affairs	Home Builders Association of Central AZ	6/3/2020	<p>1. The City should elaborate on its reasoning for removing condominiums as a permitted use subject to a use permit in both the medium density and multiple-family residential districts and explain the consequence of this removal. It appears in the draft that the City removed condominiums as a permitted use subject to a use permit in both the medium density and multiple-family residential districts. Will you please provide an explanation of why the City chose to make this revision? Additionally, will you please provide an explanation as to the practical consequence or effect of this revision?</p> <p>2. The HBACA requests that the City withdraw its current proposal related to minimum tree planting sizes, or in the alternative, that the City engage in further discussion with the HBACA and our members so that we can better understand the issues the City is attempting to address and provide alternative recommendations. The City's current draft amendment: (1) Changes the requirements for minimum tree planting sizes in a residential development along an adjacent arterial street from 15-gallon (50%) and 24-inch box (50%) to 24-inch box (50%) and 36-inch box (50%). (2) Changes the minimum tree planting size in the interior common open space from 15-gallon (50%) and 24-inch box (50%) to 24-inch box (100%). (3) Requires that the minimum tree planting size for trees that exceed the minimum code standards from 15-gallon to 24-inch box. We believe that these revisions are far too limiting and should be removed from the proposed update. While we understand the temptation to conclude that bigger is better, our experience suggests that landscape professionals when engaging in high quality design do not always share that conclusion. First, many builders and landscape professionals, including landscape architects prefer 24-inch box trees to 36-inch box trees at the initial installation. The larger box trees can experience root balling where the roots start to grow to the bottom of the box and curl up inside the box. This significantly impairs the long-term growth and functionality of that tree. Thus, in many instances a smaller 24-inch box tree will surpass the growth of a 36-inch box tree within a few years, will be far healthier, and will ultimately save the homeowners money both during installation and long-term because they will have to replace fewer trees. In other words, the 24-inch box tree is not only the more cost effective, but will also grow into a larger, better looking, and healthier tree. Second, it is important to rely on the judgment of a landscape architect to determine the sizing and placement of various trees. Particularly because the landscape architect is going to design for appearance, function, and the maintenance costs to the homeowners through the Homeowners Association. It is not necessarily appropriate to simply designate 36-inch box trees for adjacent to an arterial street. For example, these trees may be more beneficial and provide the homeowners with far greater utility when placed on the south and west side of play areas than they would adjacent to the arterial street. However, a 36-inch or 48-inch box tree may be ideally situated at a subdivision entry. From a design perspective, it is preferable to have the tree sizes dictated by location and function rather than by a predetermined percentage of size at the time of installation. Third, we believe that it is vital that the City still allow for the installation of 15-gallon trees. There are many areas within a residential community where it is better to use a variety of tree sizes because the larger trees do not make sense. For example, in a large granite basin, shade is not a priority, but appearance is still important. In that instance, these smaller trees will be a vital role in attractive design. Moreover, nurseries are having trouble keeping up with the demand from the construction industry. These 15-gallon trees help to balance against a complete drain on inventory. Finally, a wider variety of tree sizes can help maintain housing affordability, which is particularly important in a City as large and diverse as Chandler. For these reasons, we believe that Chandler should either remove these suggested amendments or should engage in further discussion with the HBACA and its members so we can combat this crisis is the use of accessory dwelling units or guest quarters. Therefore, we appreciate the City's willingness to expand the allowed uses on a residential lot to include these types of structures. Additionally, we encourage the City to continue to explore ways to make housing more affordable.</p> <p>3. The HBACA supports the concept of adding a Guest Quarters as an allowed use on a residential lot. The HBACA is becoming increasingly concerned with Maricopa County's growing housing affordability crisis, including in the City of Chandler. One of the tools that is available to municipalities to combat this crisis is the use of accessory dwelling units or guest quarters. Therefore, we appreciate the City's willingness to expand the allowed uses on a residential lot to include these types of structures. Additionally, we encourage the City to continue to explore ways to make housing more affordable.</p> <p>4. The City should elaborate on its vision for Electronic/Digital Outreach. During the COVID-19 crisis, many municipalities adopted electronic/digital procedures to allow applicants to continue to pursue zoning and general plan amendment applications. These were a welcome development given the social distancing requirements of the pandemic. These various outreach tools took many forms. Some included the creation of websites to post exhibits, site plans, and artistic renderings for viewing and comment through email. Other process including virtual community meetings hosted on platforms such as ZOOM and WebEx. The City should specify the nature of electronic/digital outreach it will require. This will allow stakeholders to provide additional comment on their positive and negative experiences using these various techniques</p>
Jackson Moli, VP of Municipal Affairs	Home Builders Association of Central AZ	6/3/2020	<p>Staff response: The removal of "condominiums, new and conversions" from requiring a use permit as rental vs ownership cannot be controlled by zoning. Being silent on condos would allow them to fall under the multi-family dwellings category and would therefore be allowed by right. A positive consequence is the applicant will no longer be required to apply for a Use Permit for properties zoned MF-1, MF-2, and MF-3.</p> <p>An outcome from a joint meeting of City Council and Planning and Zoning Commission was to enhance the aesthetics of the City's arterial streets. The impact of landscape for new developments and redevelopment projects is associated with commercial, industrial, as well as residential developments. This is a priority for Council and Commission, as well as the City Manager. Staff is currently drafting a preferred species list utilizing a list of plant materials with water conservation in mind.</p> <p>Thank you for the support.</p>
Jackson Moli, VP of Municipal Affairs	Home Builders Association of Central AZ	6/3/2020	<p>Staff response: As technology changes, the nature and methods would not be included as Code language to reduce the future need to amend the Code if the specific method is stated in Code per the adopted Ordinance. Various methods will be listed for use by applicants depending on the type of zoning case. A guidance document will be prepared. The chosen method(s) will be discussed by the Planner and Applicant to provide outreach to a wide audience. Several methods, applicant's project web page, social media platforms, online ability to comment, virtual neighborhood meetings, etc.</p>

<p>Jackson Moli, VP of Municipal Affairs</p>	<p>Home Builders Association of Central AZ</p>	<p>6/15/2020</p>	<p>Would the City be willing to allow a builder/developer to substitute a 15-gallon tree for a 24-inch box tree interior to a subdivision if it is in an area that does not have high pedestrian activity and is located at least 120 feet away from the back of curb? This would probably require an amendment to the second and third boxes in the table. The City of Buckeye allows for this and we have found it works well.</p>	<p>Staff response: A box increase to 24 inch box is deemed appropriate. The concept has been vetted through Planning and Zoning Commission and City Council.</p>
<p>Jackson Moli, VP of Municipal Affairs</p>	<p>Home Builders Association of Central AZ</p>	<p>6/15/2020</p>	<p>Would the City be willing to reduce the proportion of 24-inch box trees and 36-inch box trees from 50/50 to 60/40 or 65/35? The feedback we have received indicates this proportion allows for some additional design flexibility particularly if the trees are being planted in a 5' sidewalk area. It also allows for the 36-inch box trees to be planted and placed in areas that need immediate value such as the front entrance while allowing trees time to grow in along those parts of the street that don't need the immediate impact.</p>	<p>Staff response: A box increase to 24 inch box is deemed appropriate. The concept has been vetted through Planning and Zoning Commission and City Council.</p>