



PINAL COUNTY

Pinal County Development Services Code

TITLE 1 & TITLE 2 (DRAFT – MARKUP)

Prepared by



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Title 1 GENERAL CODE PROVISIONS

CHAPTER 1.01. CODE ADOPTION

1.01.010. Adopted.

The Pinal County Board of Supervisors approves the codification of existing development services ordinances into a code named the "Pinal County Development Services Code." The term "PCDSC" means Pinal County Development Services Code.

(Ord. No. 021010-DSC , § 1)

DRAFT

Title 2 ZONING

CHAPTER 2.05. PURPOSE AND APPLICATION

2.05.010. Short ~~title~~ Title.

~~This title~~This Title may be referred to as the "County Zoning Ordinance."

(Ord. No. 011812-ZO-PZ-C-007-10 , § 4; Ord. No. 61862, § 101)

2.05.020. General purpose and adoption of official land ~~u~~Use plan and zoning ordinance.

For the promotion and protection of the public health, peace, safety, comfort, convenience and ~~general welfare~~General Welfare and in order to secure for the citizens of Pinal County, Arizona, the social and economic advantages of an orderly, efficient ~~u~~Use of land, and as a part of the ~~comprehensive plan~~Comprehensive Plan for the ~~e~~County, there is hereby adopted and established an official land ~~u~~Use plan and ~~zoning ordinance~~Zoning Ordinance for Pinal County, Arizona, and rules, regulations and plans by which the future growth and development of the ~~e~~County may be directed in accordance with the plan and ordinance, as provided in the Planning and Zoning Act of 1949, A.R.S. § 11-801 et seq., as amended.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 4; Ord. No. 61862, § 201)

2.05.030. Guiding principles.

The following principles and rules are hereby adopted as a guide in the ~~u~~Use and application of ~~this title~~this Title:

- A. The powers of the ~~b~~Board of ~~s~~Supervisors, the ~~p~~Planning and ~~zoning commission~~Zoning Commission, the ~~b~~Board of ~~a~~Adjustment, the ~~zoning inspector~~Zoning Administrator and all other ~~p~~Persons or agencies charged with the administration of ~~this title~~this Title shall be strictly limited by the expressed intent of the Arizona Legislature in the enactment of the Planning and Zoning Act of 1949 (A.R.S. § 11-801 et seq., as amended) and by the language of ~~this title~~this Title.
- B. All terms used herein shall be interpreted according to their common, plain, natural and accepted usage when not otherwise defined herein.
- C. In any dispute concerning the application of any provision of ~~this title~~this Title, that solution shall be favored which is most reasonable with regard to the general purpose of ~~this title~~this Title and the goals, objectives and policies of the ~~comprehensive plan~~Comprehensive Plan.
- D. The application of ~~this title~~this Title to any property or ~~u~~Use classified herein shall be governed by all the particular facts in each individual case, and the fundamental rights of any individual property owner shall not be prejudiced by reason of the property owner being in a minority, either in number or in land interests concerned in the application.
- E. The right of every affected property owner to petition and to be heard whenever the application of ~~this title~~this Title is at issue shall be strictly observed at all times.

- F. No special favors or privileges shall be granted to any individual or group of property owners and no permit shall be issued under the terms of ~~this title~~this Title which will or might reasonably tend to destroy the established economic or social ~~u~~Uses and values of ~~a~~Adjacent or surrounding properties.
- G. On every application of ~~this title~~this Title to any given area, the relative importance of the interests involved shall be as follows:
1. First, established conforming ~~u~~Uses of ~~a~~Adjacent or surrounding properties having the same ~~zoning district~~Zoning District classification or similar ~~u~~Use;
 2. Second, the cost of tax-supported and other public services to the area affected, and the increased or decreased share of this cost which might be borne by the area if a proposed ~~u~~Use or change of ~~zoning district~~Zoning District classification is permitted; and
 3. Third, the impact of the proposed ~~zoning district~~Zoning District classifications and ~~u~~Uses to the orderly development of the neighborhood or area affected.
- ~~G[H]. The theory and use of "spot" zoning is hereby specifically repudiated in the application of any zoning district classification of this title to any given land area that is in conformance with the goals, objectives and policies of the comprehensive plan.~~
- H. Selected words, terms, and phrases defined in PCDSC § 2.10. DEFINITIONS are capitalized where they appear throughout the entire text of this Title. These capitalized terms have definitions that the user should read carefully to facilitate better understanding of the code. Such words, terms, and phrases are not capitalized in specific instances in the text of this Title where the definitions set forth in PCDSC § 2.10. DEFINITIONS do not impart the intended meanings or where the context clearly indicates meanings differing from the definitions.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 4; Ord. No. 61862, § 301)

2.05.040. Regulations.

Except as hereinafter provided:

- A. All property under the ~~e~~County's jurisdiction, except that covered by statutory exemptions and exemptions and exceptions listed in ~~chapter~~ PCDSC § 2.150 ~~PCDSC~~ shall be hereby governed according to the type of ~~zoning district~~Zoning District in which it is located, as shown on the zoning map adopted and made a part hereof, and shall be subject to the regulations set forth for such ~~zoning districts~~Zoning Districts, the regulations applying to specific ~~u~~Uses and the general regulations of ~~this title~~this Title.
- B. No ~~b~~Building shall be erected, and no existing ~~b~~Building shall be moved, altered, added to or enlarged nor shall any ~~b~~Building or premises be used, designed or intended to be used for any purpose or in any manner other than a ~~u~~Use listed in ~~this title~~this Title or amendments thereto as permitted in the ~~zoning district~~Zoning District in which such land, ~~b~~Building or premises is located.
- C. No ~~b~~Building shall be erected, nor shall any existing ~~b~~Building be moved, reconstructed or structurally altered to exceed in height the limit established by ~~this title~~this Title or amendments thereto for the ~~zoning district~~Zoning District in which such ~~b~~Building is located.
- D. No ~~b~~Building shall be erected, nor shall any existing ~~b~~Building be moved, altered, enlarged or rebuilt, nor shall any open spaces surrounding any ~~b~~Building be encroached upon or reduced in any manner except in conformity with the ~~building site~~Building Site requirements and the area and ~~y~~Yard regulations established by ~~this title~~this Title or amendments thereto for the ~~zoning district~~Zoning District in which such ~~b~~Building is located.
- E. No land shall be used in any ~~zoning district~~Zoning District in violation of ~~this title~~this Title.

- F. No ~~y~~Yard or other open space provided about any ~~b~~Building for the purpose of complying with the regulations of ~~this title~~this Title or amendments thereto shall be considered as providing a ~~y~~Yard or open space for any other ~~b~~Building or ~~s~~Structure.
- G. No ~~s~~Structure shall be erected in a required ~~front yard, side yard~~Front Yard, Side Yard or ~~rear yard~~Rear Yard, except as specifically permitted herein.
- H. If a particular ~~u~~Use or class of ~~building, structure~~Building, Structure, or premises is not specifically permitted in a ~~zoning district~~Zoning District, then such ~~building, structure~~Building, Structure, premises or ~~u~~Use is prohibited in that ~~zoning district~~Zoning District, unless allowed by a ~~special use permit~~Special Use Permit as provided in ~~this title~~this Title. (See ~~chapter~~PCDSC § 2.151-PCDSC.)

(Ord. No. 011812-ZO-PZ-C-007-10 , § 4; Ord. No. 61862, § 302)

2.05.050. Statutory exemptions.

As specified in A.R.S. title 11, ch. 6 (A.R.S. § 11-801 et seq.), the provisions of this title

A. Railroad, Mining, Metallurgical, Grazing or General Agriculture

1. Pursuant to A.R.S. § 11-812(A)(2) and (3) nothing contained in Pinal County Development Services Code shall ~~not~~ prevent, restrict or otherwise regulate in ~~any zoning district~~ the ~~u~~Use or occupation of land or improvements for ~~railroad, mining, metallurgical, grazing~~Railroad, Mining, Metallurgical, Grazing or general ~~a~~Agricultural purposes, as defined herein, provided the tract or premises so used ~~including Agricultural Composting, if the Parcel concerned is five or more contiguous commercial acres. Land shall be classified as being used for grazing~~Commercial Acres in size. (Note: One Commercial Acre = 36,000 square feet). For the purposes ~~when 50 percent or more of the owner's income from the land is derived from the use or from the rental of the land for grazing purposes, and the land shall be classified as being used for~~ of this paragraph, general agricultural purposes ~~when 50 percent or more of the owner's income from the land is derived from the production of agricultural products or from the rental of the land for the production of agricultural products~~do not include the cultivation of cannabis as defined in A.R.S. § 13-3401 or marijuana as defined in A.R.S. § 13-3401 or 36-2801. For the purposes of this paragraph, "Mining" has the same meaning prescribed in A.R.S. § 27-301.
2. Property is not considered exempt from the Pinal County Development Services Code unless and until the Pinal County Community Development Department issues a Certificate of Exemption for that property. In order to secure a Certificate of Exemption, an application must be submitted including Site Plan and other reasonable supporting documentation on the form prescribed by the Community Development Department.
3. Only property classified by the Pinal County Assessor's Office or the Arizona Department of Revenue as property used for one of the purposes enumerated above is eligible for exemption. If property has been so classified, the property is exempt from the Pinal County Development Services Code. Exempt status is open to review by the Community Development Department and may be cancelled at any time upon a determination by the Planning Director that the property is no longer being used for an exempt purpose.
4. Any Structures built under an exemption that does not meet the underlying Zoning District and/or Building Code may be required to comply with said standards if, at a future date, the exemption is no longer applicable. The denial of a Certificate of Exemption may be appealed to the Board of Adjustment subject the provisions of PCDSC § 2.155.

B. Agricultural Composting

Pursuant to A.R.S. § 11-812 nothing contained in the Pinal County Development Services Code shall prevent, restrict or otherwise regulate the Use or occupation of land or improvements for Agricultural Composting if the tract is five or more contiguous Commercial Acres. An Agricultural Composting operation shall notify in writing the Board of Supervisors and the nearest fire department of the location of the composting operation. If the nearest fire department is located in a city, town or fire district where the Agricultural Composting is not located, the Agricultural Composting operation shall also notify in writing the fire district in which the operation is located.

C. Firearms.

Pursuant to A.R.S. § 11-812 nothing contained in the Pinal County Development Services Code shall prevent, restrict or otherwise regulate the otherwise lawful discharge of a firearm or air gun or use of archery equipment on a private Lot or Parcel of land that is not open to the public on a commercial or membership basis.

2.05.060. Nonconforming ~~u~~Uses exempted.

As specified in ~~A.R.S. title 11, ch. 6~~ (A.R.S. § 11-801 et seq.), the provisions of ~~this title~~ this Title shall not affect existing ~~u~~Uses of property or the right to its continued ~~u~~Use or the reasonable repair or alteration for the purpose of this ~~u~~Use at the time the ordinance codified in ~~this title~~ this Title becomes effective.

- A. An existing nonconforming ~~u~~Use may not be changed to another nonconforming ~~u~~Use.
- B. A nonconforming ~~u~~Use that has changed to a conforming ~~u~~Use shall not be changed again to any nonconforming ~~u~~Use.
- C. A nonconforming ~~b~~Building or ~~s~~Structure that has changed to a conforming ~~b~~Building or ~~s~~Structure shall not be changed again to a nonconforming ~~b~~ Building or ~~s~~Structure.
- D. Nothing in ~~this title~~ this Title on nonconforming ~~u~~Use shall authorize the violation of any health or sanitary law or other ~~e~~County ordinance or regulation.
- E. A nonconforming ~~business-use~~ Business Use within any ~~zoning district~~ Zoning District shall have the right to expansion, provided it does not exceed 100 percent of the area of the original ~~b~~Business. "Area" is the floor area inside a ~~s~~Structure and/or square footage or acreage outside a ~~s~~Structure. Business ~~u~~Uses as used in this section shall be limited to the ~~u~~Uses described in PCDSC ~~§§~~ §§ 2.85.010(B), 2.90.010(B), 2.95.010(B) and (C), 2.105.010(C) and (D), and 2.110.010(B) and (D). The term "area of the original ~~b~~Business" is defined as being any land or ~~b~~Building, or both, improved for a ~~b~~Business purpose.
 1. Expansion of a nonconforming ~~business-use~~ Business Use, other than within an existing ~~b~~Building, requires compliance with the development standards of the ~~zone~~ Zoning District ~~district~~.
 2. Additional parking area necessitated by such expansion shall not count against the 100 percent expansion allowance.
 3. Where the expansion of a nonconforming ~~b~~Business is an open land ~~u~~Use, a solid masonry wall must be installed as a screening between such expanded ~~u~~Use and any residential ~~u~~Use. Any other type of wall, ~~f~~Fence or hedge requires the approval of the ~~planning director~~ Community Development Director.
 4. Expansion shall be limited to the original ~~p~~Parcel of land on which the ~~business-use~~ Business Use was located at the time it became a nonconforming ~~u~~Use.
 5. Expansion does not mean the following:
 - a. Any improvement required by federal, state or local environmental or health agency.

- b. Any increase in production volume utilizing existing equipment.
 - c. Any extension of the ~~u~~Use into an existing floor area originally designed for such extension, but not currently utilized by that ~~u~~Use.
 - d. Any ~~u~~Use of the nonconforming ~~b~~Business utilized at a later date, but which would have been allowed as part of the original ~~b~~Business.
6. The provisions for expansion do not waive the requirement of obtaining a ~~b~~Building permit or any other applicable permit or approval.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 4; Ord. No. 61862, § 304)

2.05.070. Nonconforming ~~u~~Use of land.

The lawful ~~u~~Use of land existing at the time the ordinance codified in ~~this title~~this Title becomes effective, or existing on the effective date of any amendment of the text or of the maps hereof, although such ~~u~~Use does not conform to the provisions hereof for the land, may be continued; but if such nonconforming ~~u~~Use is discontinued for a period of 12 consecutive months, any future ~~u~~Use of the land shall be in conformity with the provisions of ~~this title~~this Title. A nonconforming ~~u~~Use of land is also discontinued when replaced by a conforming ~~u~~Use.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 4; Ord. No. 61862, § 305)

2.05.080. Nonconforming ~~u~~Use of ~~b~~Buildings.

The lawful ~~u~~Use of a ~~b~~Building existing at the time the ordinance codified in ~~this title~~this Title becomes effective, or on the effective date of any amendment of the text or of the maps hereof, although such ~~u~~Use does not conform with the provisions hereof for such ~~b~~Building, such ~~u~~Use may be continued provided no ~~structural alterations~~Structural Alterations, except those required by law or ordinance or permitted by the ~~b~~Board of ~~a~~Adjustment, under ~~this title~~this Title are made. If any such nonconforming ~~u~~Use is discontinued for a period of 12 consecutive months, any future ~~u~~Use of the ~~b~~Building shall be in conformity with the provisions of ~~this title~~this Title.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 4; Ord. No. 61862, § 306)

2.05.090. Alteration of nonconforming ~~b~~Buildings.

No existing ~~b~~Building designed, arranged or intended for or devoted to a ~~u~~Use not permitted under the regulations of ~~this title~~this Title for the ~~zoning district~~Zoning District in which located shall be enlarged, extended, reconstructed or structurally altered unless such ~~b~~Building and such enlargement, extension, reconstruction and ~~structural alterations~~Structural Alterations, and the further ~~u~~Use thereof, conform in every respect with the regulations specified by ~~this title~~this Title for such ~~zoning district~~Zoning District in which the ~~b~~Building is located, except a nonconforming ~~business use~~Business Use as provided in PCDSC § 2.05.060, but nothing in this section shall authorize the violation of any ~~s~~Setback, health or sanitary law, ordinance or regulation not a part of ~~this title~~this Title.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 4; Ord. No. 61862, § 307)

2.05.100. Destroyed nonconforming ~~b~~Buildings.

If, at any time, any ~~b~~Building in existence or maintained at the time the ordinance codified in ~~this title~~this Title becomes effective, and which does not conform to the regulations for the ~~zoning district~~Zoning District in which it is located, shall be destroyed by any act of casualty or act of God to the extent of ~~100~~fifty percent (50) of

its value or gross square footage, the owner shall have the right to rebuild for the ~~u~~Use, provided the ~~s~~Structure is rebuilt according to the area of the original nonconforming ~~structure and~~Structure is not expanded in any way either vertically or horizontally. Buildings that exceed the fifty percent (50%) value or gross square footage threshold described herein, or when the required applications for Building permits have not been submitted within twelve (12) months from the date of destruction, shall be rebuilt and used in accordance with the current Use and Development standards for Zoning District within which the Property is located. The value of the Building prior to any amount of damage shall be determined by an appraisal, which will paid for by the owner and conducted by an appraiser who has a license/certification from the State for such Professional services.

~~011812-ZO-PZ-C-007-10, § 4; Ord. No. 61862, § 308)~~

2.05.110. Interpretation, purposes and conflict.

In interpreting and applying the provisions of ~~this title~~this Title, the provisions shall be held to be minimum requirements adopted for the promotion of public safety, health, convenience, comfort, prosperity and ~~general welfare~~General Welfare. It is not intended by ~~this title~~this Title to repeal, abrogate, annul, or in any way to impair or interfere with any existing provisions of law or ordinance previously adopted pursuant to the laws relating to the ~~u~~Use of ~~b~~Building or premises, or relating to the erection, ~~e~~Construction, establishment, alteration or enlargement of any ~~b~~Building or improvements, except to the extent any existing provisions conflict with or are inconsistent with the valid provisions of ~~this title~~this Title, and to that extent and no more, the same are hereby repealed. It is not intended by ~~this title~~this Title to interfere with or abrogate or annul any ~~e~~Easement, covenant or other agreement between private parties, but where the zoning provisions of ~~this title~~this Title are more restrictive than any existing private restrictive covenant affecting any portion of the unincorporated area of the ~~e~~County, said zoning provisions shall prevail over said private covenant.

(Ord. No. 011812-ZO-PZ-C-007-10, § 4; Ord. No. 61862, § 2601)

2.05.120. Sale of copies.

Repealed by Ord. No. 011812-ZO-PZ-C-007-10 .

(Ord. No. 61862, § 2901)

2.05.130. Repeal of inconsistent provisions.

Repealed by Ord. No. 011812-ZO-PZ-C-007-10 .

(Ord. No. 61862, § 3001)

2.05.140. Severability.

~~This title~~This Title and the various parts thereof are hereby declared to be severable. If any section, subsection, sentence, clause, word or phrase of ~~this title~~this Title is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of ~~this title~~this Title.

(Ord. No. 61862, § 3101)

CHAPTER 2.10. DEFINITIONS

2.10.010. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Selected words, terms, and phrases defined in PCDSC § 2.10. DEFINITIONS are capitalized where they appear throughout the entire text of this Title. These capitalized terms have definitions that the user should read carefully to facilitate better understanding of the code. Such words, terms, and phrases are not capitalized in specific instances in the text of this Title where the definitions set forth in PCDSC § 2.10. DEFINITIONS do not impart the intended meanings or where the context clearly indicates meanings differing from the definitions.

When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural and words in the plural number include the singular; the word "Structure" includes the word "Building" and the word "shall" is mandatory and not directory. The term "Supervisors" shall mean the Board of Supervisors of Pinal County, Arizona; the term "Commission" shall mean the County Planning and Zoning Commission of Pinal County; the term "Board" shall mean one of the boards of adjustment appointed under the authority of this title, and the term "County" shall mean Pinal County, Arizona. The term "PCDSC" means Pinal County Development Services Code.

A- Frame means a Portable Sign with an upright, rigid, self-supporting frame Sign in the form of a triangle or the letter "A." (See Figure 1.)

Figure 1: A- Frame



Abandonment is the discontinuation of Use for a period of one year or more.

Accessory building. See Building. See Building, Accessory use.

Accessory Dwelling Unit means an ancillary or secondary living unit to a single-family detached Dwelling Unit that includes Kitchen, bathroom, and sleeping areas, and is independently accessed from and located on the same Lot as a single-family detached Dwelling Unit, either attached to the single-family Dwelling Unit or in a detached Building. For purposes of determining maximum density, an Accessory Dwelling Unit shall not count as a Dwelling Unit.

Accessory Security Quarters means a Dwelling Unit designed for a Person or Persons employed to work on the premises of a Business. These quarters are typically provided for, but not limited to, individuals responsible for security, surveillance, caretaking or handyman duties.

Accessory Use. See Use, accessory.

Acre means 43,560 square feet.

Acre, eCommercial, means 36,000 square feet.

Addressing. See chapter 2.215 PCDSC.

Addressing Baseline means two imaginary lines, one running north and south, and one running east and west intersecting at a zero point.

Adjacent means all properties immediately contiguous to or near a development site, including those which are separated from the site only by a ~~Road or road right~~Road-of-way~~Right-of-Way~~.

Adult Arcade means any place to which the public is permitted or invited and in which coin-operated or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images involving Specific Sexual Activities or Specific Anatomical Areas to Persons in booths or viewing rooms.

Adult Bookstore or Adult Video Store means a commercial establishment that offers for sale or rent any of the following as one of its Principal Business Purposes:

1. Books, magazines, periodicals or other printed matter, photographs, films, motion pictures, DVDs, digital downloads, streaming videos, video cassettes or video reproductions or slides or other visual representations that depict or describe Specific Sexual Activities or Specific Anatomical Areas; or
2. Instruments, devices, toys or paraphernalia that are designed for use in connection with Specific Sexual Activities.

Adult Live Entertainment Establishment means an establishment that features either:

1. Persons who appear in a State of Nudity or Seminude; or
2. Live performances that are characterized by the exposure of Specific Anatomical Areas or Specific Sexual Activities.

Adult Motion Picture Theater means a commercial establishment in which, for any form of consideration, films, motion pictures, streaming videos, digital videos, video cassettes, slides or other similar photographic reproductions that are characterized by the depiction or description of Specific Sexual Activities or Specific Anatomical Areas are predominately shown.

Adult Oriented Business means Adult Arcades, Adult Bookstores, Adult Video Stores, Cabarets, Adult Live Entertainment Establishments, Adult Motion Picture Theaters, and Adult Theaters that offer Adult Service or Nude Model Studios.

Adult Service means dancing, serving food or beverages, modeling, posing, wrestling, singing, reading, talking, listening or other performances or activities conducted for any consideration in an Adult Oriented Business, by a Person who is Nude or Seminude during all or part of the time that the Person is providing the service.

Adult Service Business means a Business establishment or premises where any Adult Service is provided to Patrons in the regular course of business.

Adult Theater means a theater, concert hall, auditorium or similar commercial establishment that predominately features Persons who appear in a state of nudity or who engage in live performances that are characterized by the exposure of Specific Anatomical Areas or Specific Sexual Activities.

Advertising means to call public attention to things, usually to promote sale.

~~Adult oriented business.~~ For definitions concerning adult oriented businesses and adult service providers, see PCDSC 2.190.030.

Aggregate Sign Area means the total Sign Area in square feet of all Signs permitted for a given Business.

Agriculture means the tilling of the soil, the raising of crops, horticulture, animal husbandry and ~~uses~~ customarily incidental thereto; but not including commercial slaughterhouses, stockyards/feedlots, meat packing plants, ~~fertilizer yards~~ Fertilizer Yards, or plants for the reduction of animal matter.

Aircraft means any motorized machine for traveling through the air for the purpose of carrying people or cargo.

Airport, ~~Commercial~~, means an airport, landing strip or landing field used by or available to commercial carriers, flight training or flying schools, private pilots or owners of noncommercial aircraft on a commercial basis.

Airport, ~~Private~~, means an airport, landing strip or landing field owned and used by owners of noncommercial aircraft, including private bona fide flying clubs, on a noncommercial basis.

Alley means a way dedicated to the public which affords a secondary means of access to contiguous property and is not intended for general traffic circulation.

~~Antenna.~~ See PCDSC 2.205.030 for definition.

~~Apartment house.~~ Animal Keeping means the care and maintenance of Livestock and Poultry in the practice of animal husbandry on private property for non-commercial purposes, which does not include the temporary presence of Livestock or Poultry for educational purposes.

Antenna means any exterior transmitting or receiving device mounted on a tower, Building or Structure and used in communications that radiates or captures electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless Telecommunications signals or other communication signals.

Apartment House. See Dwelling, ~~Multiple~~.

Appurtenance means an incidental right or element that is attached to or closely associated with a principal property right. Examples include chimneys, swimming pools, flagpoles, steeples, Antennas, and HVAC equipment.

Areas, Equestrian means an improved area, generally fenced, of at least 30 feet in width or length within which equestrian activities involving horse riding or driving occurs that are noncommercial in nature and do not include seating.

Arena, ~~Commercial~~, means an improved area within which equestrian activities occur and where spectators are charged an admission fee and the activities are operated for profit.

Arm's Length means a transaction between two unrelated and unaffiliated parties.

Assembly Hall means a Building for the primary purpose of group gatherings of 50 or more Persons for any purpose.

~~Assisted living facility.~~ Living Facility means a residential care institution that provides or contracts to provide supervisory care services, personal care services or directed care services on a continuing basis.

Assisted Living Home means a residential care institution, including a foster care home that provides or contracts to provide resident rooms for supervisory care services, personal care services or directed care services on a continuous basis.

Avenue (Ave.) means Streets or Roads that run in any direction. A common or default Suffix.

Awning means a shelter or cover projecting from and supported by an exterior wall of a Building.

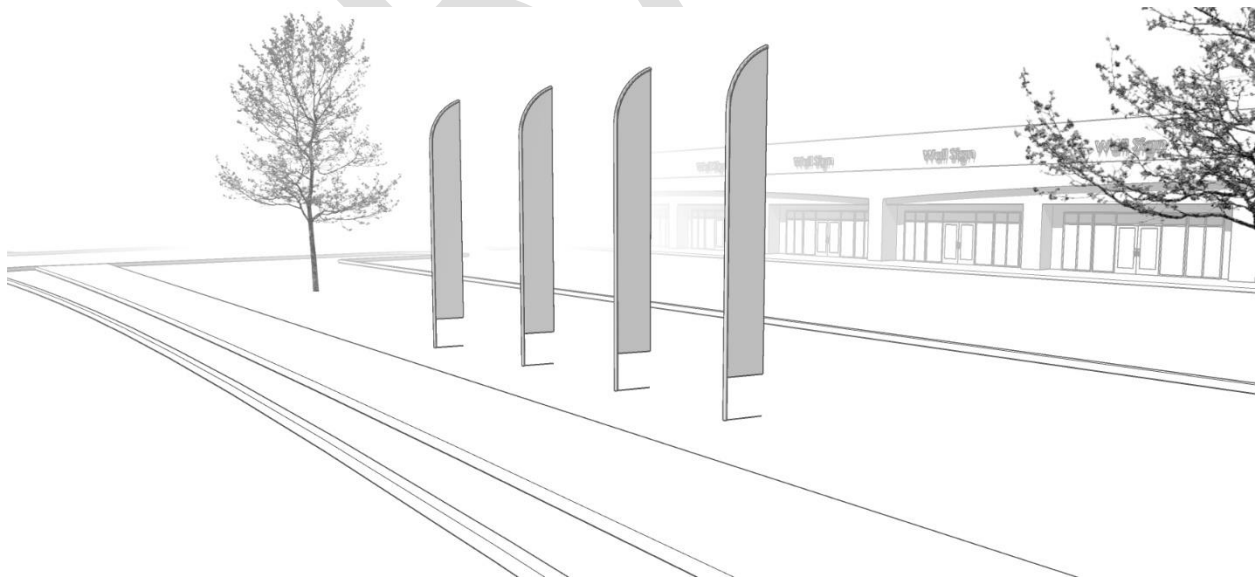
Banner means a Sign painted or printed on a strip of durable fabric, cloth or plastic. (See Figure 2.)

Figure 2: Banner



Banner, Feather means a vertical Portable Sign that contains a harpoon-style pole or staff driven into the ground for support or supported by means of an individual stand. (See Figure 3.)

Figure 3: Feather Banner



Bar means premises used primarily for the sale or dispensing of alcoholic beverages by the drink for on-site consumption and where food may be available for consumption as an ~~accessory use~~ Accessory Use.

Barn means a Building customarily used for the storage of agricultural products and equipment as well as the Housing of animals and Livestock.

Basement means a ~~s~~Story partly underground and having at least one-half of its height, measured from its floor to its finished ceiling, below the average ~~g~~Grade. A ~~b~~Basement shall be counted as a ~~s~~Story if the vertical distance from the average adjoining ~~g~~Grade to its ceiling is over five feet.

Bed and ~~b~~Breakfast means one dwelling (~~conventional construction~~Conventional Construction only), or portion thereof, where short-term lodging rooms and meals are provided, for compensation. The operator shall live on the premises or on ~~a~~Adjacent premises.

Bio-swale means a landscape element typically consisting of a long, channeled depression or trench that is vegetated with grasses, shrubs, or other plants to manage stormwater runoff, slow down water flow, filter out pollutants, and facilitate water infiltration into the ground.

Boarding or ~~rooming house~~Rooming House means a ~~b~~Building, other than a ~~h~~Hotel, where lodging is provided, with or without meals, for compensation, not primarily for ~~t~~Transients.

Bollard, Louvered, means a ground-mounted Luminaire that is usually 36 inches to 48 inches in height, is generally used for the lighting of paths and Building entries, and possesses a stacked set of external angled visors/louvers that minimize direct view of the light source. In order to qualify as a Louvered Bollard under this Title, the stacked visors must be positioned/angled in such a fashion as to prevent any direct view of the light source from viewing angles of 90 degrees and above.

Boulevard (Blvd.) means a broad Thoroughfare that acts as a collector and often has a median.

Brewpub means a Restaurant with facilities for the brewing of beer for onsite consumption and retail sale at the Restaurant. A Brewpub must derive at least 40% of its gross revenue from the sale of food.

Buffer means a strip of land established to protect one type of land ~~u~~Use from another land ~~u~~Use or to provide screening. Normally, a ~~b~~Buffer is landscaped and developed in open space areas.

Buildable ~~a~~Area means the net portion of the ~~lot~~ Lot remaining after deducting all required ~~yards~~/~~s~~Setbacks from the gross area of a ~~lot~~ Lot or ~~building site~~Building Site.

Building means any ~~structure~~Structure with a roof and walls used or intended for supporting, ~~h~~Housing or sheltering any ~~u~~Use or occupancy. ~~For the purpose of this title, the terms "building" and "structure" shall be treated as though they are synonymous, unless stated otherwise. (See Structure.) A structure having a roof supported by columns and used exclusively for the shading of livestock and not for housing livestock shall not be considered a building and shall not need to conform to setback requirements that apply to buildings used to house livestock.~~

Building, ~~a~~Accessory, means a subordinate ~~b~~Building or portion of the ~~main building~~Main Building on the same ~~lot~~ Lot or ~~building site~~Building Site, the ~~u~~Use of which is incidental to that of the ~~main building~~Main Building and which is used exclusively by the occupants of the ~~main building~~Main Building or their nonpaying guests or ~~e~~Employees.

Building height~~Code.~~ Refer to PCDSC § 6.05.030.

Building Height means the vertical distance from the average finished ~~g~~Grade at the front of the ~~b~~Building to the highest point of the ~~b~~Building, exclusive of chimneys and screening of mechanical equipment.

Building, ~~m~~Main, means a ~~b~~Building or ~~b~~Buildings in which the ~~primary use~~Principal Use of the ~~lot~~ Lot is conducted.

Building ~~s~~Site means the ground area of a ~~b~~Building or ~~b~~Buildings together with all contiguous open spaces as required by ~~this title~~this Title.

Bulk sStation means a place where liquefied petroleum, gas, and crude liquid are stored in wholesale quantities where the aggregate capacity of all storage tanks is more than 10,000 gallons.

Business means an organization or enterprising entity (which is composed of at least one individual owner/holder) that is engaged in commercial, industrial, or Professional activities.

Cabaret means an Adult Oriented Business licensed to provide alcoholic beverages pursuant to A.R.S. title 4, ch. 2, art. 1 (A.R.S. § 4-201 et seq.).

Campground means an open area or tract of land, with or without sanitation facilities or water, for overnight or limited camping of tents, trailers, recreational vehicles Trailers, Recreational Vehicles or other vVehicles intended for camping purposes.

Canopy means an Awning or other shelter or cover projecting from and supported by an exterior wall of a Building.

Cargo Container means a container that falls into any of the following categories:

1. An article of transport equipment designed or constructed for or used to facilitate the packing, shipping, movement, or transportation of freight, articles, goods or commodities by one or more modes of transport; and/or
2. An article of transport equipment designed to be or capable of being mounted or moved on a rail car, or mounted on a chassis for movement by a tractor trailer, or loaded on to a ship; and/or
3. A prefabricated metal Structure designed for Use as an individual shipping container in accordance with international standards or a metal Structure designed and built for Use as an enclosed truck trailer in accordance with U.S. Department of Transportation standards; and/or
4. A prefabricated metal Structure designed for Use as covered storage and appears to be in accordance with international standards, or any other relevant standards, for commercial shipping, packing, transportation, or freight, yet does not meet these specifications.

Carport means a roofed sStructure which may be attached or unattached to the main buildingMain Building providing space for one or more vVehicles and may be either open or enclosed on not more than two sides by walls.

Car wash, automatedWash, Automated, means a commercial accessory useAccessory Use to the primary commercial useCommercial Use which has no more than one drive-through bay where vVehicles are washed and cleaned by automated equipment without the driver leaving the vVehicle and without any attendant present.

Car wash, full service,Wash, Full Service means a primary commercial useCommercial Use that provides washing and cleaning of vVehicles by hand or by use of automated equipment operated by one or more attendants.

Car wash, selfWash, Self-service, means a primary commercial useCommercial Use where the washing and cleaning of a vVehicle is done by the occupant and the car washCar Wash consists of one or more bays, some or all of which may be automated.

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

Child-careChicken Hen means the female hen of the domestic chicken.

Childcare means the act of providing care and supervision of a child in a place other than the child's own home.

Child-care centerChildcare Center means any facility or bBuilding other than a private residence in which child careChildcare is provided for compensation for children not related to the proprietor or caregiver. This uUse shall

not be considered a school within the meaning of ~~this title~~ this Title even though some instruction may be offered in connection with the ~~child care~~ Childcare.

~~Church~~ means a building or group of buildings used primarily as a place of communion or worship which includes convents, religious education buildings and parish houses, but not parochial schools.

Circle (Cir.) means a curvilinear Thoroughfare that returns to its starting point.

Clinic means a facility where the primary focus is preventative medicine and wellness checks with only minor surgical procedures performed. Outpatient services with overnight stays or 24-hour services are not available at these facilities. This term includes both human and veterinary Clinics.

~~Club~~ or ~~Lodge~~ means a regularly constituted association of ~~p~~Persons who have some common social purpose and which derives not more than one-half of its revenue or income from the sale of goods and services to its members or others.

Code Compliance Officer means the position, along with the position of deputy Code Compliance Officers, created in PCDSC § 2.160 for the purpose of enforcing this Title and to carry out the duties assigned to them in this Title. This position can also be referred to as Zoning Inspector. Deputy Code Compliance Officers can also be referred to as deputy Zoning Inspectors.

Collector means a Street that provides the traffic movement within neighborhoods between major Thoroughfares and local Thoroughfares, and for direct access to abutting property.

~~Commercial Acre~~. See Acre, Commercial.

Commercial Agriculture means Use of land, including ancillary Structures and Buildings, to cultivate plants or raise or keep animals for income. Includes the production of field crops, dairying, pasturage Agriculture, horticulture, floriculture, aquaculture, apiculture, viticulture, forestry, animal and Poultry husbandry, the operation of an equestrian center, horse breeding, and horse training and also includes ancillary activities such as processing, packing, storing, financing, managing, marketing or distributing, provided that any such activity shall be secondary to the principal agricultural operations.

Commercial Vehicle means any Vehicle that is used for commercial purposes.

~~Commercial outdoor patio~~. See Outdoor patio, commercial.

~~Community service agency~~ Development Director means the duly appointed director of the Pinal County the Community Development Department or his duly authorized representative. Title may also be referred to as the Community Development Director.

Community Service Agency means an organization such as an orphanage, home for the aged, ~~Y.M.C.A., Y.W.C.A.,~~ Boy Scouts or Girl Scouts, C.Y.O., Y.M.H.A., Campfire Girls, or any similar agency organized as a nonprofit corporation or supported in whole or in part by public subscription and primarily established to serve the social or welfare needs of the community or any part thereof, and not organized for the personal profit of any individual, group of individuals, or corporation.

Comparable Zoning District Zoning Table. See Zoning District Table, Comparable.

Complex means a group of two or more office, commercial, or industrial Businesses associated by a common agreement or common ownership with common parking facilities.

Compliance Review Number means a number issued by a Code Compliance Officer indicating that a proposed Building, Structure, or Use of land meets all of the standards and requirements of any of the Chapters in the PCDSC.

~~Comprehensive p~~ Plan means the Pinal County ~~comprehensive plan~~ Comprehensive Plan currently adopted by the ~~s~~Supervisors pursuant to ~~A.R.S. title 11, ch. 6 (A.R.S. § 11-801 et seq.) on November 18, 2009,~~ and as amended from time to time.

Comprehensive Sign Package means a collection of Signs approved pursuant to PCDSC § 2.145.140.

Construction means the placement or attachment of Sign-related materials (e.g., posts, poles, brackets, standards, bolts, screws, lumber, concrete, block, footings, paint) on the ground or on an existing Building or other Structure.

Conventional Construction means a Building constructed on a permanent site, conforming to the International Building Code (IBC), which includes but is not limited to Factory-built Buildings (modular) as they are built according to the IBC. It does not include ~~manufactured homes~~ Manufactured Homes or ~~mobile homes~~ Mobile Homes as they are not built according to the IBC.

Corral means an enclosure or Pen for horses, cattle, other Livestock or animals.

Court (Ct.) means a relatively short, uninterrupted dead-end Street such as a cul-de-sac.

Craft Distillery means a site operated by a “craft distiller” as defined in A.R.S. § 4-101 and who holds a license pursuant to A.R.S. § 4-205.10.

Dairy means a facility constructed for the purpose of extracting and conditioning milk from cows bred for the purpose of milk production. The facility is so constructed as to have confinement of these cows in Pens, with bunk or bunk-type feeding. A Dairy includes areas designated for the raising of replacement heifers or bulls owned by the same Dairy operation; and if the replacement heifer or bull raising operation of a Dairy is not on contiguous property of the Dairy, the replacement heifer or bull raising operation is part of the Dairy when it begins within one-quarter mile of the Dairy.

Dead End Street means no through Road or no exit Road, a Street with only one inlet or outlet.

Department refers to the Pinal County Community Development Department.

Development means residential and nonresidential Subdivisions and nonresidential facilities and projects.

Development Plan means a plan filed by a Lot Owner for a specific development project within the DSO Zoning District showing the location of Structures and providing all the information required under PCDSC § 2.180.080(B).

Development Rights means the maximum development that would be allowed on a Lot or Parcel in the Sending Property under the Pinal County Comprehensive Plan or zoning code applicable to the Sending Property in effect on the date this Title is adopted, whichever provides greater density or intensity of Use, or both, respecting the permitted Use, area, bulk or height of improvements made to one or more Lots or Parcels.

Development Unit means a portion of a PAD shown on the specific plan of development that illustrates groupings of Lot sizes and/or types within the same ~~zoning district~~ Zoning District.

Development unit line Unit Line means the boundary line of a development unit. Development Unit.

Director of Planning and development services Development Services or Director of Planning and Development or planning director Planning Director or Planning and development services director Development Services Director means the Director of the Pinal County ~~planning and development department~~ Community Development Department or his/her designee. Also, the same as Director.

Disturbance means all Construction that includes, but is not limited to, grading, grubbing and clearing; erection, placement or Construction of Buildings and Structures; paving and surfacing of roadways, driveways, and parking areas; Easements for above ground and underground utility lines; septic systems including leach fields and evaporation ponds; excavation or filling or combination thereof, and cut and fill of slopes and associated spill materials.

Drive (Dr.) means winding, diagonal, curvilinear, meandering, or other types of Thoroughfares not otherwise defined.

DSO Zoning District means a Dark Sky Overlay District, which is an area subject to additional Outdoor Lighting and environmental impact standards as outlined in the associated LOP.

Dwelling means a ~~Building~~ building or portion thereof designed or used exclusively for residential occupancy, including single-family dwellings, two-family dwellings, duplexes, townhouses, triplexes, ~~manufactured homes, mobile homes, modular homes~~ Manufactured Homes, Mobile Homes, Modular Homes, and multiple-family dwellings, but not including ~~hotels, motels~~ Hotels, Motels, boarding, and lodging ~~houses~~ Houses.

Dwelling, #Duplex, means a ~~Building~~ building containing only two ~~Dwelling Units~~ Dwelling Units.

Dwelling Group means a group of two or more detached or semi-detached one-family, duplex or ~~multiple dwellings~~ Multiple Dwellings occupying a ~~Parcel~~ Parcel of land in one ownership and having any ~~Yard~~ Yard or court in common.

Dwelling, #Multiple, means a ~~Building~~ building or portion thereof containing three or more ~~dwelling units~~ Dwelling Units.

Dwelling, #One-family, means a ~~Building~~ building containing only a single ~~dwelling unit~~ Dwelling Unit.

Dwelling #Unit means a room or suite of two or more rooms that is designed for or is occupied by a ~~Person~~ Person or ~~Persons~~ Persons for living purposes and having its own self-contained cooking and sanitary facilities.

Easement means an interest in land that is less than fee title which entitles the ~~Easement holder~~ Easement holder to a specific limited ~~Use~~ Use or enjoyment.

Efficient Irrigation System means a system that delivers water in sufficient supply to meet the plants' seasonal water consumption requirements, directly to the plant material without causing loss of water due to surface runoff, while taking into account soil type, soil chemistry, the need for leaching, and the need for groundwater recharge and replenishment.

Electronic Message Display means a Sign that uses electronic means such as LEDs, fiber optics, light bulbs, or other illumination devices within a display area to cause one message to be replaced by another.

Employee means any Person who performs services for an employer under a contract of employment either made in this state or to be performed wholly or partly within this state, as provided in A.R.S. § 23-350.

Enterprise means a corporation, association, labor union or other legal entity, as provided in A.R.S. § 13-105.

Event Center means a venue for hosting or involving sporting, entertainment, amusement, cultural or recreational events that includes, but is not limited to, a racetrack, sports arena, sports stadium, horse arena, corral, exercise track, riding school, Commercial Stable (boarding), or Commercial Stable (riding).

Factory-built #Building (modular). See PCDC § 2.150.190(A).

Family means (1) An individual or any number of individuals ~~Persons~~ Persons related by blood ~~or, marriage or not more than five unrelated persons customarily,~~ domestic partnership, or adoption, and usual domestic help, living together as a single housekeeping unit, and using common cooking facilities, as distinguished from a group occupying a hotel or club. A family shall be deemed to include domestic servants. Housekeeping Unit in a Dwelling Unit, or (2) A group of not more than five Persons, who need not be related, living together as a single Housekeeping Unit in a Dwelling Unit.

Farm Winery means a "Farm Winery" as defined in A.R.S. § 4-101 and that holds a license pursuant to A.R.S. § 4-205.04.

Fascia means the vertical element found around the perimeter of a Canopy Structure.

Fence means an artificially constructed barrier used as a boundary, means of protection, ~~Buffer~~ Buffer, or used to enclose areas of land, which may or may not restrict visibility. (Additional requirements are set forth in PCDC § 2.150.100.)

~~Fence, wildlife friendly~~ Wildlife Friendly, means a maximum 42-inch-high fence using two-strand, non-barbed, 12-gauge wire and T-posts as installed and maintained, with the bottom strand being no less than 18 inches from the ground.

~~Fertilizer yard or fertilizer processing plant~~ Fertilizer Processing Plant means a place where animal or plant matter is collected, processed or stored on a commercial basis.

Fire Code. Refer to PCDC § 6.05.030.A.10

Fireworks Exhibition means an organized event open to the public where pyrotechnics are exploded.

Footcandle (FC or VFC) means a unit of the illumination being produced on a surface, and defined as one Lumen per square foot of area illuminated. Footcandle or FC is a general term for all types of illumination, while vertical Footcandles (VFC) refers only to illumination being produced on a vertical surface (facade of a Building) or passing over a property line (Spill Light/Light Trespass).

Frontage means the length of property line of any one Property along a public Right-of-Way on which it borders. For a multi-tenant development on a single property, Frontage shall be the length of a Business store front, which may or may not front directly onto a public Right-of-Way.

Functional Turf means lawn / grass areas that used regularly for human recreational purposes or business operations (e.g., wedding / event facilities, golf courses, day care centers, pre-schools, schools, parks, cemeteries, sports fields, single-family homes).

~~Funeral home~~ Funeral Home means an establishment with facilities for the preparation of the dead for burial or cremation, for the viewing of the body, and for funeral services.

~~Garage, private~~, means an ~~accessory building~~ Accessory Building or portion of the ~~main building~~ Main Building designed or used for the shelter or storage of self-propelled vehicles owned or operated by the occupants of the ~~main building~~ Main Building.

~~Garage, public~~, means premises, except those defined as a private or ~~storage garage~~ Storage Garage, used for the storage or care of self-propelled vehicles or where such vehicles are equipped for operation, or repaired, or kept for hire or sale.

~~Garage, storage~~, means premises, other than those defined as a ~~private garage~~ Private Garage or ~~public garage~~ Public Garage, used exclusively for the storage of self-propelled vehicles, and for no other purpose whatever.

~~Gas station~~ Gas Station means a building or use devoted to the retail sale of fuels, lubricants, and other supplies for motor vehicles, including minor repair activities which are subordinate to the sale of petroleum products.

General Welfare means the preservation of neighborhoods or community character or the attainment of economic objectives such as the preservation of property values or promotion of tourism.

Grade means the average level of the finished ground surfaces surrounding a building.

Grand Opening means a special celebration held to mark the opening of a new Business or public place. This type of event can occur for up to thirty (30) days.

Grazing means the feeding of domestic livestock on open range or fenced pasture for commercial purposes and incidental uses; but not including commercial slaughterhouses, stockyards/feed lots, ~~fertilizer yards~~ Fertilizer Yards, bone yards or plants for the reduction of animal matter.

Greenhouse means a building or structure constructed chiefly of glass, glass-like or translucent material, cloth or lath which is devoted to the protection or cultivation of flowers or other tender plants.

Grid lines means imaginary lines constructed perpendicular and parallel to Addressing Baselines used to define address numbers.

Group Care Facility means a home for two or more unrelated individuals, who are not living as a single Housekeeping Unit, due to being under supervised care and/or treatment (including but not limited to those that have been placed by court-order), beyond that which would be provided in the confines of a traditional residential setting, who do not qualify as a Group Home, in which living facilities and sleeping rooms are provided; and which may provide select services, such as, but not limited to, meals, services to promote emotional support, life skills development and/or employment training. This shall include Halfway/Correctional/Sex Offender Transitional Facilities or Shelter Homes for people at risk. Group Care Facilities shall be permitted subject to obtaining approval of a Special Use Permit as set forth in PCDSC § 2.151.010 in the CR-4, CR-5, CB-1, CB-2, MD, MR, AC-1, AC-2, AC-3, C-1, C-2, and C-3 Zoning Districts

Group Home—See PCDSC 2.150.200— means a home suitable for accommodating more than six, but fewer than 11 adults or minor children who require special care for physical, mental, or developmental disabilities. This definition shall include Assisted Living Homes and Sober Living Homes but shall not include Halfway/Correctional/Sex Offender Transitional Facilities or Shelter Homes for people at risk.

Guest Ranch means a Resort Hotel and/or group of Buildings containing sleeping units on at least four Commercial Acres for the lodging and/or boarding of guests which provides recreational activities on or Adjacent to the ranch.

Guest ranch, working, means a working ranch with an accessory use for the lodging and/or boarding of guests which provides recreational activities on or adjacent to the ranch.

Halfway/Correctional/Sex Offender Facilities means a facility to House individuals who have been placed there by a court-order. The length of tenancy is limited, and occupants are typically subject to a curfew or other restrictions.

Hardscaping means any non-living or non-organic element of landscaping. These elements are typically made from materials such as stone, concrete, asphalt, wood, metal, brick, and permeable pavements.

Health Care Facility means a Building or group of Buildings providing services and facilities for nursing services, respite care services, supervisory care services, apothecary, dental and medical laboratories, tissue labs, x-ray facilities, inpatient care or operating rooms for major surgery. Such facilities may be a health care institution, adult day health care facility, Health Care Facility, nursing care institution, outpatient surgical center, residential care institution, nursing care institution, or recovery care center.

Health Club means an establishment that provides facilities for exercise activities such as running, jogging, aerobics, weight lifting, weightlifting, court sports and swimming, as well as locker rooms, showers, massage rooms, saunas, and related accessory uses. Accessory Uses.

Heavy Truck means any Commercial Vehicle with a gross Vehicle weight rating (GVWR) of 19,500 pounds or more; includes the power unit by itself, the combination of the power unit and Trailer, or the Trailer separately.

Helipad means a facility without logistical support where helicopters take off and land. Helipads do not include facilities for maintenance, repair, fueling or storage of helicopters.

Highway (Hwy.) means a designated County Highway, state route, state Highway or federal access route.

Hillside means any terrain of any Lot or Parcel that has a slope greater than 15 percent within any horizontal distance with a ten-foot (10') elevation change (See Figures 4-6).

Figure 4: Example of Hillside Lot

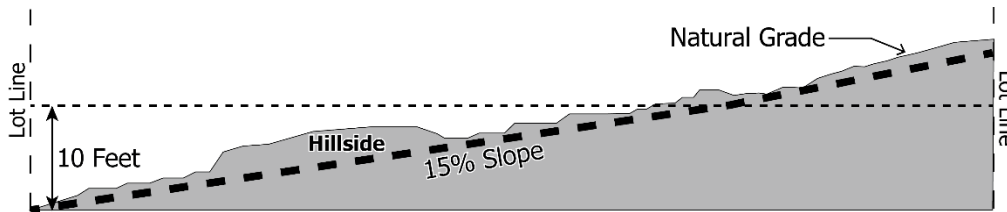


Figure 5: Example of Hillside on only a portion of a Lot

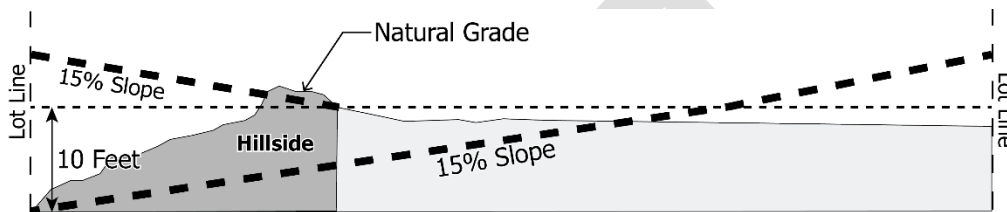
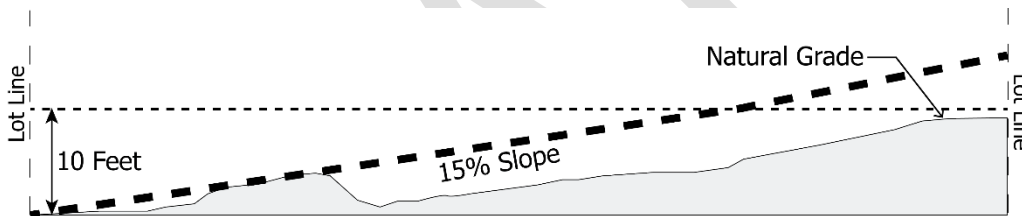


Figure 6: Example of Lot with elevation change not considered Hillside



Home Occupation means any business activity carried on for the limited manufacture, provision or sale of goods or services that is owned and operated by the occupant of a dwelling unit owner or tenant of a Dwelling Unit of a residential or rural property as a secondary use-an Accessory Use. See PCDC § 2.150.260 for requirements.

Hospital means a building public or group of buildings arranged, intended, designed or used private facility, which can include multiple Buildings, for the housing, care accommodation of sick, injured, or infirm Persons, and for the provision of related outpatient services. Services regularly include the keeping of patients overnight. .

Hospital, Veterinary means any establishment that is operated by a veterinarian licensed to practice in this state and that provides clinical facilities and Houses animals or birds for dental, medical or surgical treatment. A Veterinary Hospital may have Adjacent to it or in conjunction with it or as an integral part of it Pens, stalls, cages or Kennels for quarantine, observation and treatment of sick human beings- or boarding.

Hotel means a building containing six or more guest rooms, in which lodging is provided and offered to the public for compensation and which is open to transient guests, together with accessory commercial uses Commercial Uses operated primarily for the convenience of the guests.

Hotel, Resort means a Hotel, the Buildings of which occupy not more than 30 percent of the building site Building Site.

House, Housing means a shelter or to provide a shelter or living quarters for people, animals and/or Livestock.

Housekeeping Unit means one (1) or more individuals living, sleeping, and cooking in a single Dwelling Unit who share housekeeping tasks and responsibilities as an interdependent unit.

House-side Shield (HSS) means a visor or louver that is internal or external to a Luminaire, that physically blocks and thereby reduces the amount of Illuminance being produced to the rear of the Luminaire (usually toward residential properties).

Illuminance means the amount of light falling onto a surface area, measured in Footcandles (Lumens per square foot) or lux (Lumens per square meter). For conversion purposes, one Footcandle (FC) is equal to 10.76 lux (lx).

Illuminating Engineering Society of North America (IESNA) means the nonprofit society established in 1906 whose goal is to improve the lighted environment by bringing together those with lighting knowledge and by translating that knowledge into actions that benefit the public. The IESNA is the primary source of lighting recommended practices in North America.

Immediate Family means a spouse, child, sibling, parent, grandparent, grandchild, stepparent, stepchild or stepsibling of the owner of the Home Occupation, whether related by adoption or blood.

Industrial Park means a special or exclusive type of planned industrial area designed and equipped to accommodate a variety of industries, providing them with all necessary facilities and services.

Interstate Freeway Interchange means where ingress or egress is obtained to a federal interstate Highway; specifically delineated as lying within 300 feet of the Right-of-Way and between the two points of widening of the interstate Highway Right-of-Way approaching the interchange.

Junkyard means the commercial use of more than 200 square feet of the area of any parcel of land for the storage, keeping, display or abandonment of salvageable or recyclable parts, materials, junk, or scrap or for the dismantling, demolition or abandonment of vehicles or machinery.

Kelvin means the temperature scale utilized in illumination science to describe the hue/color of the light. A lower value such as 2,700 Kelvin is associated with a "warm" colored light source such as LED or incandescent, while a higher value such as 4,000 Kelvin is associated with a "cool" colored light source such as metal halide.

Kennel, commercial, means an enclosed, controlled area, inaccessible to other animals, in which a Person keeps, harbors or maintains five or more dogs or cats under controlled conditions. See Section 4-9 of the Pinal County Code of Ordinances. See Appendix B for a summary matrix of the Zoning Districts where a Noncommercial or Commercial Kennel is a Permitted Use, special Use, or not permitted.

Kennel, Commercial means any premises that are used for the commercial breeding, purpose of keeping, boarding, breeding, raising or training, grooming or bathing of dogs, cats, and/or other small domesticated household pets (not farm animals), or for the breeding or keeping of dogs for racing or cats for a donation, for a fee or for sale. The term "Commercial Kennel" also includes an owner with 13 or more dogs or cats. See Section 4-9 of the Pinal County Code of Ordinances.

Kennel, Noncommercial means any property where five to 12 dogs or cats are raised, kept or maintained solely for the Use and enjoyment of the owner or occupant for personal, non-monetary and noncommercial purposes. Note: See A.R.S. § 11-1001. See Section 4-9 of the Pinal County Code of Ordinances.

Kitchen means any room in a building which is used, intended or designed to be used for cooking or preparation of food.

Lamp, Coated, is the correct term for a light source, such as LED or metal halide lamps. "Coated" lamps have an outer coating that minimizes direct view of the arc tube.

Landscapable Area means permeable areas in a New Development capable of being decoratively or functionally landscaped with living and nonliving ground cover while simultaneously providing areas for groundwater recharging and replenishment.

Landscape Plan means a detailed visual representation of an outdoor area that includes the layout of natural elements like trees, flowers, grass, Hardscaping, and/or lighting, as well as establishing the long-term care and maintenance of the landscape elements.

Lane (Ln.) means a local Thoroughfare.

Large Special Event means an event expected to draw 1,000 people or more as participants or exceeds four days in a calendar year and is not exempt from PCDSC § 2.151.040 in accordance with the provisions of that Chapter. These large events will be managed and coordinated by the County's Emergency Operations Center staff and Community Development will continue to assist with permitting.

Legal Access means a way or means of approach that provides physical entrance to a property which shall consist of a public Street, federal, state or County Road, or private recorded Easement for ingress and egress connecting with any of the above.

Lighting. For definitions concerning, see chapter 2.195 PCDSC. Lighting, Internal-Reverse Print means an internally lighted Sign in which the visible lighted area constitutes less than 50 percent of the total Sign Area, with lighted or visible letters against a dark background.

Lighting Power Density (LPD) means the Watts of exterior lighting lighting, see per square foot of area (Watts/ft²) for the different sections of the project site (parking Lot, walkways, Building entries, etc.). This is the metric established by the International Energy Conservation Code (IECC) and will therefore be utilized as one of the factors for determining conformance with the IECC and with chapter PCDSC § 2.195-2.195 PCDSC. Outdoor Lighting. Lumens per square foot of area for the different sections of the project site (parking Lot, walkways, Building entries, etc.) is also a metric of LPD that is used in this Title.

Light Trespass/Spill Light means unwanted light that falls outside of the area intended to be lighted. This Title places limits on the amount of illumination, in Footcandles, that shall be allowed to cross a residential property line.

Live eEntertainment means live performances which include, but are not limited to, disc jockeys, bands, comedians and other entertainers; provided, that the following shall not be considered ~~live entertainment~~ Live Entertainment for purposes of this title this Title:

- {1}. ~~Adult live entertainment~~ Live Entertainment establishments which are subject to the requirements of chapter PCDSC § 2.190; and
- {2}. Performances by one or two performers with no voice or instrument amplification.

Livestock means cattle, ~~oxen,~~ (beef and dairy), horses, oxen, mules, donkeys, ~~swine~~ Swine, sheep, goats, Chicken Hens, rabbits, llamas, alpacas, ostriches, emus, and rheas.

Livestock, Large means cattle (beef and dairy), horses, oxen, mules, donkeys, sheep, goats, llamas, alpacas, ostrich, emus, and rheas.

Livestock, Small means Chicken Hens, Poultry, and rabbits.

Long-term care facility Care Facility means a facility or part of a facility that is intended to provide medical supervision for eight or more residents for periods of time exceeding 72 hours.

Loop (Loop) means a Thoroughfare that begins and ends on the same side of the originating Street but not in the same place.

LOP means a Lighting Overlay Plan for a specific DSO Zoning District that consists of written narrative text, maps, and graphics that establish the standards, lighting specifications, criteria, goals, and policies for the specific DSO Zoning District.

Lot means a ~~p~~Parcel or unit of land described by metes and bounds or shown as a ~~l~~Lot on a recorded ~~s~~Subdivision plat or shown as a ~~a~~Lot on a recorded map of survey for the purpose of minor land division.

Lot, ~~e~~Corner, means a ~~lot~~ Lot located at the junction of two or more intersecting ~~s~~Streets, having an interior angle of less than 135 degrees, with a boundary line bordering on two of the ~~s~~Streets. The point of intersection of the ~~street lot lines~~Street Lot Lines is the corner.

Lot ~~d~~Depth (length) means:

- {1}. If the front and rear lines are parallel, the shortest distance between such lines.
- {2}. If the front and rear lines are not parallel, the shortest distance between the midpoint of the ~~front lot line~~Front Lot Line and the midpoint of the ~~rear lot line~~Rear Lot Line.
- {3}. If the ~~lot~~ Lot is triangular, the shortest distance between the ~~front lot line~~Front Lot Line and the line parallel to the ~~front lot line~~Front Lot Line, not less than ten feet long lying wholly within the ~~lot~~ Lot.

Lot, ~~f~~Flag, means a ~~lot~~ Lot having ~~f~~Frontage or access to a ~~s~~Street or place only by a narrow strip of land.

Lot, ~~i~~Interior, means a ~~lot~~ Lot which is not a ~~e~~corner ~~lot~~Corner Lot.

Lot, ~~k~~Key, means a ~~lot~~ Lot with a ~~side lot line~~Side Lot Line that abuts the ~~rear lot line~~Rear Lot Line of one or more adjoining ~~lot~~ Lots.

Lot ~~l~~Line means a property line bounding a ~~lot~~ Lot.

Lot line, ~~front~~Line, ~~Front~~, means, in the case of a ~~lot~~ Lot abutting only one ~~s~~Street, the line separating such ~~lot~~ Lot from the ~~s~~Street. In the case of a corner or ~~through lot~~Through Lot, the owner may elect any ~~street lot line~~Street Lot Line as the ~~front lot line~~Front Lot Line, provided such choice, in the opinion of the ~~zoning inspector~~Zoning Inspector, will not be injurious to the existing or desirable future ~~d~~Development of the abutting properties.

Lot line, ~~rear~~Line, ~~Rear~~, means the ~~lot line~~Lot Line which is opposite and most distant from the ~~front lot line~~Front Lot Line. The ~~rear lot line~~Rear Lot Line of an irregular or triangular ~~lot~~ Lot shall, for the purpose of ~~this title~~this Title, be a line entirely within the ~~lot~~ Lot at least ten feet long and parallel to and most distant from the ~~front lot line~~Front Lot Line.

Lot line, ~~side~~Line, ~~Side~~, means any ~~lot line~~Lot Line not a ~~front lot line~~Front Lot Line or a ~~rear lot line~~Rear Lot Line; a ~~side lot line~~Side Lot Line separating a ~~lot~~ Lot from a ~~s~~Street is a ~~street side lot line~~Street Side Lot Line. A ~~side lot line~~Side Lot Line separating a ~~lot~~ Lot from another ~~lot~~ Lot is an interior ~~side lot line~~Side Lot Line.

Lot line, ~~street~~Line, ~~Street~~ or ~~a~~Alley, means a ~~lot line~~Lot Line separating a ~~lot~~ Lot from a ~~s~~Street or ~~a~~Alley.

Lot, ~~t~~Through, means an interior ~~lot~~Interior Lot having ~~f~~Frontage on two parallel or approximately parallel ~~s~~Streets.

Lot ~~w~~Width means the mean horizontal width of the ~~lot~~ Lot measured at right angles to the depth.





Low Water Use Landscaping means plant materials that are desert adapted, low water use, and found in the then current Arizona Department of Water Resources (Pinal Active Management Area) Low Water Use Drought Tolerant Plant List.

Lumen means the unit used to measure the total amount of light that is produced by a light source/lamp. All light sources reduce in Lumen output the longer that they are operated. "Initial Lumens" is a term defined as the amount of light output from a lamp when it is new. "Mean Lumens" is a term defined as the average Lumen output of a lamp over its life, and is the Lumen value utilized in the proper design of lighting systems. A Lumen is a unit of standard measurement used to describe how much light is contained in a certain area. One Lumen is defined as the luminous flux of light produced by a light source that emits one candela of luminous intensity over a solid angle of one steradian.

Lumen Density (LD) means the initial Lumens of the lamps/light sources utilized by the exterior lighting per square foot of area (Lumens/ft²) for the project site. This metric is another factor that will be utilized for determining compliance with this Title.

Luminaire means a complete lighting unit/fixture, including the lamp, ballast, wiring, Housing, reflector, lens, and any shielding.

Luminaire Cutoff is a term established by the IESNA that is associated with four different general classifications of Luminaires, each with a different amount of allowed high-angle and upward light: non-cutoff, semi-cutoff, cutoff and full-cutoff. Full-cutoff Luminaires, which minimize high-angle light and allow no light above the horizontal, shall be required for most Uses. Semi-cutoff and cutoff Luminaires, which allow for up to five percent and 2.5 percent uplight respectively, shall be allowed for low-Wattage decorative/accent lighting for some Uses in lighting zones 2 and 3.

	<p>Examples of full-cutoff pole-mounted and Building-mounted Luminaires. The lamp is completely recessed into the Luminaire, and the lens is flat. No light is produced above the horizontal.</p>
	<p>Examples of cutoff pole-mounted and Building-mounted Luminaires. The lamp is completely recessed into the Luminaire, but the lens sags/curves downward. Up to 2.5% of the light is produced above the horizontal.</p>
	<p>Examples of semi-cutoff pole-mounted and Building-mounted Luminaires. The lamp visibly protrudes downward into a sag/curved lens. Up to 5.0% of the light is produced above the horizontal.</p>
	<p>Examples of non-cutoff pole-mounted and Building-mounted Luminaires (which are not allowed under this Title). The lamp is substantially exposed. Little or no attempt is made to control the light produced above the horizontal.</p>

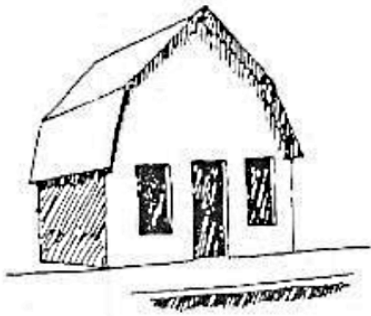
Luminaire, Fully Shielded, means a fully shielded fixture that is shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

Luminaire, Partially Shielded, means a partially shielded fixture that is shielded in such a manner that the bottom edge of the shield is below the plane of the center line of the lamp reducing light above the horizontal.

Machinery and equipment sales, storage ~~Equipment Sales, Storage and Repair~~ means an indoor or outdoor establishment primarily engaged in the cleaning, repair, painting, reconstruction, storage or other Uses of heavy machinery, equipment, or Vehicles including Vehicle body work.

Mansard Roof means a roof with two angles of slope, the lower portion of which is steeper and is architecturally comparable to a Building wall or a façade with a slope approaching the vertical which imitates a roof. (See Figure 7.)

Figure 7: Mansard Roof



Manufactured Home. See PCDSC § 2.150.190(B).

Manufactured/mobile home park Mobile Home Park means a parcel of land on which two or more manufactured/mobile homes Mobile Homes are occupied as residences, regardless of whether or not a charge is made for such accommodations.

Manufactured/mobile home space Mobile Home Space means a plot of ground within a manufactured/mobile home park Manufactured/Mobile Home Park designed for the accommodation of one manufactured/mobile home Mobile Home together with its accessory structures or uses.

Marquee means a permanent roof-like Structure or Canopy of rigid materials supported by and extending from the facade of a Building, which is considered a Canopy for calculating maximum Sign Area.

Massage Establishment means any place of Business in which a Person, firm, association or corporation engages in or permits Massage Therapy services.

Massage Therapy means a health care service, provided by a licensed massage therapist in accordance with A.R.S. § 32-4222, in order to increase the physical wellness, relaxation, stress reduction, pain relief and postural improvement or provide general or specific therapeutic benefits of a client through the manual application of compression, stretch, vibration or mobilization of the organs and tissues beneath the dermis, including the components of the musculoskeletal system, peripheral vessels of the circulatory system and Fascia, when applied primarily to parts of the body other than the hands, feet and head.

Metallurgical includes the land used in treating and reducing metal bearing ores by mechanical, physical or chemical methods on a commercial basis and uses incidental thereto but does not include permanent residential housing or the fabrication of metals or metal materials.

Microbrewery means a “Microbrewery” produces at least five thousand but not more than six million two hundred thousand gallons of beer in a calendar year and meets the requirements of A.R.S. § 4-205.08.

Mining includes the land necessary or incidental to the digging, excavating or otherwise procuring minerals and ores found in their natural state, but does not include permanent residential housing or the operating of a rock crusher.

Mobile Home. See PCDSC 2.150.190(C).

Mobile Food Unit means a food establishment that is licensed by the state, that is readily movable and that dispenses food or beverages for immediate service and consumption and other incidental retail items from any Vehicle as defined in A.R.S. § 28-101.

Mobile Food Vendor means any Person who owns, controls, manages or leases a Mobile Food Unit or contracts with a Person to prepare foods and vend from, drive or operate a Mobile Food Unit.

Mobile Outdoor Vendor means any privately-owned vendor stand, vendor Trailer, or any other non-stationary device that is utilized for the purpose of temporarily displaying, exhibiting, carrying, transporting, storing, selling or offering for sale any goods, wares or merchandise. This definition shall not include short duration, primarily non-profit uses such as fundraisers, lemonade and Girl Scout cookie stands and accessory outdoor display and sales areas.

Modular ~~Home~~. See PCDSC § 2.150.190(A).

Motel means a ~~Building~~ or group of ~~Buildings~~ on the same ~~lot~~ Lot, whether detached or in connected rows, containing individual sleeping or ~~dwelling units~~ Dwelling Units and designed for or occupied by ~~Transient~~ guests.

Motor Vehicle means a self-propelled device in, upon, or by which any person or property is, or may be, transported upon a public highway, excepting devices used exclusively upon stationary rails or tracks and aircraft.

Motor Vehicle Parts, Components, Accessories means any part, component or accessory from any Vehicle propelled by means of an electric, gasoline, diesel, propane, or alcohol fueled engine.

Neon means a glass tube filled with gas or gas mixture that emits light by the passage of an electric current.

Neon Signs means a Sign that is made of Neon and is bent to form letters, shapes, and other decorative forms.

New Development shall mean a Development that receives zoning approval after the date of adoption of this Title.

Non-functional Turf means ornamental lawns / grassed areas that provide no recreational benefits. This includes aesthetic Turf in residential and commercial projects, Street medians, Street rights-of-way, and residential and commercial Sign / monument areas.

Nude Model Studio means a place in which a Person who appears in the State of Nudity or who displays Specific Anatomical Areas is observed, sketched, drawn, painted, sculptured, photographed, filmed or otherwise depicted by other Persons who pay money or other consideration. The term "Nude Model Studio" does not include a proprietary school that is licensed by the State of Arizona or a college, community college or university that is supported entirely or in part by taxation, a private college or university that maintains or operates educational programs in which credits are transferable to a college, community college or university supported entirely or partly by taxation, or a Structure to which the following apply:

1. A Sign is not visible from the exterior of the Structure and no other Advertising appears indicating that a Nude Person is available for viewing;
2. A student must enroll at least three calendar days in advance of the class in order to participate; and
3. No more than one Nude or Seminude model is on the premises at any time.

Nude, Nudity or State of Nudity means any of the following:

1. The appearance of a human anus, genitals or female breast below a horizontal line across the top of the areola at its highest point. This definition shall include the entire lower portion of the female breast, but shall not include any portion of the cleavage of the female breast exhibited by a dress, blouse, shirt, leotard, bathing suit, or other wearing apparel provided the areola is not exposed in whole or part. This definition excludes the exposure of the female breast when in the act or process of breastfeeding or pumping breast milk.
2. A state of dress which fails to opaquely cover a human anus, genitals or female breast below a horizontal line across the top of the areola at its highest point. This definition shall include the entire lower portion of the female breast, but shall not include any portion of the cleavage of the female breast exhibited by a dress, blouse, shirt, leotard, bathing suit or other wearing apparel provided the

areola is not exposed in whole or in part. This definition excludes the exposure of the female breast when in the act or process of breastfeeding or pumping breast milk.

Nursery means land, Buildings or Structures where plants are raised, acquired and maintained for transplanting or sale. It may also include the sale of materials (not the processing) commonly used for landscaping purposes such as soil, rock, bark, mulch, fertilizer and other landscaping materials. Sale or rental of small landscaping tools and supplies may be an Accessory Use.

Nursing #Home means an establishment licensed by the State of Arizona which maintains and operates continuous day and night facilities providing room and board, personal services and medical care for compensation for two or more pPersons not related to the operator of the home.

Obscene means a description of an item that, to an average Person applying contemporary standards, depicts or describes Specific Sexual Activity or that appeals to the prurient interest and, taken as a whole, lacks serious literary, artistic, political, or scientific value in accordance with A.R.S. § 13-3501.

Open Space, Cconservation means:

- {1}. Areas of land set aside, dedicated or reserved in perpetuity for public or private enjoyment as preservation or conservation areas which have a natural scenic beauty or ecological, geological, archeological, historic, or cultural features; may be important as a natural resource; or whose existing openness, natural condition or present state of uUse, if retained, maintains or enhances the conservation of such features or resources.
- {2}. Such features or resources include, but are not limited to, significant habitat areas, natural or geologic features, wildlife corridors, mountain ranges, river corridors or beds, perennial streams, natural washes, open desert areas, historic tTrail systems or historic land uUses that have cultural significance or provide a link to historic events.
- {3}. Such areas may include abutting lands that preserve the edges of such features or resources, act as an extension of the natural environment and integrate such features or resources with surrounding landscapes and preserve view corridors.
- {4}. Such areas which have been re-vegetated to resemble the native desert in areas that were previously graded or used for aAgriculture.

Open space, recreation area, Space, Recreation Area means areas of land that provide recreational amenities which may include active recreation such as sport fields and courts or passive recreation such as multi-use paths and tTrails.

Outdoor Patio, Ccommercial means an outdoor area used in conjunction with an established commercial useCommercial Use and which is open to the air at all times which is either enclosed by a roof or other overhead covering and not more than two walls or other side coverings or has no roof or other overhead covering at all regardless of the number of walls or other side coverings. "Open to the air" can be permeable material such as shade cloth, lattice work that is 50 percent open, and wrought iron fFences.

Outdoor Luminaires/Light Fixtures means outdoor electric illuminating devices, fixtures, lamps and other devices, searchlights, spotlights or floodlights, permanently installed or portable, used for illumination, emergency, security or commercial purposes. Such devices shall include, but are not limited to, lights for:

1. Parking lots;
2. Roadways;
3. Driveways;
4. Buildings and Structures;
5. Recreational areas and facilities;

6. Landscaping decorative effects;
7. Signs, on- and off-premises (Advertising and other);
8. Product display areas;
9. Gas Station lighting; and
10. Automotive dealership lighting.

Owner or Owners of Record means the Person or entity indicated on the records of the County Assessor as the owner of the property in question on the date of an alleged violation.

Parapet means the extension of a false front or wall above a Roof Line.

Parcel means real property with boundaries described by ~~deed, subdivision plat~~ Deed, Subdivision Plat or ~~Map of s~~ Survey and recorded with the ~~county recorder.~~ County Recorder.

Parcel, ~~a~~ Abutting, means adjoining real property with a common boundary line, except that where two or more ~~lot~~ Lots or ~~p~~ Parcels adjoin only at a corner or corners, they shall not be considered as abutting if the common property line between the two ~~p~~ Parcels measure less than eight feet in a single direction.

Parcel ~~m~~ Model means a park trailer defined by A.R.S. § 41-4001(30)(c) as Trailer that is a Structure built on a single chassis, mounted on wheels, and designed to be connected to ~~utilities~~ the Utilities necessary for ~~operation~~ operating installed fixtures and appliances and that has a gross trailer interior area of ~~not less than~~ at least 320 square feet and not more than 400 square feet exterior horizontal dimension in the setup mode when prepared for occupancy. The term "park model Park Model" does not include a fifth ~~wheeler~~ wheelers, Factory-built Buildings, Manufactured Homes, Mobile Homes nor other Recreational Vehicles.

Parkway (Pkwv.) means a special scenic route or park drive that is not a local Thoroughfare.

Patron means a Person invited or permitted to enter and remain upon the premises in order to conduct business or receive a service.

Place (Pl.) means a cul-de-sac or permanent dead-end Road or a local Thoroughfare in a Subdivision.

Pen means an enclosure for holding animals such as Livestock or pets outside of the home. The term describes types of enclosures that may confine one or many animals.

Pennant means a geometric shaped flag made of flexible materials, suspended from one or two corners fastened to a string, which is secured or tethered so as to allow movement and used as an attention-getting form of media.

Permitted use means a use in a zoning district which is allowed therein by reason of being listed among the permitted uses in the

Person means any individual, corporation, company, partnership, or company and any other form of multiple organization for carrying on business, foreign or domestic.

Photovoltaic means solar panels that use sunlight to generate electricity.

Places of Worship means a Building or group of Buildings used primarily as a place of communion or worship which includes convents, religious education Buildings and parish Houses, but not parochial schools.

Plan Policy means a written statement in a plan which provides:

1. Procedural recommendations; or
2. Development recommendations, which may be imposed as special conditions of ~~zoning~~ district Rezoning.

Planning and ~~development department, planning~~ Development Department, Planning Department, Planning and ~~development services department, planning~~ Development Services Department, Planning and ~~development,~~

~~or department~~ Development, or Department of Planning and development services ~~Development Services~~ means the Pinal County ~~planning and development department~~ Community Development Department.

~~Planning director~~ Director, Planning Manager, or Planning and development services director ~~Development Services Director~~ means the director of the Pinal County ~~planning and development department~~ Community Development Director or his/her designee.

Poultry means roosters, ducks, geese, turkeys, quails, and peafowl. This definition excludes Chicken Hens

Prefix, Directional means a one-character compass point preceding a Street name that indicates a direction. For example: north (N), south (S), east (E) and west (W). See PCDSC § 2.215.050(D). ~~Plant nursery~~ means land, buildings or structures where plants are raised, acquired and maintained for transplanting or sale. It may also include the sale of materials (not the processing) commonly used for landscaping purposes such as soil, rock, bark, mulch, fertilizer and other landscaping materials. Sale or rental of small landscaping tools and supplies may be an accessory use.

Principal Business Purposes means a commercial establishment that devotes 40 percent or more of its floor space to the sale or rental of items or provision of services.

Professional includes accountants, architects, chiropodists, chiropractors, dentists, engineers, lawyers, naturopaths, osteopaths, physicians, surgeons, surveyors, and veterinarians.

Proposed Development means any new Construction, alteration, expansion or modification to the exterior of any Building or Structure that requires a Building permit as defined in the County's Building Code.

Public Consensus means the general agreement of a majority of the Lot Owners by area and number within a proposed DSO Zoning District.

Railroad includes the land used for general Railroad purposes, including main line and switching trackage, repair shops, stations, communications equipment, roundhouses and storage facilities; does not include Railroad equipment (miniature or otherwise) operated by its owner as a hobby or as a part of the equipment of an amusement resort or park.

Receiving Area means all those areas of Pinal County designated on the Pinal County Development Rights Receiving Area overlay map.

Receiving Property means any Lot or Parcel, or portion of a Lot or Parcel, contained in a Receiving Area, within which Development Rights are increased by way a transfer of Development Rights.

Reclaimed Water means water that has received treatment in a facility that is regulated pursuant to A.R.S., § 49, ch. 2, and has not legally acquired the characteristics of groundwater or surface water.

Reconstruction, Substantial means improvement or repair valued in excess of 50 percent of the current value of a Sign. The term "Reconstruction" does not include merely repainting or changing the copy on the Sign if the Sign Area, Sign Height, Structure remain the same.

~~Recreational Vehicle (RV)/travel trailer~~ means a vehicular -type of unit; not exceeding eight feet in width nor more than forty (40) feet in length, and eight (8) feet in width that is primarily designed as for temporary living quarters for recreational, recreation, camping, or travel use. ~~The unit, which either may have:~~

1. Contains its own motive power as in the case of motorhomes, mini motorhomes, or recreational vans;
or
2. ~~Is or may be mounted on or drawn by another vehicle upon the highway.~~ Vehicle as in the case of travel Trailers, tent Trailers, camper Trailers, or Watercraft on a boat Trailer; or
3. Is mounted on another Vehicle as in the case of truck campers Resident/Occupant means a Person or Persons who are occupying a Building or Structure and are using it as a place of abode, a place of residence or a place to live on either a temporary or permanent basis.

Recreational Vehicle (RV) Park means any plot of ground upon which two or more Recreational Vehicles/travel trailers (RV) are occupied for dwelling or sleeping purposes, regardless of whether or not a charge is made for such accommodations.

Restaurant means an establishment serving food and beverages where food and beverage service takes place within an enclosed Building or an accessory outdoor eating area and may or may not include a drive-through service.

Retaining Wall means a wall or terraced combination of walls, including, planters, negative edge pools, used solely to retain more than eighteen inches (18”) of material, water, or to support or to provide a foundation or wall for a Building.

Rezoning means a change in ~~this title~~ this Title changing the ~~zoning district~~ Zoning District boundaries within an area previously zoned.

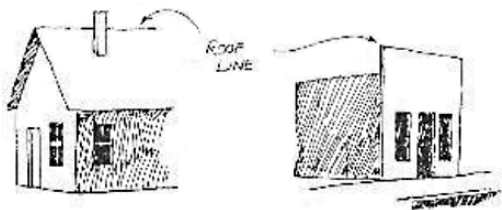
Ridgeline means an area including the crest of a hill or slope and a vertical perpendicular distance of 150 feet on either side of the crest.

Right-of-way/Right-of-Way (ROW) means an area of land which by deed, conveyance, agreement, dedication, or process of law is dedicated to Pinal County for public purposes including, but not limited to, a ~~street,~~ Street, Highway, public utility, pedestrian facility, bikeway or drainage.

Road (Rd.) means a way dedicated to the public which affords the principal means of access to abutting properties, other Streets and Roads. A common or default Suffix.

Roof Line means the highest point of a Structure including Parapets, but not to include spires, chimneys or heating or cooling mechanical devices. (See Figures 8 and 9.)

Figure 8 and Figure 9: Roof Line Examples



Sanatorium (includes sanitarium and rest home) means a building or group of buildings arranged, intended, designed or used for the housing, care or treatment of sick people or convalescents other than those mentally ill or afflicted with infectious, contagious or communicable diseases.

School, Micro, Commercially-Based means a Structure(s) or Building(s) located in a commercial or industrial Zoning District, located on a Parcel of not less than one Acre, operated between the hours of 7:00 a.m. and 6:00 p.m. (Arizona Time), Monday through Friday, that educates not more than forty-nine (49) K-12 students at any given time.

School, Micro, Home-Based means a Structure(s) or Building(s) located in a rural Zoning District, located on a Parcel of not less than one Acre, operated between the hours of 7:00 a.m. and 6:00 p.m. (Arizona Time), Monday through Friday, that educates not more than fifteen (15) K-8 students at any given time, and specifically excludes grades 9-12.

School, Private means any Building or group of Buildings, the use of which meets state requirements for education and which does not secure any major part of its funding from a governmental agency.

School, ~~public,~~ means an institution of learning belonging to the public and established and conducted under public authority; and pursuant to A.R.S. § 15-189.01, also includes charter schools for purposes of zoning.

School, nursery, means an institution intended primarily for the daytime care of children of preschool age. ~~Even though some instruction may be offered in connection with such care, the institution shall not be considered a school within the meaning of this title.~~

Scrap means any item or substance which in its present condition is not and cannot be used for the original use intended, or that which has been discarded; or any worn out, cast off, or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use.

Security Lighting refers to Luminaires that operate dusk-to-dawn in order to provide for protection of property and safety for individuals. They shall conform to all sections of this Title, and shall generate less than 50 percent of the Lighting Power Density or Lumen Density utilized by the facility/site during normal business hours.

Self-storage means a completely enclosed ~~building~~ which is composed of contiguous individual rooms which are rented or sold to the public for the storage of personal property and household goods and which have independent access and locks under the control of the tenant; but excluding the storage of explosive, corrosive or noxious materials.

Seminude or Seminudity means a state of dress in which clothing covers no more than the anus, genitals, pubic region and female breast below a horizontal line across the top of the areola at its highest point, as well as portions of the body that are covered by supporting straps or devices. This definition shall include the entire lower portion of the female breast, but shall not include any portion of the cleavage of the female breast exhibited by a dress, blouse, shirt, leotard, bathing suit or other wearing apparel provided the areola is not exposed in whole or in part. This definition excludes the exposure of the female breast when in the act or process of breastfeeding or pumping breast milk.

Semi-professional includes insurance brokers, photographic studios, public stenographers, real estate brokers, ~~stock brokers~~ stockbrokers, and other ~~persons~~ who operate or conduct offices which do not require the stocking of goods for sale at wholesale or retail; does not include barbers, beauty operators, cosmetologists, embalmers, or morticians.

Sending Area means all those lands designated on the Pinal County Development Rights Sending Area overlay map. Each Lot or Parcel, or portion of a Lot or Parcel, contained within the Sending Area designated on that map qualifies as one or more of the following types of lands:

1. An "important riparian area", "biological core management area", "special species management area", or "critical landscape connection" designated in the Pinal County conservation lands system, each of which qualifies as natural habitat; or
2. A "high noise or accident potential zone" of a "military Airport" or an "ancillary military facility", as those three terms are defined in A.R.S. § 28-8461; or
3. A floodplain, geologic feature, recreation area or parkland, or land that has unique aesthetic, architectural or historic value.

Sending Property means any Lot or Parcel, or portion of a Lot or Parcel, contained in a Sending Area.

Service ~~e~~Establishment means an establishment whose primary activity is the provision of assistance, as opposed to products, to individuals, ~~businesses,~~ businesses, industries, government and other ~~e~~Enterprises.

Setback means the minimum distance required between a ~~s~~Structure and a property line of a ~~p~~Parcel of land or between a ~~s~~Structure and a proposed ~~s~~Street line, ~~Right-of-Way, or Easement, whichever is most restrictive.~~ Setback measurements shall be taken from the foundation or stem wall of the Building. Encroachments may be permitted, see PCDCS § 2.150.110. ~~For the purpose of this title, the terms "setback" and "yard" shall be treated as though they are synonymous, unless stated otherwise.~~

Shelter Home means a facility providing temporary residential service or facilities to individuals who are victims of domestic violence or temporary care of a child in any public or private facility or home that is licensed by the state and that offers a physically nonsecure environment that is characterized by the absence of physically restricting Construction or hardware and that provides the child access to the surrounding community.

Shooting Gallery means an enclosed indoor facility that is designed to offer a totally controlled shooting environment and that includes impenetrable walls, floor and ceiling, adequate ventilation, lighting systems and acoustical treatment for sound attenuation suitable for the range's approved Use.

Shooting Range means a permanently located and improved area on corner lots that is designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder or any other similar sport shooting in an outdoor environment. Shooting Range does not include (1) any area for the exclusive use of archery or air guns or (2) a Shooting Gallery as defined herein or (3) a National Guard facility located in a city or town with a population of more than one million Persons.

Sight-Visibility Triangle means an area on corner lots located at local-to-local Street intersections and arterial/collector/local Street intersections. Said area is 21 feet by 21 feet where the corner lot is located at a local to local Street intersection and is 31-33 feet by 31-33 feet where the corner lot is located at an arterial/collector/local Street intersection.

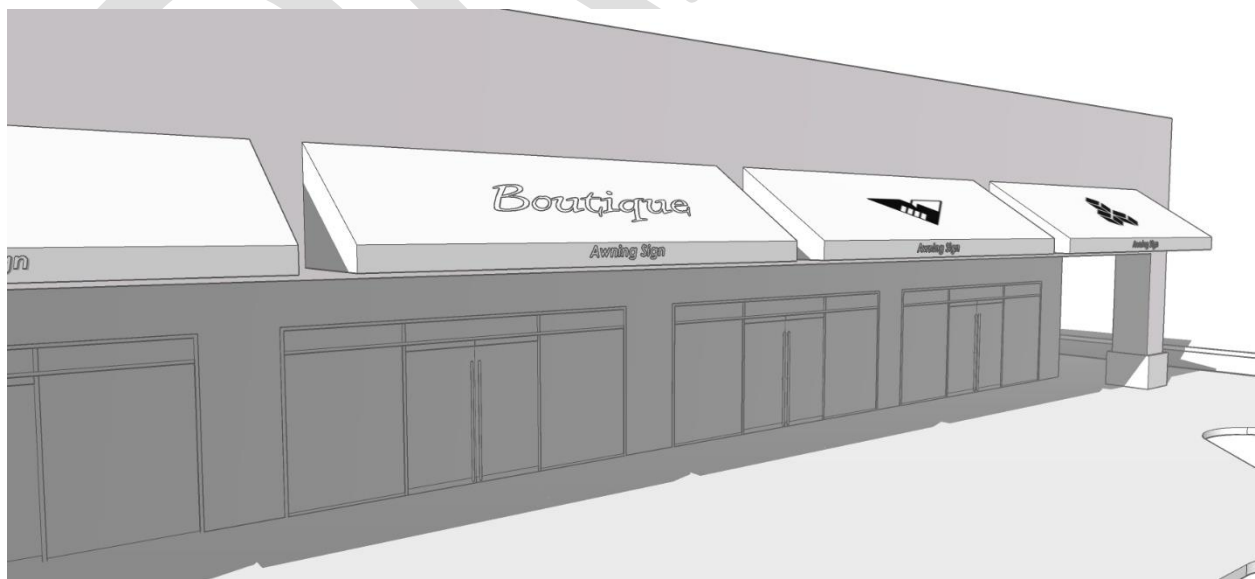
Sign. For definitions concerning signs, see PCDSC 2.145.020. means any identification, description, illustration, symbol, or device which is affixed directly or indirectly upon a Building, Vehicle, Structure, or land and which conveys visual information designed to identify, announce, direct or inform.

Sign, Abandoned means that (i) use of a Sign has ceased or the Property on which the Sign is located has become vacant or has been unoccupied for a period of 180 consecutive days or more; (ii) a Sign has been damaged so as to be largely illegible; (iii) a Sign is without copy or without "space available" Advertising; or (iv) a Sign has no legal owner that can be found.

Sign Area means the overall area of the Sign; for double-faced Signs, the calculation of the Sign Area shall include only one of the faces.

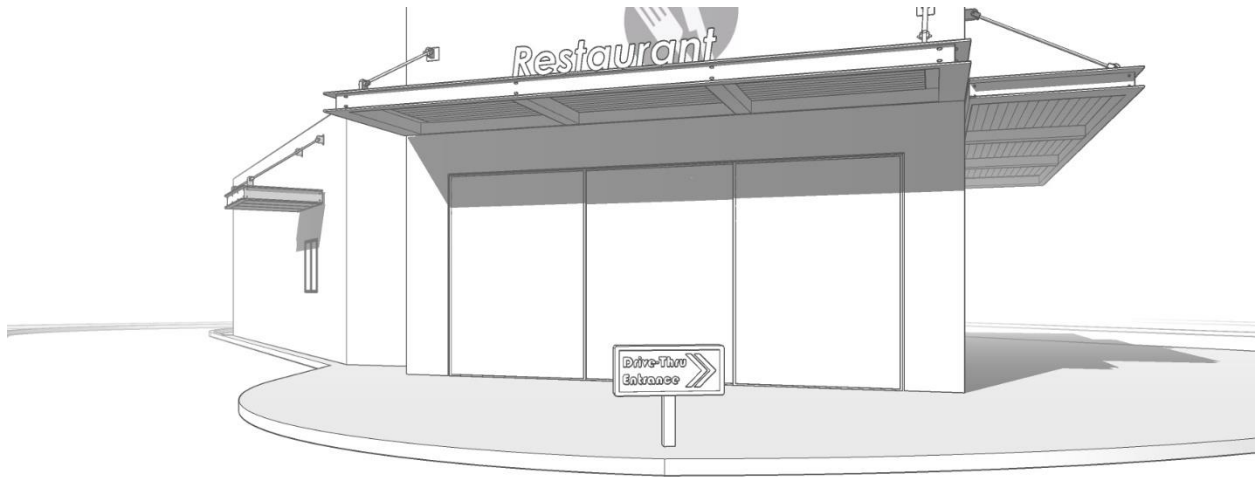
Sign, Canopy means any Sign erected directly upon or suspended from a Canopy. (See Figure 10.)

Figure 10: Canopy Sign



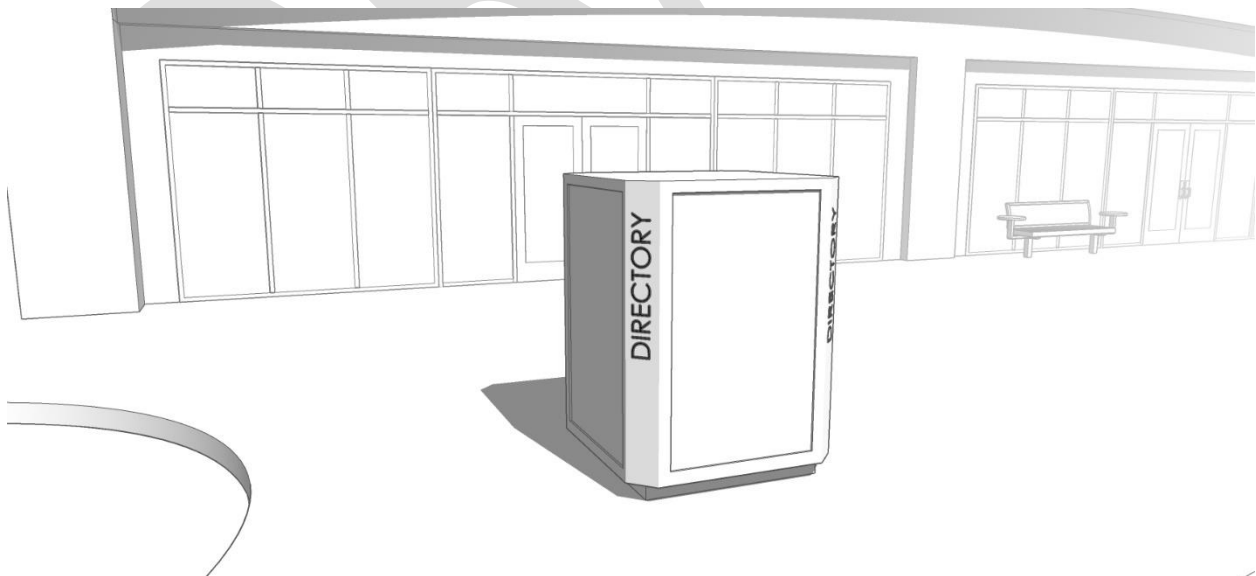
Sign, Directional, means any Sign which is designed solely for the purpose of assisting in the safe movement of pedestrian and vehicular traffic direction, which is placed on the Property to which or on which the public is directed, and which contains no Advertising copy. (See Figure 11.)

Figure 11: Directional Sign



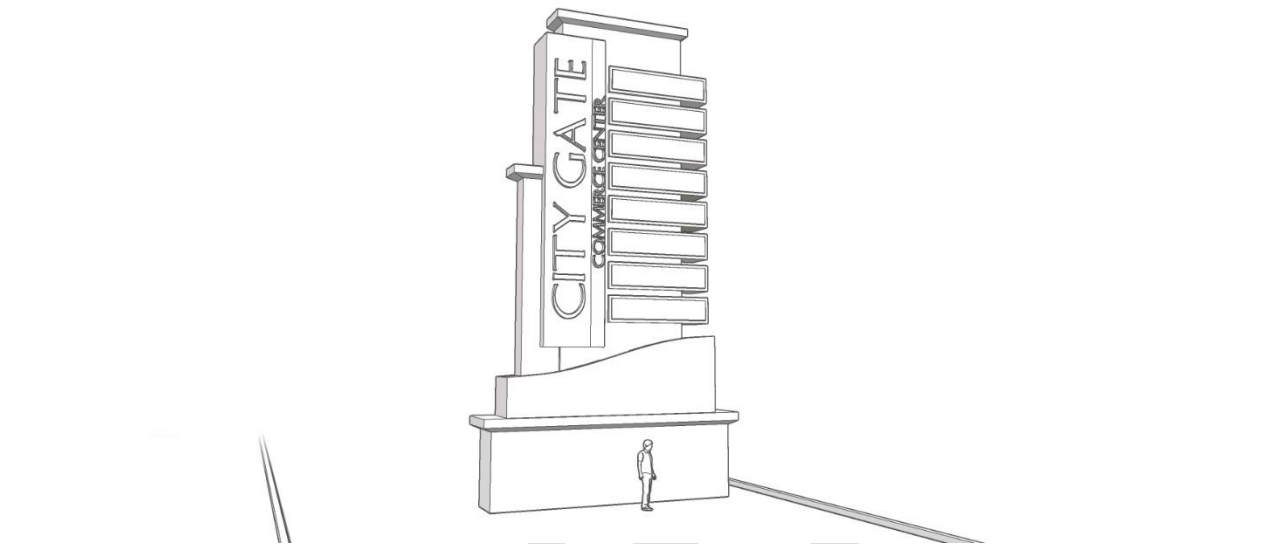
Sign, Directory means any Sign listing the names, Use, or location of the Businesses or activities conducted within a Building or group of Buildings. (See Figure 12.)

Figure 12: Directory Sign



Sign, Freestanding, means a Sign which is erected on its own self-supporting permanent Structure, detached from any significant (i.e., weight-bearing) supporting elements of a Building (lateral stabilizing support is not considered attachment to the Building). (See Figure 13.)

Figure 13: Freestanding Sign

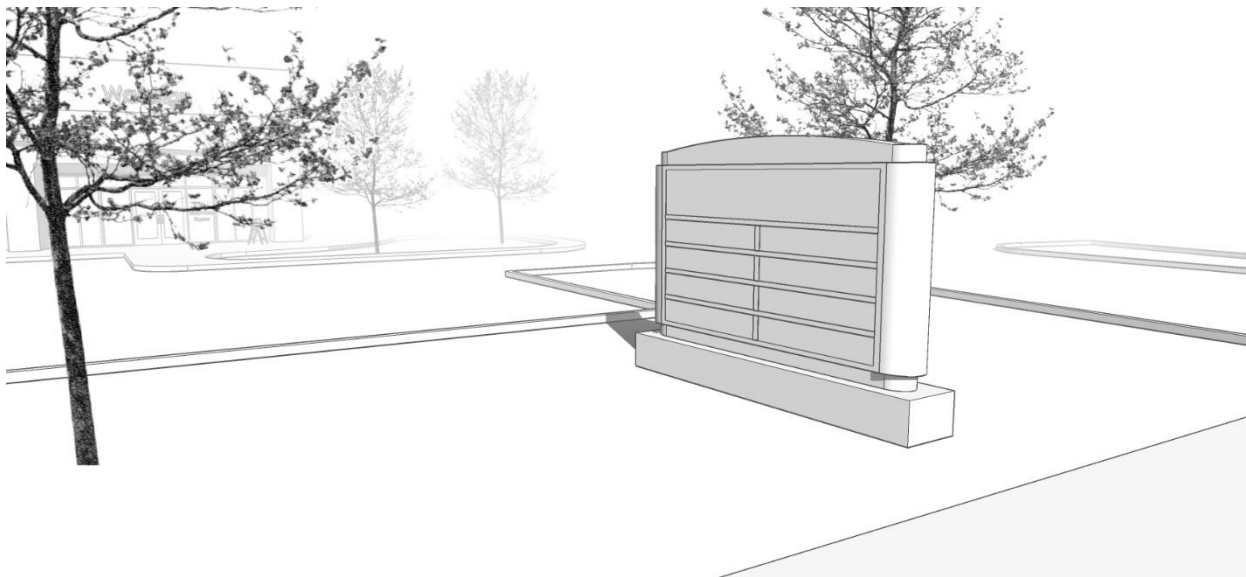


Sign Height means the distance measured from the Grade of the base of a Sign to the topmost portion of a Sign, including decorative embellishments.

Sign, Identification means any Sign identifying by name, message, symbol, a Business, dwelling, occupant, institution, establishment, operation or service at the Property on which the Sign is displayed for first responders, mail delivery, official governmental notification, and other purposes.

Sign, Monument means a Freestanding Sign for a Complex that displays the names of tenants at the Property as well as the Complex name. These Monument Signs are typically integrated into the landscaping for the Complex. (See Figure 14.)

Figure 14: Monument Sign



Sign, Name Plate means a Sign used to identify the name or profession of the occupant of a dwelling or the address of the Property.

Sign, Nonconforming means any Sign that is not allowed under this Code, but was allowed when it was first constructed.

Sign, Off-Premises, (billboard or other outdoor Advertising) means a Sign Advertising a Business, place, activity, goods, services, or products on a different Property from the Property d sign is located.

Sign, On-Premises, means a Sign Advertising a Business, place, activity, goods or services or products on the same Property on which the Sign is located.

Sign, Political means a temporary Sign that supports or opposes a candidate for public office or supports or opposes a ballot measure and is subject to A.R.S. §16-1019.

Sign, Portable means any Sign not permanently affixed to the ground or a Structure on the Property it occupies.

Sign, Roof means any Sign erected upon the roof of any Building and that is partially or totally supported by the roof or reroof Structure of the Building. (See Figure 15.)

Figure 15: Roof Sign



Sign, Temporary Kiosk means a Freestanding Sign that is not illuminated and consists of a maximum seven directional panels per side, for a total of 14 directional panels per kiosk.

Sign, Temporary Promotional means Banners, streamers, flags, Pennants, inflatable Structures and other attention-getting media or devices designed to promote a sale or event or for some other short-term promotional purpose. (See Figure 16.)

Figure 16: Temporary Promotional Sign



Sign, Temporary Real Estate means a Sign identifying Property offered for sale or lease.

Sign, Under-Canopy, means a Sign suspended beneath a Canopy, ceiling, roof, or Marquee, which is considered a Freestanding Sign for purposes of calculating maximum Sign Area.

Sign, Wall-Mounted means a Sign mounted or painted flat against, projecting less than 12 inches or painted on the wall of a Building with the exposed face of the Sign in a plane parallel to the face of said wall. (See Figure 17.)

Figure 17: Wall-Mounted Sign



Site Plan means a detailed set of construction drawings that shows the existing and proposed conditions of a specific area, typically a parcel of land. It includes various elements such as Buildings, Roads, Utilities, landscaping, and other features.

Small Cell (Wireless) Facilities means wireless units that produce bandwidth signals over a small area and are commonly used to expand 5G networks. They are typically mounted on existing Structures such as Buildings, rooftops, and utility and light poles.

Small Special Event means a Special Event that does not meet the Large Special Event criteria and is not exempt from PCDSC § 2.151.040 in accordance with the provisions of that Chapter.

Sober Living Home means a home that provides alcohol-free or drug free Housing and promotes independent living and life skill development and may provide activities that are directed primarily toward recovery from substance abuse disorders. A Sober Living Home does not provide any medical or clinical services or medication administration on-site, except for verification of abstinence.

Solar Array means a group of solar panels or Solar Energy Devices consisting of a linked series of Photovoltaic modules. A Solar Array is measured in square feet by determining the overall maximum length and width and multiplying the two.

Solar Energy Device means any solar energy collection system, including solar panels, either freestanding (ground-mounted or pole-mounted), wall mounted, or attached to a roof or Structure, the primary purpose of which is to provide for the collection, inversion, storage, and distribution of solar energy for generating electricity.

Space refers to a plot of ground within a ~~manufactured home park~~ Manufactured Home Park (MHP) or park model ~~Park Model (PM) and recreational vehicle~~ Recreational Vehicle (RV) park designed to accommodate one unit (~~manufactured home, park model, or recreational vehicle~~ Manufactured Home, Park Model, or Recreational Vehicle) together with its accessory ~~s~~ Structures including ~~e~~ Carports or other off-street parking areas, storage ~~s~~ Structure, ramadas, cabanas, patios, patio covers, ~~a~~ Awnings or similar ~~s~~ Structures.

Special Event ~~For definitions concerning special events, see PCDSC 2.151.040(A).~~ means any temporary event or activity to which the public is invited, whether held on public or private property, with or without an admittance fee, and meets any of the following criteria:

1. Differs from the normal usual purpose, or approved Use, of the property where the activity is held, and requires approval of two or more County departments by permits or inspections; or
2. Requires approval of more than one County department by permits or inspections.

(Special Event examples may include, but are not limited to, a concert, Fireworks Exhibition, Grand Opening, parade, race, rodeo, and tent revival meeting.)

Special Event Committee means a committee selected by the Community Development Director or his/her designee to review Special Event Permit applications that consists of representative(s) from County departments that include, but are not limited to, Public Works, Community Development, Air Quality Control, Environmental Health, Sheriff's Office, Risk Management, Public Health, Emergency Management, Parks, Open Space and Trails, and Building Safety. Outside agencies may include, but are not limited to, Arizona Department of Transportation, Department of Public Safety, Railroads, utility companies, police and fire departments in the surrounding area of the event.

Special Event Coordinator means a County staff member that will be the point of contact between applicants and the County departments. The Special Event Coordinator is assigned by the Community Development Director or his/her designee.

Special Event Permit means a permit required for a Special Event in accordance with the provisions of PCDSC § 2.151.040.

Specific Anatomical Areas means the human anus, pubic region, male genitals, female genitals, or female breast below the top of the areola that are less than completely and opaquely covered by non-flesh colored fabric; or human genitals in a state of sexual arousal, even if completely and opaquely covered.

Specific Land Use Plan means "area plan," "community plan," "village plan," "neighborhood plan," or "special area plan" prepared for a portion or portions of the County that provides a more detailed analysis of the Comprehensive Plan.

Specific Sexual Activities means actual or simulated sexual intercourse, masturbation, oral sex or penetration, anal sex or penetration, flagellation, bestiality, fondling or other erotic touching of human genitals, pubic region, buttocks, anus or the breast and chest area, or any combination thereof, as well as, human genitals in a state of sexual arousal or excretory functions as part of or in connection with any of the activities set forth herein.

Stable, ~~e~~Commercial, means a stable for horses which are let, hired, used or boarded on a commercial basis for compensation.

Stable, ~~p~~Private, means a stable for horses which are used by the owners of the property and their guests without compensation.

Story means the space in a ~~b~~Building between the surface of any floor and the finished ceiling next above it, or the finished undersurface of the roof directly above that particular floor.

Street (St.) means a way dedicated to the public which affords the principal means of access to abutting ~~property-properties~~, other Streets and Roads. A common or default Suffix.

Structural ~~a~~Alterations means any change in the supporting members of a ~~b~~Building, such as bearing walls, columns, beams, girders, floor joists, or which expands the height, bulk or area thereof.

Structure means anything constructed or erected the ~~u~~Use of which requires location on the ground or attachment to something having a location on the ground. This definition shall include, for the purpose of ~~this title~~this Title, a ~~manufactured home, mobile home~~Manufactured Home, Mobile Home and accessories thereto. ~~For the purpose of this title, the terms "building" and "structure" shall be treated as though they are synonymous, unless stated otherwise. (See Building.)~~

Structure, Shade means a built form having a roof supported by columns, open on all sides, not enclosed in any manner, and used exclusively for shading. A Shade Structure may not be used for Housing in any manner and shall not be considered a Building.

Subdivision means improved or unimproved land subdivided or lands divided or proposed to be subdivided for the purpose of sale or lease, whether immediate or future, into six or more ~~lot~~ Lots or parcels, Parcels or fractional interests. Includes a stock cooperative, lands divided or proposed to be divided as part of a common promotional plan and residential condominiums and does not include the exceptions as listed in A.R.S. § 32-2101.

Swine means a collective of pigs, hogs, or any other term used in referring to pigs.

Suffix means a word following a Street name that indicates the Street type. See PCDC § 2.215.050(E).

Tasting Room means a location at a Craft Distillery, Farm Winery or Microbrewery that is used for serving Product to customers for the purpose of sampling the Product at the site before purchase by a customer.

Tasting Room, Off-Site means a remote location that is used by a Craft Distillery, Farm Winery or Microbrewery for serving Product to customers for the purpose of sampling the Product at the location for a fee or before purchase by a customer.

Telecommunications means the transmission of information of the user's choosing between or among points specified by the user without change in the form or content of the information as sent and received. This term does not include commercial mobile radio services.

Thoroughfare means a generic term for providing for the movement of traffic and access to various land Uses.

Tower, ~~C~~ommunications. See PCDC 2.205.030. means a Structure that is designed and constructed primarily for the purpose of supporting one or more Antennas for telephone, radio and similar communication purposes, including monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, Stealth Tower, ~~stealth~~ Structures and the like.

Tower, ~~S~~tealth, means an alternative designed sStructure that camouflages or conceals the presence of aAntennas or towers. See PCDC § 2.205.030.

Trail (Trl.) means a winding Thoroughfare.

Transient means the occupancy of a Dwelling Unit or sleeping unit for not more than fourteen (14) days in agreement with Pinal County camping regulations.

Turf means a surface layer of earth containing regularly mowed grass, with its roots. Turf includes but is not limited to annual and perennial Rye grass, Fescue, all types of Bermuda, and Azoya. Turf does not include synthetic /artificial grass.

Turf-related Facility is any facility, including schools, parks, cemeteries, and golf courses that applies water from any source, including Reclaimed Water, to ten (10) or more Acres of Water-intensive Landscaped Area. These facilities are regulated under the Industrial Conservation Program of the then current Pinal Active Management Area Management Plan.

Uplighting means any light source that does not have an opaque covering on top.

Urgent ~~care facility~~Care Facility means a facility not included in a Hospital, which, regardless of its posted or advertised name, provides unscheduled medical services for urgent, immediate or emergency conditions.

Use means the purpose or purposes for which land, or a Building or Structure is occupied, maintained, arranged, designed or intended.

Use, ~~A~~ccessory means a use customarily incidental and subordinate to the ~~P~~principal ~~U~~se of a ~~lot~~ Lot or ~~B~~uilding located upon the same ~~lot~~ Lot or ~~B~~uilding site, which ~~A~~ccessory ~~U~~se does not alter the ~~P~~principal ~~U~~se of such ~~lot~~ Lot or ~~B~~uilding.

Use, ~~C~~ommercial means retail ~~B~~usiness, wholesale ~~B~~usiness, service establishment, ~~P~~rofessional office, governmental office, and recreational Use.

Use, ~~N~~onresidential is the use of land for a purpose other than single-family ~~D~~welling ~~U~~nits or multiple household dwellings. This definition includes parks with-in a residential ~~Z~~oning District.

Use, ~~P~~ermitted means a Use in a Zoning District which is allowed therein by reason of being listed among the Permitted Uses in the Zoning District.

Use, ~~P~~erincipal, means the main Use of land or a ~~B~~uilding or ~~S~~tructure as distinguished from an ~~A~~ccessory ~~U~~se.

Utilities means services and facilities provided by public or private agencies and public or private ~~u~~Utilities such as electric and gas service, water (domestic and irrigation), sewage disposal, drainage systems and solid waste disposal. See PCDSC § 2.150.010.

Utility Trailer means any wheeled Vehicle without motor power, other than a pole Trailer or a semi-trailer, which is designed to be drawn by a Motor Vehicle and which is generally and commonly used to carry and transport personal effects, trash and rubbish, equipment, or automobiles.

Vehicle means every device by which any Person or property is or may be transported on a Street or Highway that is propelled by means of an electric, gasoline, diesel, propane, hydrogen, or alcohol fueled engine, or is drawn by another Vehicle, including, but not limited to, Heavy Trucks, public safety, public service, and Recreational Vehicles.

Wastewater Treatment Facility means systems or ~~s~~Structures designed to hold, cleanse, purify or to prevent the discharge of untreated or inadequately treated sewage or other polluted waters for purposes of complying with the Clean Water Act.

Waste of Water means to permit water to escape from any private property onto a Street, sidewalk, gutter, Alley, public utility Easement, tract, parking area, or another Person's property. Water is not wasted if any of the following apply:

1. The flow of water results from water supply system failures or malfunctions that are fixed within seventy-two (72) hours of the date of notice of such failure or malfunction.
2. The flow results from firefighting, inspection of fire hydrants by the fire department or from fire training activities.
3. The flow is from water reasonably applied as a dust control measure as may be required by law.
4. The flow is from water applied to abate spills of flammable or otherwise hazardous materials, where water is the appropriate methodology.
5. The flow is from water applied to prevent or abate health, safety, or accident hazards when alternate methods are not available.
6. The flow results from the inspection, operation or maintenance of a water supply system.
7. The flow results from inspection or maintenance of irrigation systems.
8. The flow results from water used for Construction or maintenance activities where the application of water is the appropriate methodology and where no other practical alternative exists.
9. The flow results from maintenance of a swimming pool.

Water Facilities means a system of structures designed to collect, treat or distribute potable water, and includes water wells, treatment plants, storage facilities and transmission and distribution mains.

Water Feature means open water that is either natural or designed that performs an aesthetic or recreational function. These can include ponds, lakes, waterfalls, fountains, drainage channel, artificial streams, spas, swimming pools and other artificial water Structures. A Water Feature does not include a system that injects or drops water into the air solely for the purpose of cooling a confined air space.

Water-intensive Landscaping / Water Intensive Landscaped Area means:

1. Any area landscaped with plants not defined as Low Water Use Landscaping; and
2. The total surface area of all Water Features that are an integral part of the landscaped area.

Water Source means any source of water (such as rivers, streams, lakes, reservoirs, springs, groundwater, etc.) that provide water to public drinking water supplies and private wells.

Watercraft means a water-based transportation vessel propelled by sails or an engine. Watercraft may include boats, sailboats, catamarans, pontoon boats, and other Personal Watercraft. Canoes and kayaks, which are propelled by paddles or oars, are not considered Watercraft.

Watercraft, Personal means a vessel, usually less than 16 feet in length, which uses an inboard, internal combustion engine powering a water jet pump as its primary source of propulsion. The vessel is intended to be operated by a Person or Persons sitting, standing or kneeling on the vessel, rather than within the confines of the hull. The length is measured from end to end over the deck excluding sheer, meaning a straight-line measurement of the overall length from the foremost part of the vessel to the aftermost part of the vessel, measured parallel to the centerline. Bowsprits, bumpkins, rudders, outboard motor brackets and similar fittings or attachments, are not included in the measurement.

Watt means the unit used to measure the electrical power consumption (not the light output) of a light source/lamp.

Way (Way) means a local Thoroughfare.

Wireless Communications Facilities—See PCDSC 2.205.030. means any combination of one or more Antennas, towers and/or Structures with equipment used for the transmission of wireless communications except for commercial radio and TV, amateur radio, Wireless Communication Facilities used by a governmental agency for its governmental functions, Wireless Communication Facilities used exclusively by public educational institutions for its communication purposes and devices necessary for the use of a subscription to a commercial wireless provider service such as wireless Internet and satellite TV.

Yard means an unoccupied space on a Building Site and, except as otherwise provided in this title, unobstructed from ground to sky. For the purpose of this title, the terms "yard" and "setback" shall be treated as though they are synonymous, unless stated otherwise.

Yard, front, means a yard extending the full width of the Building Site between the front lot line Front Lot Line and the nearest line of the main building Main Building or the nearest line of any enclosed or covered porch.

Yard, rear, means a yard extending across the full width of the Building Site between the rear lot line Rear Lot Line and the nearest rear line of the main building Main Building or the nearest line of any enclosed or covered porch. Where a rear yard Rear Yard abuts a street, it shall meet the front yard Front Yard requirements.

Yard, side, means a yard extending from the front yard Front Yard to the rear yard Rear Yard between the side lot line Side Lot Line and nearest line of the main building Main Building.

Yard, street side, means a yard extending from the front yard to the rear yard between the street lot line and the nearest line of the main building.

Zoning Administrator means a position responsible for the enforcement and interpretation of the zoning ordinance. Also known as the Community Development Director or his/her designee.

Zoning eClearance means verification by the eCounty that the proposed uUse or proposed building-structureBuilding, Structure or improvement meets the requirements of this titlethis Title.

Zoning inspector, (also known as code compliance officer) means the position, along with the position of deputy zoning inspectors (also known as deputy code compliance officers), created in chapter 2.160 PCDSC for the purpose of enforcing this title and to carry out the duties assigned to them in this title.

Zoning District means a specific area of land with regulations that dictate how the land can be used and developed. Also known as zone.

Zoning District Table, Comparable means the table below that displays the comparable Zoning District to reference the Development standards for Development of a lawfully nonconforming Lot in a rural or residential Zoning District based on the Lot’s size.

<u>Lot Size (Square Feet & Acres)</u>	<u>Comparable Zoning District</u>
<u>< 9,000 SF</u>	<u>R-7</u>
<u>9,000 SF to 11,999 SF</u>	<u>R-9</u>
<u>12,000 SF to 19,999 SF</u>	<u>R-12</u>
<u>20,000 SF to 34,999 SF</u>	<u>R-20</u>
<u>35,000 SF to 43,559 SF</u>	<u>R-35</u>
<u>43,560 SF to 54,449 SF</u>	<u>R-43</u>
<u>54,450 SF to 87,119 SF</u>	<u>RU-1.25</u>
<u>87,120 SF to 143,999 SF</u>	<u>RU-2</u>
<u>144,000 SF to < 5 Acres</u>	<u>RU-3.3</u>
<u>5 Acres to < 10 Acres</u>	<u>RU-5</u>
<u>>= 10 Acres</u>	<u>RU-10</u>

Zoning Rregulations means the provisions in this titlethis Title and these regulations are known as the Pinal County zoning ordinance as codified in this titlethis Title.

Zoning regulations amendmentRegulations Amendment means a change in this titlethis Title that modifies, adds to, transfers or repeals one or more zoning regulationsZoning Regulations or that adds one or more zoning regulationsZoning Regulations.

PZ-C-005-12, § 1; Ord. No. 011812-ZO-PZ-C-007-10, § 5; Ord. No. 022311-PZ-C-008-10, § 1; Ord. No. 012010-AEO, § 1; Ord. No. 61862, §§ 401–474)

CHAPTER 2.15. ZONING DISTRICTS, MAPS AND BOUNDARIES

2.15.010. Retention of ~~zoning districts~~Zoning Districts existing before February 18, 2012.

All properties within the unincorporated area of the eCounty and under the eCounty's jurisdiction shall retain the ~~zoning district~~Zoning District classifications that exist on the properties before February 18, 2012, subject to the stipulations, conditions, plans and/or schedule for development, if any, that were part of the zoning approval until a ~~r~~Rezoning is requested and approved.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 6)

2.15.020. Rezoning and ~~planned area development~~Planned Area Development (PAD) overlay district applications.

A complete ~~rezoning application or PAD overlay district~~Overlay District application for a ~~zoning district~~Zoning District classification listed in PCDSC § 2.15.030 that ~~has been~~was filed before February 18, 2012, may proceed through the ~~rezoning process and/or the PAD process set forth in chapter~~PCDSC § 2.175-PCDSC without any change to ~~zoning district~~Zoning District classifications listed in PCDSC § 2.15.040. Any complete ~~rezoning or PAD overlay district~~Overlay District application filed on or after February 18, 2012, must be to one of the ~~zoning district~~Zoning District classifications listed in PCDSC § 2.15.040 and/or pursuant to the regulations in ~~chapter~~PCDSC § 2.176 PCDC except as allowed in PCDC § 2.175.090(D).

(Ord. No. 011812-ZO-PZ-C-007-10 , § 6)

2.15.030. Zoning ~~d~~Districts.

For the purpose of ~~this title~~this Title, the following classifications of ~~zoning districts~~Zoning Districts are hereby established. The ~~zoning district~~Zoning District classifications listed below are not available for any ~~rezoning or PAD overlay district~~Overlay District application which has not been heard by the ~~e~~Commission in a public hearing before February 18, 2012, except as described in PCDC § 2.175.090(D).

Rural Zoning Districts:	
CAR	Commercial Agricultural Ranch Zoning District
SR	Suburban Ranch Zoning District
SH	Suburban Homestead Zoning District
GR	General Rural Zoning District
Residential Zoning Districts:	
CR-1A	Single Residence Zoning District
CR-1	Single Residence Zoning District
CR-2	Single Residence Zoning District
CR-3	Single Residence Zoning District
CR-4	Multiple Residence Zoning District
CR-5	Multiple Residence Zoning District
MH	Manufactured Home Zoning District
RV	Recreational Vehicle Homesite Zoning District
MHP	Manufactured Home Park Zoning District
PM/RVP	Park Model/Recreational Vehicle Park Zoning District
TR	Transitional Zoning District
Business Zoning Districts:	
CB-1	Local Business Zoning District
CB-2	General Business Zoning District
Industrial Zoning Districts:	
CI-B	Industrial Buffer Zoning District
CI-1	Light Industry and Warehouse Zoning District
CI-2	Industrial Zoning District
Overlay Zoning Districts:	
PAD	Planned Area Development Overlay Zoning District, pursuant to the regulations set forth in chapter PCDSC § 2.175-PCDC.

DR	Design Review
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(Ord. No. 011812-ZO-PZ-C-007-10 , § 6; Ord. No. 61862, § 501. Formerly § 2.15.010)

2.15.040. Zoning ~~d~~Districts, on and after February 18, 2012.

For the purpose of ~~this title~~this Title, the following classifications of ~~zoning districts~~Zoning Districts are hereby established for ~~use~~ on and after February 18, 2012. Any ~~rezoning application or PAD~~ rezoning application or PAD ~~overlay district~~Overlay District application filed on or after February 18, 2012, must be to one of the following established ~~zoning district~~Zoning District classifications, except as described in PCDSC § 2.175.090(D):

Rural Zoning Districts:	
RU-10	Rural Zoning District
RU-5	Rural Zoning District
RU-3.3	Rural Zoning District
RU-2	Rural Zoning District
RU-1.25	Rural Zoning District
RU-C	Rural Commercial Zoning District
Residential Zoning Districts:	
R-43	Single Residence Zoning District
R-35	Single Residence Zoning District
R-20	Single Residence Zoning District
R-12	Single Residence Zoning District
R-9	Single Residence Zoning District
R-7	Single Residence Zoning District
MD	Mixed Dwelling Zoning District
MR	Multiple Residence Zoning District
Activity Center Zoning Districts:	
AC-1	Activity Center Zoning District
AC-2	Activity Center Zoning District
AC-3	Activity Center Zoning District
Office Zoning Districts:	
O-1	Minor Office Zoning District
O-2	General Office Zoning District
Commercial Zoning Districts:	
C-1	Neighborhood Commercial Zoning District
C-2	Community Commercial Zoning District
C-3	General Commercial Zoning District
Industrial Zoning Districts:	
I-1	Industrial Buffer Zoning District
I-2	Light Industrial and Warehouse Zoning District
I-3	Industrial Zoning District
Other Zoning Districts:	
MH-8	Manufactured Home Zoning District
MHP-435	Manufactured Home Park Zoning District
PM/RV-435	Park Model/Recreational Vehicle Park Zoning District
MP-CMP	Multi-Purpose Community Master Plan Zoning District

L-MPC	Large Master Plan Community Zoning District
Overlay Zoning Districts:	
PAD	Planned Area Development Overlay Zoning District, pursuant to the regulations set forth in chapter PCDSC § 2.176-PCDSC.
DR DSO	Design Review Dark Sky Overlay

(Ord. No. PZ-C-001-16 , § 2; Ord. No. 011812-ZO-PZ-C-007-10 , § 6; Ord. No. 2021 PZ-C-002-21 , § 2)

2.15.050. Official zoning map.

The boundaries of ~~zoning districts~~Zoning Districts shall be as shown on a geographic coverage layer entitled "zZoning" that is maintained as part of the ~~county's geographic information system~~County's Geographic Information System (GIS) under the certification of the ~~planning director~~Chief Information Officer. This "zZoning" geographic coverage layer, as amended in accordance with the provisions of A.R.S. title 11, ch. 6 (A.R.S. § 11-801 et seq.) and ~~chapter~~PCDSC § 2.166-PCDSC, shall constitute the official zoning map (~~zoning map~~Zoning Map) for the unincorporated area of the ~~e~~County under the ~~e~~County's jurisdiction, and shall be part of ~~this title~~this Title, as fully as if they were set out or copied at length herein. The ~~planning director~~Community Development Director shall revise the zoning map to reflect any changes to the ~~zoning district~~Zoning District boundaries. The ~~planning director~~Community Development Director may authorize printed copies of the ~~zoning map~~Zoning Map to be produced, and shall maintain digital or printed copies of superseded versions of the official ~~zoning map~~Zoning Map for historical reference.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 6; Ord. No. PZ-C-003-10 , § 1; Ord. No. 61862, § 502. Formerly § 2.15.020)

2.15.060. Determination of ~~zoning district~~Zoning District boundaries.

Where uncertainty exists, the boundary of any ~~zoning district~~Zoning District shall be determined as follows:

- A. By an approved zoning case covering the subject ~~p~~Parcel of land; or
- B. If the boundary is not determined by an approved zoning case, the boundary will be determined by the ~~zoning map~~Zoning Map subject to the following:
 - 1. Where a boundary is indicated as approximately following a ~~s~~Street or ~~a~~Alley line or the center line thereof, or a ~~lot line~~Lot Line, such line shall be construed to be such boundary.
 - 2. Where a boundary divides a ~~lot~~Lot, the location of such boundary, unless indicated by dimensions, shall be determined by use of the scale appearing on the ~~zoning map~~Zoning Map.
 - 3. Where a public ~~street, alley~~Street, Alley or ~~r~~Railroad or other ~~right-of-way~~Right-of-Way is vacated or abandoned, the ~~zone~~Zoning District applied to abutting property shall be thereafter deemed to extend to the center line of such vacated or abandoned ~~right-of-way~~Right-of-Way.
 - 4. Questions concerning the exact location of boundaries not covered above shall be determined by the ~~board of adjustment~~Zoning Administrator.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 6; Ord. No. PZ-C-003-10 , § 2; Ord. No. 61862, § 503. Formerly § 2.15.030)

CHAPTER 2.20. SR SUBURBAN RANCH ZONE

(Reference CHAPTER 2.230. RU-3.3 RURAL ZONING DISTRICT for Permitted Uses, Special Uses, and Development Standards)

2.20.010. Uses permitted.

- A. ~~One family dwelling unit, conventional construction, manufactured home, or mobile home.~~
- B. ~~Commercial agricultural uses.~~
 - 1. ~~Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, nurseries, orchards, aviaries and apiaries.~~
 - 2. ~~The raising and marketing of poultry, rabbits and small animals, but no slaughtering of other than such raised on the premises.~~
 - 3. ~~The grazing and raising of livestock, except that not more than one hog, weighing more than 50 pounds, may be kept per commercial acre.~~
- C. ~~Guest ranch, in accordance with chapter 2.115 PCDSC, Guest Ranch Regulations.~~
- D. ~~Public park, public or parochial school.~~
- E. ~~Church, providing the minimum off-street parking requirements, as set forth in chapter 2.140 PCDSC, are met.~~
- F. ~~Professional or semi-professional office or studio, home occupation, and the employment of persons not residing on the premises.~~
- G. ~~Accessory building or use.~~
- H. ~~A stand not more than 200 square feet in area for the sale of farm products grown or produced on the premises, provided the stand is no closer than ten feet to any street lot line and no closer than 20 feet to any other lot line.~~
- I. ~~Airport, airstrip or landing field; provided, that the runway shall be no closer than 600 feet from any boundary of a site of not less than 160 acres; and provided further, that the applicant for a permit shall provide the zoning inspector with the written consent of 75 percent of the owners, by number and area, of property within 1,320 feet of the required 160-acre site for which the permit is sought.~~
- J. ~~College, community service agency, governmental structure, library, museum, playground or athletic field, private school; provided, that the use shall be located on a site of not less than ten acres, that the improvements shall occupy not more than 30 percent of the site, that no playground or athletic field be located closer than 100 feet to any property line, and that all roads and parking areas be surfaced with a material which will minimize the creation of dust.~~
- K. ~~Commercial riding stable or riding school; provided, that the use shall be located on a site of not less than 20 acres; and provided that all stables, barns, animal sheds, or shelters shall be no less than 100 feet from any property line. There shall be no feeding or disposal of garbage, rubbish or offal unless a permit is issued by the Pinal County health department. The permit shall be for a stipulated period not to exceed three years; and provided further, that the applicant for the permit shall provide the zoning inspector the written consent of no less than 51 percent of the owners, by number and area, of property within 300 feet of the area for which the permit is sought.~~
- L. ~~Hospital, clinic, dispensary or sanatorium; provided that the building site is not less than four commercial acres, that any buildings occupy not more than 30 percent of the building site, and are located at least 50 feet from any boundary line of the site, and that the applicant for the permit shall provide the zoning inspector with the written consent of 75 percent of the owners, by number and area, of property within 300 feet of the building site.~~
- M. ~~Private, athletic, sport or recreation club, or lodge; provided, that the building site contains not less than ten acres, that no building be erected closer than 100 feet to any boundary of the site, that all outdoor lighting~~

be controlled so as not to reflect on any area beyond the boundary of the site, that no amplifiers or loudspeakers of any kind be installed outside any buildings erected on the site; and provided further, that the applicant for the permit shall provide the zoning inspector with the written consent of 75 percent of the owners, by number and area, of property within 300 feet of the building site.

- N. — Racetrack or sports stadium; provided, that any racetrack conducted for profit must be licensed by the state racing commission; that any incidental uses in connection with the racetrack or sports stadium not otherwise permitted in the zone where located shall be first approved by the board of adjustment as a use incidental to and commonly associated with a racetrack; that a permit may be issued for a practice racetrack, if operated by the owner of the site, and not conducted for profit or charging admission to spectators; that no portion of any track, stables or grandstand authorized by this subsection shall be within 200 feet of any boundary of its site adjoining any property in a rural or residential zone; and provided further, that the applicant for the permit shall provide the zoning inspector with the written consent of 75 percent of the owners, by number and area, of property within 500 feet of the boundary of the site for which the permit is sought.
- O. — Resort hotel, provided the site contains not less than ten acres, that the buildings occupy no more than 30 percent of the area of the building site; and provided further, that the applicant for the permit shall provide the zoning inspector with the written consent of 51 percent of the owners, by number and area, of property within 300 feet of the building site for which permit is sought.
- P. — Veterinary hospital or kennels, provided the site is not less than five acres in area, that no building or structure be within 100 feet of any boundary of the site abutting property in a rural or residential zone; and provided further, that the applicant for the permit shall provide the zoning inspector with the written consent of at least 75 percent of the owners, by number and area, of property within 300 feet of the building site for which the permit is sought.
- Q. — Golf course, other than miniature, in private ownership, but open to the public; provided, that the use be located on a site of not less than 30 acres; that no building be located nearer than 200 feet to any boundary of the site; that the course shall have not less than nine holes; that no hole shall be less than 75 yards from its tee; that no tee or cup be located closer than 100 feet to any boundary of the site; that any driving range shall be placed so that flying balls will be directed toward the interior of the site; that all outdoor lighting shall be hooded and controlled so that the source of the light shall not be visible from any adjoining residential zone beyond the boundary of the site; that no amplifiers or loudspeakers of any kind be installed other than within a completely enclosed building on the site; that off-street parking be provided for not less than 100 vehicles for each nine holes of the course; and provided further, that the applicant for the permit shall provide the zoning inspector with the written consent of 75 percent of the owners by number and area, of all property within 300 feet of the boundary of the site for which the permit is sought.
- R. — Cemetery or crematory, provided a site of not less than one acre be provided for a pet cemetery and not less than five acres for a human cemetery; that no crematory be erected closer than 500 feet from any boundary of the site which adjoins property in a rural or residential zone; and provided further, that the applicant for the permit shall provide the zoning inspector with the written consent of 75 percent of the owners, by number and area, of property within 300 feet of the site for which the permit is sought.
- S. — Radio or television tower or station; provided, that any tower be no closer to any boundary of the site than the height thereof, and that any station occupy no more than 30 percent of the site, and be located at least 50 feet from any boundary line of the site.
- T. — Motion picture studio; provided, that the site is not less than 40 acres in area, that no building or structure is within 100 feet of the boundary of the site, that permanent buildings and structures occupy in total not more than 50 percent of the area of the required minimum site, that all outdoor lighting is controlled so as not to reflect on any adjoining property in residential use; and provided further, that the applicant for the permit shall provide the zoning inspector with the written consent of 75 percent of the owners, by number and area, of property within 1,000 feet of the site.

U. — Bar or cocktail lounge as an accessory use to a private athletic, sport or recreation club, or lodge (subsection (M) of this section); racetrack or sports stadium (subsection (N) of this section); resort hotel (subsection (O) of this section); golf course club house (subsection (Q) of this section).

(Ord. No. 61862, § 601)

~~2.20.020. Site development standards.~~

A. — Building height: Maximum height of any structure shall be 30 feet.

B. — Minimum lot area: 144,000 square feet (3.30 acres).

C. — Minimum lot width: None.

D. — Minimum area per dwelling unit: 144,000 square feet (3.30 acres).

E. — Minimum front yard: 50 feet.

F. — Minimum side yards: Ten feet each.

G. — Minimum rear yard: 50 feet.

(Ord. No. 61862, §§ 603—609)

~~2.20.030. Detached accessory buildings.~~

A. — Permitted coverage: One third of the total area of the rear and side yards.

B. — Maximum height: 20 feet.

C. — Minimum distance to main building: Seven feet.

D. — Minimum distance to front lot line: 100 feet.

E. — Minimum distance to side and rear lot lines: Four feet if building is not used for poultry or animals; 100 feet if building is used for poultry or animals.

F. — A structure having a roof supported by columns and used exclusively for the shading of livestock shall not be considered a building and shall not need to conform to setback requirements that apply to buildings used to house livestock.

(Ord. No. 61862, § 610)

CHAPTER 2.25. SR-1 SUBURBAN RANCH ZONE

(Repealed by Ord. No. 011812-ZO-PZ-C-007-10)

CHAPTER 2.30. SH SUBURBAN HOMESTEAD ZONE

(Reference CHAPTER 2.235. RU-2 RURAL ZONING DISTRICT for Permitted Uses, Special Uses, and Development Standards)

~~2.30.010. Uses permitted.~~

A. — Any use permitted in the SR zone.

B. ~~Duplex dwelling.~~

2.30.020. Site development standards.

- A. ~~Building height: Maximum height of any structure shall be 30 feet.~~
- B. ~~Minimum lot area: 87,120 square feet (two acres).~~
- C. ~~Minimum lot width: 100 feet.~~
- D. ~~Minimum area per dwelling unit: 87,120 square feet (two acres).~~
- E. ~~Minimum front yard: 30 feet.~~
- F. ~~Minimum side yard: Ten feet.~~
- G. ~~Minimum rear yard: 40 feet.~~
- H. ~~Minimum distance between main buildings: 20 feet~~~~61862, §§ 702 – 709)~~

2.30.030. Detached accessory buildings.

- A. ~~Permitted coverage: One third of the total area of the rear and side yards.~~
 - C. ~~Minimum distance to main building: Seven feet.~~
 - D. ~~Minimum distance to front lot line: 60 feet.~~
 - E. ~~Minimum distance to side and rear lot lines: Four feet if building is not used for poultry or animals; 50 feet if building is used for poultry or animals.~~
 - F. ~~A structure having a roof supported by columns and used exclusively for the shading of livestock shall not be considered a building and shall not need to conform to setback requirements that apply to buildings used to house livestock.~~
- (Ord. No. 61862, § 710)

CHAPTER 2.35. CAR COMMERCIAL AGRICULTURE RANCH ZONE¹

2.35.010. Uses permitted.

- A. ~~One-family dwelling unit, conventional construction~~Dwelling Unit, Conventional Construction or manufactured homeManufactured Home or ~~mobile home~~Mobile Home.
- B. ~~Grouped residences (employee housing~~Employee Housing) provided no ~~building~~ is erected closer than 20 feet to any other ~~building~~ on said site. When six or more dwellings are built on any one site, the Pinal County ~~subdivision~~ regulations shall be complied with.
- C. ~~Commercial agricultural~~ Uses.
 - 1. Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, nurseries, orchards, aviaries and apiaries.

¹Note(s)—To be used as ~~buffer~~ classification in areas where ~~CI-2I-3~~ heavy industry is located.

2. The raising and marketing of ~~poultry~~ Chicken Hens, Poultry, rabbits and small animals, but slaughtering of only those raised on the premises.
3. The ~~g~~ Grazing and raising of ~~l~~ Livestock, except that not more than one hog may be kept per ~~a~~ Acre.
- D. A stand not more than 200 square feet in area for the sale of farm products grown or produced on the premises.
- ~~E. Veterinary hospital or kennels provided the site is not less than five acres in area; that no building or structure be within 100 feet of any boundary of said site abutting property in a rural or residential zone.~~
- ~~F~~ E. Commercial riding stable or riding school; provided, that said ~~u~~ Use shall be located on a site of not less than 20 ~~a~~ Acre; and provided, that all stables, ~~b~~ Barns, animal sheds, or shelters be not less than 100 feet from any property line of a more restrictive ~~zone~~ Zoning District.
- ~~G~~ F. Cemetery or crematory, provided a site of not less than one ~~a~~ Acre be provided for a pet cemetery and not less than five ~~a~~ Acre for a human cemetery; that no crematory be erected closer than 500 feet from any boundary of the site which adjoins property in a rural or residential Zoning District~~zone~~.
- ~~H~~ G. Livestock sales yard or auction yard, provided the site where located is not less than one-half mile from any residential restricted ~~zone~~ Zoning District in which the ~~u~~ Use requested is prohibited; and provided further, that the site is not less than 20 ~~a~~ Acre in area and the applicant shall provide the ~~zoning inspector~~ Zoning Administrator with the written consents of 51 percent of the owners by number and area of property within 300 feet of the proposed site.
- H. Noncommercial Kennel
- I. Such other ~~u~~ Uses as the Planning Commission may deem appropriate in securing efficient land development.
- (Ord. No. 61862, § 725A)

2.35.015. Special Uses.

The following Uses and their Accessory Buildings and Uses are permitted subject to obtaining approval of a Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of this Title, including, but not limited to, PCDSC § 2.150; parking, signage, and lighting regulations; and the development standards in this Chapter. Special Uses that are not listed are prohibited.

- A. Commercial Kennel, provided the site is not less than five Acres in area; that no Building or Structure be within 100 feet of any boundary of said site abutting property in a rural or residential Zoning District.
- B. Craft Distillery, Farm Winery and Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- C. Off-Site Tasting Rooms operated by a licensed Craft Distillery, Farm Winery or Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- D. Veterinary Hospital, provided the site is not less than five Acres in area; that no Building or Structure be within 100 feet of any boundary of said site abutting property in a rural or residential Zoning District.

2.35.020. Site development standards.

- A. Building Height: Maximum height of any ~~s~~ Structure shall be 35 feet.
- B. Minimum-~~lot~~ Lot area: 174,240 square feet (~~four~~ 4 ~~a~~ Acre).

- C. Minimum ~~lot width~~Lot Width: None.
- D. Minimum ~~lot~~ Lot area per ~~dwelling unit~~Dwelling Unit: 174,240 square feet.
- E. Minimum front ~~yard~~Setback: 50 feet.
- F. Minimum side ~~yard~~Setbacks: ~~Ten~~ 20 feet.
- G. Minimum rear ~~yard~~Setback: 50 feet.
- H. When processing a Building permit application, any lawfully established and recorded Lot in a Subdivision subject to a final plat approved by the Board of Supervisors that does not meet the minimum Lot area standards, as specified in this section, is deemed lawfully nonconforming, subject to the provisions enumerated in PCDSC § 2.05.060 through 2.05.100, and the Lot shall adhere to the Development standards of the Zoning District as shown in the Comparable Zoning District Table (see PCDSC § 2.10.010). A Flag Lot and/or a Lot that does not meet the minimum Lot Width requirements of a Zoning District can apply for a variance in accordance with PCDSC § 2.155.

(Ord. No. 61862, §§ 726A—732A)

2.35.030. Detached ~~accessory buildings~~Accessory Buildings.

- A. Permitted coverage: ~~One third~~ 33 percent of the total area of the ~~rear~~ Parcel minus the front, rear and side ~~yards~~ Setbacks.
- B. Maximum heights: 25 feet within required rear ~~yard~~ Setback, 35 feet within ~~buildable area~~ Buildable Area.
- C. Minimum distance to ~~main building~~ Main Building: ~~Seven~~ 10 feet-, unless otherwise permitted by applicable Building Codes.
- D. Minimum distance to ~~front lot line~~ Front Lot Line: 15 feet.
- E. Minimum distance to side and rear ~~lot lines~~ Rear Lot Lines: ~~Four~~ 5 feet; 30 feet if used to house Livestock; and 80 feet if used to house Poultry. ~~Shade Structures shall have a rear and side Setback of 15 feet. if building is not used for poultry or animals; 100 feet if building is used for poultry or animals.~~
- F. A ~~s~~ Structure having a roof supported by columns and used exclusively for the shading of ~~l~~ livestock shall not be considered a ~~b~~ Building and shall not need to conform to ~~s~~ Setback requirements that apply to ~~b~~ Buildings used to ~~house livestock~~ House Livestock.

(Ord. No. 61862, § 733A)

CHAPTER 2.40. GR GENERAL RURAL ZONE²

(Reference CHAPTER 2.240. RU-1.25 RURAL ZONING DISTRICT for Permitted Uses, special Uses, and development standards)

2.40.010. ~~Uses permitted.~~

- A. ~~One family dwelling unit, conventional construction or manufactured home or mobile home.~~
- B. ~~Commercial agricultural uses.~~
 - 1. ~~Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, plant nurseries and greenhouses, orchards, aviaries and apiaries.~~

2. The raising and marketing of poultry, rabbits and small animals, but slaughtering of only those raised on the premises.
3. The grazing and raising of livestock and horses, except that not more than three hogs shall be kept or maintained on any parcel, lot or tract under one ownership within 500 feet of any residential zone or more restrictive zone.
- C. Public and quasi-public uses: church, club, museum, library, community service agency, clinic, public park, school, college, playground, athletic field, public or private utility and facilities, governmental structure; athletic, sport or recreation club; and hospital or sanatorium; such buildings shall be located at least 50 feet from any boundary line of the site.
- D. Fruit, vegetable or agricultural products packing or processing plant, provided it is located on a site of not less than ten acres and any buildings located thereon occupy not more than 30 percent of the site area.
- E. Livestock sales yard or auction yard, provided, the site where located is not less than one-half mile from any residential zone or within one-half mile of any exterior boundary of a restricted zone or residence district established by any municipal corporation in this county in which the use requested is prohibited; and provided further, that the site is not less than 20 acres in area and applicant shall provide zoning inspector with written consent of 51 percent of the owners by number and area of property within 300 feet of proposed site.
- F. A stand of not more than 200 square feet in area for the sale of farm products grown or produced on the premises provided the stand is not more than ten feet to any street lot line and not closer than 20 feet to any other lot line.
- G. Public riding stables and boarding stables, providing the site contains not less than ten acres and the buildings housing animals set back from all lot lines a distance of not less than 100 feet.
- H. Accessory building or use; home occupation, housing for seasonal farm labor, and private stable.
- I. Dairy.
- (Ord. No. 61862, § 801)

2.40.020. Site development standards.

- A. Building height: maximum height of any structure shall be 30 feet.
- B. Minimum lot area: 54,450 square feet (1¼ acres).
- C. Minimum lot width: 100 feet.
- D. Minimum area per dwelling unit: 54,450 square feet (1¼ acres).
- E. Minimum front yard: 40 feet.
- F. Minimum side yards: 20 feet each.
- G. Minimum rear yard: 40 feet.
- H. Minimum distance between main buildings: 25 feet 61862, §§ 802—809)

2.40.030. Detached accessory buildings.

- A. Permitted coverage: One-third of the total area of the rear and side yards.
- B. Maximum height: 20 feet.

- C. ~~Minimum distance to main building: Seven feet.~~
- D. ~~Minimum distance to front lot line: 60 feet.~~
- E. ~~Minimum distance to side and rear lot lines: four feet if building is not used for poultry or animals; 15 feet to side lot line and four feet to rear lot line if building is used for poultry or small animals; 50 feet if used for livestock.~~
- F. ~~A structure having a roof supported by columns and used exclusively for the shading of livestock shall not be considered a building and shall not need to conform to setback requirements that apply to buildings used to house livestock.~~

(Ord. No. 61862, § 810)

2.40.040. Cluster option.

- A. ~~Intent.~~ This cluster option, to be used in the GR zone only, provides for:
 - 1. ~~The voluntary, permanent conservation of open space as a product of the subdivision of land;~~
 - 2. ~~The protection of natural features including riparian areas, rock outcrops and natural topography; and~~
 - 3. ~~Flexibility in designing residential developments while not exceeding standard general rural (GR) residential densities.~~
- B. ~~Purpose.~~ The purpose of the cluster option in the GR zone is to:
 - 1. ~~Preserve significant, natural open space areas and cultural resources without increasing overall residential densities.~~
 - 2. ~~Encourage and provide incentives for innovative site planning that is harmonious with the natural features and constraints of property.~~
 - 3. ~~Support open spaces that are interconnected, continuous, and integrated, particularly when located contiguous to public preserves.~~
 - 4. ~~Allow for design innovation, flexibility, and more cost-effective development due to more efficient servicing of the development with utilities, roads and other services.~~
 - 5. ~~Provide additional usable open space.~~
- C. ~~Definitions.~~ The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

~~*Functional open space* means a designed element of the subdivision that has a functionally described and planned use as an amenity for the direct benefit of all the residents of the subdivision. Functional open space is equally accessible to all residents of the subdivision. Examples of functional open space include, but are not limited to, landscaped areas which provide visual relief, shade, screening, buffering and other environmental amenities; nature trails; exercise trails; playgrounds; picnic areas and facilities; recreation areas and facilities. The term "functional open space" does not include indoor facilities, public or private streets, driveways, parking areas, or channelized/alterred drainage ways.~~

~~*Natural open space* means any area of land, unimproved except for pedestrian and nonmotorized access trails, that is set aside, dedicated or reserved in perpetuity for public or private enjoyment as a preservation or conservation area.~~

~~*Open space* means those areas of either functional or natural open space (as defined herein), of the subdivision that are permanently designated and deed restricted to open space.~~

Primary conservation features means those parts of the site that contain primary resource value natural features such as lakes, ponds, wetlands, floodways, riparian areas, prominent peaks and ridges, prominent rock outcrops, slopes over 15 percent, prominent vegetative and geologic features including saguaros, ironwoods, mesquite bosques, and habitat for threatened and endangered species.

Private living area means the portion of a lot occupied by buildings, walls, patios, permitted accessory uses, vehicular parking, circulation areas, and connecting pedestrian walks.

Restored, restoration, or mitigation means the process of repairing a previously disturbed area or graded site feature and replicating its previously undisturbed, or ungraded condition of vegetation, plant communities, geologic structures, grade, drainages, and riparian area that historically existed on the site. Restoration includes revegetation, and may include corrective grading, natural and artificial rock, and top dressing.

Wildlife friendly fencing means a maximum 42-inch high fence using two-strand, nonbarbed, 12-gauge wire and T-posts as installed and maintained, with the bottom strand being no less than 18 inches from the ground. Other specifications shall be in accordance with Arizona Game and Fish Department standards for wildlife friendly fencing.

D. *Applicability.* These cluster standards may be used to allow development on land containing natural features while permanently conserving substantial amounts of valuable open space. The GR cluster option is only to be applied to land that contains natural features such as desert washes, riparian areas, prominent peaks and ridges or natural slopes over 15 percent, and shall not be applied to agricultural lands where natural features have been removed such as farm fields. The cluster option can only be used in conjunction with the application for a subdivision plat submitted and processed in accordance with the Pinal County zoning ordinance and other regulations. This cluster option shall not be used in conjunction with a planned area development (PAD) application. Except as noted in this section, all other requirements of the Pinal County zoning ordinance shall apply.

E. *Permitted uses.*

1. One family dwelling unit, conventional construction;
2. Public and quasi-public uses: church, club, museum, library, community service agency, clinic, public park, school, college, playground, athletic field, public or private utility and facilities, government structure, athletic, sport or recreation club;
3. Private stable for the exclusive use by residents, provided the site contains not less than ten acres and the buildings housing animals are set back from all lot lines a distance of not less than 100 feet;
4. Detached accessory buildings:
 - a. 20 feet.
 - b. Minimum distance to main buildings: Seven feet.
 - c. Minimum distance to front lot line: 60 feet.
 - d. Minimum distance to side and rear lot lines: Four feet.
 - e. Accessory buildings shall be detached from the main building except they may be attached by means of an unenclosed structure that has only one wall not over six feet high which shall be placed on only one side of the structure.

F. *Development standards.* Development standards shall be in accordance with the GR zone except as modified herein:

1. Minimum subdivision area: 160 acres.
2. Maximum density: Determined by dividing the subdivision area by 54,450 square feet. Minimum lot size: 5,000 square feet.

4. Minimum yards:
 - a. Front: 25 feet.
 - b. Side: Ten feet.
 - c. Rear: 25 feet.
5. Minimum lot width: 50 feet.
6. Subdivision perimeter. The subdivision perimeter shall consist of either a natural open space buffer no less than 200 feet in width or large lots, with a minimum area of one and one-fourth acres each, a minimum depth of 200 feet, and a yard no less than 100 feet in width from the subdivision perimeter boundary. Roadways, if crossing perimeter buffer areas, shall do so over the shortest distance feasible, preferably at 90-degree angles and in a manner that minimizes impacts to natural open space and existing, neighboring residential uses.
7. Cluster lot groups. Development areas including lot layout will be shown on the tentative plat in accordance with this section. Groupings containing individual lots of less than 54,450 square feet shall not contain more than 50 lots. Further, said lot groups shall be separated by a distance of not less than 200 feet. Crossings. If approved by the planning and development director, roads, driveways, utility easements or similar improvements may cross natural open space areas in alignments that are the least disruptive to the natural features, including topography, of the site. The area of such crossings cannot be counted toward meeting minimum open space requirements.
9. Exterior lighting. All lights shall be designed to shield and reflect light away from neighboring properties and residential lots.
10. CC&Rs. The subdivision shall have covenants, conditions and restrictions (CC&Rs) regulating the following:
 - a. The keeping of domestic animals as follows:
 - i. Fowl, swine and livestock are not permitted in a cluster subdivision, except horses may be kept in a private stable on a site of not less than ten acres.
 - ii. Domestic animals shall be confined to private living areas or accompanied on a leash outside private living areas. Domestic animals are not permitted in natural open space areas.
 - iii. Fenced dog runs may be located outside private living areas, no closer than ten feet to adjacent properties.
 - b. Requiring residential outdoor lighting to comply with Pinal County outdoor lighting regulations.
 - c. All lots less than one acre in area require storage of recreational vehicles, boat, trailer and similar equipment in a centralized, common storage area.
11. Storage yards/areas. All storage yards/areas shall be screened on all sides with a wall or opaque fence at least six feet in height.
12. Fencing. Wildlife fencing shall be used, with the following exceptions:
 - a. Fencing and walls in private living areas on individual lots.
 - b. Fencing and walls for domestic pet enclosures on portions of lots not restricted by a conservation easement.
13. Driveways. Widths shall be limited to a maximum of 24 feet with a maximum three-foot graded area on each side of the driveway. In sloped conditions, disturbed areas, beyond the maximum three-foot

- graded area, shall be restored. Maneuvering and turnaround areas adjacent to the private living areas of the lot may be wider than 24 feet.
- G. ~~Open space.~~ The subdivision's open space shall protect the subdivision's primary conservation features and provide links, as appropriate, between open space areas and important habitat areas. Open space requirements are as follows:
1. ~~A minimum of 30 percent of the subdivision shall be open space.~~
 2. ~~No more than 50 percent of the required open space shall be functional open space, as defined in subsection (C) of this section. The remaining required open space shall be comprised of natural open space as defined in subsection (C) of this section.~~
 3. ~~Open space adjacent to public parks, preserves or county-maintained stream channels may be deeded to Pinal County or a nonprofit land trust as public open space, if approved by the board of supervisors. Such open space must remain readily accessible to the public.~~
 4. ~~Except where protection of sensitive natural resources is paramount, convenient access to the open space areas of the subdivision shall be provided for all residents with multiple points for nonvehicular access. Nonvehicular access to open space will provide frequent access points making the open space amenities equally accessible to all residents of the subdivision.~~
 5. ~~To maximize natural open space area benefits, open space areas shall provide connections to public preserves, undisturbed riparian areas and natural areas on adjoining properties, where appropriate.~~
 6. ~~Where possible, natural open space areas shall be designed as part of a larger contiguous and integrated open space system of undeveloped areas.~~
 7. ~~Buffers shall be provided adjacent to existing development to mitigate impacts of sound, visibility, and traffic. Buffers may include landscaping, walls, fences, pathways, drainage ways, natural features, and existing vegetation.~~
 8. ~~Natural open space areas ownership and control shall be:~~
 - a. ~~As part of an individual, private lot with recorded covenants running with the land; or~~
 - b. ~~By a homeowners' association, as specified in this section; or~~
 - c. ~~By Pinal County, as legally dedicated either in fee simple or as a conservation easement, by form of instrument approved by the county. The county may, but is not required to, accept natural open space areas; or~~
~~By a nonprofit organization with perpetual existence that is acceptable to the county and whose principal purpose is to conserve natural areas and/or natural resources.~~
 9. ~~If the natural open space areas are to be owned and maintained by the homeowners' association of the subdivision, the subdivider shall record covenants, conditions and restrictions approved by the county including maintenance and preservation standards running with the land. The covenants shall contain the following provisions:~~
 - a. ~~A clause stating that designated natural open space on the subdivision plat shall be restricted to natural open space in perpetuity and maintained by the homeowners' association;~~
 - b. ~~A clause stating that Pinal County is not responsible for maintenance or liability of the natural open space areas but that Pinal County may enforce the maintenance and preservation standards and that the clause cannot be amended or repealed without the written consent of the county.~~
- H. ~~Grading.~~ Grading shall be in accordance with Pinal County grading and drainage standards and policies. ~~Additional grading requirements for subdivisions using the GR cluster option are~~ Grading of a subdivision is permitted only for infrastructure including roadways, drainage facilities, utilities, recreation facilities and within the approved development areas.

2. The maximum grading area on lots smaller than one acre (43,560 square feet) is 16,000 square feet.
3. The maximum grading area on lots one acre or larger is 20,000 square feet.
4. Lots with grading area limitations as described in subsections (H)(1) and (2) of this section shall have building envelopes, delineated on the subdivision plat indicating the maximum area of the lot to be graded. The development shall be designed to have the least impact on the primary conservation features.
6. Cut and fill.
 - a. Cut material may not be pushed, dumped or disposed over any existing 15 percent or greater slope.
 - b. Fill depth may not exceed eight feet and the face of exposed constructed slopes may not exceed eight vertical feet when measured from existing grade to the finished elevation.
 - c. The height of any exposed cut slope shall not exceed 12 vertical feet. Larger cuts are permitted provided they are completely shielded from view from all surrounding areas.
7. Within washes that have riparian habitat, only that grading for roadways and utilities that is necessary to provide access to approved development areas is permitted. Wash disturbance shall be minimized and all utilities shall be installed within utility easements, except where a utility easement is not a practical location for the utility as confirmed by the planning director, then the utility crossing shall utilize the least intrusive construction methodology. The disturbed wash area is subject to mitigation and revegetation as approved by the planning director.
8. Graded and disturbed areas outside private living areas and fenced or walled pet runs shall be revegetated with plant material that replicates the understory, midstory and canopy of adjoining open space areas. Drought tolerant, low water use plants including trees, shrubs, cacti, ground covers, grasses and seed mixes approved by the planning director may also be used.
9. Except as provided in subsection (H)(8) of this section, revegetation of graded or disturbed areas shall be with indigenous trees, shrubs, and ground cover to simulate understory, midstory and canopy of adjoining open space areas.
10. Grading design, including the requirements of this section, will be included on the grading/landscape and restoration plan submitted with the tentative plat.
- I. *Infrastructure standards.*
 1. Cluster development shall comply with Pinal County roadway standards.
 2. Streets shall be laid out in a manner that avoids or minimizes adverse impacts to natural open space areas to the greatest extent practical.
 3. There is no restriction on cul-de-sac length in a cluster subdivision project subject to satisfaction of public health and safety concerns including reasonable accommodation for emergency vehicles. No cul-de-sac may serve more than 50 dwellings or any use that would generate 500 or more average daily vehicle trips. Pinal County may require enhanced cul-de-sac street design, including traffic calming devices or additional pavement width, to reasonably offset local traffic impacts and public safety concerns created by additional cul-de-sac length.
- J. *Submittal requirements.* For review purposes, a cluster project submittal will include:
 1. Tentative subdivision plat to Pinal County standards and application requirements.
 2. Grading, landscaping and restoration/revegetation plans are required for all portions of the site disturbed during development.
 3. Covenants, conditions and restrictions that will apply to the cluster subdivision project.

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4. — Application for review of a tentative subdivision plat utilizing the cluster option shall be submitted in writing together with required fees to planning and development services.
- K. — *Procedures.* Pinal County subdivision platting procedures shall apply to the processing of cluster subdivision projects. The following additional requirements also apply:
1. — A preapplication concept review meeting with planning and development services is required for all proposals prior to submittal of a tentative plat utilizing the cluster option. The applicant shall prepare for the meeting a preliminary plan that shows:
 - a. — Proposed functional and natural open space areas;
 - b. — Lot pattern;
 - c. — Street layout; and
 - d. — All development areas.
 2. — The applicant shall consult with other applicable governmental agencies, affected utility companies, and property owners within 300 feet of the site and submit a summary report that includes the names, addresses and dates of consultations to the planning director at least 30 days prior to review of the subdivision plat by the planning and zoning commission.
 3. — The tentative plat shall be prepared according to the applicable Pinal County standards. Additionally, the tentative plat shall include the following:
 - a. — Determination of density yield. (See subsection (F)(2) of this section.)
 - b. — Identification of open space areas, including primary conservation features.
 - c. — Identification of development areas.
 - d. — Approximate location of building sites.
 - e. — Grading limits in accordance with subsection (H) of this section.
 - f. — The lot lines should, where possible, be located approximately midway between house locations and may include L shaped or "flag lots" subject to the following requirements:
 - i. — Minimum 30-foot width of "pole" portion of flag lot.
Pinal County drainage requirements are met and drainage conflicts are not created.
Driveways for flag lots shall be paved.
 - iv. — Minimum lot size for flag lots is 1¼ acres.
 - g. — The tentative and final plat will include notes specifying that the natural and functional open space included on the plat are permanent and are not to be resubdivided or used for any purposes other than open space as defined herein.
 4. — Planning and development services shall review the application and plat to determine if they are acceptable for further processing.
 - a. — If rejected, planning staff shall specify the conditions and revisions that must be complied with before the plat can be accepted by staff for further processing.
 - b. — Once accepted, copies of the plat will be transmitted to the applicable county departments for review. Applicable county departments shall review the plat for compliance with the county's subdivision regulations; appropriateness of subdivision layout to the subdivision's primary conservation features and cultural features; and for the subdivision's compliance with the purposes of this section. Diversity and originality in lot layout are encouraged to achieve the best possible relationship between
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development and natural open space areas. To the greatest extent possible and practical, the layout of the subdivision shall:

- a. — Protect and conserve riparian areas, slopes greater than 15 percent and significant peaks and ridges from grading, clearing, filling or construction except as necessary for essential infrastructure;
- b. — Use buffers to minimize conflicts between residential uses, public preserves, and wildlife habitat;
- c. — Locate development on the least environmentally sensitive areas of the subdivision; Protect wildlife habitat;
- e. — Avoid siting dwellings on prominent hilltops or ridges;
- f. — Preserve sites of historic, archaeological or cultural value, preserving their character and integrity;
- g. — Provide pedestrian and hiking trails that provide for pedestrian safety and convenience and connectivity between properties and activities or features of the project. Make open space areas intended for recreational use easily accessible to pedestrians; and
- h. — Consolidate and connect open space areas and minimize fragmentation of natural open space areas within the subdivision. The planning commission shall review the tentative plat for conformance with the county's subdivision regulations and conformance with the intent, purpose and requirements of this section and for design that is compatible with the primary conservation features of the subdivision.

(Ord. No. 61862, § 811)

CHAPTER 2.45. GR-5 GENERAL RURAL ZONE

(Repealed by Ord. No. 011812-ZO-PZ-C-007-10)

CHAPTER 2.50. GR-10 GENERAL RURAL ZONE

(Repealed by Ord. No. 011812-ZO-PZ-C-007-10)

CHAPTER 2.55. CR-1A SINGLE RESIDENCE ZONE

(Reference CHAPTER 2.250. R-43 SINGLE RESIDENCE ZONING DISTRICT for Permitted Uses, Special Uses, and Development Standards)

2.55.010. Uses permitted.

- A. — One family dwelling, conventional construction.
- B. — Public park, public or parochial school.
- C. — Church, providing the minimum off-street parking requirements, in PCDSC 2.140.020(E), are met.
- D. — A travel trailer or recreational vehicle (RV) for not more than 90 days during construction of a residence on the same premises. This period may be extended for an additional period of 90 days upon application to the zoning inspector.
- E. — Agriculture or horticulture used only for the purposes of propagation and culture and not for retail sales, including any number of poultry, rabbits and similar small animals and not more than two head of cattle, horses, sheep or goats, more than six months of age, per acre. Swine are not permitted in the district.

F. ~~Accessory building or use~~

~~(Ord. No. 61862, § 825-A)~~

~~2.55.020. Site development standards:~~

A. ~~Building height: Maximum height of any structure shall be 30 feet.~~

B. ~~Minimum lot area: One acre (43,560 square feet).~~

C. ~~Minimum lot width: 100 feet.~~

D. ~~Minimum lot area per dwelling unit: one acre (43,560 square feet).~~

E. ~~Minimum front yard: 30 feet.~~

F. ~~Minimum side yards: Ten feet each.~~

G. ~~Minimum rear yard: 40 feet.~~

~~(Ord. No. 61862, §§ 826—832)~~

~~2.55.030. Detached accessory buildings:~~

A. ~~Permitted coverage: One third of the total area of the rear and side yard.~~

B. ~~Maximum height: 20 feet.~~

C. ~~Minimum distance to main building: Seven feet.~~

D. ~~Minimum distance to front lot line: 30 feet.~~

E. ~~Minimum distance to side and rear lot lines: Four feet if building is not used for poultry or animals; 50 feet if building is used for poultry or animals.~~

F. ~~A structure having a roof supported by columns and used exclusively for the shading of livestock shall not be considered a building and shall not need to conform to setback requirements that apply to buildings used to house livestock.~~

~~(Ord. No. 61862, § 833)~~

CHAPTER 2.60. CR-1 SINGLE RESIDENCE ZONE

(Reference CHAPTER 2.260. R-20 SINGLE RESIDENCE ZONING DISTRICT for Permitted Uses, Special Uses, and Development Standards)

~~2.60.010. Uses permitted.~~

A. ~~One family dwelling, conventional construction.~~

B. ~~Public park, public or parochial school.~~

- C. Church, providing the minimum off-street parking requirements in PCDSC 2.140.020(E) are met.
- D. A travel trailer or recreational vehicle (RV) for not more than 90 days during construction of a residence on the same premises, which period may be extended for an additional period of 90 days upon application to the zoning inspector.
- E. Agriculture or horticulture used only for the purposes of propagation and culture and not for retail sales, including any number of poultry, rabbits and similar small animals, and not more than two head of cattle, horses, sheep or goats more than six months of age per commercial acre. Swine are not permitted in the district. Home occupation.
- G. Accessory building or use.

(Ord. No. 61862, § 901)

2.60.020. Site development standards.

- A. Building height: Maximum height of any structure shall be 30 feet.
- B. Minimum lot area: 20,000 square feet.
- C. Minimum lot width: 80 feet.
- D. Minimum lot area per dwelling unit: 20,000 square feet.
- E. Minimum front yard: 25 feet.
- F. Minimum side yards: Ten feet each.
- G. Minimum rear yard: 25 feet.
- H. Minimum distance between main buildings: 20 feet except as required in PCDSC 2.150.140 for a rear dwelling.

61862, §§ 902–909)

2.60.030. Detached accessory buildings.

- A. Permitted coverage: One third of the total area of the rear and side yards.
- B. Maximum height: 20 feet.
- C. Minimum distance to main buildings: Seven feet.
- D. Minimum distance to front lot line: 60 feet.
- E. Minimum distance to side and rear lot lines: Four feet if building is not used for poultry or animals; 50 feet if building is used for poultry or animals.
- F. A structure having a roof supported by columns and used exclusively for the shading of livestock shall not be considered a building and shall not need to conform to setback requirements that apply to buildings used to house livestock.

(Ord. No. 61862, § 910)

CHAPTER 2.65. CR-2 SINGLE RESIDENCE ZONE

(Reference CHAPTER 2.265. R-12 SINGLE RESIDENCE ZONING DISTRICT for Permitted Uses, Special Uses, and Development Standards)

~~2.65.010. Uses permitted.~~

Any use permitted in the CR-1 zone but horses, cattle, sheep or goats shall not be kept on less than one commercial acre.

(Ord. No. 61862, § 1001)

~~2.65.020. Site development standards.~~

- A. — Building height: Maximum height of any structure shall be 30 feet.
- B. — Minimum lot area: 12,000 square feet.
- C. — Minimum lot width: 60 feet.
- D. — Minimum area per dwelling unit: 12,000 square feet.
- E. — Minimum front yard: 25 feet.
- F. — Minimum side yards: Ten feet each.
- G. — Minimum rear yard: 25 feet.
- H. — Minimum distance between main buildings: 20 feet except as required in PCDCS 2.150.140 for a rear dwelling.

61862, §§ 1002—1009)

~~2.65.030. Detached accessory buildings.~~

- A. — Permitted coverage: One third of the total area of the rear and side yards.
- B. — Maximum height: 20 feet.
- C. — Minimum distance to main building: Seven feet.
- D. — Minimum distance to front lot line: 60 feet.
- E. — Minimum distance to side and rear lot lines: Four feet if building is not used for poultry or animals; 50 feet if building is used for poultry or animals.
- F. — A structure having a roof supported by columns and used exclusively for the shading of livestock shall not be considered a building and shall not need to conform to setback requirements that apply to buildings used to house livestock.

(Ord. No. 61862, § 1010)

CHAPTER 2.70. CR-3 SINGLE RESIDENCE ZONE

(Reference CHAPTER 2.275. R-7 SINGLE RESIDENCE ZONING DISTRICT for Permitted Uses, Special Uses, and Development Standards)

2.70.010. Uses permitted.

- A. — One family dwelling, conventional construction.
 - B. — Public park, public or parochial school.
 - C. — Church, provided the minimum off-street parking requirements, as set forth in PCDSC 2.140.020(E), are met.
 - D. — A travel trailer or recreational vehicle (RV) for not more than 90 days during construction of a residence on the same premises, which period may be extended for an additional period of 90 days upon application to the zoning inspector.
 - E. — Horticulture, flower and vegetable gardening, nursery or greenhouse used only for propagation and culture and not for retail sales.
 - F. — Home occupation.
 - G. — Accessory building or use.
- (Ord. No. 61862, § 1101)

2.70.020. Site development standards.

- A. — Building height: Maximum height of any structure shall be 30 feet.
 - B. — Minimum lot area: 7,000 square feet.
 - C. — Minimum lot width: 60 feet.
 - D. — Minimum area per dwelling unit: 7,000 square feet.
 - E. — Minimum front yard: 20 feet.
 - F. — Minimum side yards: Eight feet each.
 - G. — Minimum rear yard: 25 feet to the rear lot line.
 - H. — Minimum distance between main buildings: 16 feet, except as required in PCDSC 2.150.140 for a rear dwelling.
 - I. — Buildable area: Not to exceed 40 percent of the lot, including all structures, except swimming pools.
- (Ord. No. 61862, §§ 1102—1110)

2.70.030. Detached accessory buildings.

- A. — Permitted coverage: One third of the total area of the rear and side yards.
 - B. — Maximum height: 20 feet.
 - C. — Minimum distance to main building: Seven feet.
 - D. — Minimum distance to front lot line: 60 feet.
 - E. — Minimum distance to side and rear lot lines: Four feet.
 - F. — Accessory buildings shall be detached from the main building except that they may be attached by means of an unenclosed structure that has only one wall not over six feet high which shall be placed on only one side of the structure.
- (Ord. No. 61862, § 1111)

CHAPTER 2.75. CR-4 MULTIPLE RESIDENCE ZONE

(Reference CHAPTER 2.280. MD MIXED DWELLING ZONING DISTRICT for Permitted Uses, Special Uses, and Development Standards)

~~2.75.010. Uses permitted.~~

- A. ~~Any use permitted in the CR-3 zone.~~
 - B. ~~Duplex dwelling.~~
 - C. ~~Multiple dwelling for not more than four families.~~
 - D. ~~Dwelling group consisting of permitted dwelling types in this zone.~~
- (Ord. No. 61862, § 1201)

~~2.75.020. Site development standards.~~

- A. ~~Building height: Maximum height of any structure shall be 30 feet.~~
 - B. ~~Minimum lot area: 7,000 square feet.~~
 - C. ~~Minimum lot width: 60 feet.~~
 - D. ~~Minimum front yard: 25 feet.~~
 - E. ~~Minimum side yards: Eight feet each.~~
 - F. ~~Minimum rear yard: 25 feet.~~
 - G. ~~Minimum distance between main buildings: 16 feet.~~
- (Ord. No. 61862, §§ 1202—1208)

~~2.75.030. Detached accessory buildings.~~

- A. ~~Permitted coverage: 30 percent of the minimum rear yard area plus 50 percent of any additional space in the rear of the principal building.~~
 - B. ~~Maximum height: 20 feet.~~
 - C. ~~Minimum distance to main building: Seven feet.~~
 - D. ~~Minimum distance to front lot line: 60 feet.~~
 - E. ~~Minimum distance to side and rear lot lines: Four feet.~~
- (Ord. No. 61862, § 1209)

CHAPTER 2.80. CR-5 MULTIPLE RESIDENCE ZONE

(Reference CHAPTER 2.285. MR MULTIPLE RESIDENCE ZONING DISTRICT for Permitted Uses, Special Uses, and Development Standards)

2.80.010. Uses permitted.

- A. Any use permitted in the CR-3, CR-4 zone.
 - B. Multiple dwelling for any number of families.
 - C. Boarding or rooming house for any number of guests, but not primarily for transients.
- (Ord. No. 61862, § 1301)

2.80.020. Site development standards.

- A. Building height: Maximum height of any structure shall be 30 feet.
 - B. Minimum lot area: 7,000 square feet. lot width: 60 feet.
 - D. Minimum front yard: 25 feet.
 - E. Minimum side yards: Seven feet each.
 - F. Minimum rear yard: 25 feet.
 - G. Minimum distance between main buildings: 14 feet.
- (Ord. No. 61862, §§ 1302—1308)

2.80.030. Detached accessory buildings.

- A. Permitted coverage: 35 percent of the minimum rear yard area plus 50 percent of any additional space in the rear of the principal building.
 - B. Maximum height: 20 feet.
 - C. Minimum distance to main building: Seven feet.
 - D. Minimum distance to front lot line: 60 feet.
 - E. Minimum distance to side and rear lot lines: Four feet.
- (Ord. No. 61862, § 1309)

CHAPTER 2.85. TR TRANSITIONAL ZONE**2.85.010. Uses permitted.**

- A. Any use permitted in the CR-3, CR-4, and CR-5 zone Zoning District.
- B. Tourist court or hotel, together with the following accessory uses Accessory Uses located on the premises and having no exterior entrance closer than 100 feet to a public street:
 1. Retail shops;
 2. Personal services;
 3. Recreational facilities;
 4. Restaurant;

5. Beverage service.
- C. Professional or ~~s~~Semi-professional office.
- D. Private ~~e~~Club or ~~l~~Lodge (nonprofit).
- E. Club, college, ~~community service agency~~Community Service Agency, governmental ~~s~~Structure, library, museum, playground or athletic field, ~~private school~~Private School.
- F. Community ~~storage garage~~Storage Garage.
- G. Guest ~~r~~Ranch in accordance with ~~chapter 2.115 PCDC~~, ~~guest ranch~~PCDC § 150.250, Guest Ranch regulations.
- H. Hospital, ~~e~~Clinic, dispensary, or sanitarium.
- I. Office, real estate.
- (Ord. No. 61862, § 1401)

2.85.020. Site development standards.

- A. Building ~~h~~Height: Maximum height of any ~~s~~Structure shall be 30 feet.
- B. Minimum ~~lot~~ Lot area: 10,000 square feet for residential ~~u~~Uses.
- C. Minimum ~~lot width~~Lot Width: 60 feet.
- D. Minimum area per ~~dwelling unit~~Dwelling Unit: 1,000 square feet.
- E. Minimum front ~~yard~~Setback: 20 feet.
- F. Minimum side ~~yards~~Setbacks: ~~Seven~~7 feet each.
- G. Minimum rear ~~yard~~Setback: 25 feet.
- H. Minimum distance between ~~main buildings~~Main Buildings: 14 feet.
- I. When processing a Building permit application, any lawfully established and recorded Lot in a Subdivision subject to a final plat approved by the Board of Supervisors that does not meet the minimum Lot area standards, as specified in this section, is deemed lawfully nonconforming, subject to the provisions enumerated in PCDC § 2.05.060 through 2.05.100, and the Lot shall adhere to the Development standards of the Zoning District as shown in the Comparable Zoning District Table (see PCDC § 2.10.010). A Flag Lot and/or a Lot that does not meet the minimum Lot Width requirements of a Zoning District can apply for a variance in accordance with PCDC § 2.155.

(Ord. No. 61862, §§ 1402—1409)

2.85.030. Detached ~~accessory buildings~~Accessory Buildings.

- A. Permitted coverage: 40 percent of the ~~minimum rear yard total area plus 50 percent of any additional space in the rear of the principal building~~of the Parcel minus the required front, rear and side Setbacks.
- B. Maximum height: 20 feet.
- ~~B. Maximum height: 20 feet.~~
- C. Minimum distance to ~~main building: Seven~~Main Building: 10 feet-, unless otherwise permitted by applicable Building Codes.
- D. Minimum distance to ~~front lot line~~Front Lot Line: 60 feet.

- E. Minimum distance to ~~side lot lines: Four~~Side Lot Lines: 5 feet.
- F. Minimum distance to ~~rear lot line: Four~~Rear Lot Line: 5 feet if building is not used for poultry or animals; 15 feet if building is used for poultry or animals.
- (Ord. No. 61862, § 1410)

CHAPTER 2.90. CB-1 LOCAL BUSINESS ZONE

(Reference CHAPTER 2.315 C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT for Permitted Uses, Special Uses, and Development Standards, except Special Uses listed under PCDC § 2.315.030 shall be permitted)

2.90.010. Uses permitted.

- A. ~~Any use permitted in PCDC 2.85.010(B) through (J) (TR transitional zone).~~
- B. ~~The following uses, which in any CB-1 zone shall be conducted wholly within a completely enclosed building unless otherwise specified and use operated as a store, shop or business, shall be a retail establishment and all products on the premises shall be sold at retail on the premises.~~
1. ~~Antique store;~~
 2. ~~Apparel store;~~
 3. ~~Art needlework or hand-weaving establishment;~~
 4. ~~Art gallery or store;~~
 5. ~~Auto parking lot (within or without building) subject to the provisions of PCDC 2.140.030;~~
 6. ~~Bakery;~~
 7. ~~Bank, safe depository or trust company; Barber or beauty shop;~~
 9. ~~Bicycle shop (no sales or servicing of motor scooter or motorcycles);~~
 10. ~~Book, newspaper, magazine, stationery, art or drawing supply store;~~
 - 10[11]. ~~Cafe, lunch room (provided no dancing is allowed and no alcoholic beverages sold except beer and wine);~~
 - 10[12]. ~~Catering service;~~
 - 11[13]. ~~Church;~~
 - 12[14]. ~~Cigar store;~~
 - 13[15]. ~~Cleaning, dyeing, laundry, collection agency;~~
 - 14[16]. ~~Clinic;~~
 - 15[17]. ~~Club or lodge (nonprofit);~~
 - 16[18]. ~~Community service agency;~~
 - 17[19]. ~~Confectionery store;~~
 - 18[20]. ~~Custom dress making, millinery, hemstitching or pleating;~~
 - 19[21]. ~~Custom weaving or mending;~~
 - 20[22]. ~~Day nursery or child care center;~~

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- 21[23].— Dealer in coins, stamps, or similar collector's items;
- 22[24].— Delicatessen store;
- 23[25].— Dental or medical laboratory;
- 24[26].— Department store, variety store;
- 25[27].— Drug store;
- 26[28].— Dry goods or notions store;
- 27[29].— Electric appliance store;
- 28[30].— Florist shop;
- 29[31].— Frozen food locker;
- 30[32].— Furniture or house furnishing store;
- 31[33].— Garage for public storage only;
- 32[34].— Gasoline service station (incidental repairing only) subject to the provisions of PCDCS 2.140.070;
- 33[35].— Gift, curio, novelty, toy or hobby shop;
- 34[36].— Governmental structure;
- 35[37].— Grocery, fruit or vegetable store;
- 36[38].— Hardware store;
- 37[39].— Hotel;
- 38[40].— Ice cream store;
- 39[41].— Ice station for packaged sales only;
- 40[42].— Interior decorator;
- 41[43].— Jewelry store or jewelry and watch repair;
- 42[44].— Laundry and dry cleaning units provided the same occupy no more than 3,000 square feet of gross floor area;
- 43[45].— Leather goods store;
- 44[46].— Library, rental or public;
- 45[47].— Liquor store for packaged sales only;
- 46[48].— Meat, fish or dressed poultry market, provided no live poultry are kept on premises;
- 47[49].— Messenger service;
- 48[50].— Multigraphing, mimeographing, duplicating, addressographing;
- 49[51].— Museum;
- 50[52].— Music, phonograph or radio store;
- 51[53].— Nursery, flower, plant or tree (within a building or enclosure);
- 52[54].— Office: business, professional or semi-professional);
- 53[55].— Photograph studio or photographic supply store;
- 54[56].— Postal stations;
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- 55[57].— Pressing establishment;
- 56[58].— Refreshment stand;
- 57[59].— Religious rescue mission;
- 58[60].— School, barber or beauty culture;
- 59[61].— School, business;
- 60[62].— School, dramatic;
- 61[63].— School, handicraft, painting or sculpture;
- 62[64].— Shoe store or shoe repair shop;
- 63[65].— Sporting goods, hunting and fishing equipment store;
- 64[66].— Station, bus or stage;
- 65[67].— Tailor shop;
- 66[68].— Taxi cab stand;
- 67[69].— Taxidermist;
- 68[70].— Theater, except drive-in or outdoor theater;
- 69[71].— Water, telephone or telegraph distribution, installation or electrical receiving or distribution station (within or without a building) subject to the provisions of PCDSC 2.140.030;
- 70[72].— Other similar enterprise or business of the same class, which in the opinion of the board of supervisors, as evidenced by resolution or record, is not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses above enumerated.

- C.— Accessory building or use (not involving open storage), when located on the same building site.
- D.— Administrative, engineer, scientific research, design or experimentation facility, and such processing and fabrication as may be necessary thereto; provided, that all such operations be completely housed within buildings located on a site of not less than 10,000 square feet; that all such buildings shall be set back not less than 25 feet from any property line abutting a residential zone; that an off-street parking area be provided for all such vehicles incidental to said operation; and that one additional such parking space be provided for each three persons regularly employed on said premises; that a masonry wall or screened planting shall be erected and maintained on any property line directly abutting any residential zones; that there is no manufacturing or warehousing of goods for sale at wholesale or retail; and that any activity conducted on said premises shall be free of dust, noxious smoke, fumes, odors, or unusual vibrations or noise.
- E.— Restaurant or tea room, including a cocktail lounge or bar in connection therewith, upon condition that no outside door opens into the cocktail lounge or bar; and provided further, that the applicant for a permit shall provide the zoning inspector with written consent of 75 percent of the owners, by number and area, of property within 300 feet of the site for which the permit is sought.
- F.— One family dwelling unit, conventional construction, or mobile home or manufactured home in conjunction with an established, permitted use.

(Ord. No. 61862, § 1501)

2.90.020. Site development standards.

- A.— Building height: Maximum height of any structure shall be 30 feet.

- B. Minimum lot area: None for uses listed in PCDC 2.90.010(B) through (F).
- C. Minimum lot width: None for uses listed in PCDC 2.90.010(B) through (F).
- D. Minimum area for detached dwelling unit: 3,500-square feet for residential uses.
- E. Minimum front yard: 20 feet, which may be used to meet off-street parking requirements, or as part of off-street parking lot.
- F. Minimum side yards: None for uses listed in PCDC 2.90.010(B) through (F): Seven feet each for residential uses.
- G. Minimum rear yard: 25 feet, except as provided in PCDC 2.150.200 for corner lot, which may be used to meet off-street parking requirements, or as a part of off-street parking lot.
- H. Minimum distance between main buildings: None for uses listed in PCDC 2.90.010(B) through (F): 14 feet between residence and business.

(Ord. No. 61862, §§ 1502—1509)

~~2.90.030. Detached accessory buildings.~~

- A. Permitted coverage: 40 percent of the minimum rear yard area and any additional space within the buildable area.
- B. Maximum height: 20 feet within the required rear yard; two stories or 30 feet within the buildable area.
- C. Minimum distance to main building: Seven feet.
- D. Minimum distance to front lot line: 20 feet.
- E. Minimum distance to side lot lines: None.
- F. Minimum distance to rear lot line: Four feet.

(Ord. No. 61862, § 1510)

CHAPTER 2.95. CB-2 GENERAL BUSINESS ZONE

(Reference CHAPTER 2.320. C-3 GENERAL COMMERCIAL ZONING DISTRICT for Permitted Uses, Special Uses, and Development Standards, except Special Uses listed under PCDC § 2.325.030 shall be permitted)

~~2.95.010. Uses permitted.~~

- A. Any use permitted in PCDC 2.85.010(B) through (J) (TR transitional zone) and in PCDC 2.90.010 (CB-1 local business zone);
- B. Advertising sign, structure or billboard, subject to chapter 2.145 PCDC;
 - 1. Amusement or recreational enterprise (within a completely enclosed structure) including billiard or pool hall, bowling alley, dance hall, gymnasium, penny arcade, shooting gallery, skating rink, sports arena;
 - 2. Amusement or recreational enterprise (outdoor) including archery range, miniature golf or practice driving or putting range, games of skill or science, pony riding ring without stables, swimming pool or commercial beach or bathhouse, tennis court:
 - Auction, public (no animals);

- Auditorium or assembly hall;
- Auto rental garage;
- Auto repair, mechanical or steam washracks, battery service (no body or fender work, painting or upholstery, except as incidental);
- Bar, cocktail lounge, night club, tavern;
- Baths (Turkish, Swedish, steam, etc.);
- Blueprinting, photostating;
- Boats, storage or rental;
- Burglar alarm service;
- Carpenter shop;
- Cigar manufacturing (custom hand-rolled);
- Cleaning establishment, if only two clothes cleaning units of not more than 40 pounds rated capacity, and using cleaning fluid which is nonflammable, and nonexplosive at temperatures below 138.5 degrees Fahrenheit;
- Club: athletic, private, social, sport or recreational (operated for profit) except sports stadium or field;
- Engraving, photo engraving, lithographing;
- Fortunetelling;
- Garage, public (for commercial use);
- Juke box or coin machine business (limited to assembly, repair and servicing);
- Laundry, steam or wet wash;
- Lumber yard, retail (provided no machinery is used other than a rip saw and cut-off saw);
- Locksmith, tool or cutlery sharpening, lawnmower repairing, fix-it or handyman shop;
- Massage establishment, reducing salon or gymnasium;
- Mattress shop for repairing only (no renovating);
- Merchandise broker's display, wholesale;
- Motorcycle or motor scooter repair or storage;
- Mortuary or embalming establishment or school;
- Newspaper office;
- Oxygen equipment, rental or distribution;
- Pawnshop;
- Piano repairing;
- Plumbing, retail custom;
- Printing or publishing;
- Record recording studio or sound score production (no manufacturing or treatment of records);
- Refrigeration installation or service;

- School or college (operated as a commercial enterprise for dancing or musical instruction; industrial or trade school teaching operations or occupation permitted in this zone);
 - Sheet metal or tinsmith shop;
 - Sign painting shop;
 - Storage building;
 - Trade show, industrial show or exhibition;
 - Transfer or express service;
 - Upholstery shop;
 - Wallpaper sales, paper hanging.
- C. Sale, rental or display of:
- Airplanes or parts;
 - Automobiles, recreational vehicles, travel trailers, motorhomes, and trailers;
 - Barber's supplies or beauty shop equipment;
 - Butcher's supplies;
 - Clothing or accessories (wholesale);
 - Contractor's equipment or supplies;
 - Drugs or medical, dental, or veterinary supplies (wholesale);
 - Farm equipment or machinery;
 - Feed (wholesale);
 - Garage equipment;
 - Hardware (retail or wholesale);
 - Hotel equipment or supplies;
 - Household appliances, sewing machines, etc. (wholesale);
 - Machinery, commercial and industrial;
 - Monuments or tombstones (no wholesale);
 - Office equipment (safes, business machines, etc.) (wholesale);
 - Orthopedic appliances (trusses, wheelchairs, etc.);
 - Painting equipment or supplies (paint, varnish, etc.);
 - Pet (no boarding or hospital);
 - Plastic or plastic products (wholesale);
 - Plumbing, heating and ventilating fixtures or supplies;
 - Restaurant or soda fountain equipment or supplies;
 - Secondhand goods: personal, furniture, books, magazines, automobiles, but not secondhand auto parts;
 - Tents or awnings;

- ~~Trunks or luggage (wholesale);~~
 - ~~Upholsterer's supplies;~~
 - ~~Venetian blinds;~~
 - ~~Window shades.~~
- D. ~~Light manufacturing or assembling incidental to retail sales from the premises; provided, that not more than 25 percent of the floor is occupied by businesses engaged in manufacturing, processing, assembling, treatment, installation and repair of products.~~
- E. ~~Wholesaling of products permitted in subsection (C) of this section unless specifically prohibited, with storage space not exceeding 1,500 square feet of floor area.~~
- F. ~~Cemetery or crematory; provided, that cemeteries for human remains shall be located on a site of not less than five acres and for animal pets not less than one acre, and that no crematory be erected closer than 500 feet from any boundary of said site adjoining property in a rural or residential zone.~~
- G. ~~Drive-in theater; provided, that the face of any projection screen be not visible from any county road or any street or route shown on the adopted map of major thoroughfares and proposed routes (Map C, PCDCS 2.15.020), which is within 500 feet of said screen; provided further, that the site for said theater shall consist of not less than ten acres of land and be a single tract or parcel not intersected or divided by any street, alley or by property belonging to any other owners; that any lights used to illuminate the theater site shall be so arranged as to reflect the light away from adjoining property and streets; that the plans for said theater shall have been approved by the county engineer, indicating no undue traffic congestion, due to the location and arrangement of the theater, including the car rows and aisles and minimizing the danger of fire and panic; that acceleration and deceleration lanes shall be provided along the public thoroughfare adjacent to the entrance and exit of the theater; that parking space or storage lanes for patrons awaiting admission shall be provided on the site in an amount equal to not less than 30 percent of the vehicular capacity of the theater; that vehicular circulation shall be so designed and constructed as to permit only one-way traffic within the boundaries of the tract on which the theater is located; that emergency exits shall be provided; that sanitary facilities and the method of food handling shall be approved by the county health department; that definite plans for shrubbery and landscaping shall be presented to the zoning inspector and made a part of the permit; that the nearest point of the theater property, including driveways and parking areas shall be a least 750 feet from the boundary of a district zoned for residential use; and provided further, that all other conditions of the zone are fully observed.~~
- H. ~~Racetrack or sports stadium, subject to the conditions set forth in PCDCS 2.20.010(O), except the requirements for the filing of the consent of owners of adjacent property.~~
- I. ~~Radio or television tower or booster station, provided such tower is no closer to any boundary of said site than the height thereof.~~
- J. ~~Veterinary hospital or kennels, provided no such building or structure be within 100 feet of any boundary of said site abutting property in a rural or residential zone.~~
- K. ~~One family dwelling unit, conventional construction, mobile home, or manufactured home in conjunction with an established, permitted use.~~

(Ord. No. 012010-AEO, § 1; Ord. No. 61862, § 1601)

2.95.020. Site development standards.

- A. ~~Building height: Maximum height of any structure shall be 35 feet.~~
- B. ~~Minimum lot area: None except for uses listed in PCDCS 2.95.010(F) and (G).~~

- C. — Minimum lot width: None.
- D. — Minimum area for detached dwelling unit: 3,500 square feet for residential uses.
- E. — Minimum front yard: 15 feet.
- F. — Minimum side yards: None for uses listed in PCDCSC 2.95.010(A) through (J); seven feet each for residential uses.
- G. — Minimum rear yard: Ten feet for uses permitted in PCDCSC 2.95.010(A) through (J); 25 feet for residential use.
- H. — Minimum distance between main buildings: None for uses listed in PCDCSC 2.95.010(A) through (K); 14 feet between residence and business.

(Ord. No. 61862, §§ 1602—1609)

~~2.95.030. Detached accessory buildings.~~

- A. — Permitted coverage: 40 percent of the minimum rear yard and any additional space within the buildable area.
- B. — Maximum height: 20 feet within the required rear yard; 35 feet within the buildable area.
- C. — Minimum distance to main building: Seven feet.
- D. — Minimum distance to front lot line: 15 feet.
- E. — Minimum distance to side lot lines: None.
- F. — Minimum distance to rear lot line: Four feet.

(Ord. No. 61862, § 1610)

CHAPTER 2.100. CI-B INDUSTRIAL BUFFER ZONE

(Reference CHAPTER 2.330. I-1 INDUSTRIAL BUFFER ZONING DISTRICT for Permitted Uses, Special Uses, and Development Standards)

~~2.100.010. Uses permitted.~~

- A. — Office buildings.
- B. — Scientific or research laboratories.
- C. — Wholesale, and ancillary retailing activities and warehousing.
- D. — Assembly of products from previously prepared materials.
- E. — Commercial trade schools and business colleges.
- F. — Light manufacturing in enclosed buildings only.

(Ord. No. 61862, § 1650)

~~2.100.020. Building and site restrictions.~~

- A. — All uses permitted in PCDCSC 2.100.010 shall be conducted wholly within an enclosed building.

- ~~B. — Required yards fronting on a public street shall be entirely landscaped except for necessary driveways and walkways.~~
- ~~D. — Parking areas and maneuvering areas shall not be located in any required yard fronting on a public street.~~
- ~~E. — Displays are prohibited in any required yards fronting on a public street.~~
- ~~F. — Outdoor storage is prohibited in any required yards fronting on a public street.~~
- ~~G. — A minimum of 80 percent of all exterior building wall surfaces which front on public streets, excluding windows and doors, shall be of masonry or reinforced concrete construction or shall be surfaced with wood, stucco, or similar materials.~~
- ~~H. — One family dwelling unit, conventional construction or manufactured home or mobile home as watchman or caretaker's quarters in conjunction with an existing permitted use.~~

~~(Ord. No. 61862, § 1651)~~

~~2.100.030. Site development standards.~~

- ~~A. — Building height: Maximum height of any structure shall be 35 feet.~~
- ~~B. — Minimum lot area: 10,000 square feet.~~
- ~~C. — Minimum lot width: None.~~
- ~~D. — Minimum area per dwelling unit: none.~~
- ~~E. — Minimum front yard: 20 feet, except as provided in PCDSC 2.105.030, whichever is greater.~~
- ~~F. — Minimum side yards: None for interior side yards, except as provided in PCDSC 2.105.030, whichever is greater.~~
- ~~G. — Minimum rear yard: Ten feet, except as provided in PCDSC 2.105.030.~~
- ~~H. — Industrial buffer required: Same as provided in PCDSC 2.105.030.~~

~~(Ord. No. 61862, §§ 1652 – 1659)~~

~~2.100.040. Detached accessory buildings.~~

- ~~A. — Permitted coverage: 40 percent of the minimum rear yard and any additional space within the buildable area.~~
- ~~B. — Maximum height: 20 feet within the required rear yard; 35 feet within the buildable area.~~
- ~~C. — Minimum distance to main building: Seven feet.~~
- ~~D. — Minimum distance to front lot line: 20 feet, except as provided in PCDSC 2.105.030, whichever is greater and in no case to be less than the distance between the front lot line and that of the main building.~~
- ~~E. — Minimum distance to side lot lines: None for the interior side yards, except as provided in PCDSC 2.105.030; 15 feet for street side yards, except as provided in PCDSC 2.105.030, whichever is greater.~~
- ~~F. — Minimum distance to rear lot line: Four feet, except as provided in PCDSC 2.105.030.~~

~~(Ord. No. 61862, § 1660)~~

CHAPTER 2.105. CI-1 LIGHT INDUSTRY AND WAREHOUSE ZONE

(Reference CHAPTER 2.335. I-2 LIGHT INDUSTRIAL AND WAREHOUSE ZONING DISTRICT for Permitted Uses, Special Uses, and Development Standards)

2.105.010. Uses permitted.

- A. — Any use permitted in PCDSC 2.90.010(B) (CB-1 local business zone) and in PCDSC 2.95.010(B) and (C) (CB-2 general business zone).
- B. — One family dwelling unit, conventional construction, or manufactured home or mobile home as watchman or caretaker's quarters in conjunction with an established, permitted use.
- C. — Any of the following if conducted wholly within a completely enclosed building:
1. — Manufacture, compounding, processing, packaging or treatment of: Bakery goods, candy, cosmetics, dairy products, drugs and pharmaceutical products, soap (cold process only), and food products, except fish or meat products, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils.
 2. — Manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: Bone, broom corn, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair or bristles, horn, leather, paper, plastics or plastic products, precious or semi-precious metals or stones, shell textiles, tobacco, wax (paraffin, tallow, etc.), wood (excluding sawmill or planing mill), yarns, paint (not employing a boiling process).
 3. — Manufacture of: Glass, pottery or other similar ceramic products (using only previously prepared sand or pulverized clay and kilns fired only by electricity or gas), musical instruments, toys, novelties, rubber or metal stamps.
 4. — Manufacture and maintenance of: Electric and neon signs, billboards, commercial advertising structures and displays, sheet metal products, including heating or cooling and ventilating ducts and equipment, cornices, eaves and the like.
 5. — Automobile or trailer assembling, painting, upholstering, rebuilding, reconditioning, sale of used parts, truck repair or overhauling, tire rebuilding or recapping, battery manufacture and the like.
 6. — Blacksmith and welding shop or machine shop (excluding punch presses over 20 tons rated capacity, and drop hammer), foundry casting, electroplating and electro-winding lightweight nonferrous metals not causing noxious fumes or odors.
 7. — Laundry, cleaning or dyeing works, carpet and rug cleaning.
 8. — Wholesale business, storage building or warehouse.
 9. — Assembly of electrical appliances: Radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders and the like.
 10. — Laboratory: experimental, photo or motion picture film, testing, medical and dental.
 11. — Veterinary or cat or dog hospital or kennels.
 12. — Poultry or rabbit killing incidental to a retail business on the same premises.
 13. — Aircraft engine, engine parts and auxiliary equipment manufacturing.
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15. — Manufacturing of search, detection, navigation, guidance, aeronautical and nautical systems and instruments.
16. — Manufacturing of plastics and resin, semiconductors and related devices, noncorrosive storage batteries, electrical and electronic equipment and components.
17. — Manufacturing of medical and dental equipment and supplies manufacturing.
18. — Medicinal and botanical manufacturing, excluding medical marijuana dispensaries, food establishments and off-site cultivation locations.
19. — Missile and space vehicle parts and auxiliary equipment manufacturing.
- D. — Any of the following if conducted wholly within a completely enclosed building or within an area enclosed on all sides with a solid wall, compact evergreen hedge or uniformly painted board fence, not less than six feet in height:
1. — Building material sales yard, contractor's equipment sales yard (only) or rental of equipment commonly used by contractors.
 2. — Retail lumber yard, including only incidental mill work; feed yard.
 3. — Draying, freighting or truck yard or terminal. Motion picture studio.
 5. — Automobile or automotive body and fender shop.
 6. — Public utility service yard.
- E. — Accessory building or use when located on the same building site.
- F. — Airport, airstrip or landing field including airport operations and air traffic control; provided, that runways shall be no closer than 600 feet from any boundary of a site of not less than 160 acres.
- G. 1. Gasoline or flammables bulk station, provided said products, gasoline, or petroleum shall not be stored in tanks of more than 10,000 gallons capacity each, located not less than 25 feet from building or lot line and no closer than 100 feet to a residential zone.
2. — Liquefied petroleum gases (LPG) bulk station shall be designed, constructed and maintained in compliance with provisions of National Fire Protection Association NFPA Standards No. 58.
- H. — Heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment.
- (Ord. No. PZ C 003 12, § 6; Ord. No. 011812 ZO PZ C 007 10, § 8; Ord. No. 61862, § 1701)

~~2.105.020. Site development standards.~~

- A. — Building height: Maximum height of any structure shall be 35 feet.
- B. — Minimum lot area: None.
- C. — Minimum lot width: None.
- D. — Minimum lot area per dwelling unit: None.
- E. — Minimum front yard: 15 feet, except as provided in PCDSC 2.105.030.

F. ——— Minimum side yards: None, except as provided in PCDSC 2.105.030.

G. ——— Minimum rear yard: Ten feet, except as provided in PCDSC 2.105.030.

(Ord. No. 61862, §§ 1702—1708)

~~2.105.030. Industrial buffer required.~~

Where industry adjoins, faces or confronts residential property or a major or secondary thoroughfare, such industrial use shall provide a yard of not less than ten percent of the lot depth or width on the side or sides abutting, facing or confronting said uses, but such yard need not exceed 50 feet unless a greater depth or width is required by the general setback provisions of this title, or general or special setback provisions of any existing setback ordinance. Such yard shall be improved with one or more of the following:

A. ——— Landscaping.

B. ——— Parking lot, where a minimum width of ten feet along the lot line(s) closest to the residential property or major or secondary thoroughfare, shall be landscaped; and a decorative screening device of opaque fencing, walls, landscaped earth berms or any combination thereof, shall be installed between the landscaped area and the parking lot, to a minimum height of three feet.

C. ——— Recreational space for employees, wherein a minimum width of ten feet along the lot line(s) closest to the residential property or major or secondary thoroughfare, shall be landscaped.

(Ord. No. 61862, § 1709)

~~2.105.040. Detached accessory buildings.~~

A. ——— Permitted coverage: 40 percent of the required rear yard and any additional space within the buildable area.

B. ——— Maximum building height: 20 feet within the required rear yard; 35 feet within the buildable area.

C. ——— Minimum distance to main building: Seven feet.

D. ——— Minimum distance to front lot line: 15 feet, except as provided in PCDSC 2.105.030.

E. ——— Minimum distance to side lot lines: None, except as provided in PCDSC 2.105.030.

F. ——— Minimum distance to rear lot line: Four feet, except as provided in PCDSC 2.105.030.

(Ord. No. 61862, § 1710)

CHAPTER 2.110. CI-2 INDUSTRIAL ZONE

(Reference CHAPTER 2.340. I-3 INDUSTRIAL ZONING DISTRICT for Permitted Uses, Special Uses, and Development Standards)

~~2.110.010. Uses permitted.~~

A. ——— *[Applicable uses.]* Any use permitted in PCDSC 2.90.010(B) (CB-1 Local Business Zone), 2.95.010(B) and (C) (CB-2 General Business Zone) and 2.105.010(B) through (E) (CI-1 Light Industry and Warehouse Zone).

B. ——— *[Airport and landing field.]* Airport or landing field, commercial, subject to the following conditions set forth in PCDSC 2.20.010(I).

C. ——— *[Accessory building or use.]* Accessory building or use when located on the same building site.

D. ——— *[IUP issued for specified uses.]* An industrial use permit (IUP) shall be obtained from the board of supervisors for the uses specified below:

1. ——— The uses covered by this subsection include but are not limited to:

a. ——— The application for an industrial use permit shall be made to the commission and shall include a plan for the development of the land to be so used, and a uniform, nonrefundable fee, as set forth in chapter 2.160 PCDCS. Copies of the application shall be provided to the county engineer, the county health department and the Pinal-Gila County Air Quality Control District. The commission shall hold at least one public hearing on the application after giving at least 15 days' notice. The notice shall be given by publication once in a newspaper of general circulation in Pinal County, by posting the property to be used, and by notifying all property owners within 300 feet of the proposed use. The commission shall consider whether the use will create any foreseeable flood, traffic or health hazards or nuisances. The commission may hold additional public hearings and give additional public notice as they deem reasonable under the circumstances. By agreement between the commission and the applicant, the above procedures may take place concurrently with an application for change of the zone of land to CI-2 industrial zone. The commission shall recommend to the supervisors either for or against the granting of a use permit. Upon receipt of the commission's recommendation, the supervisors shall hold a public hearing on the use permit after giving at least 15 days' notice. Notice shall be given by publication once in a newspaper of general circulation in Pinal County, and by posting the property to be used. Upon completion of the public hearing, the supervisors may act upon the application; however, if 20 percent of the owners of property by area and number within 300 feet of the proposed use file a protest to such use, the use permit shall not be granted except by unanimous vote of all members of the board of supervisors. By agreement between the applicant and the board of supervisors, the above procedures may take place concurrently with an application for a change of zone of the land to CI-2 industrial zone.

2. ——— The uses covered by this subsection include but are not limited to:

- ——— Abattoir (slaughterhouse);
- ——— Auto wrecking, junkyard, or storage yard, where conducted wholly within an enclosed building or behind imperforated walls or close boarded fence not less than six feet in height;
- ——— Blast furnace;
- ——— Boiler shop or works;
- ——— Coke oven;
- ——— Commercial cattle feeding yard or sales or auction yard;
- ——— Dirt, soil, clay, sand, rock, stone or gravel pit or yard;
- ——— Fat rendering;
- ——— Hog feeding yard, commercial (where more than three hogs weighing more than 100 pounds each are fed);
- ——— Incineration, reduction or dumping of offal, garbage or refuse on a commercial scale, not operated by the board of supervisors, a municipality or sanitary district;
- ——— Manufacture of: acetylene gas, acid, ammonia, asphalt or products, asbestos, brick, tile of terra cotta, babbitt metal, bleaching powder, carbon, lamp black or graphite, cement, celluloid, chlorine gas, coal tar or products, creosote or products, explosives, fireworks, fertilizer (including open storage on a commercial scale),

illuminating gas, gelatine, glucose, glue or size, guncotton or products, gypsum, insulating material (such as rock wool and similar products), lime or products, matches, phenol, pickles, plaster of Paris, poisons, potash, pulp, paper and strawboard, rubber, sulfur and products, sauerkraut, soap except by cold process, tar or asphalt roofing, turpentine, vinegar;

- ——— Meat packing plant;
- ——— Oil reclaiming plant;
- ——— Ore reducing plant, on site of less than 72,000 square feet;
- ——— Petroleum products stored above ground, except in quantities of less than 1,000 barrels;
- ——— Petroleum refinery;
- ——— Racetrack or sports stadium, except for contests between human beings only;
- ——— Rifle range, including pistol range, if not within an enclosed building;
- ——— Rock crusher, aggregate pit, aggregate plant, quarry, concrete or cement products;
- ——— Rolling mill;
- ——— Rubber reclaiming plant;
- ——— Salt works;
- ——— Sandblasting;
- ——— Sewer farm or sewage disposal, not operated under the control of the board of supervisors, a municipality, or a sanitary district;
- ——— Smelting, on site of less than 72,000 square feet;
- ——— Stockyards, commercial;
- ——— Storage or baling of rags or paper, except where conducted wholly within an enclosed building or behind imperforated walls or close board fence not less than six feet in height;
- ——— Tannery;
- ——— Wood or bone distillation;
- ——— Wool pulling or scouring plant.

E. ——— *Initiation of IUP.* Requests for an IUP may be initiated by a property owner or authorized agent of a property owner filing an application requesting an IUP.

F. ——— *Application procedure.* An applicant requesting an IUP is subject to the same requirements that are set forth in PCDSC 2.166.040(B) through (E) and PCDSC 2.166.050(A) through (J).

G. ——— *Rezoning application.* This process can run concurrently with a rezoning application.

H. ——— *Violation.* A violation of any condition of approval is a violation to this title and will be enforced pursuant to chapter 2.160 PCDSC.

I. ~~Issuance of new IUP.~~ A previously approved IUP shall become null and void upon the issuance of a new IUP for the same property, unless stated otherwise in the new IUP.

(Ord. No. 011812-ZO-PZ-C-007-10, § 9; Ord. No. 61862, § 1801)

~~2.110.020. Site development standards.~~

A. ~~Building height: Maximum height of any structure shall be 35 feet.~~

B. ~~Minimum lot area: None.~~

C. ~~Minimum lot width: None.~~

D. ~~Minimum lot area per dwelling unit: None.~~

E. ~~Minimum front yard: 15 feet, except as provided in PCDSC 2.105.030.~~

F. ~~Minimum side yards: None, except as provided in PCDSC 2.105.030.~~

G. ~~Minimum rear yard: Ten feet, except as provided in PCDSC 2.105.030.~~

H. ~~Industrial buffer required: Same as in PCDSC 2.105.030.~~

(Ord. No. 61862, §§ 1802—1809)

~~2.110.030. Detached accessory buildings.~~

A. ~~Permitted coverage: 40 percent of the required rear yard and any additional space within the buildable area.~~

B. ~~Maximum building height: 20 feet within the required rear yard; 35 feet within the buildable area.~~

C. ~~Minimum distance to main building: Seven feet.~~

D. ~~Minimum distance to front lot line: 15 feet, except as provided in PCDSC 2.105.030.~~

E. ~~Minimum distance to side lot lines: None, except as provided in PCDSC 2.105.030.~~

F. ~~Minimum distance to rear lot line: Four feet, except as provided in PCDSC 2.105.030.~~

(Ord. No. 61862, § 1810)

~~CHAPTER 2.115. GUEST RANCH REGULATIONS~~

~~2.115.010. Applicability.~~

In addition to other provisions of this title, the following shall apply to guest ranches in any zone where permitted.

(Ord. No. 61862, Art. 19)

~~2.115.020. Accessory uses permitted.~~

A. ~~Accessory commercial uses, if located on the premises of the guest ranch not closer than 100 feet to any public street, having no outside entrance facing the street, and intended, provided, and operated primarily for the convenience of guests, as follows:~~

- 1. Restaurant;
 - 2. Beverage service;
 - 3. Incidental retail sales and services;
 - 4. Professional office;
 - 5. Personal services;
 - 6. Horses for the use of occupants and guests, but not for public hire.
 - B. A guest ranch shall not stable or keep more than one horse for each 10,000 square feet of land area, and no stable or corral shall be closer than 50 feet to any lot line and not closer than 100 feet to a dwelling on an adjoining property or to a school, park, public street or road (excepting an alley).
- (Ord. No. 61862, § 1901)
- 2.115.030. Site development standards.
- Minimum lot area: 144,000 square feet.
- (Ord. No. 61862, § 1902)

CHAPTER 2.120. MH MANUFACTURED HOME ZONE

(Reference CHAPTER 2.345. MH-8 MANUFACTURED HOME ZONING DISTRICT for Permitted Uses, Special Uses, and Development Standards)

2.120.010. Uses permitted.

- A. Public park.
 - B. Manufactured home.
 - C. Church, providing the minimum off-street parking requirements, in PCDS 2.140.020(E), are met.
 - D. Accessory building or use.
 - E. Home occupation.
 - F. Manufactured home subdivision, subject to the following:
 - 1. The number of manufactured homes shall be limited to one on each lot in each subdivision.
 - 2. The height, yard intensity of use, and parking regulations shall apply to manufactured homes located on lots in such subdivision.
 - G. Recreation areas, facilities, laundry, rest rooms, offices, service buildings and storage yards; provided, that the only purpose of any such use is service to residents and guests of the subject subdivision.
- (Ord. No. 61862, § 2025A)
- H. Lots/parcels of one acre (43,560 square feet) or greater may have not more than two horses, more than six months of age.
- (Ord. No. 61862, § 2001)

2.120.020. Site development standards.

- A. Building height: Maximum height of any structure shall be 30 feet.

- B. ~~Minimum lot area: 8,000 square feet.~~
 - C. ~~Minimum lot width: 60 feet.~~
 - D. ~~Minimum lot area per manufactured home: 8,000 square feet.~~
 - E. ~~Minimum front yard: 15 feet.~~
 - F. ~~Minimum side yards: Ten feet each.~~
 - G. ~~Minimum rear yard: Ten feet.~~
 - H. ~~Minimum distance between manufactured homes: 20 feet.~~
 - I. ~~Minimum distance or setbacks required herein shall be the shortest of horizontal dimensions measured from the nearest portion of the sidewall of a manufactured home, or from the patio cover, carport, cabana, ramada or similar appurtenances.~~
- (Ord. No. 61862, §§ 2002—2010)

~~2.120.030. Detached accessory buildings.~~

- A. ~~Permitted coverage: 25 percent of the rear yard plus 50 percent of any additional space in the rear of the principal building.~~
 - B. ~~Maximum height: 20 feet.~~
 - C. ~~Minimum distance to manufactured home: Seven feet.~~
 - D. ~~Minimum distance to front lot line: 60 feet.~~
 - E. ~~Minimum distance to side and rear lot lines: Four feet.~~
- (Ord. No. 61862, § 2011)

CHAPTER 2.125. RV RECREATIONAL VEHICLE HOMESITE ZONE

2.125.010. Uses permitted.

- A. Public park.
- B. ~~Church~~Places of Worship, providing the minimum off-street parking requirements in PCDC § 2.140.020(E) are met.
- C. Accessory ~~B~~building or ~~U~~use.
- D. Home ~~O~~ccupation.
- E. Recreational ~~V~~ehicle/~~travel trailer~~ ~~S~~ubdivision, subject to the following:
 1. The number of ~~R~~ecreational ~~V~~ehicles/~~travel trailers~~ shall be limited to one on each ~~L~~ot in such ~~S~~ubdivision.
 2. The height, ~~Y~~ard, intensity of ~~U~~use, and parking regulations shall apply to ~~travel trailers~~/~~R~~ecreational ~~V~~ehicles located on ~~L~~ots in such ~~S~~ubdivision.
- F. Recreation areas, facilities, laundry, rest rooms, offices, service ~~B~~uildings and storage ~~Y~~ards; provided, that the only purpose of any such ~~U~~use is a service to residents and guests of the subject ~~S~~ubdivision.

2.125.020. Site development standards.

- A. Building height: Maximum height of any ~~S~~structure shall be 30 feet.
- B. Minimum ~~L~~lot area: 6,000 square feet.
- C. Minimum ~~L~~lot ~~W~~width: 60 feet.
- D. Minimum ~~L~~lot area per travel trailer/recreational vehicle: 6,000 square feet.
- E. Minimum front ~~yard~~Setback: 15 feet.
- F. Minimum side ~~yards~~Setbacks: ~~Ten~~5 feet each.
 - 1. For any Parcel that has a Side Yard under 7 feet wide, the placement of ground-mounted HVAC units shall be located in the same Side Yard of the Parcel to maintain a minimum of one free and clear path from the Front Yard to the Rear Yard in the other Side Yard.
- G. Minimum rear ~~yard~~Setback: ~~Ten~~10 feet.
- H. Minimum distance or ~~S~~setbacks required herein shall be the shortest of horizontal dimensions measured from the nearest portion of the sidewall of a ~~travel trailer/R~~recreational ~~V~~vehicle, or from the patio covers, ~~C~~earport, cabana, ramada or similar ~~A~~ppurtenances.

(Ord. No. 61862, §§ 2026A—2033A)

2.125.030. Detached ~~accessory buildings~~ Accessory Buildings.

- A. Permitted coverage: 25 percent of the rear ~~yard plus 50 percent of any additional space in the rear of the principal building~~total area of the Parcel minus the required front, rear and side Setbacks.
- B. Maximum height: 20 feet.
- ~~B. Maximum height: 20 feet.~~
- C. Minimum distance to ~~travel trailer/recreational vehicle~~Recreational Vehicle: ~~Seven~~7 feet.
- D. Minimum distance to ~~front lot line~~Front Lot Line: 60 feet.
- E. Minimum distance to ~~side and rear lot lines~~: ~~Four~~Side Lot Lines: 5 feet.
- F. Minimum distance to Rear Lot Line: 5 feet.

(Ord. No. 61862, § 2011)

CHAPTER 2.130. MHP –MANUFACTURED HOME PARK ZONE

(Reference CHAPTER 2.350. MHP-435 MANUFACTURED HOME PARK ZONING DISTRICT for Permitted Uses, Special Uses, and Development Standards)

2.130.010. ~~Uses permitted.~~

- A. ~~Manufactured home park (MHP) lot or parcel, shall be not less than ten acres inclusive of rights of way, easements or dedications.~~
 - 1. ~~The manufactured home park lot or parcel shall be not less than ten acres, inclusive of rights of way, easements or dedications.~~
 - 2. ~~Each manufactured home space shall have an area of not less than 4,000 square feet and a width of not less than 45 feet.~~

3. — Manufactured homes shall be located on manufactured home spaces so as to provide a minimum setback from the nearest edge of any interior drive or roadway of not less than eight feet and so as to provide a minimum setback from any manufactured home space boundary not in common with the edge of any interior drive or roadway of not less than five feet, except that in the case of manufactured home spaces having boundaries in common with two or more interior drives or roadways; then the minimum setback from the nearest edge of the interior drive or roadway shall be not less than 20 feet on the manufactured home's entry side and not less than five feet on the manufactured home's nonentry side.
 4. — Recreational vehicles may be located on manufactured home spaces; provided, that:
 - a. — All requirements of this chapter are met.
 - b. — No more than one RV shall be located on a manufactured home space.
 - c. — A special use permit is applied for and granted in accordance with the provisions of PCDSC 2.151.010 to 2.151.020.
 5. — The minimum distance between manufactured homes in the same manufactured home park shall be ten feet.
 6. — Minimum distance or setbacks required herein shall be the shortest of horizontal dimensions measured from the nearest portion of the sidewall of a manufactured home or from the patio cover, carport, cabana, ramada or similar appurtenances.
 7. — The manufactured home park shall be screened from adjoining lots or parcels, not in manufactured home park use, by a solid fence or wall of not less than six feet in height. The screening fence or wall shall be constructed within six months from date of approval of the manufactured home park plans. The screening material does not include planting, vegetation, shrubbery and the like.
 8. — Recreation areas, facilities, laundry, rest rooms, offices, service buildings and storage yards; provided, that the only purpose of any such use is service to residents and guests of the subject park.
- B. — Model complex with sales office as detailed on the submitted site plan and approved by the planning and development services department.
- (Ord. No. 61862, § 2050B)

2.130.020. Plan approval required.

Prior to issuance of permits for construction or development of the manufactured home park, at least four copies of the park plans shall be submitted to the planning department and shall include the following:

- A. — Name of park, legal description of property to be developed, ownership, name of developer, scale, north arrow, name of civil engineer or surveyor, date of plans and key map showing the location of tract.
- B. — All manufactured home spaces on the plan shall be clearly numbered for proper identification.
- C. — In addition to the above requirements, no permit shall be issued until the sanitation facilities and water supply have been approved by the Arizona Department of Environmental Quality.

(Ord. No. 61862, § 2051B)

2.130.030. Streets.

- A. — All streets within the manufactured home park shall be private. Installation and maintenance will be responsibility of the owner.

~~B. — If the manufactured home park is bordered by a potential major thoroughfare, section line, midsection line, collector street, minor street or marginal street, as described in the current Pinal County subdivision regulations and requirements, that portion bordering the manufactured home park shall be dedicated for public use and constructed in accordance with the current uniform standard details and specifications for public works construction, as approved and adopted by the Pinal County board of supervisors. construction of the street will be required, as described in subsection (B) of this section, then construction of the streets shall begin within six months from the date of approval of the park plans and shall be completed within 12 months after approval of the park plans.~~

~~(Ord. No. 61862, § 2052B)~~

~~2.130.040. Site development standards.~~

~~A. — Height: Maximum height of any structure shall be 30 feet.~~

~~B. — Minimum front yard: 15 feet.~~

~~C. — Minimum side yards: Ten feet each.~~

~~D. — Minimum rear yard: Ten feet.~~

~~(Ord. No. 61862, §§ 2053B—2056B)~~

~~2.130.050. Detached accessory buildings.~~

~~A. — Maximum height: 30 feet.~~

~~B. — Minimum distance to front lot line: 15 feet.~~

~~C. — Minimum distance to side lot line: Four feet.~~

~~D. — Minimum distance to rear lot line: Four feet.~~

~~(Ord. No. 61862, § 2057B)~~

CHAPTER 2.135. PARK MODEL (PM) AND RECREATIONAL VEHICLE (RVP) PARK ZONE

(Reference CHAPTER 2.355. PM/RV-435 PARK MODEL/RECREATIONAL VEHICLE PARK ZONING DISTRICT for Permitted Uses, Special Uses, and Development Standards)

~~2.135.010. Uses permitted.~~

~~A. — Park model (PM) and recreational vehicle (RV) park.~~

~~B. — Model complex with sales office as detailed on the submitted site plan and approved by the planning and development department.~~

~~C. — Recreation areas, facilities, laundry, rest rooms, offices, service buildings and storage yards; provided, that the only purpose of any such use is service to residents and guests of the subject park.~~

~~D. — Solar energy device, subject to the requirements set forth in chapter 2.210 PCDS.~~

~~E(Ord. No. PZ-C-005-12, § 2; Ord. No. 61862, § 2075C)~~

~~2.135.020. Plan approval required.~~

Prior to issuance of permits for construction or development of the PM/RV park, at least four copies of the park development plans shall be submitted to the planning and development department as required by chapter 2.200 PCDS and shall include the following:

- A. Name of park, legal description of property to be developed, ownership, name of developer, scale, north arrow, name of civil engineer or surveyor, date of plans and key map showing the location of tract.
- B. All PM/RV park spaces on the plan shall be clearly numbered for proper identification.
- C. In addition to the above requirements, no permit shall be issued until the sanitation facilities and water supply have been approved by the Arizona Department of Environmental Quality.

(Ord. No. PZ C-005-12, § 3; Ord. No. 61862, § 2076C)

2.135.030. Streets.

All streets within the PM/RV park shall be private. Installation and maintenance will be responsibility of the park owner.

(Ord. No. PZ C-005-12, § 4; Ord. No. 61862, § 2077C)

2.135.040. Overall park development standards.

- A. The site of the park model and recreational vehicle park shall be not less than ten acres inclusive of rights-of-way, easements or dedications.
- B. The PM/RV park shall be screened from adjoining lots or parcels, not in PM/RV park use, by a solid fence or wall of not less than six feet in height. The fence or wall shall be constructed within six months from date of approval of the PM/RV park plans.
- C. Height: Maximum height of any structure shall be 30 feet.
- D. Minimum front setback: 15 feet (main building and park perimeter setback).
- E. Minimum side setback: Ten feet (main building and park perimeter setback).
- F. Minimum rear setback: Ten feet (main building and park perimeter setback).
- G. Detached accessory structures.
 - 1. Maximum height: 30 feet.
 - 2. Minimum distance to front lot line: 15 feet.
 - 3. Minimum distance to side lot line: Four feet Minimum distance to rear lot line: Four feet.

(Ord. No. PZ C-005-12, § 5; Ord. No. 61862, §§ 2078C—2081C)

2.135.050. Space development standards.

A. The minimum setback distance of park models and recreational vehicles from a space boundary shall be as follows:

- 1. Front setback: Five feet;
- 2. Rear setback: Five feet;

- 3. Side setback: Five feet; except approved and permitted awnings on the entry side may be three feet.
- B. Each recreational vehicle space shall have an area of not less than 1,500 square feet and a width of not less than 30 feet.
- C. After December 30, 1992, each park model space shall have an area of not less than 2,000 square feet and a width of 40 feet in all new parks or additions to existing parks.
- D. Spaces having boundaries in common with two or more roads shall have a minimum setback from the nearest edge of the road of 20 feet to the park model/recreational vehicle's entry side and five feet on the nonentry side. (See Figure A.)

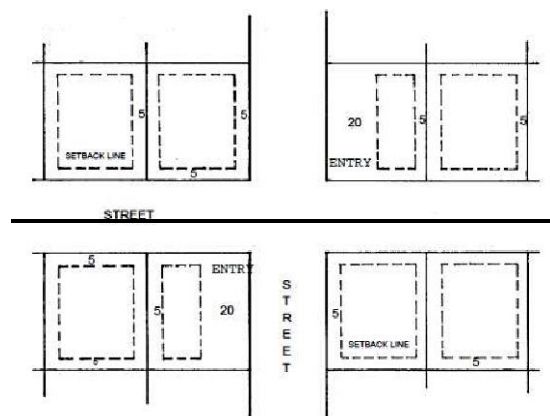


Figure A

- E. Detached/attached accessory structures.
 - 1. Maximum height: 20 feet.
 - 2. Minimum distance to front space line: Five feet.
 - 3. Minimum distance to side space line: Five feet.
 - 4. Minimum distance to rear space line: Five feet.
- 5. Any park model or recreational vehicle awning shall require a building permit and be constructed in compliance with adopted Pinal County building codes.
- F. A minimum of one parking space shall be maintained on all spaces within the park. The minimum parking space shall be ten feet in width and 20 feet in length.

(Ord. No. PZ-C-005-12, § 6)

CHAPTER 2.140. OFF-STREET PARKING AND LOADING - PUBLIC GARAGES AND GAS STATIONS

2.140.010. Minimum parking space dimensions and circulation.

- A. Each parking space that is perpendicular to an aisle shall be at least ten feet in width and 20 feet in length.
- B. Each parking space that is parallel to an aisle shall be at least ten feet in width and 23 feet in length.
- C. Parking area aisle widths shall conform to the following table, which varies the width requirement according to the angle of parking the parking spaces and the directional flow of traffic in the parking area.

<u>Parking Space Angle</u>	<u>Parking Lot with One-Way Traffic</u>	<u>Parking Lot with Two-Way Traffic</u>	<u>Parking Lot with Two-Way Traffic and Adjacent Loading Zone (e.g., Self-Storage Facility)</u>
<u>Req. Aisle Width 45°</u>	<u>45°-16 ft.</u>	<u>60°-24 ft.</u>	<u>90°-30 ft.</u>
<u>One-way traffic 60°</u>	<u>16'-18 ft.</u>	<u>18'-24 ft.</u>	<u>24'-30 ft.</u>
<u>Two-way traffic 90°</u>	<u>24'-24 ft.</u>	<u>24'-24 ft.</u>	<u>24'-30 ft.</u>

- D. Entrances and exits to parking lots and other parking facilities shall be provided only at defined entry and exit locations approved by the Pinal County ~~public works department~~ Public Works Department.
- E. The minimum width of one-way driveways to a ~~s~~Street shall be 16 feet. The minimum width of two-way driveways shall be 24 feet.
- F. Passenger drop-off points. Drop-off points separated from ~~s~~Street traffic and readily accessible without hazardous maneuvering shall be provided in conjunction with the following ~~uses: hotels, motels, hospitals~~ Uses: Hotels, Motels, Hospitals and eClinics, and educational facilities with 50 or more guests, patients or pupils; ~~daycare centers~~ Childcare Centers; religious facilities with 100 or more seats; transit terminals, major recreational facilities; ~~commercial airports~~ Commercial Airports; public ~~b~~Buildings and offices and financial services greater than 5,000 square feet of gross floor area.

(Ord. No. PZ-C-004-10 , § 2)

2.140.020. Parking space requirements.

- A. *Minimum number of off-street parking spaces.* The minimum number of off-street motor ~~v~~Vehicle parking spaces shall be provided according to the following schedule and subject to the conditions in any ~~zone~~ Zoning District in which any of the following ~~u~~Uses shall hereafter be established:

<u>Uses</u>	<u>Minimum Parking Spaces</u>
<u>Residential</u>	

Single r Residence	Two per dwelling unit Dwelling Unit
Multiple r Residence	
— <u>Efficiencies/studios</u>	One per dwelling Dwelling Unit
— <u>One bedroom</u>	1½ per dwelling unit Dwelling Unit
— <u>Two or more bedrooms</u>	Two per dwelling unit Dwelling Unit
— <u>Guest spaces</u>	One per ten dwelling units five Dwelling Units
Manufactured home park/park model Home Park (MHP), <u>Park Model (PM)</u> and recreational vehicle Recreational Vehicle (RV) p Park	One per dwelling unit Dwelling Unit; plus one visitor parking space per four dwelling units Dwelling Units and parking spaces to meet the needs of any commercial, office or public assembly
Boarding, rooming and lodging h Houses, fraternities, sororities, dormitories and other student h Housing	One per three roomers; plus one per two e Employees on the largest working shift
Bed and b Breakfast	One per guest unit; plus two for resident f Family and one per e Employee
Educational Institutions	
<u>Childcare Center or Day care or nursery school</u> Care	One per e Employee plus one for every five children
<u>Elementary or middle school</u> Middle School	One for every 1.5 e Employees including administrators, teachers and nonteaching personnel; plus one for every four auditorium seats
<u>High s</u> School	One for every two e Employees including administrators, teachers and nonteaching personnel and one for every five students
<u>College, university, trade</u> University, Trade or vocation school Vocation School	One for every two e Employees including administrators, teachers and nonteaching personnel and for every two students
<u>Professional and s</u> Semi-professional e Offices	One per 300 square feet of total indoor floor area
<u>Commercial, sales/services</u> Sales/Services	One per 250 square feet of total indoor floor area; plus one per 5,000 square feet of outside display area
<u>Automotive Service and Repair</u>	<u>A queuing of 100 linear feet exclusive of drive aisles and parking spaces where applicable. Three spaces per service bay, plus one space per 300 square feet of office area (excluding service bay areas).</u>
<u>Golf e</u> Course	One per 250 square feet of total indoor floor area; plus one per 250 square feet of outdoor seating area; plus one for every two e Employees; and plus three per golf green. Ten percent of required parking spaces may be sized for golf carts
<u>Hotels, motels, resorts</u> Hotels, Resorts and <u>guest ranches</u> Guest Ranches	One per room or suite and one for every two e Employees
Public Assembly Facilities	
<u>Churches</u> Places of Worship	One per four seats

Theaters, s Stadiums and a Auditoriums	One per five seats; plus one per two e Employees on the largest working shift
Commercial roping arenas Roping Arenas	One per three seats
Fairgrounds and amusement parks Amusement Parks	One per 500 square feet of indoor and outdoor public area
Assembly halls, community centers, clubs, lodges, community service agencies Halls, Community Centers, Clubs, Lodges, Community Service Agencies and all other public facilities	One per every 50 square feet of total floor area used for public assembly or one per three seats in the main assembly room, whichever is greater
Jails, prisons, offender rehabilitation facilities Prisons, Offender Rehabilitation Facilities	One for every 25 inmates of design capacity plus one per e Employee in the largest working shift
Hospitals	Two per three beds; plus one for each doctor and one per two e Employees on the largest working shift
Assisted living facility Living Facility	One per two bedrooms plus one per e Employee in the largest working shift
Group h Homes	One parking space for each three roomers that the group home Group Home is intended or designed to accommodate; such space shall be provided on the building site Building Site on which said b Building is located or on a lot Lot owned by the same property owner as the building site Building Site, immediately a Adjacent thereto
Mortuary, funeral homes Funeral Homes, or c Crematory	One per 50 square feet of total floor area
Cemetery	One space per e Employee (minimum six) plus ten spaces if no internal drives exist which can accommodate two passing v Vehicles
Industrial/Other	
Manufacture, wholesale, warehouse, distribution Wholesale, Warehouse, Distribution and s Storage of g Goods	One per 1,000 square feet of total floor area or one per three e Employees in the largest working shift, whichever is greater
<u>Mini-storage, with drive up access</u>	<u>One space per 50 units, plus one space per 300 square feet of office area.</u>
<u>Mini-storage, indoor access</u>	<u>One space per 50 units or one space per 5,000 square feet of storage area or whichever is greater.</u>
<u>Outdoor Storage</u>	<u>One space per 5,000 square feet of storage area, plus one space per 300 square feet of office area, no less than five spaces.</u>
Restaurants, cocktail lounge Cocktail Lounge and b Bars	One per 150 square feet of total indoor floor area. One per 250 square feet of total outdoor floor area, excluding the first 250 square feet of total outdoor floor area

BE. *Use not specified.* For a Use not specifically listed, requirements shall be the same as those for the most similar Use listed as determined by the ~~planning director~~Community Development Director.

CF. *Fractional measurements.* When calculation of parking requirements results in a fractional amount, any fraction of less than one-half shall be disregarded and any fraction of one-half or more shall require an additional parking space.

DB. *Location.*

1. Parking spaces required for residential ~~dwelling units~~ Dwelling Units shall be located within the same ~~parcel~~ Parcel as it serves and shall be within 300 feet from the ~~dwelling unit~~ Dwelling Unit.
2. Parking spaces shall be located such that each space has access to the ~~use~~ Use to be served without crossing a public or private ~~street~~ Street or a ~~railroad right-of-way~~ Railroad ~~of way~~ Right-of-Way.
3. Parking shall be provided on the same Parcel for the Use in which it is to serve except as otherwise provided in this code.
4. Parking may be provided on Street Right-of-Way subject to the review and approval of the County Engineer. Parallel parking is preferred with an appropriately designed bump out of public right of way. Direct backing into a traffic lane is discouraged, and prohibited on arterial and higher Street classifications or on roadways with a speed limit high than 25 MPH.

EG. *Accessible parking.*

1. Accessible parking space size shall be a minimum of ten feet in width and 20 feet in length in addition to a five-foot access aisle located on the right side. For a double space, the size shall be 20 feet in width and 20 feet in length in addition to a five-foot access aisle between the spaces.
2. All off-street parking areas shall comply with ADA (American with Disabilities Act) standards for accessible design.
3. Parking spaces shall be functionally located as near as possible to the main entrance of the establishment served, with a barrier-free path.
4. Parking space ~~identification~~ Signs shall include the international symbol of accessibility on pavement markings and ~~signs~~ signs.

FH. *Compact parking spaces.*

1. Compact parking spaces shall be at least nine feet in width and 20 feet in length.
2. Parking facilities providing ten or more required off-street parking spaces for a retail Use may provide up to 30 percent of the required spaces as compact car parking spaces. Each parking space shall be signed as "COMPACT" on the pavement.
3. Parking spaces shall be located in groups and no more than ten in a row.

G. *Electric Vehicle supply equipment parking spaces.* With the growth of electric Vehicles (EVs) as an attainable transportation choice, the incorporation of electric Vehicle supply equipment (EVSE) in parking spaces can be considered in site-specific installation.

1. Except in Single Residence Zoning Districts, EVSE in parking spaces for public Use shall be at EV charging Level 2 or higher.
2. EVSE parking spaces shall be equipped with wheel stops and bollards to protect EVSE from traffic incidents.
3. EVSE parking spaces shall be designed so that no more than 5 feet of cord length is required from charging station to Vehicle outlet to minimize tripping hazards.
4. Clear markings that designate a parking space for EV charging only shall be required

5. EVSE parking spaces shall not be signed or marked to indicate accessibility even if the Vehicle space is provided with dimensions commensurate with accessible parking spaces.
6. EVSE parking spaces that directly adjoin a pedestrian circulation path, shall be accessible and shall be on an accessible route.
7. EVSE parking spaces that do not directly adjoin a pedestrian circulation path, shall be accessible but do not require an accessible route.

HC. Queuing lanes. Queuing lanes for all drive-through establishments shall be provided on site. Queuing lanes shall be calculated as a queuing space at a minimum of nine feet in width and 20 feet in length. The queuing lane shall be measured from the front of the stopped vehicle located at the point of service and/or pick-up window to the rear of the queuing lane. One additional queuing space shall also be provided to allow motor vehicles to pull beyond the point of service and/or pick-up window for all uses. Queuing lanes shall be in addition to required off-street parking and shall be designed so as not to interfere with the operation of driveways and maneuvering areas for off-street parking areas. Queuing analyses may be required by the Zoning Administrator to demonstrate the adequate storage capacity of the queuing lanes of the proposed Use to accommodate peak queues. The following requirements are additional requirements:

1. Banks, savings and loan establishments, and other similar financial institutions: Minimum of six queuing spaces for the first queuing lane plus four queuing spaces per additional queuing lane.
2. Drive-through Restaurant: Minimum five queuing spaces measured from pick-up window plus an additional two queuing spaces measured from menu board.
3. All other drive-through establishments not addressed shall have a minimum of five queuing spaces from the point of service and/or pick-up window.
4. Establishments providing multiple points of service shall provide a minimum of two approach lanes.
5. Full service car wash: Minimum three queuing spaces per bay.

~~D. Shared Parking~~ In business and industrial zones, shared parking may be provided subject to the following requirements: ~~uses located on adjacent or contiguous parcels. uses served.~~

- ~~3. Submit a site plan with required parking calculations of parking spaces intended for shared parking and legal description of the property boundaries describing all parcels. Submit a pedestrian circulation plan that shows connections and walkways between shared parking areas and uses. Paths should be as direct and short as possible.~~
- ~~5. An association shall be established to manage the shared parking area.~~
- ~~6. The association shall record a shared parking agreement for the described parking areas. The recorded agreement shall provide information on shared access and shared drainage. A copy of the shared parking agreement shall be submitted to the planning and development department upon submittal of all formal site plan applications.~~
- ~~7. The association shall be the responsible party to submit all formal site plans to the county for any new site approvals, amendments to an approved site plan or changes in shared parking. All owners and proposed owners shall be notified of any changes by the association.~~
- ~~8. The county shall be notified by the association of any changes regarding association contact information.~~

~~E. Use not specified.~~ For a use not specifically listed, requirements shall be the same as those for the most similar use listed as determined by the planning director.

- ~~G4. Parking space identification signs shall include the international symbol of accessibility on pavement markings and signs.~~

Use may provide up to 30 percent of the required spaces as compact car parking spaces. Signs. Signage and markings for parking facilities shall conform to the Manual on Uniform Traffic Control Devices (MUTCD).

(Ord. No. PZ-C-004-10, § 3; Ord. No. 012010-SEO, § 2; Ord. No. 61862, § 2102)

2.140.025. Options for reduction of parking space requirements.

- A. Administration of options for reduction of parking space requirements. The follow options which reduce parking requirements in this Section may be applied individually or jointly to properties and developments. Where reductions are allowed, the number of required parking spaces which are eliminated shall be accounted for both in total and by the option which is applied. The record of such reductions shall be kept on the Site Plan within the project review file. Additionally, the reductions and manner in which they were applied shall be transmitted in writing to the property owner.
- B. The Community Development Director is authorized to reduce the total number of required parking spaces, excluding ADA accessible spaces, by up to 10% of the total calculated requirement and the loading space requirement. Such authority shall be exercised on a case-by-case basis and shall be based on unique operational attributes of the Principal Use and/or physical characteristics of the site. Under no circumstances should it be assumed that Director approval is guaranteed.
- A-C. Shared Parking. In commercial and industrial Zoning Districts, shared parking may be provided as a means to reduce the required parking spaces subject to the following requirements:
1. Shared parking shall be for two or more Uses located on Adjacent or contiguous Parcels.
 2. All shared parking facilities shall be located within 500 feet of the Uses served.
 3. A Site Plan shall be submitted with required parking calculations of parking spaces intended for shared parking and legal description of the property boundaries describing all Parcels.
 4. A pedestrian circulation plan shall be submitted that shows connections and walkways between shared parking areas and Uses. Paths should be as direct and short as possible from the parking areas to the Building entrances of the Uses. These pathways must be ADA compliant and either be completely separated from vehicular traffic or clearly designated, such as an attached or detached paved sidewalk.
 5. A shared parking agreement for the described parking areas shall be recorded with the County Recorder. The recorded agreement shall provide information on shared access and shared drainage. A copy of the shared parking agreement shall be submitted to the Community Development Department upon submittal of all formal Site Plan applications.
 6. All owners and proposed owners of Parcels in the shared parking agreement shall be notified of any changes included in any formal Site Plans that shall be submitted to the County for any new site approvals amendments to an approved Site Plan or changes in shared parking.
- D. Joint Use Parking. Parking spaces required under this Chapter may be provided cooperatively for multiple Uses within a consolidated development or for multiple unrelated individual Uses, subject to the following requirements:
1. Joint Use parking arrangements shall only be allowed for Nonresidential Uses with different hours of operation or different peak business periods.
 2. Up to fifty percent (50%) of the parking spaces required by this Chapter may be supplied by the off-street parking facilities of Uses with opposite hours of operation. For example, a place of worship with primarily weekend hours may, with written and recorded permission, use the parking facilities of a nearby Business office park to satisfy up to 50% of the Uses required parking. Requests for such an accommodation shall be submitted in writing to the Community Development Department.

3. The Use for which a request is being made to implement the joint Use parking allowance shall be located within five hundred (500) feet of the joint Use parking facilities. A safe and direct pedestrian pathway must be provided from the parking area to the primary Building entrance. These pathways must be ADA compliant, shall not require crossing arterial classified Streets, and either be completely separated from vehicular traffic or clearly designated, such as an attached or detached paved sidewalk.
 4. The applicant shall document the operating hours of all involved Uses and document that no substantial peak parking demand conflict exists to ensure the long-term success of the joint Use parking agreement.
 5. A joint Use parking agreement executed by the parties concerned for joint Use off-street parking facilities shall be recorded with the County Recorder. A copy of the joint Use parking agreement shall be submitted to the Community Development Department.
- E. *Off-Site Parking.* Off-site parking on a separate Lot from the Lot on which the Principal Use is located may be used to satisfy the parking requirements of this Chapter provided adherence to the following criteria is maintained:
1. Off-site parking shall be developed and maintained in compliance with this Chapter.
 2. The site used for off-site parking shall be under the same ownership as the Principal Use being served, under public ownership or shall have guaranteed permanent Use by way of a perpetual lease or Easement filed with the County Recorder. Said perpetual lease or Easement can be released if off-site parking is no longer needed by the Principal Use.
 3. Off-site parking shall not be located in a Single Residence Zoning District, nor shall off-site parking be used to satisfy the aforementioned off-street parking requirements for Single Residence Zoning Districts. Off-site parking facilities shall be screened from view of any Adjacent Lot in a Single Residence Zoning District by a solid Fence or wall of not less than six (6) feet in height.
 4. Reasonable and lawful vehicular and pedestrian access from off-site parking facilities to the Use being served shall be guaranteed. A safe and direct pedestrian pathway must be provided from the parking area to the primary Building entrance. These pathways must be ADA compliant, shall not require crossing arterial classified Streets, and either be completely separated from vehicular traffic or clearly designated, such as an attached or detached paved sidewalk.
 5. Off-site parking for multiple-family dwellings shall not be located more than two hundred (200) feet from the nearest point of a parking area to a commonly used site access of the Use being served.
 6. Off-site parking for Nonresidential Uses shall not be located more than three hundred (300) feet from the nearest point of a parking area to a commonly used access of the Use being served.
- F. *Parking Justification Study.* Off-site parking on a separate Lot from the Lot on which the Principal Use is located may be used to satisfy the parking requirements of this Section provided adherence to the following criteria is maintained:
1. For Uses with considerable variation in scale, operational characteristics, and parking demand that benefit from a case-by-case analysis, applicants may submit a Parking Justification Study to the Community Development Director that can request a reduction up to 25% of the parking requirements in PCDC § 2.140.020(A). A Parking Justification Study shall be prepared by a Professional with expertise in traffic and parking analyses, unless the County determines that a Professional analysis is not necessary, and include the following:
 - a. Estimates of proposed parking demand and spaces based on recommendations of the Institute of Transportation Engineers (ITE) Parking Generation Manual that includes existing and proposed onsite Buildings or Uses, including hours of operation and peak Use time and demand for each proposed Building or Use. This analysis may also include other reliable data sources or

collected from Uses or combinations of Uses that are the same as or comparable with the proposed Use.

- b. The number and location of proposed onsite standard, compact, and ADA accessible parking spaces.
 - c. All existing and anticipated available parking within the Proposed Development and within 500 feet of the proposed Use.
 - d. If parking demand is proposed to include offsite parking, copies of any shared parking agreement or other evidence of a right to park in that location shall be included.
 - e. The proximity of the proposed offsite parking to existing residential neighborhoods and an explanation of how such Uses will not place a parking burden on residential Streets. Off-site parking may be restricted on narrow Streets or Streets that have or will have bike lanes.
 - f. Bicycle parking demand and provisions.
 - g. Availability of other modes of transportation.
 - h. Demand for commercial ride sharing and on-site drop-off / pick-up areas.
 - i. Off-street loading requirements and impacts on surrounding Uses and properties.
 - j. Any other information deemed appropriate by the Community Development Director, or designee.
2. Community Development Director review. Upon submittal to the Community Development Director, evaluation of the Parking Justification Study shall include, but is not limited to:
- a. Impacts to abutting properties or rights-of-way, dedicated tracts, or Easements.
 - b. Compatibility with the character of the surrounding properties and their parking facilities.
 - c. Equivalence to the intent and purpose of the original parking requirements.
 - d. Impacts to safety and public services.
3. Community Development Director's decision. Following the Community Director's review of the Parking Justification Study, notification of a decision shall be given in writing to the applicant. Said notice shall also inform applicant of applicant's right to request an appeal of the Director's decision to the Board of Adjustment.
4. Board of Adjustment process. Upon receipt of a written appeal of the Director's decision, the designated County staff shall initiate the notification and scheduling process for the Board of Adjustment as provided in Article II Procedures Before the Board of Adjustment within PCDSC § 2.155.
- G. Passenger Loading Spaces/Zones. Despite the increasing prominence of rideshare and delivery Vehicles, providing loading spaces/Zoning Districts for such Vehicles is not a provided option to reduce the parking requirements of this Section. These Vehicles are accommodated by the parking requirements of this Chapter.

2.140.030. Development of parking area.

- A. Where parking space is required, ~~the a dustproof surface of such space shall be paved that meets emergency services and ADA requirements as well as any applicable air quality or PM10 nonattainment area requirements shall be required~~ as specified by the Pinal County ~~public works department.~~ Public Works Department.
- B. Where a parking area for a ~~b~~Business or industrial ~~u~~Use adjoins or is within a residential ~~-zone~~Zoning District, there shall be a solid wall of masonry or other approved fireproof material, at least four feet in height, along

the boundaries adjoining ~~residence~~residential ~~lot~~ Lots, except that adjoining the ~~front yard~~Front Yard of a ~~residence~~residential ~~lot~~ Lot, said wall shall be three feet, six inches in height.

- C. Anywhere a wall or other screening is required, a minimum ~~landscaped yard~~Landscapable Area of no less than five (5) feet in width shall be provided between any~~the~~ wall or other required screening and the parking area.
- D. Any lights used to illuminate said parking space shall be so arranged as to reflect the light away from adjoining ~~lot~~ Lots in residential ~~zones~~Zoning Districts and be installed in accordance with the ~~e~~County lighting regulations.
- E. All parking spaces shall be designed so that motor ~~v~~Vehicles exiting will not be required to back out across any sidewalk or into any ~~s~~Street.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 10; Ord. No. PZ-C-004-10 , § 4; Ord. No. 61862, § 2103)

2.140.040. Loading space defined.

For the purpose of this ~~chapter~~Chapter, one loading space shall be not less than ten feet in width, 30 feet in length, and 14 feet in height.

(Ord. No. 61862, § 2104)

2.140.050. Loading space requirements.

On any ~~lot~~ Lot, at least one off-street loading space shall be provided and maintained for every ~~b~~Building or part thereof occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, ~~h~~Hotel, mortuary, ~~h~~Hospital, laundry, dry-cleaning establishment, or other ~~u~~Use similarly requiring the receipt or distribution by ~~v~~Vehicles of materials or merchandise; and one additional loading space shall be provided for each 10,000 square feet of gross floor space so used in excess of 10,000 square feet. Such space may occupy all or any part of any required ~~y~~Yard. No such space shall be located closer than 50 feet to any other ~~lot~~ Lot in any residential ~~zone~~Zoning District unless wholly within a completely enclosed ~~b~~Building or enclosed on three sides by a solid ~~f~~Fence or wall at least six feet in height.

(Ord. No. PZ-C-004-10 , § 6; Ord. No. 61862, § 2105)

2.140.060. Building over loading space.

Nothing in this ~~chapter~~Chapter shall prevent ~~b~~Building over the top of a loading area within the ~~buildable area~~Buildable Area prescribed in ~~this title~~this Title, provided a clear height of 14 feet is maintained.

(Ord. No. 61862, § 2106)

2.140.070. Public ~~g~~Garage, parking lots and ~~gas stations~~Gas Stations.

- A. No ~~gas station~~Gas Station, motor ~~v~~Vehicle repair shop, ~~public garage~~Public Garage or parking lot shall have an entrance or exit for ~~v~~Vehicles on the same side of the ~~s~~Street within 30 feet of a ~~residence~~residential ~~zone~~Zoning District, nor shall any part of a ~~gas station, public garage~~Gas Station, Public Garage or motor ~~v~~Vehicle repair shop be built within 50 feet of the ground of any school, public playground, ~~church,~~ ~~hospital~~Places of Worship, Hospital, sanatorium, or public library.
- B. No ~~gas station~~Gas Station or ~~public garage~~Public Garage shall have any oil draining pit or visible appliance for such purpose, other than filling caps, located within 12 feet of any ~~street lot line~~Street Lot Line or within 50

feet of any residential-zone Zoning District, unless such appliance or pit is within a Building and located at least 12 feet from any vehicular entrance or exit of such Building.

(Ord. No. PZ-C-004-10 , § 8; Ord. No. 61862, § 2107)

CHAPTER 2.145. SIGNS, BILLBOARDS, NAME PLATES AND OTHER OUTDOOR ADVERTISING

2.145.010. Purpose and guiding principles.

The uses, locations, types, heights, sizes and illumination of signs are herein regulated in order to protect the attractiveness of the county, to enhance tourism, to promote commerce, to preserve property values, to insulate residential areas from the undue impact of signs, to foster the effectiveness of business signage, to promote traffic and pedestrian safety, and to protect the general welfare.

(Ord. No. 61862, § 2201)

- A. It is the purpose of this Chapter to promote the public health, safety and General Welfare through reasonable, consistent and non-discriminatory Sign standards. The Sign regulations in this Chapter are not intended to censor speech or to regulate viewpoints, but instead are intended to regulate the adverse secondary effects of Signs. The Sign regulations are especially intended to address the secondary effects that may adversely impact aesthetics and traffic and pedestrian safety. In no event shall consideration for approval be based upon the viewpoint of the message contained on a Sign.
- B. These Sign regulations are designed to serve substantial governmental interests and, in some cases, compelling governmental interests such as traffic safety and warning Signs of threats to bodily injury or death. This Chapter is not intended to extend its regulatory regime to objects that are not traditionally considered Signs for purpose of government regulation.
- C. The regulation of Signs within the County is necessary and in the public interest, and these regulations have been prepared with the intent of enhancing the visual environment of the County and promoting its continued well-being, and are intended more specifically to:
 1. To maintain and enhance the beauty, unique character, aesthetic environment, and quality of the County, that will attract commerce, Businesses, economic development, residents and visitors.
 2. To preserve, conserve, protect, and enhance the aesthetic quality and scenic beauty of all Zoning Districts of the County.
 3. To ensure that the benefits derived from the expenditure of public funds for the improvement and beautification of Streets, sidewalks, public parks, public rights-of-way, and other public places and spaces, are protected by exercising reasonable controls over the physical characteristics and structural design of Signs.
 4. To maintain and improve traffic and pedestrian safety through properly located Signs; to regulate Signs in a manner so as to not interfere with, obstruct the vision of, or distract motorists, bicyclists or pedestrians.
 5. To allow for traffic control devices consistent with national standards that promote roadway safety and efficiency by providing for the orderly movement of Road users on Streets and roadways, and that notify users of regulations and provide warning and guidance necessary for the safe, uniform and efficient operation of all elements of the traffic stream.

6. To encourage Signs that are clear and legible to be safely read by passing motorists.
7. To encourage the effective use of Signs as a means of communication.
8. To aid the public and private sectors in identifying the location of goods and services.
9. To allow Signs that are compatible with their surroundings and aid orientation, while precluding the placement of Signs that contribute to Sign clutter or that conceal or obstruct Adjacent land Uses or Signs.
10. To preclude Signs from conflicting with the primary Permitted Use of the site and adjoining sites.
11. To minimize the possible adverse effects of Signs on nearby public and private property.
12. To reduce visual clutter that may otherwise be caused by the proliferation, improper placement, illumination, animation, excessive height, and excessive size or area of Signs which compete for the attention of pedestrian and vehicular traffic.
13. To encourage and allow Signs that are appropriate to the Zoning District in which they are located.
14. To establish Sign size in relationship to the scale of the Lot and Building on which the Sign is to be placed or to which it pertains.
15. To foster the integration of signage with architectural and landscape designs.
16. To provide flexibility and to encourage variety in signage.
17. To relate signage to the basic principles of good design.
18. To promote the use of Signs that positively contribute to the aesthetics of the community, are appropriate in scale to the surrounding Buildings and landscape and advance the County's goals of quality development except to the extent expressly preempted by State or Federal law.
19. To ensure that Signs are constructed, installed and maintained in a safe and satisfactory manner, and to protect the public from unsafe Signs. To protect property values by precluding, to the maximum extent possible, Sign types that create a nuisance to the occupancy or Use of other properties as a result of their physical characteristics such as their size, area, height, number, illumination and movement.
20. To protect property values by ensuring that the number of Signs are in harmony with Buildings, neighborhoods, and conforming Signs in the area.
21. To enable the fair and consistent enforcement of these Sign regulations.
22. To provide standards that are consistent with County, State and Federal law regarding the non-communicative aspects of Signs.

2.145.020. Reserved.

Advertising means to call public attention to things, usually to promote sale.

Aggregate sign area means the total area in square feet of all signage permitted for a given business.

Awning means a shelter or cover projecting from and supported by an exterior wall of a building.

Banner means a sign painted or printed on a strip of durable fabric, cloth or plastic.

Banner, feather, means a vertical portable sign that contains a harpoon-style pole or staff driven into the ground for support or supported by means of an individual stand. (See Figure 2.)

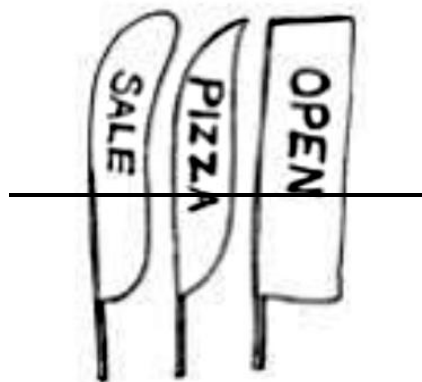


Figure 2

Canopy. Same as *Awning*.

Complex, commercial, industrial or office means a group of two or more businesses associated by a common agreement or common ownership with common parking facilities.

Construction (beginning) means the placement or attachment of sign-related materials (e.g., posts, poles, brackets, standards, bolts, screws, lumber, concrete, block, footings, paint) on the ground or on an existing building or other structure.

Frontage means the length of property line of any one premises along a public right-of-way on which it borders.

Grade means average elevation of the ground within a radius of 20 feet from the center point of the sign.

Interstate freeway interchange means where ingress or egress is obtained to a federal interstate highway; specifically delineated as lying within 300 feet of the right-of-way and between the two points of widening of the interstate highway right-of-way approaching the interchange.

Lighting, internal reverse print, means an internally lighted sign in which the visible lighted area constitutes less than 50 percent of the total sign area, with lighted or visible letters against a dark background.

Mansard means a roof with two angles of slope, the lower portion of which is steeper and is architecturally comparable to a building wall. (See Figure 3.) Also a facade with a slope approaching the vertical which imitates a roof.

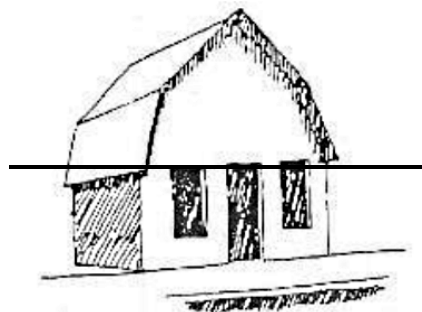


Figure 3

~~Marquee~~ means a permanent roof-like structure or canopy of rigid materials supported by and extending from the facade of a building, to be considered a canopy for sign allowances.

~~Parapet~~ means the extension of a false front or wall above a roof line.

2.145.030. General provisions.

Except as may be further restricted in designated ~~zoning districts~~ Zoning Districts, all permitted ~~s~~Signs shall be subject to the following:

- A. A ~~S~~ign may be illuminated during the hours of operation ~~of at the facility~~ Property being identified or advertised or until 11:00 p.m., whichever is later, but the source of illumination shall not be visible beyond the property lines. No flashing or intermittent illumination shall be used. ~~Internally lighted signs (except for Electronic Message Displays). Signs may be "reverse print" use Internal-Reverse Print Lighting or other lighting otherwise allowed.~~ Signs may be "reverse print" use Internal-Reverse Print Lighting or other lighting otherwise allowed. No portion of any ~~s~~ign shall consist of mirrors or highly polished reflective surfaces.
- B. No ~~s~~ign (nor any portion of a ~~s~~ign) shall rotate, move, or simulate movement by means of fluttering, spinning, or reflection devices. ~~(Not including temporary promotional signs.) Nor shall it contain an electronic message device except for "time and temperature" signs, nor Temporary Promotional Signs).~~ No Sign shall flash, blink, be audible, or be animated by any means: (except for Electronic Message Displays).
- C. Lighted beacons, searchlights, or other lights or lighted devices which move to attract attention to a Property or are visible beyond the property line are prohibited.
- D. No ~~s~~ign may encroach upon or overhang ~~adjacent property~~ Adjacent Property or public right-of-way. No ~~s~~ign shall be attached to any utility pole, light standard, bridge, or any other public facility located within the public ~~right-of-way~~ Right-of-Way. ~~Except when prohibited, Signs may be located in or project into required yards~~ Setbacks but no ~~s~~ign nor any support for a ~~s~~ign shall be located in, or project into any private ~~street, alley, easement~~ Street, Alley, Easement, driveway, parking area or pedestrian way in such a manner ~~as~~ to obstruct the intended ~~u~~Use or to constitute a safety hazard.
- E. ~~Canopy (awning) signs~~ Signs shall not project above the ~~e~~Canopy. Signs may be attached flat against ~~e~~Canopies made of rigid materials; ~~e~~Canopies of nonrigid materials, e.g., canvas, shall only have ~~s~~igns painted on them.
- F. ~~Signs attached to a building~~ No Sign Height shall ~~not project above the eave line or parapet. Signs mounted on the lower portion of a mansard roof with a slope exceeding 74 degrees from the horizontal are permitted, provided they do not project above the top of the lower roof.~~
- F. ~~In no case shall any sign exceed 30 feet in height.~~
- G. ~~The square footage of a sign made up of letters, words, or symbols within~~ Sign Area of a Sign with a frame or border shall be determined from the outside edge of the frame or border itself. The square footage Sign Area of a sign composed of only letters, words, Sign without a frame or symbols border shall be determined from imaginary straight lines drawn around the entire copy or grouping of such letters, words, or symbols. Only those portions of the ~~e~~Construction elements that are an integral part of the sign itself Sign shall be considered in the allocation of square footage allowed. Aggregate Sign Area.
- H. No ~~s~~ign shall be painted on or affixed to any natural object in its natural location such as a boulder, tree or cliff face.

- I. Signs may be painted directly onto structural surfaces (walls or ~~b~~Buildings) but not onto any roof other than a Mansard Roof.
- J. ~~No sign~~Sign shall be installed attached or painted on any Fence.
- K. ~~No Sign~~ shall be located in such a manner as to obstruct or otherwise interfere with an official traffic ~~s~~Sign, signal or device or obstruct or interfere with a driver's view of approaching, merging or intersection traffic.
- ~~K~~L. No ~~s~~Sign shall simulate the appearance of an official traffic ~~s~~Sign, signal or device, nor the warning or signal device of any emergency ~~v~~Vehicle.
- ~~L~~M. Signs painted on or attached to ~~vehicles which~~Vehicles that are parked on the public ~~right-of-way~~Right-of-Way or on private ~~premises~~property for a continuous period in excess of 72 hours or repeatedly for three consecutive days for the purpose of intentionally circumventing the intention of ~~this title~~this Title shall be considered ~~portable signs~~Portable Signs within the meaning of ~~this title~~this Title. Vehicles with painted or attached Signs that are regularly parked for non-commercial storage on private property shall not be considered Portable Signs for the purposes of this Title.
- ~~M~~N. In no case shall any ~~s~~Sign project above the ~~roof line~~Roof Line or Parapet of the ~~b~~Building upon which it is mounted. ~~Roof-mounted signs~~ Signs are permitted (if otherwise in compliance) and shall be considered to be a variety of ~~wall-mounted sign~~.
- ~~N~~. ~~Repealed by Ord. No. 012010-AEO-Wall-Mounted Sign.~~ Signs mounted on the lower portion of a Mansard Roof with a slope exceeding 74 degrees from the horizontal are permitted, provided they do not project above the top of the lower portion of the Mansard Roof.
- O. New ~~signs~~Signs with a Sign Area exceeding six square feet ~~in area or~~ with a Sign Height exceeding eight feet in height shall ~~follow the permitting requirements specified in~~ are allowed if approved in accordance with PCDSC § 2.145.140. ~~Relocation or substantial reconstruction (i.e., costing more than 50 percent of the present value) of a sign~~The relocation or Substantial Reconstruction of a Sign shall be considered a new ~~s~~Sign for ~~b~~Building permit purposes.
- ~~P~~. ~~Signs which identify or advertise uses on other than the property on which they are located~~P. Unless allowed by PCDSC §§ 2.145.040(B) or 2.145.050(A)(1)(d), permanent Off-Premises Signs shall be ~~permitted~~ allowed only in CB-2, C-2 as part of a Comprehensive Sign Package in commercial and C-3 zoning districts and all industrial zoning districts. (See PCDSC § 2.145.060, ~~Off-premises signs.~~)
- Q. Signs which are not permitted in a residential ~~zoning district~~Zoning District, but are permitted in the ~~zoning district~~Zoning District of the adjacent ~~property~~Adjacent Property, shall be set back a minimum of 20 feet from the residential ~~zone~~ Zoning District.
- R. Signs located within the ~~triangular area~~Sight-Visibility Triangle on a ~~corner lot~~Corner Lot ~~formed by measuring 30 feet along both street lines from their intersection of a public street and a private street or driveway,~~ shall ~~shall either maintain a maximum three-foot top height or minimum~~Sign Height of three feet or the bottom of the Sign shall be at least ~~eight-foot bottom height and~~ feet above the Grade at the base of the Sign; such Signs shall contain a maximum of two supports with a maximum 12-inch diameter each. (See Figure 13.)

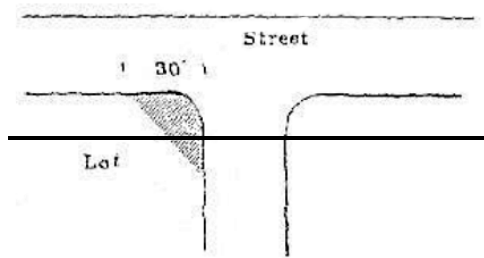


Figure 13

- S. ~~Portable signs~~ Signs are permitted where indicated for ~~zoning districts~~ Zoning Districts provided they are planted securely into the ground, weighted, or otherwise anchored to resist rolling, blowing, tipping over or otherwise moving from a safe location and further provided they are not attached to or sitting upon wheels or ~~tr~~Trailers.
- T. ~~A-frame signs~~ Frame Signs shall have a Sign Height of not ~~exceed~~ more than four feet in height and a Sign Area of not more than six square feet per face. ~~A frame sign~~ Frame Signs must be located within 15 feet of the ~~Building entrance~~ on the business being advertised Property. ~~One A-frame sign~~ Frame Sign is allowed per ~~business~~ Property and shall not be included in the aggregate sign area allowances. ~~Churches~~ for purposes of calculating Aggregate Sign Area.
- U. Electronic Message Displays located in ~~schools and churches~~ Lighting Zone 0, 1, or 2 must be ~~de-~~ activated from 11 p.m. to 6 a.m. M.S.T.
- V. In all districts, any permitted Sign may, at the option of the owner, contain a noncommercial message instead of a commercial message. Sign copy may be changed from a commercial message to a noncommercial message or from one noncommercial message to another noncommercial message as long as there is no other change to the Sign.
- W. All Signs shall be continually maintained in good condition by the owner of the Property on which the Sign is located, "Maintain" shall mean to repair or replace a part of a Sign that is damaged or deteriorated with like material, color, and design so that it remains safe and functional.
- X. Flags, emblems, insignias and posters; unlighted nonverbal religious symbols attached to a place of religious worship; and temporary displays (maximum of 45 consecutive days) of a noncommercial character shall meet the Sign requirements of the Zoning District in which they are located.
- W. ~~located in multitenant shopping, office or industrial centers, when they are not located next to a street, are allowed to place a maximum of two A-frame signs on private property next to the nearest street. Church A-frame signs can be placed in the allowed locations 24 hours before the start of worship and must be removed three hours after worship has concluded.~~

(Ord. No. PZ-C-002-13, § 1; Ord. No. PZ-C-002-12, § 6; Ord. No. 012010-AEO, § 1; Ord. No. 61862, § 2203)

2.145.040. Exempt ~~s~~Signs.

The following ~~s~~Signs shall be exempt from obtaining permits and other provisions of ~~this title~~ this Title provided they satisfy all requirements or specifications contained within this section:

- A. Official notices authorized by a court, public body, or public safety official.

- B. Directional, warning or information ~~s~~Signs authorized by or consistent with federal, state, ~~e~~County, or municipal authority.
- C. ~~Memorial plaques~~Plaques and ~~b~~Building cornerstones when cut or carved into masonry surface or when made of incombustible material and made an integral part of the ~~b~~Building or ~~s~~Structure.
- D. ~~Commemorative~~Historical symbols, plaques and ~~historical~~-tablets.
- E. Political ~~s~~Signs that meet the requirements in PCDCS § 2.145.050(E).
- F. ~~Flags, emblems, insignias and posters of any nation, state, international organization, political subdivision or other governmental agency; unlighted nonverbal religious symbols attached to a place of religious worship; and temporary displays (maximum of 30 days) of a patriotic, religious, charitable, or civic character shall be exempt from the provisions of this section; however, if the height exceeds the building height of the zoning district in which it is located, such signs shall be required to go through the comprehensive sign package process prior to their erection. The preceding shall not be construed as to permit the use of such flags, insignias, etc., for the purpose of advertising or identifying a product or business.~~
- G. Signs located within ~~s~~Structures, including inside ~~window signs~~windows, such as but not limited to Neon Signs, intended to be seen from outside of the ~~b~~Building.

(Ord. No. PZ-C-002-12 , § 7; Ord. No. 61862, § 2204)

2.145.050. Special purpose ~~s~~Signs.

A. ~~Directional or information signs~~Signs.

1. Permanent ~~on-premises directional signs~~On-Premises Signs that are Directional Signs are permitted in all ~~zoning districts~~Zoning Districts (and are in addition to the ~~aggregate area~~Aggregate Sign Area limits specified in each ~~zoning district~~Zoning District) subject to the following:
 - a. ~~This sign shall contain no advertising copy.~~
 - b. ~~This sign~~Directional Sign shall not exceed four square feet in ~~area~~Sign Area per face.
 - eb. ~~This sign~~Directional Sign may be double-faced.
 - dc. ~~This sign~~Directional Sign may be placed flat against a wall of a building~~Wall-Mounted Sign~~ or such ~~sign may be freestanding, but a~~Freestanding Sign, but the Sign Height shall ~~be no higher than~~not exceed eight feet above grade.
 - e. ~~This sign may be used to designate entrance or exits to or from a parking area, but the number shall be limited to one for each such entrance or exit.~~
 - f. ~~Off-premises permanent directional or information signs~~ d. Off-Premises Signs that are Directional Signs for public service or safety facilities ~~(such as hospitals and clinics) may be~~ shall be permitted through the special use permit process as provided in PCDCS 2.151.010. Such signs ~~may be specifically approved, but limited to up to 24 square feet in~~ Sign Area per ~~s~~Sign.
 - ge. The total number of ~~directional signs~~Directional Signs on a Property is not limited provided such ~~signs~~the Directional Signs are not located within required ~~setback yards~~Setbacks.
 - hf. Directional ~~subdivision signs~~Signs for Subdivisions are permitted in any ~~zoning district~~Zoning District, and are subject to that ~~zoning district's square footage~~Zoning District's Sign Area

limitations. Unlighted signs advertising subdivisions containing only the name of the subdivision, the name of the developer and/or agent, an identification emblem and directional message Directional Signs for Subdivisions shall be permitted, provided:

- i. There shall be no more than one such ~~sign~~ unlighted Directional Sign for each ~~s~~Subdivision vehicular entrance, not to exceed a total of three; and
- ii. Unlighted Directional subdivision signs Signs for Subdivisions may only be displayed during the two years following the date of recordation of the ~~final plat~~ Final Plat map.

~~2. Permanent off-premises directional signs are permitted for certain tourist and recreation related businesses which by their nature must be located away from arterial highways, such as destination campgrounds and resorts. Such signs shall be:~~

- a. ~~Located at the arterial highway and/or intersections of access roads heading directly to the business.~~
- b. ~~Limited to six square feet of panel area, not to exceed eight feet in height above grade, unlighted, and no closer than 20 feet to any property line.~~
- c. ~~Limited in content to a generic description (one or two words) of the facility (such as "camping"), an arrow or words giving directions (such as "next right"), and a symbol or logo identifying the chain or name of the business.~~
- d. ~~Mounted on the same standard where more than one such sign is erected at any one intersection and elsewhere whenever possible.~~
- e. ~~Required to obtain an off-premises sign permit (even though under the minimum size otherwise requiring a permit).~~
- f. ~~Limited to three such signs providing direction to any one parcel.~~
- g. ~~Required to obtain a special use permit (PCDSC 2.151.010) for each sign.~~

B. ~~Temporary real estate, construction and subdivision signs.~~ Signs. The following are allowed with a Temporary Sign Permit:

1. ~~Temporary (including portable) "for sale" or rental signs~~ Yard Signs are permitted in any ~~zoning district.~~ Zoning District. ~~Two on-site unlighted sSigns not exceeding a total Sign Area of six square feet on each street frontage adjoining a site, plus one "open house" sign not exceeding six square feet are allowed. Open house signs~~ Frontage shall be permitted. Yard Signs shall not be located in landscaped ~~parkways, street~~ Parkways, Street medians, or bike ~~trails.~~ Trails. When affixed to a ~~parcel~~ Property of two ~~acres or larger which that~~ Acres or larger which ~~that~~ lies contiguous to a major arterial ~~highway or~~ Highway with a ~~right-of-way~~ Right-of-Way width of at least 150 feet at the location of the ~~s~~ Sign, a ~~sign~~ Yard Sign shall be permitted with a Sign Area not to exceed 12 square feet ~~in area.~~ Freestanding signs. The Sign Height of a yard Sign shall not exceed six feet ~~in height.~~ All sale and rental signs shall be removed ~~within 30 days from date of sale or rental, or after removal of the property from the active market.~~ Yard Signs shall be posted for not more than 120 days per year and no more than 45 consecutive days.
2. ~~Construction signs~~ Signs are permitted on Property undergoing Construction, subject to the square footage limitation of the respective ~~zoning district~~ Zoning District and in no case to exceed ~~a total an~~ Aggregate Sign Area of 40 square feet ~~in area~~ for the project. ~~On the site of a project~~ Property actively under ~~e~~ Construction, unlighted ~~signs to identify each contractor, architect or engineer, etc.,~~ engaged in a project Signs are permitted. The Sign Height of Freestanding signs Signs on Property

~~under Construction shall not exceed eight feet in height. Such signs. Signs for Property under Construction shall be removed within 30 days after the earlier of project completion or the project or any cessation of Construction activity for a continuous period of six months.~~

3. ~~On-site signs for subdivisions (including Signs are permitted on Property with new residential Subdivisions undergoing development (including multifamily Housing projects of 30 or more units and condominium projects), advertising only the subdivision and the sale of lots or units from a recorded plat, shall be permitted provided there shall be no more than-) provided that the Sign Area does not exceed 100 square feet of total sign area for each subdivision and a total of Subdivision or project and there are no more than five signs. They Signs. Such Signs shall not extend into any required yard nor Setback, and Sign Height shall any sign not exceed 12 feet in height. Such on-site signs Signs shall be permitted until sales office is abandoned in the subdivision or for a maximum of two years or final occupancy approval, whichever occurs first; and provided, that such signs are maintained in good condition. Extensions beyond the two-year limitation may be granted in the form of a special use permit (PCDSC 2.151.010) for one-year increments.~~
4. ~~For the purpose of administering this section, apartment or group housing complexes of Signs are permitted on Property with new multifamily Housing projects of less than 30 units or more shall be considered within the definition and regulations of a "subdivision" in subsection (B)(3) of this section. Apartment complexes may display directional signs for a period of one year following construction completion undergoing Construction, subject to the additional regulations of subsection (AB)(1) of this section.~~
5. ~~Office buildings or complexes, shopping centers and industrial parks may display leasing and rental signs for a period, and Directional Signs shall be permitted for a maximum of one year following construction Construction completion.~~
5. ~~Complexes, multiuse Buildings, shopping centers, Industrial Parks, and commercial Subdivisions undergoing development may display Temporary Real Estate Signs for a period of one year following Construction completion. These signs Such Temporary Real Estate Signs shall be limited to one freestanding sign Freestanding Sign and two building-mounted signs Wall-Mounted Signs not to exceed a combined total Sign Area of 100 square feet in area, with the Sign Height of Freestanding signs shall Signs not exceeding eight feet in height. After this one-year period, the regulations of subsection (B)(1) of this section shall apply.~~

C. ~~Temporary promotional signs~~ Promotional Signs.

1. *Promotional event types.*
 - a. ~~a.~~ Temporary Promotional Signs (i.e., Grand opening signs Opening, going out of business, Special Event or sales) are allowed for a permitted Business at the Business location during one of the following:
 - i. ~~An "arm's length~~ Arm's Length change of ownership.
 - ii. Opening a new location.
 - iii. An expansion of floor area of at least 25 percent.
 - b. ~~Sale or event signs are signs designed to promote a sale or event or for some other short-term promotional purpose.~~

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2. ~~Allowed signs~~ Types of Temporary Promotional Signs.
- a. ~~Banners, feather banners, pennants,~~ Feather Banners, Pennants, and inflatable structures. ~~Signs, balloons and/or Structures.~~
 - b. ~~A-frame signs~~ Frame Signs are permitted, subject to the requirements set forth in PCDSC § 2.145.030(T).
3. ~~Approvals required. A temporary sign permit~~ Temporary Sign Permit will be required.
4. Time limitations.
- a. Permits shall be for a maximum of 45 days.
 - i. Temporary Promotional Signs for Grand opening signs ~~Openings~~ shall be permitted no more than once in any 12-month period.
 - ii. ~~Sale~~ Temporary Promotional Signs for sales or event signs ~~events~~ shall be permitted no more than twice in any 12-month period.
5. ~~Requirements for all temporary promotional signs~~ Temporary Promotional Signs.
- a. Located on the ~~p~~ Property for which the ~~temporary sign permit~~ Temporary Sign Permit has been issued.
 - b. Cannot be affixed to any utility pole, tree or similar object.
 - c. Not permitted in parking aisles.
- ~~sign owners must maintain their signs in a professional manner as to appearance and structure.~~
6. ~~Additional banner requirements.~~
- a. Maximum size: 20 feet by five feet.
 - b. One-sided.
 - c. Securely attached to the ~~b~~ Building for which the ~~temporary sign permit~~ Temporary Sign Permit has been issued.
7. ~~Additional feather banner~~ Feather Banner requirements.
- a. Maximum size: Ten feet in height measured from the base and a maximum of 30 square feet in area.
 - b. Separated from any other ~~s~~ Sign, driveway or intersection by at least 50 feet; ~~z~~ excluding wall-mounted ~~Wall-Mounted Signs~~ and gasoline pricing ~~s~~ Signs.
 - c. Two ~~feather banners~~ Feather Banners are permitted per tenant up to 20,000 square feet of ~~b~~ Building area.
 - d. Four ~~feather banners~~ Feather Banners are permitted per tenant over 20,000 square feet of ~~b~~ Building area.
- D. ~~Temporary kiosk sign~~ Kiosk Sign.
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1. Temporary ~~kiosk signs~~Kiosk Signs are approved for the following entities only: ~~Communities, planned area developments~~communities, Planned Area Developments, named ~~subdivisions~~Subdivisions, builders, and governmental entities. ~~There will be no additional advertising outside of the company name, logo, and directional arrow.~~
2. ~~All temporary kiosk sign structures will be a~~A Temporary Sign Permit is required to get a temporary sign permit and for all Temporary Kiosk Sign Structures and all Temporary Kiosk Sign Structures will comply with the size, ~~construction type~~Construction type, and color scheme as set forth by the ~~planning department~~Community Development Department.
3. All applications shall require a minimum of one ~~contract~~written agreement to install and maintain the sign from an existing community and/or builder within the service area.
4. All applications shall require a written ~~authorization contract~~authorization from the ~~property's~~Property's owner for which the proposed ~~sign~~Temporary Kiosk Sign is to be located. If on ~~state~~State land, a permit must be obtained first from the ~~state~~State. The ~~planning department~~Department will not hold locations pending approval from any entity, whether private or public. Under no circumstances will ~~signs~~Temporary Kiosk Signs be permitted in a ~~right-of-way~~Right-of-Way.
5. A ~~temporary kiosk sign~~Temporary Kiosk Sign located in the vicinity of state ~~highways~~Highways must obtain a state permit prior to submitting an application to the ~~planning department~~Department.
6. All locations must be approved by the ~~planning department~~Department prior to the installation of ~~the sign~~a Temporary Kiosk Sign. These locations will be approved only if the ~~site location is beneficial to compatible with~~site location is beneficial to compatible with the surrounding area.
7. Only one ~~temporary kiosk sign~~Temporary Kiosk Sign shall be allowed per applicant per corner/location until that ~~customer's~~applicant's original kiosk is ~~sold out and displayed~~has no more additional space for copy. For the purpose of simplicity, a four-way intersection is considered to have four corners; a three-way intersection is considered to have three corners.
8. ~~Off-premises temporary kiosk signs located outside of an intersection must maintain a minimum of 500 feet from closest intersection.~~
9. ~~Builders shall be allowed to advertise on off-premises temporary kiosks within a three to five mile radius of the community.~~
10. ~~Temporary kiosk signs approved for on-premises road side have the option of replacing the "Pinal County" name and logo with that of the community name and logo only. Under no circumstances will any other names be allowed, such as builders, etc.~~
11. ~~All sign owners must maintain their signs in a professional manner as to appearance and structure.~~
12. ~~Two panels on each side may identify community/public facilities (city hall, library, parks, districts, historic sites, etc.) at the discretion of the planning department.~~

~~E. Political signs:~~

E. Political Signs.

1. Political ~~signs~~Signs can be located on private property or in public rights-of-way that are owned or controlled by the ~~county~~County, if the following conditions are met:

- a. The ~~sign~~Political Sign is erected no more ~~than 90~~than 71 days prior to a primary election and removed 15 days after the general election, except that for a ~~sign~~Political Sign for a candidate in a primary election who does not advance to the general election, the period ends 15 days after the primary election.
 - b. The ~~sign~~Political Sign has a maximum ~~area~~Sign Area of 16 square feet if the ~~sign~~Political Sign is located in an area zoned for residential ~~use~~, or a maximum ~~area~~Sign Area of 32 square feet if the ~~sign~~Political Sign is located in any other area.
 - ~~c. The sign supports or opposes a candidate for public office or it supports or opposes a ballot measure.~~
 - c. The Political Sign~~The sign~~ is not placed in a location that is hazardous to public safety, obstructs clear vision in the area or interferes with the requirements of the Americans with Disabilities Act.
 - d. The Political Sign must contain the name and telephone number or website address of the candidate or campaign committee contact Person.
2. If the ~~county~~County deems the placement of a ~~political sign~~Political Sign constitutes an emergency, the ~~county~~County may immediately relocate the ~~sign~~Political Sign and notify the candidate or campaign committee that placed the ~~sign~~Political Sign within 24 hours after the relocation.
 3. If a ~~sign~~Political Sign is placed in violation of subsection (E)(1) of this section, and the placement is not deemed to constitute an emergency, the ~~county~~County may notify the candidate or campaign committee that placed the ~~sign~~Political Sign of the violation and provide 24 hours for its removal. If it is not removed 24 hours after the notification, the ~~county~~County may remove the ~~sign~~Political Sign and retain it for ten ~~business~~Business days to allow the candidate or campaign committee to retrieve the ~~sign~~Political Sign without penalty.

(Ord. No. PZ C 002 12 , §§ 8 – 11; Ord. No. 2010 PZ C 006 09 , § 2; Ord. No. 61862, § 2205)

4. Nothing contained within this section is intended to conflict with A.R.S. §16-1019 regarding Political Signs. Should such a conflict arise or should this code be deemed silent or otherwise inadequate for a specific issue, A.R.S. §16-1019 shall be the guiding regulation for the subject issue.

2.145.060. Off-~~premises signs~~Premises Signs.

Off-~~premises signs~~ (i.e., signs advertising a business, person, place, activity, goods, or products, on a different property from where the sign is located)Premises Signs may be permitted subject to the following conditions and restrictions:

- A. Permanent Off-~~premises signs~~Premises Signs other than ~~directional signs~~Directional Signs described in PCDSC §§2.145.040(B) shall be permitted and 2.145.050)(A)(1)(d) shall be allowed with a Comprehensive Sign Package only in the ~~CB-2, C-2, C-3~~commercial and ~~all industrial zoning districts~~Zoning Districts or as allowed with an approved PAD overlay, or an approved master plan in a LMPC or MP-CMP Zoning District.
- B. No new, relocated, or reconstructed ~~off-premises sign~~permanent Off-Premises Sign shall be permitted within 200 feet of a residential ~~zoning district~~Zoning District.

- C. No new, relocated, or reconstructed ~~off-premises sign~~permanent Off-Premises Sign shall be permitted within 1,500 feet of an existing ~~off-premises sign~~Off-Premises Sign.
- D. Permanent Off-premises signsPremises Signs shall be constructed on no more than three supports.
- E. In addition to the general provisions of PCDSC § 2.145.030, all ~~off-premises signs~~permanent Off-Premises Signs shall conform to the following development standards:
1. Maximum ~~height~~Sign Height: 20 feet.
 2. Maximum ~~area~~Sign Area: 160 square feet.
 3. Shall not be located closer to a ~~s~~Street than any existing ~~b~~Building within 100 feet thereof, but in no case closer to the ~~street right~~Street-of-wayRight-of-Way than 20 feet.
 4. Lighting shall be either internal or by indirect source (~~shielded and directed downward with reference to the horizontal plane of the ground surface in accordance with the Pinal County light ordinance~~). PCDSC § 2.195.
- F. A city, town, or unincorporated community with a year-round population of 100 or more, the center of which is within ten miles of an interstate highway, upon petition by at least 51 adult residents, and approval by the Arizona Department of Transportation, and upon compliance with the special use permit application process requirements (PCDSC 2.151.010), may apply for a special use permit for a ~~"community off-premises sign."~~Permanent Off-Premises Signs must be located at least 20 feet from arterial or higher classification Streets. Examples of such Signs include destination Campgrounds and resorts. Such Signs shall be:
1. ~~Such community off-premises sign shall be located in commercial and industrial zoning districts.~~
 2. ~~Such community off-premises sign shall have a maximum area of 200~~Limited to a Sign Area not to exceed six square feet:
 3. ~~Such community off-premises sign shall contain only approved copy limited to the following:~~
 - a. ~~Name of the community.~~
 - b. ~~A phrase expressing a motto or slogan referring to the community as a whole.~~
 - c. ~~The direction, route~~ Sign Height not to exceed eight feet, unlighted, and distance to the communityno closer than 20 feetA list of types of services and amenities available in or reasonably near the community.
 - e. ~~The dates of the next community event or festival.~~
 4. ~~Each community shall be limited to one such off-premises sign for each off-ramp at the interstate interchange closest to the center of the community by the most usable route between the interchange and the community~~any property line.
 5. ~~All community off-premises signs shall otherwise comply with all requirements and restrictions for off-premises signs.~~ 2. Mounted on the same standard where more than one such Sign is erected at any one intersection and elsewhere whenever possible.
 3. Limited to three such Signs providing direction to any one Property.
- G. ~~Off-premises signs consisting of banners, pennants or other temporary means of advertising annual special community events, festivals, and similar public gatherings of a not-for-profit nature~~Off-Premises Signs that are Temporary Promotional Signs shall be permitted in office, commercial, activity center and

~~industrial zoning districts.~~Zoning Districts. Such ~~s~~Signs shall obtain ~~temporary sign permits (on a no-fee basis).~~Temporary Sign Permits prior to their erection. Permits for such ~~s~~Signs shall be for a specific period, after which such ~~s~~Signs shall be removed. Such ~~s~~Signs shall otherwise comply with the general provisions, and the provisions of the ~~zoning district~~Zoning District in which they are to be placed, except that ~~with proper authorization as allowed by the Temporary Sign Permit,~~ such ~~s~~Signs may be placed within or across the ~~right-of-way~~Right-of-Way of a public ~~s~~Street or ~~r~~Road. The number of such ~~s~~Signs shall be limited to one per entrance to the community by a ~~e~~County or state arterial ~~h~~Highway.

- H. ~~If any off-premises sign contains copy advertising a use, business or product no longer in existence or available; or is left blank or damaged so as to be largely illegible; or is maintained without copy or without "space available" advertising for a period exceeding 180 days (six months), such sign shall be deemed abandoned and such sign shall be removed within 30 days upon written notification.~~Off-Premises Signs that are Temporary Kiosk Signs shall be permitted for communities, Planned Area Developments, named Subdivisions, builders, and governmental entities. Such Signs shall obtain Temporary Sign Permits prior to their erection. Permits for such Signs shall be for a specific period, after which such Signs shall be removed. Such Signs shall otherwise comply with the general provisions, and the provisions of the Zoning District in which they are to be placed. Temporary Kiosk Signs located outside of an intersection must be a minimum of 500 feet from closest intersection and must be located within a five-mile radius of the subject community.

- I. Any Off-Premises Sign that is an Abandoned Sign shall be removed by the Property's owner within 30 days after written notification by the County.

(Ord. No. PZ-C-002-12 , § 12; Ord. No. 61862, § 2206)

2.145.070. Sign regulations specific to the rural or residential ~~zoning districts~~Zoning Districts.

No ~~s~~Sign shall be placed or maintained in any rural, residential or transitional ~~zoning district~~Zoning District (when used as residential) except as follows:

A. ~~Permanent signs~~On-Premises Signs.

1. ~~Name plate signs.~~ A name plate sign identifying the name of the occupant of a residence, the occupant's profession, home occupation or title, and the address of the dwelling is ~~permitted~~Plate Signs. Name Plate Signs are permitted subject to the following:
 - a. ~~This sign~~A Name Plate Sign shall not ~~exceed~~ have a Sign Area of more than four square feet ~~in area, nor or a Sign Height of more than eight feet above grade at the sign.~~
 - b. ~~This sign~~A Name Plate Sign shall be located on the ~~p~~Property to which it pertains and the number of ~~s~~Signs shall be limited to one for each dwelling.
 - c. ~~This sign~~A Name Plate Sign may be indirectly illuminated by one light bulb or fluorescent tube not exceeding 15 ~~w~~Watts.
2. ~~Identification s~~Signs.
 - a. Identification Signs identifying for any allowed uUse within the ~~zoning district~~Zoning District are permitted, subject to the following:
 - i. ~~This sign~~The Sign Area of the Identification Sign shall not exceed 24 square feet ~~in area,~~ and may not be double-faced.

- ii. ~~This sign~~The Identification Sign may be placed flat against a wall of a ~~b~~Building or ~~such sign may be freestanding~~a Freestanding Sign, but placement against a wall of a ~~b~~Building shall extend no higher than ten feet above the ~~g~~Grade at the base of the wall. The ~~height~~Sign Height of a ~~freestanding sign~~Freestanding Sign shall not exceed ten feet ~~above the grade.~~
- iii. ~~This sign shall contain no advertising copy~~The Identification Sign~~This sign shall be located on the p~~Property to which it pertains and the number shall be limited to one for each ~~such use~~Use listed in subsection (A)(2)(a) of this section . Two ~~such signs~~Identification Signs shall be permitted if the ~~parcel~~Property exceeds five ~~a~~Acres in area and has ~~f~~Frontage on more than one publicly dedicated ~~s~~Street or ~~r~~Road.
- b. Identification Signs identifying any allowed Use within a multifamily dwellings, apartment developments, boarding or rooming houses district shall be allowed one signIdentification Sign per ~~street frontage~~Frontage entrance, not exceeding 16 square feet in ~~area~~Sign Area each:
- i. ~~This sign~~The Identification Sign may be placed flat against a wall of a ~~building~~Wall-Mounted Sign or ~~such sign may be freestanding~~a Freestanding Sign, but placement against a wall of a ~~building~~Wall-Mounted Sign shall be placed no higher than ten feet above ~~grade~~the Grade at the base of the wall nor above the ~~roof line~~Roof Line. The ~~height of a freestanding sign~~Roof Line and the Sign Height of a ~~Freestanding Sign~~Freestanding Sign shall not exceed ten feet ~~above grade.~~
- ii. ~~This sign shall be for residential identification purposes only and shall contain no business identification or advertising copy~~The Identification Sign~~This sign shall be located on the p~~Property to which it pertains.
3. Subdivision Signs. Permanent ~~subdivision Signs~~Subdivision Signs for the entrance ~~signs~~of a Subdivision are permitted, subject to the following. At the major ~~s~~Street entrance to a ~~subdivision or development~~Subdivision, not more than two signs, indicating only the name, symbol, logo, or other graphic identification of the subdivision or development, each sign ~~Signs are permitted with a Sign Height not exceeding six feet in height nor and a Sign Area not exceeding 50 square feet in area, attached to and not extending above a wall or fence, are permitted~~Fence.
4. Electronic Message Displays. Wall-Mounted Signs, Marquee-mounted Signs, and one-half (1/2) of Monument Signs may be an Electronic Message Display for Nonresidential Uses only (excludes Home Occupations), subject to the following operation limitations:
- a. Size/Height: Sign Height shall not exceed six feet and Sign Area shall not exceed 50 square feet.
- b. Display: Full color displays are permitted.
- c. Minimum Display Time: Display shall not change more than once every eight (8) seconds.
- d. Transition Method: No restrictions.
- e. Illumination Levels: Electronic Message Displays shall incorporate photocell / light sensors with automatic dimming technology to adjust display brightness in accordance with ambient light conditions. Displays shall have a brightness level of no greater than 0.3-foot candles above ambient light conditions at any property line.

f. Maintenance: Any allowed Electronic Message Display that malfunctions or is damaged shall be repaired or disconnected within twenty-four (24) hours by the owner or operator of the Sign.

- B. Temporary Signs. Temporary Signs as provided in PCDSC § 2.145.050(B) are permitted subject to all regulations contained therein.

(Ord. No. PZ-C-002-12 , § 13; Ord. No. 61862, § 2207)

2.145.080. Sign regulations specific to local ~~business, neighborhood commercial and minor office (CB-1, C-1 and O-1) zoning districts~~ Zoning Districts.

No Sign shall be placed or maintained in any TR (when used as commercial) or CB-1, C-1 or O-1 zoning district Zoning District except as follows:

- A. ~~Identification or advertising.~~ On-Premises Signs identifying uses permitted in ~~TR or CB-1, C-1 or O-1 zoning district and~~ Use within the Zoning District not located in a ~~commercial or industrial complex~~ Complex are permitted, subject to the following:
1. Signs may be ~~wall-mounted, freestanding~~ Wall-Mounted Signs, Freestanding Signs, Monument Signs or portable. Portable Signs.
 2. The ~~aggregate sign area~~ Aggregate Sign Area on any one ~~property~~ Property shall not exceed ~~an area~~ have a Sign Area of one square foot for each linear foot of ~~street frontage adjoining~~ Frontage for the ~~property~~ Property to which it pertains, except that the total ~~area~~ Sign Area need not be less than 24 square feet; and in no case shall the ~~area~~ Sign Area exceed 96 square feet.
 3. One ~~freestanding sign~~ Freestanding Sign is permitted, the ~~area~~ Sign Area of which may not exceed one-third of the ~~allowable total aggregate area~~ Aggregate Sign Area for the ~~property~~ Property, except that the ~~area of the sign~~ Sign Area need not be less than 16 square feet. This ~~sign~~ Freestanding Sign may be double-faced.
 4. ~~The Sign Height of a~~ Freestanding Signs shall not exceed ~~a height of~~ 12 feet, except that ~~freestanding signs~~ the Sign Height of Freestanding Signs at interstate freeway interchanges (see PCDSC 2.145.020, definitions) Interstate Freeway Interchanges in the CB-1, C-1 or O-1 zoning districts Zoning Districts shall not exceed ~~a height of~~ 30 feet.
 5. Signs shall be located on the ~~property~~ Property to which they pertain.
 6. ~~A-frame signs,~~ Frame Signs are permitted, subject to the requirements set forth in PCDSC §2.145.030.
 7. Wall-Mounted Signs, Marquee-mounted Signs, and one-half (1/2) of Monument Signs may be an Electronic Message Display, subject to the following operation limitations:
 - a. Display: Full color displays are permitted.
 - b. Minimum Display Time: Display shall not change more than once every eight (8) seconds.
 - c. Transition Method: No restrictions.
 - d. Illumination Levels: Electronic Message Displays shall incorporate photocell / light sensors with automatic dimming technology to adjust display brightness in accordance with ambient light conditions. Displays shall have a brightness level of no greater than 0.3-foot candles above ambient light conditions at any property line.

e. Maintenance: Any allowed Electronic Message Display that malfunctions or is damaged shall be repaired or disconnected within twenty-four (24) hours by the owner or operator of the Sign.

- B. *Temporary sSigns.* Temporary sSigns as provided in PCDSC ~~§§ 2.145.030(B),~~ 2.145.050(B) and 2.145.060(HG) are permitted, subject to all regulations contained therein.

(Ord. No. PZ-C-002-12 , § 14; Ord. No. 61862, § 2208)

2.145.090. Sign regulations specific to the general ~~business and general office (CB-2, C-2, C-3 and O-2) zoning districts~~ Zoning Districts.

No sSign shall be placed or maintained in any ~~CB-2, C-2, C-3 or O-2 zoning district~~ Zoning District except as follows:

- A. ~~Identification or advertising (on premises).~~ *On-Premises Signs* identifying uses permitted in ~~. On-Premises Signs for any commercial and office zoning district and allowed Use within the Zoning District not located in an office, commercial or industrial complex~~ a Complex are permitted, subject to the following:
1. Signs may be ~~wall mounted, freestanding, or portable.~~ Wall-Mounted Signs, Freestanding Signs, or Portable Signs.
 2. The ~~aggregate sign area~~ Aggregate Sign Area on any one pProperty shall not exceed ~~an area~~ have a Sign Area of one square foot for each linear foot of ~~street frontage adjoining the property to which it pertains~~ Frontage for the Property, except that the total ~~area~~ Sign Area need not be less than 24 square feet; and in no case shall the ~~area~~ Sign Area exceed 128 square feet.
 3. One ~~freestanding sign~~ Freestanding Sign is permitted, the ~~area~~ Sign Area of which may not exceed one-half of the ~~allowable total aggregate area~~ Aggregate Sign Area for the pProperty, except that the ~~area of the sign~~ Sign Area need not be less than 24 square feet. This sSign may be double-faced.
 4. ~~The Sign Height of a Freestanding sSigns shall not exceed a height of 15 feet, except that freestanding signs~~ the Sign Height of Freestanding Signs at interstate freeway interchanges (see PCDSC 2.145.020, definitions) Interstate Freeway Interchanges shall not exceed ~~a height of 30 feet.~~
 5. ~~A frame signs~~ Frame Signs are permitted, subject to the requirements set forth in PCDSC § 2.145.030.
 6. Approved exposed light sources may be used; however, exposed light tubes and bulbs must be decorative in nature and shall adhere to the County's Outdoor Lighting Ordinance, including the protection of the study areas depicted in the 2020 Joint Land Use Study intended to align land Use efforts to protect the community and the Arizona Army National Guard. All light sources shall be shielded to prevent illumination trespass onto properties other than where the light source is located.
 7. Wall-Mounted Signs, Marquee-mounted Signs, and one-half (1/2) of Monument Signs may be an Electronic Message Display subject to the following operational limitations:
 - a. Display: Full color displays are permitted.
 - b. Minimum Display Time: Display shall not change more than once every eight (8) seconds.
 - c. Transition Method: No restrictions.

d. Illumination Levels: Electronic Message Displays shall incorporate photocell / light sensors with automatic dimming technology to adjust display brightness in accordance with ambient light conditions. Displays shall have a brightness level of no greater than 0.3-foot candles above ambient light conditions at any property line.

e. Maintenance: Any allowed Electronic Message Display that malfunctions or is damaged shall be repaired or disconnected within twenty-four (24) hours by the owner or operator of the Sign.

- B. ~~Off-premises signs.~~Premises Signs. Off-premises signs ~~Premises Signs~~ are permitted, subject to PCDC § 2.145.060(H).
- C. ~~Temporary sSigns.~~ Temporary ~~sSigns~~ as provided in PCDC §§ 2.145.035(B) and 2.145.050(B)(G) are permitted, subject to all regulations contained therein.

(Ord. No. PZ-C-002-12 , § 15; Ord. No. 61862, § 2209)

2.145.100. Sign regulations specific to the industrial ~~zoning districts~~ Zoning Districts.

No ~~sSign~~ shall be placed or maintained in any industrial ~~zoning district~~ Zoning District except as follows:

- A. ~~Identification or advertising signs (on-premises).~~On-Premises Signs identifying or advertising uses permitted. On-Premises Signs for any allowed Uses in any industrial ~~zoning district~~ the Zoning District not located in a ~~commercial or industrial center~~ Complex are permitted, subject to the following:
1. Signs may be attached to a wall of a building or such sign may be freestanding or portable. Wall-Mounted Signs, Freestanding Signs, or Portable Signs.
 2. The ~~aggregate sign area~~ Aggregate Sign Area for any one ~~pProperty~~ shall not exceed ~~an area~~ have a Sign Area of one square foot for each linear foot of ~~street frontage adjoining the property to which it pertains~~ Frontage for the Property, except that the total ~~area~~ Sign Area need not be less than 60 square feet, and in no case shall the ~~area~~ Sign Area exceed 160 square feet.
 3. One ~~freestanding sign~~ Freestanding Sign is permitted, the ~~area~~ Sign Area of which may not exceed one-half of the ~~allowable total aggregate area~~ Aggregate Sign Area for the ~~pProperty~~, except that the ~~area of the sign~~ Sign Area need not be less than 24 square feet. ~~This sign~~ The Freestanding Sign may be double-faced.
 4. ~~The Sign Height of a Freestanding sSigns~~ shall not exceed ~~a height of~~ 15 feet, except that ~~freestanding signs~~ the Sign Height of Freestanding Signs at interstate freeway interchanges (see PCDC 2.145.020, definitions) Interstate Freeway Interchanges shall not exceed ~~a height of~~ 30 feet.
 5. ~~A-frame signs~~ Frame Signs are permitted, subject to the requirements set forth in PCDC § 2.145.030.
 6. Exposed light sources such as Neon, incandescent, light-emitting diode (LED), fluorescent, metal halide, high- or low- sodium bulbs, or mercury vapor light sources shall be prohibited; however, the Use of these light source types shall be permitted provided all light sources are shielded to prevent illumination trespass onto properties other than where the light source is located. This includes the protection of the study areas depicted in the 2020 Joint Land Use Study intended to align land Use efforts to protect the community and the Arizona Army National Guard.
 7. Wall-Mounted Signs, Marquee-mounted Signs, and one-half (1/2) of Monument Signs may be an Electronic Message Display, subject to the following operation limitations:
 - a. Display: Full color displays are permitted.

b. Minimum Display Time: Display shall not change more than once every eight (8) seconds.

c. Transition Method: No restrictions.

d. Illumination Levels: Electronic Message Displays shall incorporate photocell / light sensors with automatic dimming technology to adjust display brightness in accordance with ambient light conditions. Displays shall have a brightness level of no greater than 0.3-foot candles above ambient light conditions at any property line.

e. Maintenance: Any allowed Electronic Message Display that malfunctions or is damaged shall be repaired or disconnected within twenty-four (24) hours by the owner or operator of the Sign.

B. ~~Off-premises signs.~~Premises Signs. Off-premises signsPremises Signs are permitted, subject to all regulations contained in PCDCS § 2.145.060.

C. ~~Temporary s~~Signs. Temporary ~~s~~Signs as provided in PCDCS ~~§§ 2.145.030(B),~~ 2.145.050(B) and 2.145.060(~~H~~G) are permitted, subject to all regulations contained therein.

(Ord. No. PZ-C-002-12 , § 16; Ord. No. 61862, § 2210)

2.145.110. Sign regulations, specific to the ~~PAD zoning districts~~MH-8, MHP-435, and special use permits~~PM/RV-435 Zoning Districts.~~

~~Permanent and temporary signs are permitted as stipulated in the PAD, or special use permit approval, or (if not stipulated) consistent with the regulations of the underlying zoning district.~~

(Ord. No. PZ-C-002-12 , § 17; Ord. No. 61862, § 2211)

~~2.145.120. Sign regulations, specific to manufactured/mobile home, travel trailer recreational vehicle parks.~~

A. ~~Signs placed or maintained within any manufactured/mobile home,Mobile Home or travel trailer-recreational vehicle parks~~Trailer-Recreational Vehicle Parks are subject to all the regulations set forth under PCDCS § 2.145.070(A)(1), ~~name plate signs~~Name Plate Signs.

B. ~~Permanent entrance s~~Signs shall comply with the regulations set forth under PCDCS § 2.145.070(A)(3),
Subdivision Signs.

(Ord. No. 61862, § 2212)

2.145.1320. Sign regulations specific to commercial, industrial and office ~~e~~Complexes.

~~Signs pertaining to a group of two or more businesses associated by a common agreement or common ownership with common parking facilities~~Complex are permitted subject to the following regulations:

A. ~~Individual business signs~~A. Signs for individual businesses shall be in accordance with the following:

1. ~~The total aggregate area~~Aggregate Sign Area of all ~~s~~Signs on the ~~site~~Property pertaining to any one ~~b~~Business shall not exceed 32 square feet. However, if the ~~portion of the building adjacent to its lot's street property line~~Building Frontage measures more than 40 linear feet, then the ~~total~~

~~aggregate area~~Aggregate Sign Area of one face of all such ~~s~~Signs on the ~~site~~Property may be increased ~~in area~~ at the rate of one square foot of ~~sign area~~Sign Area for each foot of ~~building frontage~~Building Frontage in excess of 40 linear feet; but the ~~total aggregate area~~Aggregate Sign Area of all such ~~s~~Signs on the ~~site~~Property shall not exceed 48 square feet for each separate ~~b~~Business. For corner ~~b~~Buildings, only the main entrance ~~frontage~~Building Frontage shall be so measured.

2. When two or more ~~b~~Businesses occupy one ~~b~~Building with common entrances (i.e., without separate entrances), they shall be considered one ~~b~~Business for ~~s~~Sign computation purposes.
 3. Such ~~s~~Signs shall be ~~wall-mounted or under canopy signs~~Wall-Mounted Signs or Under-Canopy Signs.
 4. ~~Under canopy signs shall be business identification signs and~~Under-Canopy Signs shall be limited to one per ~~business~~Property and have a maximum Sign Area of six square feet in area.
 5. ~~A-frame signs~~Frame Signs are permitted, subject to the requirements set forth in PCDCS § 2.145.030.
- B. Monument ~~s~~Signs are permitted subject to the following:
1. One ~~freestanding monument sign~~Monument Sign is permitted for any ~~lot or parcel~~Property with a minimum of 300 feet of arterial or major collector ~~street frontage~~Frontage; provided, that:
 - a. ~~Such signs~~Monument Signs shall not be counted in the ~~total aggregate sign area~~Aggregate Sign Area for individual ~~business identification~~Business Identification Signs.
 - b. The maximum ~~sign area~~Sign Area shall not exceed 60 square feet and the maximum ~~height~~Sign Height shall not exceed 15 feet.
 - c. Individual tenant ~~s~~Signs located on the ~~monument sign~~Monument Sign shall be no less than four square feet in ~~area~~Sign Area.
 - d. The ~~sign~~Monument Sign's face shall be located at least four feet from the back of sidewalk and a minimum 30 feet from a driveway or intersection.
 2. One additional ~~freestanding monument sign~~Monument Sign shall be permitted for each additional 200 feet of arterial or major collector ~~street frontage~~Frontage. Where ~~such an~~ additional ~~sign~~Monument Signs is permitted, it shall be at least 100 feet from any other ~~monument sign~~Monument Sign. No more than one ~~monument sign~~Monument Sign per driveway entrance is permitted. Gasoline pricing ~~s~~Signs are exempt from the minimum separation between ~~signs~~Monument Signs.
 3. Wall-Mounted Signs, Marquee-mounted Signs, and one-half (1/2) of Monument Signs may be Electronic Message Display for Nonresidential Uses only (excludes Home Occupations), subject to the following operation limitations:
 - a. Display: Full color displays are permitted.
 - b. Minimum Display Time: Display shall not change more than once every eight (8) seconds.
 - c. Transition Method: No restrictions.
 - d. Illumination Levels: Electronic Message Displays shall incorporate photocell / light sensors with automatic dimming technology to adjust display brightness in accordance with ambient light conditions. Displays shall have a brightness level of no greater than 0.3-foot candles above ambient light conditions at any property line.

- e. Maintenance: Any allowed Electronic Message Display that malfunctions or is damaged shall be repaired or disconnected within twenty-four (24) hours by the owner or operator of the Sign.
- C. Directory Signs may be provided for direction (with location numbers and/or arrows) to individual businesses in an office complex or commercial/industrial center~~Businesses in a Complex~~ in accordance with the following:
1. ~~No more than one such sign~~Directory Sign per tenant ~~business per directory.~~
 2. Each ~~sign~~Directory Sign shall not exceed one square foot in ~~area~~Sign Area. Such ~~sign's area~~Sign Area shall be permitted in addition to the ~~aggregate~~Aggregate Sign Area permitted in subsection (A) of this section.
 3. ~~Such signs~~Directory Signs shall be placed together in one or more groups at points nearest the pedestrian entrances to the ~~businesses~~ so indicated.
 4. ~~Such signs~~Directory Signs or groupings of ~~signs~~Directory Signs shall be ~~wall-mounted~~Wall-Mounted Signs or ~~mounted on freestanding monument sign standards~~Monument Signs.
 5. ~~Such signs~~Directory Signs or groupings of ~~signs~~Directory Signs shall have a Sign Height not exceeding six feet in height.

(Ord. No. PZ-C-002-12 , § 18; Ord. No. 61862, § 2213)

2.145.1430. Sign permits.

- A. ~~Permit required. A sign permit~~Sign Permit shall be secured from the ~~Pinal County planning and development services department~~Department prior to the erection, relocation, ~~construction, installation or substantial reconstruction~~Substantial Reconstruction (including enlarging a painted ~~sign~~Sign on the surface of a permitted ~~structure~~Structure) of any nonexempt ~~sign exceeding permanent~~ Sign with a Sign Area of more than six square feet in area, or higher a Sign Height of more than eight feet above grade at the sign, regardless of value, according to the following ~~requirements~~.
- B. ~~Fees. A uniform fee as provided for in chapter 2.160-PCDSC § 2.160.050 shall be paid for each sign permit~~Sign Permit application.
- C. ~~Sign permit applications. Each application for a sign permit~~Sign Permit shall be ~~made at a county planning and development services department office~~submitted to the Department on the appropriate form and shall contain the information as required in ~~chapter PCDSC § 2.160-PCDSC.040~~.
- D. ~~Sign sticker or tag. Each permitted sign shall display an official county tag or sticker indicating its assigned permit number affixed to the face or support of the sign on the side facing the street in a visible location.~~
- E. ~~Preexisting signs.~~
- D. Existing Signs.
1. Legal conforming ~~signs~~Signs and ~~legal nonconforming signs~~Nonconforming Signs existing prior to the effective date of the ordinance codified in ~~this title~~this Title shall be permitted to continue subject to PCDSC § 2.05.080. Continuation shall include the right to repaint or change the message or copy on the ~~sign~~Sign provided the size, Sign Area, and height is Sign Height are not increased and provided the ~~sign~~Sign is not converted from ~~the on premises an On-Premises Sign to off premises use an Off-Premises Sign~~. A change of ownership and/or business name shall not in and of itself alter the right of continued use of a ~~sign~~Sign.

2. ~~Preexisting signs shall be inventoried and identified by the county as preexisting. Such signs shall have an identification tag or sticker affixed to its surface by the county denoting its inventoried preexisting status.~~

~~F2. It shall be the responsibility of the Sign owner to demonstrate the age of an existing Sign in order for County staff to determine whether it is a Nonconforming Sign.~~

E. ~~Signs not requiring permits. Nonexempt permanent Signs not requiring permits~~ Signs not requiring permits ~~a Sign Permit by virtue of their height and size, Sign Area, and Sign Height must nevertheless comply with all other requirements and restrictions of this title~~ Signs not requiring permits must nevertheless comply with all other requirements and restrictions of this Title.

~~GF. Temporary sign permits. Signs~~ Sign Permits. A Sign with a limited duration of use (such as those provided in PCDSC 2.145.030(B), 2.145.040(B), and PCDSC § 2.145.050(B)), (C), and (D) shall obtain a temporary sign permit ~~Temporary Sign Permit. The requirements and criteria for such signs~~ Temporary Sign Permits are as follows:

1. ~~Temporary sign permits~~ Sign Permits shall be issued for no more than twice a year in 45-day increments, unless another timeframe is allowed in PCDSC § 2.145.050. An extension of a temporary sign permit ~~Temporary Sign Permit shall be made the subject of application for a special use permit~~ Special Use Permit (PCDSC § 2.151.010).
2. ~~Temporary s~~ Signs shall conform to all other requirements of this title ~~this Title.~~
3. ~~The fee for a temporary sign permit~~ Temporary Sign Permit shall be the same as a permanent sign permit ~~Sign Permit except as otherwise noted.~~

(Ord. No. PZ-C-002-12, § 19; Ord. No. 61862, § 2214)

2.145.140. Comprehensive Sign Packages; relief.

This section sets forth a design review procedure which provides flexibility in the sign code to obtain approval of Comprehensive Sign Packages, additional Sign Height and/or Sign Area for signs or sign packages not ~~Signs than allowed in PCDSC §§ 2.145.0130 through 2.145.1420, or Signs not allowed as the result of a stipulation to a zoning approval. The procedures~~

A. Submittal package. A completed application shall be filed with the Department together with an application fee; the application shall include the use of design review to receive additional height and area for signs following:

1. ~~A justification letter describing the request~~ A. ~~_____ [Sign review committee (SRC).] A sign review committee (SRC) consisting of staff from planning and how the Sign Structure, materials, and colors are compatible with the development's Building architecture. Include a list in outline form of each Sign requested, including both Freestanding Signs and Wall-Mounted Signs, Sign Area in square feet, and Sign Height.~~
2. An inventory and photographs of any or all existing Freestanding Signs.
3. Preliminary s ~~Site/Landscape p~~ lan.
 - a. A vicinity map showing the location of the Property in relationship to adjoining properties.

- b. Provide a north arrow, date of plan preparation, with subsequent revision dates; project title and address; architect and/or consultant's name, address, and telephone number; Property owner's name, address, and telephone number.
- c. Provide a data table on the Site Plan that includes existing zoning and the net site area.
- d. Show Property boundaries and dimensions.
- e. Show Adjacent Street Right-of-Way, existing and proposed; and existing/proposed Street and sidewalk improvements noted to center line.
- f. Show location of conceptual or existing landscape concepts including trees, shrubs, ground covers, berms, and screen walls.
- g. Show location of proposed Freestanding Signs including dimensions, Sign Height, materials and colors, and method of illumination.
- h. Include elevations of Buildings showing Wall-Mounted Sign locations with dimensions.
- i. When more than one permanent Sign is located on a Property or where more than one Building or Business is located in a single development, public works, county manager's office, and a Pinal such as a shopping center, a Comprehensive Sign Package shall be submitted demonstrating consistency and uniformity among Signs within the development. The requirements of a Comprehensive Sign Package shall apply to all Businesses within a related project, even if the Property has been subdivided. Revisions or amendments to the Comprehensive Sign Package shall require documentation from all tenants on the Property prior to approval.

B. Notice. From the time of application submittal, proper notice shall be given by:

1. Publication once in a newspaper of general circulation in the area of the Property that is the subject of the application. If there is no newspaper of general circulation in said area, then in a newspaper of general circulation in the County resident seat.
2. Postings on the Property that is the subject of the application in locations where the notices will be visible from the nearest public Right-of-Way. It shall not employed by Pinal be the responsibility of the County shall be appointed to review comprehensive sign packages. Planning and development staff will coordinate the preparation and submission of the comprehensive sign package. The SRC will to maintain the posting once erected.
3. Notice by first class mail to the applicant and to all real property owners, as shown on the last assessment of the property, within 600 feet of the subject Property.
4. Notice shall be in place and remain active for no less than 15 full calendar days prior to the Director making a determination on the application.
5. Notice shall clearly state the deadline by which all public comments may be received, and the Director may make a recommendation to the director of planning and development services, who will make the final determination on the application. The notice shall reasonably identify the Property that is the subject of the application, give a brief description of the request and state that anyone residing on or owning Adjacent Property and wanting to comment on the request may submit comments in writing to the Department before the deadline expires.

C. Determination. Upon receipt, in proper form, of a complete application requesting approval of a Comprehensive Sign Package or relief from prohibitive portions of this ordinance, the Director shall

review the request and provide in writing a determination that approves the applicant's request, modifies the request, or denies the request within 30 working days of a completed application. Notification of the Director's decision shall be given in writing to the applicant. Said notice shall also inform applicant of applicant's right to request an appeal of the Director's decision to the Board of Adjustment and the process for such an appeal.

D. ~~Appeal.~~ Any person aggrieved by the determination may appeal that decision to the board of supervisors, in writing, that decision to the Board of Adjustment. Appeals shall be received by the Department within 30 calendar days of the Director's decision. Upon receipt of a written appeal of the Director's decision, the designated County staff shall initiate the notification and scheduling process for the Board of Adjustment as provided in PCDSC § 2.155.

~~B. [Comprehensive sign package; approval.] Approval of a comprehensive sign package~~E. Review.

1. The review process is intended to encourage a flexible procedure to allow signage which is Signs that are not in strict compliance with the provisions of the zoning district Zoning District regulations under this chapter Chapter, but which is are appropriate to the character of the development, provides adequate identification and information, provides a good provide an uncluttered visual environment, promotes traffic safety and is, with Signs otherwise not allowed being regulated to the extent necessary to be consistent with the purpose and intent of this chapter Chapter as specified in PCDSC § 2.145.010-

~~C. [Comprehensive sign package];~~

2. In making a determination, the Director shall review the application and prepare a written decision based on the following:

A. If the application is for a Freestanding Sign or a Wall-Mounted Sign that exceeds any maximum Sign Height standard by 50 percent or less, or exceeds any maximum Sign Area standard by 25 percent or less, or is for a Directional Sign that exceeds the Sign Area or Sign Height restrictions permitted on the Property, the Director shall make a decision of approval, approval with modification, or denial.

B. If the application is for a Freestanding Sign or a Wall-Mounted Sign that will exceed any maximum Sign Height standard by more than 50 percent, or any maximum Sign Area standard by more than 25 percent, the Director shall initiate the notification and scheduling process for the Board of Adjustment as provided in PCDSC § 2.155, Variances and Appeals to make a decision of approval, approval with modification, or denial based on the guiding principles listed in PCDSC § 2.145.010 and the evaluation criteria in PCDSC § 2.145.140(G).

3. The Director may deem an application incomplete and request revisions if the application does not address the guiding principles listed in PCDSC § 2.145.010 and the evaluation criteria in PCDSC § 2.145.140(G).

F. ~~Conditions.~~ Approval of the application may contain such conditions, requirements, or standards that may be stipulated by the sign review committee, as approved by the director of planning and development services, Director to assure that signs covered by the use permit approved Signs will not be detrimental to persons or property in the vicinity, or to the public welfare in general.

~~D.~~ ~~[Comprehensive sign package; evaluation.]~~ ~~Comprehensive sign packages~~ G. Evaluation. Applications approved under this section shall be evaluated based upon the guiding principles in PCDSC § 2.145.010 and the following criteria, which are also summarized in Appendix A:

1. *Placement.* All sSigns shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the sSign, its location relative to traffic movement and access points, site features, sStructures, and sSign orientation relative to viewing distances and viewing angles. In ~~commercial centers~~ Complexes in which some tenants are in locations having little or no sStreet visibility, in order to provide identification, ~~wall signs~~ Wall-Mounted Signs may be placed on walls of the ~~bBuilding~~ in which such tenants are located, even though not a wall of the space occupied by those tenants.
 2. *Quantity.* The number of sSigns that may be approved within any development shall not be greater than that required to provide project identification and entry sSigns, internal circulation and directional information to destinations and development subareas, and ~~bBusiness~~ identification. Factors to be considered shall include the size of the development, the number of development subareas, and the division or integration of sSign functions.
 3. *Size.* All sSigns shall be no larger than necessary for visibility and readability. Factors to be considered in determining appropriate size shall include topography, volume of traffic, speed of traffic, visibility range, proximity to ~~adjacent uses, amount of sign copy,~~ Adjacent Uses, placement of display (location and height), lettering style and the presence of distractive influences.
 4. *Materials.* Sign materials shall be compatible with architectural and/or natural features of the ~~project~~ development. This may be accomplished through similarity of materials for ~~sign structures~~ Sign Structures and faces, the use of complementary colors, similarity of architectural style, or the use of a consistent lettering style ~~or copy~~.
 5. *Context.* The design of all sSigns should respect the context of the surrounding area and the character established by existing ~~signage~~ Signs. Items to be considered include, but are not limited to, lettering style, ~~sign~~ placement, and architectural style.
 6. *Considerations.* In making its determination to approve additional sSigns, the ~~SRCD~~ Director shall consider the following standards:
 - a. The views of or from ~~a~~ Adjacent properties are not impaired;
 - b. The sSigns do not interfere with public ~~u~~ Utilities, government ~~u~~ Uses, transportation, landscaping or other factors felt relevant by the ~~SRCD~~ Director;
 - c. The width of the sStreet, the traffic volume, and the traffic speed warrant the proposed ~~signage; signs; and~~
 - d. The sSigns do not pose a hazard to public safety.
- ~~E~~ H. *Amendments.* Applications for amendments to ~~the comprehensive sign package~~ an approved Comprehensive Sign Package or other application shall be processed in the same way as an original application.
- ~~F~~ I. *Minor alterations.* Minor alterations in sSign locations resulting from unexpected conditions on site may be approved by the ~~D~~ director of planning and development services.

- G. ~~Submittal package.~~ A completed application shall be filed with the planning and development department together with an application fee; the application shall include the following:
- ~~and how the sign structure, materials, and colors are compatible with the project's building architecture.~~
 - ~~Include a list in outline form of each sign requested, both freestanding and wall, to include verbiage, area in square feet, and height.~~
 - ~~— An inventory and photographs of any or all existing freestanding signs.~~

2.145.150. Severability Flexibility provisions.

This Title and the various parts thereof are hereby declared to be severable. If any section, subsection, sentence, clause, word or phrase of this Title or application thereof 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 of this Title.

This section sets forth a procedure which provides flexibility in the sign code for signs or sign packages not allowed in PCDSC 2.145.010 through 2.145.140, or as the result of a stipulation to a zoning approval. The procedures include the use of design review to receive additional height and area for signs.

A. ~~[Sign review committee (SRC).]~~ A sign review committee (SRC) consisting of staff from planning and development, public works, county manager's office, and a Pinal County resident not employed by Pinal County shall be appointed to review comprehensive sign packages. Planning and development staff will coordinate the preparation and submission of the comprehensive sign package. The SRC will make a recommendation to the director of planning and development services, who will make the final decision. Any person aggrieved by the determination may appeal that decision to the board of supervisors.

B. ~~[Comprehensive sign package; approval.]~~ Approval of a comprehensive sign package is intended to encourage a flexible procedure to allow signage which is not in strict compliance with the provisions of the zoning district regulations under this chapter, but which is appropriate to the character of the development, provides adequate identification and information, provides a good visual environment, promotes traffic safety and is regulated to the extent necessary to be consistent with the purpose and intent of this chapter as specified in PCDSC 2.145.010.

C. ~~[Comprehensive sign package; application.]~~ Approval of the application may contain such conditions, requirements or standards that may be stipulated by the sign review committee, as approved by the director of planning and development services, to assure that signs covered by the use permit will not be detrimental to persons or property in the vicinity, or to the public welfare in general.

D. ~~[Comprehensive sign package; evaluation.]~~ Comprehensive sign packages approved under this section shall be evaluated based upon the following criteria:

1. ~~Placement.~~ All signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the sign, its location relative to traffic movement and access points, site features, structures, and sign orientation relative to viewing distances and viewing angles. In commercial centers in which some tenants are in locations having little or no street visibility, in order to provide identification, wall signs may be placed on walls of the building in which such tenants are located, even though not a wall of the space occupied by those tenants.

2. ~~Quantity.~~ The number of signs that may be approved within any development shall not be greater than that required to provide project identification and entry signs, internal circulation and directional information to destinations and development subareas, and business identification. Factors to be considered shall include the size of the development, the number of development subareas, and the division or integration of sign functions.

3. ~~Size.~~ All signs shall be no larger than necessary for visibility and readability. Factors to be considered in determining appropriate size shall include topography, volume of traffic, speed of traffic, visibility range, proximity

to adjacent uses, amount of sign copy, placement of display (location and height), lettering style and the presence of distractive influences.

~~4. *Materials.* Sign materials shall be compatible with architectural and/or natural features of the project. This may be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style, or the use of a consistent lettering style or copy.~~

~~5. *Context.* The design of all signs should respect the context of the surrounding area and the character established by existing signage. Items to be considered include, but are not limited to, lettering style, sign placement, and architectural style.~~

~~6. *Considerations.* In making its determination to approve additional signs, the SRC shall consider the following standards:~~

- ~~a. The views of or from adjacent properties are not impaired;~~
- ~~b. The signs do not interfere with public utilities, government uses, transportation, landscaping or other factors felt relevant by the SRC;~~
- ~~c. The width of the street, the traffic volume, and the traffic speed warrant the proposed signage;~~
- ~~d. The signs do not pose a hazard to public safety.~~

~~E. *Amendments.* Applications for amendments to the comprehensive sign package shall be processed in the same way as an original application.~~

~~F. *Minor alterations.* Minor alterations in sign locations resulting from unexpected conditions on site may be approved by the director of planning and development services.~~

~~G. *Submittal package.* A completed application shall be filed with the planning and development department together with an application fee; the application shall include the following:~~

- ~~1. A justification letter describing the request and how the sign structure, materials, and colors are compatible with the project's building architecture. Include a list in outline form of each sign requested, both freestanding and wall, to include verbiage, area in square feet, and height.~~
- ~~2. An inventory and photographs of any or all existing freestanding signs.~~
- ~~3. Preliminary site/landscape plan.~~
 - ~~a. A vicinity map showing the location of the property in relationship to adjoining properties.~~
 - ~~b. Provide a north arrow, date of plan preparation, with subsequent revision dates; project title and address; architect and/or consultant's name, address, and telephone number; property owner name, address, and telephone number.~~
 - ~~c. Provide a data table on the site plan that includes existing zoning and the net site area.~~
 - ~~d. Show property boundaries and dimensions.~~
 - ~~e. Show adjacent street right of way, existing and proposed; and existing/proposed street and sidewalk improvements noted to center line.~~
 - ~~f. Show location of conceptual or existing landscape concepts including trees, shrubs, ground covers, berms, and screen walls.~~
 - ~~g. Show location of proposed freestanding signs including dimensions, height, materials and colors, and method of illumination.~~
 - ~~h. Include elevations of buildings showing wall sign locations with dimensions.~~
 - ~~i. When more than one sign is located on a property, or where more than one building or business is located in a single development project, such as a shopping center, a comprehensive sign package shall be~~

submitted demonstrating consistency and uniformity among signs within the project. The requirements of a comprehensive sign package shall apply to all businesses within a related project, even if the properties have been subdivided. Revisions or amendments to the comprehensive sign package shall require documentation from all tenants on the property prior to approval.

See the appendix at the end of this title for sign review committee evaluation sheet.

H. Review process.

1. *SRC review.* Upon the filing of the completed application, the SRC shall review the application and forward the application together with a recommendation to the director.

a. If the application is for a freestanding or wall sign that exceeds any ordinance maximum height standard by 50 percent or less, or exceeds any maximum area standard by 25 percent or less, or is for a directional sign that exceeds the area or height restrictions permitted on the site, the director shall make a decision of approval or denial.

b. If the application is for a freestanding or wall sign that will exceed any ordinance maximum height standard by more than 50 percent, or any ordinance maximum area standard by more than 25 percent, or that contains an electronic message device, except for "time and temperature," the director shall transmit the application, along with the SRC's recommendation and the director's recommendation, to the board of supervisors.

2. *Director's decision.* On applications reviewed by the director, notification of his/her decision shall be given in writing to the applicant. Said notice shall also inform applicant of applicant's right to request a review of the director's decision by the board of supervisors and the process for such a request.

3. *Request to review director's decision.* Within 30 calendar days from the mailing date of the director's decision, applicant may file in writing with the clerk of the board of supervisors a request for review of the director's decision by the supervisors. A public hearing shall be set for the supervisors to hear the request for review.

4. *Board of supervisors' process.*

a. *Public hearing.* Applications transmitted to the supervisors for their consideration shall be set for a public hearing.

b. *Notices.* Notice of the date and time of the public hearing shall be given by:

i. *Publication.* At least one publication in a newspaper of general circulation in the county seat at least 15 calendar days prior to the date of the public hearing.

ii. *Posting.* Posting the area of the site of the proposed location for the sign at least 15 calendar days prior to the date of the public hearing. The posting shall be along perimeter public rights-of-way so that the notice is visible from the nearest public right-of-way. It shall not be the responsibility of the county to maintain such posting once erected.

iii. *Mailings.* By first class mail to each property owner, as shown on the assessment of the property, within 600 feet of the property where the sign will be located.

c. *Notice content.* At a minimum, the notice shall include the date, time and place of the public hearing and a general explanation of the matter to be considered and how statements of support or opposition may be filed on the proposed action.

d. *Procedure.* This is not a quasi-judicial procedure. Notice of the public hearing on the review request shall be by publication, posting and mailing as set forth in subsection (H)(4)(b) of this section. The supervisors may uphold the director's decision, modify the decision or reject the decision and make a new decision.

(Ord. No. PZ-C-002-13, § 1; Ord. No. PZ-C-002-12, § 20; Ord. No. 61862, § 2215)

CHAPTER 2.150. GENERAL PROVISIONS, STANDARDS AND EXCEPTIONS

2.150.005. Definition usage in title.

Selected words, terms, and phrases defined in PCDSC § 2.10. DEFINITIONS are capitalized where they appear throughout the entire text of this Title. These capitalized terms have definitions that the user should read carefully to facilitate better understanding of the code. Such words, terms, and phrases are not capitalized in specific instances in the text of this Title where the definitions set forth in PCDSC § 2.10. DEFINITIONS do not impart the intended meanings or where the context clearly indicates meanings differing from the definitions.

2.150.010. Utilities.

- A. Transmission lines for the distribution of water, gas, wastewater, electricity, telephone, cable, including meter boxes, pipes, poles, wires, hydrants or similar installations necessary to distribute such ~~u~~Utilities; power substations, and pumping and lift stations shall be permitted in any ~~zoning district~~Zoning District and shall not be subject to the minimum-~~lot~~ Lot area requirement.
- B. Substations, pumping and lift stations enclosed in a ~~b~~Building shall be subject to the minimum front-yard Setbacks and side yards Setbacks of the ~~zoning district~~Zoning District where located; and if not enclosed within a ~~b~~Building, they shall be surrounded by an eight-foot wall and subject to front ~~yard~~Setbacks and side ~~yard~~Setbacks requirements of the ~~zoning district~~Zoning District where located.
- C. Structures such as power plants, power converter stations, battery energy storage systems (BESS), wastewater treatment plants and ancillary offices and ~~b~~Buildings which are not performing a governmental function are not exempt and must be located within the appropriate ~~zoning district~~Zoning District or obtain ~~a~~ SUP.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11)

2.150.020. Clay, sand or gravel pits, rock or stone quarries, gas or petroleum drilling permitted.

Clay, sand or gravel pits, rock or stone quarries, and drilling for petroleum or natural gas may be permitted in any ~~zone~~ Zoning District; provided, that ~~a~~ SUP is obtained prior to the operation of any such ~~u~~Use.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11; Ord. No. 61862, § 2304. Formerly § 2.150.070)

2.150.030. Parking lots in residence ~~zones~~Zoning Districts.

Land in a residence ~~zone~~Zoning District contiguous to a ~~b~~Business or industrial ~~zone~~Zoning District and not exceeding 30,000 square feet in area may be used for automobile parking space, provided the conditions of PCDSC § 2.140.030 are complied with, that a ~~front yard~~Front Yard of 20 feet be provided, planted and maintained in keeping with the residential neighborhood, that side and ~~rear yards~~Rear Yards of ~~ten~~10 feet each be provided and that no entrance be provided from an ~~a~~Alley at the rear of said parking lot.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11; Ord. No. 61862, § 2305. Formerly § 2.150.080)

2.150.040. ~~Reserved~~Measuring Building Height. Building and Structure height shall be measured as follows:

~~Reserved for future use.~~

- A. When located in flat areas Building and Structure height measurements shall be taken from average natural Grade to the highest point of the Building or Structure.
- B. When located in Hillside or other irregular terrain and the Building or Structure is placed on a graded, single-plane, flat pad, the height measurements shall be taken from 12" below the average natural Grade to the highest point of the Building or Structure.
- C. When located in Hillside or other irregular terrain and the Building or Structure is placed on a graded, multiple-plane pad, the height measurements shall be taken from average natural Grade to the highest point of the Building or Structure for each plane of the pad.
- D. When measuring the height of a Fence or wall Structure under PCDC § 2.150.100(A)(3), height shall be measured from the immediately Adjacent average natural Grade of the more elevated Lot to the top of the Fence or wall Structure.

(Ord. No. 011812-ZO-PZ-C-007-10, § 11)

2.150.050. Height limit exemptions.

The height limits of ~~this title~~ this Title shall not apply to:

- A. ~~A.~~ Water tanks, chimneys, conveyors, flag poles, spires, radio or television towers, masts and aerials, silos, smokestacks, electric power transmission towers, windmills and power poles.
- B. Flag poles in all Rural, Single Residence, Mixed Dwelling, Multiple Residence, Manufactured Home, and Park Model / Recreational Vehicle Park Zoning Districts shall not exceed 1.5x the maximum allowable Building Height. Flag poles in all other Zoning Districts shall not exceed 1.25x the maximum allowable Building Height for the given district. Flag poles meeting or exceeding maximum allowable Building Heights shall adhered to primary Building Setbacks.
- A.C. Fire or hose towers, cooling towers, gas holders, grain elevators, sugar refineries or other sStructures where the manufacturing process requires a greater height, provided the minimum side and rRear yYards are increased by an additional foot in width or depth for each foot by which the height of such sStructures exceed the maximum height permitted in the zoneZoning District in which such sStructure is to be located.

(Ord. No. 011812-ZO-PZ-C-007-10, § 11)

2.150.060. Height limit exceptions.

- A. Hospitals may be erected to a height not exceeding 60 feet and Private Schools to a height not exceeding 40 feet, provided the minimum side and Rear Yards are increased by an additional foot in width or depth for each foot by which the height of such Buildings exceeds the maximum height permitted in the Zoning District in which such Building is to be located.
- B. Elevators, cupolas, domes and steeples shall be allowed to exceed the height of the main buildingMain Building by 20 feet if the following criteria are met:
 1. They are attached to the main building;Main Building;
 2. The roof area does not exceed ten percent of the roof area of the main building;Main Building.

(Ord. No. 011812-ZO-PZ-C-007-10, § 11)

2.150.070. ~~Rear dwelling requirements.~~ Accessory Security Quarters.

~~In addition~~ Accessory Security Quarters are a Permitted Use in specified business, commercial and industrial Zoning Districts in order to provide a Dwelling Unit for occupation by an Employee(s) of the ~~requirements of this title,~~ Business of the Principal Use of the Lot, subject to the following requirements:

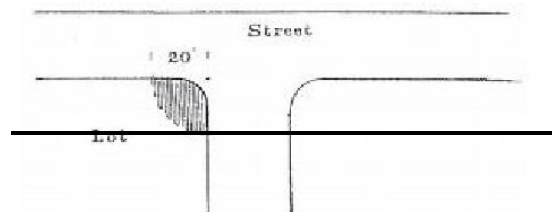
- A. Accessory Security Quarters shall apply be limited to any dwelling in not more than one Dwelling Unit per Principal Use.
- B. The Dwelling Unit shall be occupied by a Person or Persons associated with the rear operation or maintenance of a the Business of the Principal Use.
- C. Accessory Security Quarters can be attached to or detached from the principal Building of the Principal Use, subject to the development standards of the applicable Zoning District.
- D. The Accessory Security Quarters shall have a maximum size of up to 40% of building- floor area of the principal Building of the Principal Use or 1,000 square feet, whichever is smaller.
- AE. The Accessory Security Quarters shall share in the same utility service as the Principal Use. For the Accessory Security Quarters, a utility meter separate from the Principal Use shall be prohibited.
- F. The Accessory Security Quarters shall maintain a separate entrance from the main entrance of the associated Principal Use.
- G. At least one off-street parking space shall be provided for an Accessory Security Quarters.
- H. There shall be provided an unoccupied and unobstructed accessway to a sStreet, which accessway shall have a width of at least 15 feet for one dwelling unit and at least 20 feet for two or more dwelling units.
- B. ~~For the purpose of determining the front yard for a rear dwelling in any residential zone, the rear line of the rear yard required for the building in the front shall be considered the front lot line for the building in the rear.~~

(Ord. No. 011812-ZO-PZ-C-007-10, § 11; Ord. No. 61862, § 2310. Formerly § 2.150.140)

- I. An Accessory Security Quarters shall be located within 150 feet of public Street, the Zoning Administrator may waive this requirement upon recommendation of Fire Marshall that sufficient fire suppression methods exist on site to warrant an increase in distance.

2.150.080. Structures in the ~~front yard~~ Front Yard on ~~corner lots~~ Corner Lots.

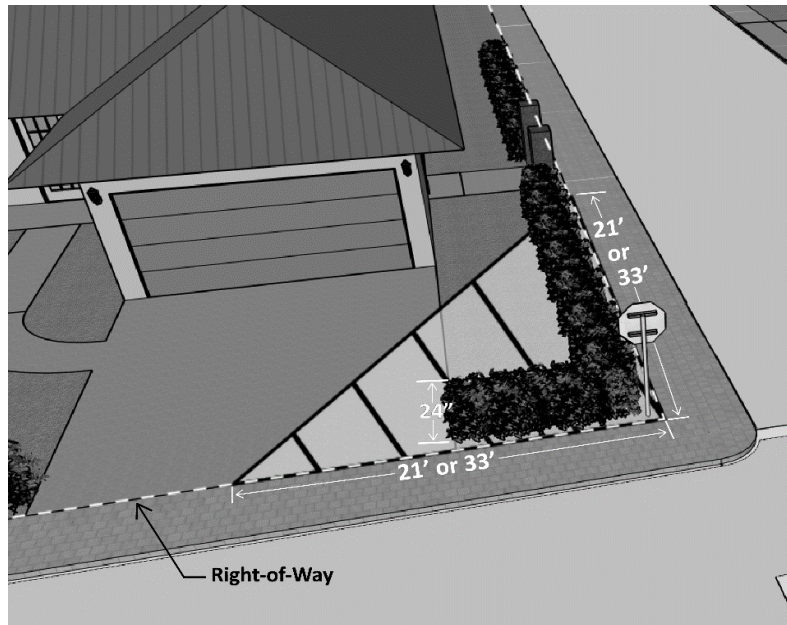
- A. ~~On any corner lot, no fence, structure, sign or planting shall be erected or maintained within 20 feet of the property corner so as to interfere with traffic visibility across the corner. (See following example.)~~



**Traffic Visibility Across
Corner**

BA. On any Corner Lot, trees are not permitted within the Sight-Visibility Triangle and no temporary or permanent object, ~~structure~~ Structure, Building, wall, Fence, or landscaping shall exceed 24 inches in height within the Sight-Visibility Triangle (See Figure 18).

Figure 18: Sight-Visibility Triangle



(Ord. No. 011812-ZO-PZ-C-007-10 , § 11; Ord. No. 61862, § 2311. Formerly § 2.150.150)

2.150.090. Front Yard exceptions.

- A. In any rural or residential zoneZoning District where a lot Lot adjoins lot Lots having existing front yardsFront Setbacks less than the minimum required by ~~this title~~ this Title, the minimum front yardFront Setback on said lot Lot shall be the average of the existing front yardsFront Setbacks on the two adjoining lot Lots, or if only one of the lot Lots is built upon, such front yardFront Setback of the adjoining lot Lot and the minimum front yardFront Setback of the zoneZoning District; provided no such front yardFront Setback shall be less than ten feet.
- B. In any zoneZoning District, any property fronting or abutting on a turnaround at the end of a cul-de-sac, or similarly increased radii of the sStreet property line at the angle in a sStreet, the minimum front yardFront Setback required shall be one-half of the front yardFront Setback required in the particular zoning districtZoning District.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11; Ord. No. 61862, § 2312. Formerly § 2.150.160)

2.150.100. Fences.

- A. *Setbacks.*
 - 1. On ~~corner lots, fences~~ Corner Lots, Fences exceeding twenty-four (24) inches in height are not permitted within the sight visibility triangle.Sight Visibility Triangle.

2. ~~Other setback requirements of this title shall not apply to fences~~Fences or walls being used as ~~fences~~Fences located in ~~front yards (meaning along Front Yards shall adhere to the front and sides of the front setback area)~~ that are either:following:
 - a. Open fencing of five (5) feet or less in height; or
 - b. Fencing of five (5) feet or less in height where the portion of ~~fence~~Fence over three (3) feet is open fencing;
 - c. Fencing of six feet or less in height consisting of pipe rail or wrought iron. Gate may be no higher than eight (8) feet.
 3. ~~The setback requirements of this title~~this Title shall not apply to ~~fences or wall type fences of six seven (7) feet or less in height that are being used as fences in~~Fences on side and rear setbacks. Setbacks. Any fencing exceeding seven (7) feet will require a permit and shall meet applicable Building Setbacks. Fence height shall be measured from the finished Grade immediately Adjacent to the Fence to the highest point of the Fence. For Fences between two Lots that are at different elevations, the Fence height will be measured from the immediately Adjacent finished Grade of the more elevated Lot to the top of the Fence.
 4. On office, commercial and industrial properties, the ~~planning director~~Community Development Director may exempt ~~fences or wall type fences higher than six seven (7) feet from the setback requirements of the zone~~Zoning District.
- B. *Standards.*
1. Fences may consist of wood posts, wood planks, wood or metal rails, wire, chain link, or other customary fencing material approved by the ~~planning director~~Community Development Director.
 2. Fences may not carry an electrical current or charge of electricity intended to render shock, except in rural ~~zones~~Zoning Districts for the enclosure of ~~livestock~~.
 3. Fences may not contain barbed wire, except in rural and industrial ~~zones~~Zoning Districts.
 4. Fences may not consist of broken glass, tires, junk, other ~~scrap~~Scrap, hazardous materials or devices.
 5. Wall type ~~fences~~:
 - a. May be constructed of concrete, stone, brick, tile, glass in the form of a mosaic or similar types of materials.
 - b. May not consist of broken glass placed on top of or within the wall to act as a deterrent; tires, junk, other ~~scrap~~Scrap unless surrounded or covered by masonry; hazardous material or devices, or carry an electrical current or charge of electricity intended to render shock except as described above.
 6. Ranch Entry & Farm Gate styled entry features are permitted provided they are no more than 20 feet in height and located no closer to any property line than the height thereof.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11)

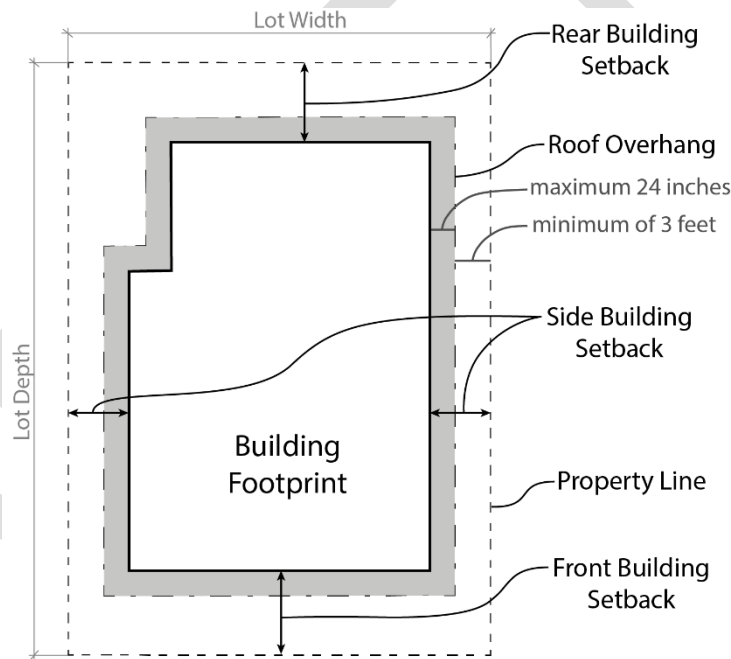
2.150.110. Projections into Yards and encroachments.

AA. Encroachments into Building Setbacks may be permitted in specific instances as noted below provided compliance with Building and fire safety codes is maintained:

1. An open deck not over three feet high above the natural ~~grade~~Grade and set back at least five feet from every ~~lot line~~Lot Line may project a maximum of two feet into any minimum front, side or rear-~~yard~~Setback.

- ~~B2.~~ In any ~~business or industrial zone~~ Zoning District, a ~~marquee, canopy~~ Marquee, Canopy or a Awning, suspended or cantilevered from a ~~building~~, either for the purpose of, or giving the appearance of shelter or shade may project not more than ten feet into any minimum front ~~yard~~ Setback.
- 3. For all Structures in single Family residential districts, balconies, stairs, chimneys, canopies, decks, stairwells, elevator shafts, covered patios, shade sails, Awnings and bay window may encroach no more than eighteen 18 inches into any required Building Setback area. A bay window encroachment shall not exceed 1/3 the length of the wall plane upon which it is located.
- 4. Belt courses, cornices, windowsills, pop-outs, quoins, and similar decorative architectural features may encroach no more than 18 inches into any required Building Setback or interior Building separation area. This does not include eaves or roof overhangs.
- 5. In single Family residential districts, a roof overhang may encroach no more than 24 inches into a required Building Setback area, but in no case shall it be closer than 3 feet to a property line, as long as it does not encroach into an Easement. (See Figure 19).

Figure 19: Roof Overhang Allowed Encroachment into Required Building Setback



Note: There is no easement in this example

- 6. Multifamily, mixed-use and nonresidential:
 - a. Canopies and Awnings may encroach no more than three (3) feet into any required Building Setback or interior Building separation area.
 - b. Belt courses, cornices, windowsills, pop-outs, quoins, and similar decorative architectural features may encroach no more than 18 inches into any required Building Setback or interior Building separation area.
 - c. Fences located on a side or rear property line may encroach into any required side and rear perimeter landscape area the minimum amount necessary to reach an existing Structure or enclose an amenity.
 - d. Freestanding Signs may encroach into required Building and required landscape areas up to 3 feet from a property line or Right-of-Way.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11; Ord. No. 61862, § 2314. Formerly § 2.150.180)

2.150.120. Rear Yard adjoining a Alley.

A minimum rear yardSetback may be measured to the center line of an aAlley adjoining such rear yardSetback; provided, that the required rear yardSetback of the applicable Zoning District shall not be reduced more than ten feet.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11; Ord. No. 61862, § 2315. Formerly § 2.150.190)

2.150.130. Rear Yard exception on ~~corner lot~~ Corner Lot.

On any corner lotCorner Lot in a CR-3, CR-4, CR-5, TR, CB-1, R-9, R-7, MD or C-1 zoning districtZoning District, the minimum rear yardSetback may be reduced to not less than ten feet from the rear property line, provided the minimum side yardSetback on the side sStreet is increased by a corresponding and equivalent distance to the rear Setback reduction up to ten feet, and all off-street parking provisions of this titlethis Title are complied with.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11; Ord. No. 61862, § 2316. Formerly § 2.150.200)

2.150.140. Accessory ~~b~~ Building attached to ~~main building~~ Main Building.

An accessory buildingAccessory Building attached to the main buildingMain Building shall have at least 50 percent of the length of one of its walls or structural Roof Lines integrated with the main buildingMain Building and such accessory buildingAccessory Building shall comply in all respects with the requirements for the bBuilding.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11; Ord. No. 61862, § 2317. Formerly § 2.150.210)

2.150.150. Detached ~~accessory building~~ Accessory Building on ~~corner lot~~ Corner Lot.

On any corner lotCorner Lot, an accessory buildingAccessory Building shall meet the required minimum side yardSetback requirements of the main buildingMain Building on that lot Lot for the Street side and the minimum required Setbacks for Accessory Buildings on the non-street side of the Lot. ; ~~provided f~~ Furthermore, that where the rear of a corner lotCorner Lot adjoins a key lotKey Lot, no part of an accessory buildingAccessory Building shall be within ten (10) feet of the rear lot line shall be nearer the street side lot line than the depthRear Lot Line from the end point of the side Setback on the Street side to the end point of the front yard required onSetback of the key lot.

Key Lot. (Ord. No. 011812-ZO-PZ-C-007-10 , § 11; Ord. No. 61862, § 2318. Formerly § 2.150.220)

2.150.155. Park Model Trailer as Accessory Dwelling Unit

- A. On Parcels zoned for one Dwelling Unit per three Acres or greater and that are not located in a high noise or accident potential Zoning District as defined in A.R.S. § 28-8461, a Park Model Trailer shall be a Permitted Use as a single-family independent Accessory Dwelling Unit that includes a Kitchen and that is located on the same Lot as a single-family Housing unit, duplex, triplex, townhome or other Housing unit.
- B. The Park Model Trailer shall be on a semi-permanent or permanent foundation that has utility connections. All drainage, floodplain, sanitary sewer or septic waste disposal requirements and all other zoning standards, including, but not limited to, those governing site development and detached Accessory Buildings, shall be met.

- C. A County Building permit and inspection for installation of a Park Model Trailer shall be required. Additions to a Park Model Trailer, such as decks and stairs, must be submitted to the County for review and approval.

2.150.160. ~~Storage and accessory uses~~ Cargo Containers and enjoyment of Property.

A Cargo Container is not allowed for human occupancy in any Zoning District, unless specifically converted to, and properly permitted as a Dwelling Unit, in which case the Cargo Container would be regulated under the Building Code. While adhering to the general provisions and the specific provisions of the applicable Zoning District enumerated in this section, a Cargo Container is permitted as an Accessory Use for storage purposes. Moreover, a Special Use Permit, in accordance with PCDSC § 2.151.010 and the general and specific provisions enumerated in this section, shall be issued prior to a Cargo Container being placed on a Property for storage purposes with no existing Principal Use.

- A. General Provisions~~Mobile homes, manufactured homes and recreational vehicles (RV)/travel trailers are prohibited as storage facilities in any zone.~~
1. A Cargo Container shall not exceed 510 square feet in size as calculated from the measurements of the base of the container.
 2. A Cargo Container shall be placed and situated in conformance with the required Development standards for detached Accessory Buildings in the applicable Zoning District.
 3. A Cargo Container shall not be placed, stored, or used on a Property or any area that is within the flood plain or flood way.
 4. A Cargo Container shall be removed from any chassis, axels or wheels and be set upon the ground and secured thereto to prevent unintended movement of the Cargo Container.
 5. A Cargo Container and the equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Owners shall keep the exterior and interior of the Cargo Container in a clean and sanitary condition.
 6. A Cargo Container shall be painted with a single muted, earth tone color or subdued hue that is compatible with the surrounding environment.
 7. Any utility connections servicing a Cargo Container must be permitted and consistent with the County adopted Building Code standards.
 8. No toxic, explosive, flammable, radioactive, or other similar material or chemicals unless otherwise allowed by law shall be stored in a Cargo Container.
 9. A Cargo Container may not be leased, subleased, or rented separate and apart from the Property on which it resides for either long-term or short-term periods.
 10. A Cargo Container shall not be used to store merchandise, equipment, products, supplies, and materials produced or needed for operating a Business.
 11. A Cargo Container shall not be used for displaying advertisements or for Advertising purposes.
 12. In all Zoning Districts, a Temporary Use Permit may be issued to the Lot owner to permit a Cargo Container for storage to provide for the protection and security of equipment and/or materials on a Lot during construction. Such a request shall require an active Building permit while the temporary Use is in effect and shall be renewed on a six (6) month basis, for a maximum of eighteen (18) months.
 13. A Cargo Container may be used for storage on a temporary basis in any Zoning District to respond to a natural disaster and/or the events immediately following such event, as determined by the Community Development Director or his/her designee.

- ~~B. Specific Provisions by Zoning District Mobile homes and manufactured homes are prohibited as a guest house or casita, except where a mobile home or manufactured home is a permitted use in the zone.

 - 1. A Cargo Container is not permitted for storage in the following Zoning Districts: MH, RV, TR, R-35, R-20, R-12, R-9, R-7, MD, MR, AC-1, AC-2, AC-3, O-1, O-2, C-1, MH-8, MHP-435 and PM/RVP-435.
 - 2. A Cargo Container is permitted for storage in CAR, RU-10, RU-5, RU-3.3, RU-2 RU-1.25, RU-C and R-43 subject to the following requirements:
 - a. One Cargo Container may be kept on an individual Lot that is a minimum of one (1) Acre. An additional one (1) Cargo Container per one (1) Acre over the minimum Lot size may be kept on an individual Lot up to a total maximum of three (3) Cargo Containers.
 - b. It shall require a Building permit if its size exceeds 200 square feet in size as calculated from the measurements of the base of the container.
 - i. A single storage shed of a durable material that does not exceed 200 square feet in size as calculated from the measurements of the base of the shed is permitted for storage subject to the provisions of this section and the applicable Zoning District.
 - c. It shall not be stacked on top of another Cargo Container.
 - 3. A Cargo Container is permitted for storage in C-2, and C-3, subject to the following requirements:
 - a. One Cargo Container may be kept on an individual Lot.
 - b. It shall require a Building permit if its size exceeds 200 square feet in size as calculated from the measurements of the base of the container.
 - i. A single storage shed of a durable material that does not exceed 200 square feet in size as calculated from the measurements of the base of the shed is permitted for storage subject to the provisions of this section and the applicable Zoning District.
 - 4. A Cargo Container is permitted for storage in CI-1, CI-2, I-1, I-2, and I-3, subject to the following requirements:
 - a. One Cargo Container may be kept on an individual Lot. An additional one (1) Cargo Container per one (1) Acre of Lot size may be kept on an individual Lot up to a total maximum of three (3) Cargo Containers
 - b. A Cargo Container used for cargo purposes in industrial Zoning Districts may be stacked on top of another Cargo Container used for cargo purposes in accordance with regulations from the Occupational Safety and Health Administration (OSHA).~~
- ~~C. Manufactured homes and travel trailers are prohibited as an accessory use, except where permitted by a special density permit.~~
- ~~D. Containers that are designed to be used for storage and appear to be cargo containers, yet do not meet the specifications for commercial shipping, packing, or transportation of freight, shall comply with the requirements of this section; except under special circumstances, as determined by the zoning inspector, or natural disasters, such containers may be used for storage on a short term basis in any zone.~~
- ~~E. Containers formerly used for transporting sea going cargo, railroad cars, cabooses, semi-trailers, shipping containers, camper shells, or other units which slide off a chassis or frame including a body, box or unit which is removed from a chassis are not allowed for human occupancy in any zone.~~
- ~~F. Containers formerly used for transporting sea going cargo, railroad cars, cabooses, semi-trailers, shipping containers, camper shells, or other units which slide off a chassis or frame including a body, box or unit which is removed from a chassis are prohibited as storage facilities or accessory buildings in the following zones:~~

CR-1A, CR-1, CR-2, CR-3, CR-4, CR-5, MH, RV, MHP, PM/RVP, TR, R-43, R-35, R-20, R-12, R-9, R-7, MD, MR, AC-1, AC-2, AC-3, O-1, O-2, C-1, MH-8, MHP-435 and PM/RVP-435.

- G. Containers formerly used for transporting sea-going cargo, railroad cars, cabooses, semi-trailers, shipping containers, or other units which slide off a chassis or frame including a body, box or unit which is removed from a chassis are allowed as storage facilities in CAR, SR, SR-1, SH, GR, RU-10, RU-5, RU-3.3, RU-2 and RU-1.25, subject to the following requirements:
1. Containers may not be stacked;
 2. Containers shall be:
 - a. Limited to one per acre, but not to exceed three per parcel;
 - b. Shall not be larger than 400 square feet in size;
 - c. Shall be painted in a mono-color; and
 - d. Shall not be used for advertisements.
- H. Containers formerly used for transporting sea-going cargo, railroad cars, cabooses, semi-trailers, shipping containers, or other units which slide off a chassis or frame including a body, box or unit which is removed from a chassis are allowed as storage facilities in CB-1, CB-2, CI-B, C-2, and C-3, subject to the following requirements:
1. Limited to one per parcel;
 2. Shall not be larger than 400 square feet in size;
 3. Shall be painted in a mono-color; and
 4. Shall not be used for advertisements.
- I. Containers formerly used for transporting sea-going cargo, railroad cars, cabooses, semi-trailers, shipping containers, or other units which slide off a chassis or frame including a body, box or unit which is removed from a chassis are allowed as storage facilities in CI-1, CI-2, I-1, I-2, and I-3, subject to the following requirements:
1. Containers used for storage:
 - a. Shall be painted in a mono-color; and
 - b. Shall not be used for advertisements.
 2. Cargo or shipping containers used for cargo purposes in industrial zones are not considered storage facilities and may be stacked.
- J. Cargo containers used by licensed contractors for temporary storage of equipment and/or materials at a construction site during construction that is authorized by a county building permit are allowed in any zone.

(Ord. No. 011812-ZO-PZ-C-007-10, § 11)

2.150.170. Exception for slope.

Parking spaces or detached garages may be occupied or built to within five feet of the sStreet line on any ~~lot~~ Lot where the slope of the front half of the ~~lot~~ Lot is greater than one-foot rise or fall in a seven-foot run from the established sStreet elevation at the property line or where the elevation of the front half of the ~~lot~~ Lot is more than four feet above or below the established sStreet elevation at the property line.

(Ord. No. 011812-ZO-PZ-C-007-10, § 11; Ord. No. 61862, § 2320. Formerly § 2.150.240)

2.150.180. Maintenance of stock-tight fences Fences.

All ~~livestock and poultry~~ kept in any residential, ~~business or industrial~~ Zoning District shall be kept confined by ~~fences~~ or other restraints of sufficient strength and durability to prevent such ~~livestock and poultry~~ from roaming at large.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11; Ord. No. 61862, § 2321. Formerly § 2.150.250)

2.150.190. General information, location, and ~~use for~~ Factory-built ~~buildings~~ (modular) and ~~manufactured homes~~ Manufactured Homes.

~~This title~~ This Title, for the unincorporated area of the ~~county~~ County, provides for the residential ~~use of a~~ Factory-built ~~building~~ (modular) and ~~manufactured home~~ Manufactured Home as follows:

- A. ~~Factory-built building (modular)~~ Building (Modular Home).
 - 1. A ~~structure~~ Structure fabricated in a factory and delivered to the ~~building site~~ Building Site in one or more sections;
 - 2. The ~~structure~~ Structure shall be designed only for installation on a site-built permanent foundation and not designed to be moved once installed on the foundation. The unit shall include all the plumbing, heating, cooling and electrical systems of the ~~building~~ Building and shall bear the Arizona insignia of approval pursuant to A.R.S. § 41-2195;
 - 3. A ~~factory-built building~~ Building shall be considered the same as a ~~building~~ Building and/or a ~~dwelling unit~~ Dwelling Unit; and
 - 4. Building permits for these ~~structures~~ Structures may be issued only in those residential ~~zones~~ Zoning Districts which allow ~~conventional construction~~ Conventional Construction of homes as a ~~permitted use~~ Permitted Use.
- B. ~~Manufactured home~~ Manufactured Home. A ~~dwelling unit~~ Dwelling Unit, transportable in one or more sections, manufactured after June 15, 1976, built to HUD standards with a HUD seal affixed, and does not include a ~~recreational vehicle~~ Recreational Vehicle as defined in PCDSC § 2.10.010, or a ~~mobile home~~ Mobile Home or ~~factory-built building (modular)~~ Building (modular) as defined in this section, which:
 - 1. In the traveling mode is greater than eight feet in width or ~~40~~ 30 feet in length, or when erected on a site, is more than 320 square feet; and
 - 2. Is built on a permanent chassis; and
 - 3. Is designed to be used as a dwelling, with or without a permanent foundation, when connected to the required ~~utilities~~ Utilities, which include the plumbing, heating, cooling and electrical systems therein and subject to all the standards itemized below:
 - a. If a perimeter foundation wall is not installed, all sides of the home shall extend to meet the ground, or a facade with the appearance of a foundation wall shall be used on all sides of the home, or skirting of approved material.
 - 4. Installation permits for these ~~structures~~ Structures may be issued only in accordance with those residential ~~zones~~ Zoning Districts in which ~~manufactured homes~~ Manufactured Homes are a ~~permitted use~~ Permitted Use, pursuant to floodplain regulations.
 - 5. Only ~~manufactured homes~~ Manufactured Homes completed ~~after June 15, 1976~~ within 25 years of permit application, to standards established by the U.S. Department of Housing and Urban Development shall be allowed within the unincorporated areas of ~~the county~~ Pinal County. The

age limit shall apply to ~~manufactured home~~Manufactured Home installation permits issued on or after January 5, 2004. The only exception will be those ~~mobile homes~~Mobile Homes having been approved for rehab prior to January 5, 2004, and Manufactured Homes being relocated from one location within unincorporated Pinal County to another location within Pinal County, which will be issued one installation permit only for the lifetime of the ~~mobile home~~Mobile Home or Manufactured Home.

- C. ~~Mobile h~~Home. A factory-assembled portable ~~s~~Structure exceeding eight feet wide and/or ~~40~~30 feet long, containing ~~k~~Kitchen and bathroom facilities and service connections, built on or prior to June 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used without a permanent foundation as a ~~dwelling unit~~Dwelling Unit when connected to on-site ~~u~~Utilities, except that it does not include a ~~recreational vehicle~~Recreational Vehicle as defined in PCDSC § 2.10.010 or a ~~manufactured home~~Manufactured Home or ~~f~~Factory-built home as defined in this section. A ~~mobile home~~Mobile Home does not comply with the National Manufactured Home Construction and Safety Standards Act of 1974. No installation permits for ~~mobile homes~~Mobile Homes shall be issued on or after January 5, 2004. The only exception will be ~~mobile homes~~Mobile Homes approved for rehabilitation by Pinal County prior to January 5, 2004, and where the rehabilitation is completed by the applicant and approved by Pinal County prior to July 1, 2004. These rehabilitated ~~mobile homes~~Mobile Homes will be issued one installation permit only for the lifetime of the ~~mobile home~~Mobile Home.
- D. As of the effective date of the ordinance codified in ~~this title~~this Title, ~~mobile home~~Mobile Home and ~~manufactured home~~Manufactured Home unit ~~e~~Construction and safety standards adopted by the U.S. Department of Housing and Urban Development (HUD), pursuant to section 7(D), Department of Housing and Urban Development Act, 42 USC 3535(D), title VI, Housing and Community Development Act of 1974 (42 USC 5401) and amendments thereto, are hereby adopted as the ~~mobile home~~Mobile Home and ~~manufactured home~~Manufactured Home unit ~~e~~Construction and safety standards for the ~~e~~County. One copy each of 42 USC 5401 is maintained in the office of the ~~e~~Clerk of the ~~b~~Board of ~~s~~Supervisors, in each district office of the ~~s~~Supervisors and is hereby adopted by this reference.
- E. As of the effective date of the ordinance codified in ~~this title~~this Title, the ~~county zoning inspector~~County Zoning Administrator shall not issue an installation permit for any ~~mobile home~~Mobile Home or ~~manufactured home~~Manufactured Home within the ~~e~~County unless said ~~mobile home~~Mobile Home or ~~manufactured home~~Manufactured Home can be proven to comply with those standards set forth in subsection (D) of this section. These regulations shall also apply to any ~~mobile home~~Mobile Home or ~~manufactured home~~Manufactured Home installation permit sought to be issued for the relocation (i.e., from one location to another location on the same property or different property) of any ~~mobile home~~Mobile Home or ~~manufactured home~~Manufactured Home within the ~~e~~County, except as provided in subsection (G) of this section.
- F. It shall be the responsibility of the permit applicants to demonstrate to the ~~zoning inspector~~Zoning Administrator that the ~~mobile home~~Mobile Home or ~~manufactured home~~Manufactured Home, for which an installation permit is requested, is in compliance with the standards set forth in subsection (D) of this section. Proof of compliance shall include, but is not necessarily limited to:
1. A decal certifying that the ~~manufactured home~~Manufactured Home has been inspected and constructed in accordance with the requirements of the U.S. Department of Housing and Urban Development (HUD) in effect at the date of manufacture wherein such date shall not have been prior to June 15, 1976; or
 2. A State of Arizona insignia of approval as defined by A.R.S. § 41-2142, and its successor.
- ~~G. — Exceptions.~~
- G. Hybrid Construction. A Building or portion of any Building consisting of closed Construction and open Construction as defined by A.R.S. § 41-4001 may be permitted provided that:

1. Any Building, Building component, assembly or system manufactured in such a manner that concealed parts or processes of manufacture that cannot be inspected before installation at the Building Site without disassembly, damage or destruction can be demonstrated to meet equivalent applicable Building Codes that are required for open Construction as required by the Pinal County Building Official.

H. Exceptions.

1. The provisions of subsection (E) of this section shall not apply to a ~~recreational vehicle~~Recreational Vehicle as defined in A.R.S. § 41-2142.
2. ~~The provisions of subsection (E) of this section shall not apply to a mobile home as defined in subsection (C) of this section, provided the applicant for the installation permit is the owner of the mobile home and that the applicant furnishes proof of compliance with the following conditions and requirements:~~
 - a. ~~The mobile home has been continuously occupied by the owner/applicant for a period of not less than one year immediately preceding the application date;~~
 - b. ~~The mobile home continuously, for a period of not less than one year immediately preceding the installation permit application date, has been located on land not owned by the owner of the mobile home and the owner of the mobile home has paid rent for the mobile home space during that period of time;~~
 - c. ~~The owner/applicant intends to continue to occupy the mobile home following issuance of the installation permit;~~
 - d. ~~The owner/applicant shall state in a written affidavit that the above stated conditions and requirements have been or will be complied with and that the owner/applicant shall continue to occupy the mobile home following issuance of the installation permit; and~~
 - e. ~~The mobile home is to be moved to and installed upon a mobile home space not owned by the owner of the mobile home and the owner of the mobile home is to pay rent for the mobile home space pursuant to a rental agreement as defined in A.R.S. § 33-1409.~~
 - i. ~~The planning director or the county manager shall have authority to waive the foregoing requirement and allow installation of an owner-occupied mobile home upon property belonging to the owner.~~ 2. Pursuant to A.R.S. § 41-4048, A Mobile Home that is rehabilitated in accordance with rehabilitation rules adopted by the Arizona Department of Housing and receives a certificate, shall be deemed by the County to be acceptable for relocation into an existing Mobile Home park. This subsection does not apply to a Person bringing a Mobile Home into this state as a tourist. ~~supervisors shall have the authority to review and amend any decision of the planning director or the county manager.~~

~~(Ord. No. 011812-ZO-PZ-C-007-10, § 11; Ord. No. 61862, § 2330. Formerly § 2-150.330)~~

2.150.200. Group ~~h~~ Homes.

To permit the establishment of ~~group homes~~Group Homes in residential neighborhoods, while preserving the residential character of the community.

- A. Definition. The term "~~group home~~Group Home" means a ~~licensed~~ home suitable for accommodating more than six, but fewer than 11 adults or minor children who require special care for physical, mental, or developmental disabilities. This definition shall include Assisted Living Homes and Sober Living Homes but shall not include Halfway/Correctional/Sex Offender Transitional Facilities or Shelter Homes for people at risk.
- B. ~~Homes~~Notwithstanding the definition of "Family" in PCDC § 2.10.010 of this Code, homes of six or fewer ~~p~~Persons receiving care on a 24-hour-per-day basis shall be considered a single-family residence

for the purposes of ~~this title~~ this Title, subject to meeting applicable Building and Fire Code requirements. The limitation of six or fewer ~~p~~Persons does not include the operator or members of the operator's ~~f~~Family or staff.

- C. Group ~~h~~Homes shall be permitted without conditions in the SR, SR-1, SH, GR, GR-5, GR-10, CR-1A, CR-1, CR-2, CR-3, CR-4, CR-5, TR, MH, RU-10, RU-5, RU-3.3, RU-2, RU-1.25, R-43, R-35, R-20, R-12, R-9, R-7, MD, AC-1, AC-2, and AC-3 ~~zoning districts, and MH-8 Zoning Districts,~~ subject to issuance of a ~~use permit~~ Zoning Clearance by the ~~zoning inspector~~ Zoning Administrator showing compliance with the requirements of this subsection.
- D. Requirements.
1. If licensing is required by the State of Arizona, for the ~~u~~Use, proof of such licensure shall be provided to the ~~planning~~ Community Development Department and ~~development department;~~ the operator of such licensed Group Home shall comply with all applicable laws and regulations governing licensed Group Homes.
 2. The establishment must obtain a certificate of occupancy if required by ~~county building codes;~~ County Building Codes.
 3. No ~~such home~~ Group Home shall be located on a ~~lot~~ Lot with a property line within 1,200 feet, measured in a straight line in any direction, of the ~~lot line~~ Lot Line of another ~~such group home;~~ Group Home.
 4. The establishment must meet the minimum off-street parking requirements as set forth in PCDSC § 2.140.020; ~~and.~~
 5. There shall be no exterior signage or other exterior indication that the property is being used as a ~~group home~~ Group Home. This shall not prevent improvements that are necessary for compliance with the Americans with Disabilities Act.

(Ord. No. 011812 ZO PZ C 007 10 , § 11; Ord. No. 61862, § 2331. Formerly § 2.150.340)

6. No applicant or operator shall;
 - a. Have been convicted or pled *nolo contendere* to any sex offense, for which the Person is required to register as a sex offender, committed within ten years prior to the date of the application for this Zoning Clearance;
 - b. Have been convicted or pled *nolo contendere* to any arson offense committed within seven years prior to the date of the application for this Zoning Clearance;
 - c. Have been convicted or pled *nolo contendere* to any violent felony which involved doing bodily harm to another Person committed within ten years prior to the date of the application for this Zoning Clearance;
 - d. Have been convicted or pled *nolo contendere* to the unlawful sale or furnishing of any controlled substances committed within seven years prior to the date of the application for this Zoning Clearance; or

- e. Be on parole or formal probation supervision on the date of the submittal of the application for this Zoning Clearance or at any time thereafter.
7. The Group Home shall not House any Person whose tenancy would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others. An individual required to register under Arizona law as a sex offender and classified as a Level II or Level III community risk (intermediate to high risk) is not permitted to live in a Group Home.
8. An administrative record of each group home shall be maintained with the Community Development Department. Group Homes that have allowed federal or state licenses to lapse shall be deemed non-compliant and will be removed from the administrative record. To reinstate a Group Home, the owner or authorized agent shall reinitiate the application and review process by filing a registration request, application, and all applicable fees for review and consideration. Refiling these materials does not guarantee Zoning Clearance; and
9. The County reserves the right to revoke authorization to operate if it demonstrates that a Group Home cannot, or will not, operate in a manner that integrates with the existing community or that a Group Home operates in a manner that disrupts the residential character of the home or the community.
10. Group Homes not licensed by the state shall comply with the Environmental and Physical Plant Requirements set forth in Arizona Administrative Code R9-12-207.

2.150.210. Bed and ~~b~~Breakfast.

In addition to the requirements of a specific ~~zone~~Zoning District, a ~~b~~Bed and ~~b~~Breakfast is subject to the following additional requirements:

- A. Structures shall be altered or built in a way that maintains a residential appearance.
- B. For parking requirements, see PCDSC § 2.140.020.
- C. No long-term rental of rooms shall be permitted; the maximum length of stay shall be 30 consecutive days.
- D. Other than registered guests, no meals shall be served to the general public.
- E. A specific ~~site plan~~Site Plan shall be submitted for review and approval, subject to ~~chapter~~PCDSC § 2.200-PCDSC.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11)

2.150.220. Church~~Places of worship.~~

~~Churches~~Places of worship are subject to the following requirements:

- A. The primary access to the site is from an existing or planned arterial or collector ~~s~~Street.
- B. Structures must be set back from any residential ~~lot line~~Lot Line, one foot for each one foot in height of the tallest part of the ~~s~~Structure, other than the steeple.
- C. Maximum height of 40 feet, excluding unoccupied towers or steeples (See PCDSC § 2.150.060(B) for height of steeples).

- D. For parking requirements, see PCDSC § 2.140.020.
- E. A specific ~~site plan~~ Site Plan shall be submitted for review and approval, subject to ~~chapter~~ PCDSC § 2.200-PCDSC.
- F. For height limit exceptions, see PCDSC § 2.150.060.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11)

2.150.221. ~~Reserved. Cluster option for RU-10 and RU-5 zoning districts.~~

The requirements for the cluster option for the GR zoning district can be found in PCDSD 2.40.040. The requirements for the cluster option for RU-10 and RU-5 zoning districts are as follows:

- A. ~~Intent.~~ The cluster option provides for:
 - 1. ~~Voluntary, permanent conservation of open space as a product of the subdivision of land.~~
 - 2. ~~Protection of natural features including riparian areas, rock outcrops and natural topography.~~
 - 3. ~~Flexibility in designing residential developments while not exceeding standard residential densities in these zones.~~
- B. ~~The purpose of the cluster option is to:~~
 - 1. ~~Preserve significant conservation open space areas without increasing overall residential densities;~~
 - 2. ~~Encourage and provide incentives for innovative site planning that is harmonious with the natural features and constraints of the property;~~
 - 3. ~~Support open spaces that are interconnected, continuous, and integrated, particularly when located contiguous to public preserves;~~
 - 4. ~~Allow for design innovation, flexibility, and more cost effective development due to more efficient servicing of the development with utilities, roads and other services; and~~
 - 5. ~~Provide additional usable open space.~~
- C. ~~1. These cluster standards may be used to allow development on land containing natural features while permanently conserving substantial amounts of valuable open space.~~
 - 2. ~~The cluster option is only to be applied to land that contains natural features such as desert washes, riparian areas, prominent peaks and ridges or natural slopes over 15 percent, and shall not be applied to agricultural lands where natural features have been removed, such as farm fields.~~
 - 3. ~~The cluster option can only be used in conjunction with the application for a subdivision plat submitted and processed in accordance with this title and other regulations.~~
 - 4. ~~This cluster option shall not be used in conjunction with a planned area development overlay zoning district application. Except as noted in this chapter, all other requirements of this title shall apply.~~
- D. ~~Permitted uses.~~ Unless listed below, a use is not permitted with the cluster option. The uses listed below may be different from the permitted uses in the base zone. The following uses may not be mixed with the permitted uses in the base zone unless approved with a special use permit:
 - 1. ~~One family dwelling unit, conventional construction.~~
 - 2. ~~Child care (no more than ten children) for which compensation is received.~~

- 3. — Church, subject to the requirements of PCDSC 2.150.220.
- 4. — Community service agency, library or museum.
- 5. — Governmental structures, fire district stations, sheriff's facilities and their accessory uses.
- 6. — Group home, subject to PCDSC 2.150.200. Guest house/casitas, subject to the requirements of PCDSC 2.150.240.
- 8. — Home occupation, subject to the requirements of PCDSC 2.150.260.
- 9. — Parks.
- 10. — Private stable for the exclusive use by residents, provided the site contains not less than ten acres and the buildings or structures housing animals are set back from all lot lines a distance of not less than 100 feet.
- 11. — Public schools.
- 12. — Detached accessory buildings.
 - a. — Maximum height: 20 feet.
 - b. — Minimum distance to main buildings: Seven feet.
 - c. — Minimum distance to front lot line: 60 feet.
 - d. — Minimum distance to side and rear lot lines: Four feet.
 - e. — Accessory buildings shall be detached from the main building except they may be attached by means of an unenclosed structure that has only one wall not over six feet high which shall be placed on only one side of the structure.
- E. — *Development standards.* Development standards shall be in accordance with the zone where the development is located, except as modified herein:
 - 1. — Minimum subdivision area: 160 acres.
 - 2. — Maximum density: Determined by dividing the subdivision area by the minimum lot area for the applicable zone without using this cluster option.
 - 3. — Minimum lot size: 5,000 square feet.
 - 4. — Minimum setbacks: front: 20 feet; side: eight feet; rear: 25 feet.
 - 5. — Minimum lot width: 50 feet.
 - 6. — Subdivision perimeter. The subdivision perimeter shall consist of a conservation open space buffer a minimum of 200 feet in width. Roadways may not act as a buffer; however, roadways may cross buffer areas and shall do so over the shortest distance feasible, preferably at 90-degree angles and in a manner that minimizes impacts to the conservation open space buffer and existing neighboring residential uses. Crossings. If approved by the planning director, roads, driveways, utility easements or similar improvements may cross conservation open space areas in alignments that are the least disruptive to the natural features, including topography, of the site.
 - 8. — Fencing. Wildlife friendly fencing shall be used, with the following exceptions:
 - a. — Fencing and walls in private living areas on individual lots; and
 - b. — Fencing and walls for domestic pet enclosures on portions of lots not restricted by a conservation easement.

9. — ~~Driveways. Widths shall be limited to a maximum of 24 feet with a maximum three-foot graded area on each side of the driveway. In sloped conditions, disturbed areas beyond the maximum three-foot graded area shall be restored. Maneuvering and turnaround areas adjacent to the private living areas of the lot may be wider than 24 feet.~~
- F. — ~~Open space. The subdivision's open space shall protect the subdivision's primary conservation features and provide links, as appropriate, between open space areas and important habitat areas. Open space requirements are as follows:~~
1. — ~~A minimum of 30 percent of the subdivision shall be open space.~~
 2. — ~~No more than 50 percent of the required open space shall be recreation area open space as defined in chapter 2.10 PCDSC. The remaining required open space shall be conservation open space as defined in chapter 2.10 PCDSC.~~
 3. — ~~Open space adjacent to public parks or preserves may be deeded to the county, if approved by the supervisors, or to a nonprofit land trust.~~
 4. — ~~Except where protection of sensitive natural resources is paramount, frequent nonvehicular access points shall be provided to the open space areas of the subdivision making the open space amenities equally accessible to all residents of the subdivision.~~
 5. — ~~To maximize conservation open space benefits, open space areas shall provide connections to public preserves, undisturbed riparian areas and natural areas on adjoining properties where appropriate. Where possible, conservation open space areas shall be designed as part of a larger contiguous and integrated open space system of undeveloped areas.~~
 7. — ~~Buffers shall be provided adjacent to existing development to mitigate impacts of sound, visibility and traffic. Buffers may include landscaping, walls, fences, pathways, drainage ways, natural features and existing vegetation. Roads shall not be used as buffers.~~
 8. — ~~Ownership and control of conservation open space areas shall be:~~
 - a. — ~~As part of an individual, private lot with recorded covenants running with the land; or~~
 - b. — ~~By a homeowners' association, as specified in this section; or~~
 - c. — ~~By the county, as legally dedicated either in fee simple or as a conservation easement, by form of instrument approved by the county. The county may but is not required to accept conservation open space areas; or~~
 - d. — ~~By a nonprofit organization with perpetual existence that is acceptable to the county and whose principal purpose is to conserve natural areas and/or natural resources. The conservation open space areas are to be owned and maintained by the homeowners' association of the subdivision; the subdivider shall record covenants, conditions and restrictions approved by the county including maintenance and preservation standards running with the land. The covenants shall contain the following provisions:~~
 - a. — ~~A clause stating that designated conservation open space on the subdivision plat shall be restricted to conservation open space in perpetuity, and maintained by the homeowners' association; and~~
 - b. — ~~A clause stating that the county is not responsible for maintenance or liability of the conservation open space areas, but that the county may enforce the maintenance and preservation standards and that the clause cannot be amended or repealed without the written consent of the county.~~
- G. — ~~Grading. Grading shall be in accordance with county grading and drainage regulations, standards and policies. Additional grading requirements for subdivisions using the cluster option are:~~

1. ~~Grading of a subdivision is permitted only for infrastructure including roadways, drainage facilities, utilities, recreation facilities and within the approved development areas.~~
 2. ~~The maximum grading area on lots smaller than one acre (43,560 square feet) is 16,000 square feet.~~
 3. ~~The maximum grading area on lots one acre or larger is 20,000 square feet.~~
 4. ~~Lots with grading area limitations as described in subsections (G)(1) and (2) of this section shall have building envelopes delineated on the subdivision plat indicating the maximum area of the lot to be graded.~~
 5. ~~The development shall be designed to have the least impact on the primary conservation features.~~
 6. ~~Cut and fill.~~
 - a. ~~Cut material may not be pushed, dumped or disposed over any existing 15 percent or greater slope.~~
 - b. ~~Fill depth may not exceed eight feet and the face of exposed constructed slopes may not exceed eight vertical feet when measured from existing grade to the finished elevation.~~
 - c. ~~The height of any exposed cut slope shall not exceed 12 vertical feet. Larger cuts are permitted provided they are completely shielded from view from all surrounding areas.~~
 7. ~~Within washes that have riparian habitat, only that grading for roadways and utilities that is necessary to provide access to approved development areas is permitted. Wash disturbance shall be minimized and all utilities shall be installed within utility easements, except where a utility easement is not a practical location for the utility as confirmed by the planning director, then the utility crossing shall utilize the least intrusive construction methodology. The disturbed wash area is subject to mitigation and revegetation as approved by the planning director. Graded and disturbed areas outside private living areas and fenced or walled pet runs shall be revegetated with plant material that replicates the understory, mid-story and canopy of adjoining open space areas. Drought tolerant, low water use plants including trees, shrubs, cacti, ground cover, grasses and seed mixes approved by the planning director may also be used.~~
 9. ~~Except as provided in subsection (G)(8) of this section, revegetation of graded or disturbed areas shall be with indigenous trees, shrubs, and ground cover to simulate understory, mid-story and canopy of adjoining open space areas.~~
 10. ~~Grading design, including the requirements of this section, will be included on the grading/landscape and restoration plan submitted with the tentative plat.~~
- H. ~~Infrastructure standards.~~
1. ~~Cluster development shall comply with county roadway standards.~~
 2. ~~Streets shall be laid out in a manner that avoids or minimizes adverse impacts to conservation open space areas to the greatest extent practical.~~
- ~~is no restriction on cul-de-sac length in a cluster subdivision project, subject to satisfaction of public health and safety concerns including reasonable accommodation for emergency vehicles. No cul-de-sac may serve more than 50 dwellings or any use that would generate 500 or more average daily vehicle trips. The county may require enhanced cul-de-sac street design, including traffic calming devices or additional pavement width, to reasonably offset local traffic impacts and public safety concerns created by additional cul-de-sac length.~~
- I. ~~Submittal requirements.~~ For review purposes, a cluster project submittal will include:

1. ~~Tentative subdivision plat to county standards and application requirements.~~
2. ~~Grading, landscaping and restoration/revegetation plans are required for all portions of the site disturbed during development.~~
3. ~~Covenants, conditions and restrictions that will apply to the cluster subdivision project.~~
4. ~~Application for review of a tentative subdivision plat utilizing the cluster option shall be submitted in writing together with required fees to the planning and development department. Procedures. County subdivision platting procedures shall apply to the processing of cluster subdivision projects. The following additional requirements also apply:~~
 1. ~~A pre-application concept review meeting with the planning and development department is required for all proposals prior to submittal of a tentative plat utilizing the cluster option. The applicant shall prepare for the meeting a preliminary plan that shows:~~
 - a. ~~Proposed recreation area and conservation open space areas;~~
 - b. ~~Lot pattern;~~
 - c. ~~Street layout; and~~
 - d. ~~All development areas.~~
 2. ~~The applicant shall consult with other applicable governmental agencies, affected utility companies and property owners within 600 feet of the site and submit a summary report that includes the names, addresses and dates of consultations to the planning director at least 30 calendar days prior to review of the subdivision plat by the commission.~~
 3. ~~The tentative plat shall be prepared according to the county subdivision regulations. Additionally, the tentative plat shall include the following:~~
 - a. ~~Determination of density yield shall be determined by the minimum lot area in each applicable zone.~~
 - b. ~~Identification of open space areas, including primary conservation areas.~~
 - c. ~~Identification of development areas.~~
 - d. ~~Approximate location of building sites.~~
 - e. ~~Grading limits in accordance with subsection (G) of this section.~~
 - f. ~~The lot lines should, where possible, be located approximately midway between house locations and may include L-shaped or "flag lots" subject to the following requirements:~~
 - i. ~~Minimum 30 foot width of "pole" portion of flag lot; County drainage requirements are met and drainage conflicts are not created;~~
~~Driveways for flag lots shall be paved; and Minimum lot size for flag lots is 20,000 square feet.~~
 - g. ~~The tentative and final plat will include notes specifying the conservation and recreation area open space included on the plat are permanent and are not to be re-subdivided or used for any purposes other than open space as defined herein.~~
- K. ~~Review. The planning and development department shall review the application and plat to determine if they are acceptable for further processing.~~
 1. ~~If rejected, planning staff shall specify the conditions and revisions that must be complied with before the plat can be accepted by staff for further processing.~~

2. — Once accepted, copies of the plat will be transmitted to the applicable county departments for review.

L. — ~~Applicable county departments review.~~ Applicable county departments shall review the plat for compliance with the county's subdivision regulations and appropriateness of subdivision layout to the subdivision's primary conservation features and the purposes of this section. Diversity and originality in lot layout are encouraged to achieve the best possible relationship between recreation area and conservation open space areas. To the greatest extent possible and practical, the subdivision layout shall:

1. — Protect and conserve riparian areas, slopes greater than 15 percent and significant peaks and ridges from grading, clearing, filling or construction except as necessary for essential infrastructure;
2. — Use of buffers to minimize conflicts between residential uses, conservation areas and wildlife habitat;
3. — Locate development on the least environmentally sensitive areas of the subdivision;
4. — Protect wildlife habitat;
5. — Avoid locating dwellings on prominent hilltops or ridges;
6. — Preserve sites of historic, archaeological or cultural value, preserving their character and integrity;
7. — Provide pedestrian and hiking trails that provide for pedestrian safety and convenience and connectivity between properties and activities or features of the project; make open space areas intended for recreational use easily accessible to pedestrians; and
8. — Consolidate and connect open space areas and minimize fragmentation of conservation open space areas within the subdivision.

The commission shall review the tentative plat for conformance with the county subdivision regulations and conformance with the intent, purpose and requirements of this chapter and for design that is compatible with the primary conservation features of the subdivision.

(Ord. No. 011812 ZO-PZ-C-007-10, § 11)

2.150.230. Golf courses.

Except for miniature golf, and restricted related facilities, such as clubhouse, ~~restaurant, bar~~ Restaurant, Bar or cocktail lounge, rest rooms, pro shop, and ~~Buildings~~ Buildings for the maintenance and storage of golf course equipment are subject to the following requirements:

- A. The site shall be a minimum of 30 ~~a~~ Acres.
- B. All ~~Buildings~~ Buildings shall be a minimum of 200 feet to any boundary of the site.
- C. The course shall have a minimum of nine holes.
- D. Any driving range shall be placed so that flying balls will be directed toward the interior of the site.
- E. All ~~outdoor lighting~~ Outdoor Lighting shall be hooded and controlled so that the source of the light shall not be visible from any adjoining residential ~~zone~~ Zoning District and shall meet the requirements of ~~chapter~~ PCDSC § 2.195-PCDSC.
- F. For parking requirements see PCDSC § 2.140.020.

- G. A specific ~~site plan~~ Site Plan shall be submitted for review and approval, subject to ~~chapter~~ PCDSC § 2.200-PCDSC.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11)

2.150.240. ~~Guest house/casita~~ Accessory Dwelling Unit.

In addition to the requirements of a specific ~~zone~~ Zoning District, ~~guest houses/casitas~~ Accessory Dwelling Units (ADUs) are subject to the following additional requirements:

- A. Detached Accessory Dwelling Unit
 - 1. Minimum development standards:
 - a. A detached Accessory Dwelling Unit shall conform to the development standards of the Main Building, including architectural elevations and materials.
 - i. A Park Model Trailer permitted as a single-family independent Accessory Dwelling Unit is exempt from conforming to the architectural elevation and material development standards of the Main Building in accordance with PCDSC § 2.150.155.
 - b. A detached Accessory Dwelling Unit shall be a minimum of 250 square feet.
 - c. A detached Accessory Dwelling Unit shall meet the front, rear and side Setbacks of the Zoning District in which the subject Lot is located.
 - d. A detached Accessory Dwelling Unit shall not exceed the height of the Main Building.
 - e. No detached Accessory Dwelling Unit shall be located within six (6) feet if fire rated and ten (10) feet if not fire rated of the site’s Main Building.
 - 1. ~~Shall meet the front and side setbacks of the main building;~~
 - 2. ~~Minimum rear setback shall be ten feet;~~
 - 3. ~~Height restriction shall be the same as the main building; and~~
 - 4. ~~Minimum distance from the main building shall be seven feet or as specified by the building code.~~
 - 2. It shall be located only on a Lot containing one single-family detached Dwelling Unit.
 - 3. It shall have a separate exterior entrance from the Main Building.
- ~~B.~~ 4. It shall be no larger than 45 percent of the gross livable area of the ~~M~~ main Building ~~dwelling~~.
- ~~C.~~ 5. Only one ~~guest house/casita~~ Accessory Dwelling Unit per ~~lot~~ Lot shall be allowed.
- ~~6.D.~~ It shall use the same ~~S~~ street access which serves the ~~M~~ main Building ~~dwelling~~ and provide one additional off-street parking space as required in PCDSC § 2.140.020.
- ~~E.~~ ~~The guest house/casita and the main dwelling shall not be served by separate utility meters.~~
- 7. The detached Accessory Dwelling Unit and the main Building shall not be physically addressed separately.
- 8. A detached Accessory Dwelling Unit can abut or share a common wall with a detached garage provided that the gross livable area of the Accessory Dwelling Unit is no larger than 45 percent of the gross livable area of the Main Building and there is no direct access between the Accessory Dwelling Unit and the garage.

9. A Manufactured Home, Mobile Home, Recreational Vehicle, or Park Model Trailer shall not be used as an Accessory Dwelling Unit, except as otherwise allowed under section 2.150.155.
10. If presented for rent, the property owner, which shall include title holders and contract purchasers, must occupy either the main dwelling or the Accessory Dwelling Unit as their principal residence. The main Dwelling or Accessory Dwelling Unit that is not occupied by the property owner may be rented for either long-term periods of more than thirty (30) consecutive days or short-term periods for thirty (30) consecutive days or fewer. If the main dwelling or Accessory Dwelling Unit is not owner-occupied, the Accessory Dwelling Unit may not be leased, subleased, or rented separate and apart from the main dwelling for either long-term or short-term periods.

B. Attached Accessory Dwelling Unit

1. Minimum development standards:
 - a. Any attached Accessory Dwelling Unit, by a common wall or by a climate-controlled indoor access way to the Main Building, shall be deemed a part of the main Building and shall conform to the development standards of the Main Building, including architectural elevations and materials. The indoor access way shall also conform to the same development standards as the Main Building.
 - b. An attached Accessory Dwelling Unit shall be a minimum of 250 square feet.
 - c. An attached Accessory Dwelling Unit shall not exceed the height of the Main Building.
2. It shall be located only on a Lot containing one single-family detached Dwelling Unit.
3. It may have a separate exterior entrance or connected interior entrance from the Main Building, subject to applicable Building and Fire Code requirements.
4. The Accessory Dwelling Unit and Main Building shall not be altered so as to appear to contain more than one Dwelling Unit.
5. It shall be no larger than 45 percent of the gross livable area of the Main Building.
6. Only one Accessory Dwelling Unit per Lot shall be allowed.
7. It shall use the same Street access which serves the Main Building and provide one additional off-street parking space as required in PCDS § 2.140.020.
8. The Accessory Dwelling Unit and the Main Building shall not be physically addressed separately.
9. If presented for rent, the property owner, which shall include title holders and contract purchasers, must occupy either the main dwelling or the Accessory Dwelling Unit as their principal residence. The main dwelling or Accessory Dwelling Unit that is not occupied by the property owner may be rented for either long-term periods of more than thirty (30) consecutive days or short-term periods for thirty (30) consecutive days or fewer. If the main dwelling or Accessory Dwelling Unit is not owner-occupied, the Accessory Dwelling Unit may not be leased, subleased, or rented separate and apart from the main dwelling for either long-term or short-term periods.

(Ord. No. 011812 ZO-PZ-C-007-10, § 11)

2.150.250. Guest ~~R~~Ranch.

Guest ~~R~~Ranches are subject to the following requirements:

- A. Permitted ~~accessory uses~~ Accessory Uses are a ~~R~~Restaurant, beverage service, incidental retail sales and services, and ~~p~~Professional office, if:

1. They are no closer than 100 feet to any public Sstreet;
 2. Have no outside entrance facing the Sstreet; and
 3. Are intended, provided and operated primarily for the convenience of guests.
- B. A ~~guest ranch~~Guest Ranch shall not stable or keep more than one horse for each 10,000 square feet of land area.
- C. No stable or ~~e~~Corral shall be closer than 50 feet to any ~~lot line~~Lot Line and not closer than 100 feet to a dwelling on an adjoining property or to a school, park, public ~~s~~Street or ~~r~~Road.
- D. The site shall be a minimum of 20 ~~a~~Acres.
- E. A specific ~~site plan~~Site Plan shall be submitted for review and approval, subject to ~~chapter~~PCDSC § 2.200-PCDSC.

(Ord. No. 011812-ZO-PZ-C-007-10, § 11)

2.150.260. Home ~~e~~Occupation.

Home occupations are subject to the following requirements:

A. Purpose.~~A. — A home occupation~~

The purpose of the Home Occupation standards is to ensure that a Home Occupation is an Accessory Use of a residential or rural property that is located and conducted in inconspicuous manner under normal circumstances and that it is compatible with the residential or rural character of the applicable Zoning District and the Zoning District's other Permitted Uses.

B. General requirements

Home Occupations are subject to the following requirements:

1. A Home Occupation permit is required to be obtained from the ~~planning director~~Community Development Director.
 - a. 1. — The ~~home occupation~~Home Occupation permit shall ~~apply~~be issued only to a ~~full-time resident~~an owner of the ~~dwelling~~residential property or a tenant of the residential property with the owner's consent.
 - b. 2. — If there is a change in use~~the Home Occupation~~, a new ~~home occupation~~Home Occupation permit shall be required.
 - c. 3. — A ~~home occupation~~A Home Occupation permit is issued to the applicant and does not attach to the ~~land~~subject property. It is not transferable and terminates automatically if the owner or tenant of the residential property changes.
2. ~~B. — The ~~home occupation~~Home Occupation must be conducted as an Accessory Use within a dwelling or an accessory building of not more than 400 square feet.~~Accessory Building. Not more than one-fourth of the floor area of ~~one story of~~the main dwelling shall be used for the ~~home occupation~~Home Occupation.
3. C. — There shall be no outdoor public display of ~~stock in trade upon the premises~~merchandise, equipment, products, supplies, or materials associated with the Home Occupation at the residential property.
4. D. — Not more than two ~~nonresidents of the premises~~is individuals who are not residents of the primary dwelling or Immediate Family Members shall be employed in the ~~home occupation~~Home Occupation.

5. ~~E.~~—No merchandise, equipment, products, supplies, or materials associated with the ~~home occupation~~Home Occupation shall be stored outdoors.
6. ~~F.~~—No mechanical equipment or power tools shall be used for a Home Occupation except for any of these that are used for typical household purposes.
7. No toxic, explosive, flammable, radioactive, or other similar material or chemicals shall be used, sold, or stored on the property of the Home Occupation.
8. No Home Occupation shall result in an excess generation of solid waste or use of Utilities and public facilities in amounts greater than normally provided for residential Use.
9. Neither the Home Occupation nor its operations shall result in any Structural Alterations, additions or installations to a Building that will change the Building's Principal Use or its Building code occupancy classification.
- ~~6-10.~~ The residential character of the dwelling and ~~subject residential~~ property shall not be changed by ~~said~~ the Home Occupation, except that doors, shelving, and display racks may be installed for use by the Home Occupation.
- 7-11. ~~G.~~—~~Such occupation~~The Home Occupation shall not cause any sustained, unpleasant, or unusual noises or vibrations, ~~or inside or outside of the dwelling or Accessory Building, or cause any~~ noxious fumes or odors, or ~~cause any~~ generate traffic, parking, or delivery activity that causes on-street parking congestion in the immediate neighborhood or a substantial increase in traffic through the residential area.
- 8-12. ~~H.~~—All parking used in conjunction with the ~~home occupation~~Home Occupation shall be on site and shall not include commercial parking features such as wheel stops, parking lanes or striping.
13. ~~I.~~—Commercial Vehicle deliveries associated with Home occupationsOccupation are permitted only from 7:00 a.m. to 7:00 p.m.
- 9-14. Home Occupations shall not provide overnight accommodations, except where specifically identified in County Zoning Ordinance.
- 10-15. ~~J.~~—~~Home o~~ccupations shall serve no more than five (5) clients in one day and no more than two (2) clients at any one time.
- 11-16. ~~K.~~—~~No signs advertising~~Signs Advertising the home occupationHome Occupation are permitted, except a temporary commercial ~~s~~ign on the residential property during business hours, if the sign is not more than 24 inches by 24 inches.
- L.—The following uses shall not be permitted as home occupations:
- 1.—Auto repair and service;
 - 2.—Barbershop;
 - 3.—Beauty salon;
- C. 4.—Home Occupations in rural Zoning Districts
- Home Occupations in rural Zoning Districts that do not meet the requirements in this section may be permitted by a Special Use Permit subject to the requirements of PCDSC § 2.151.010. The Board of Supervisors may authorize a Special Use Permit subject to the following limitations:
1. Buildings; issuance
 - a. The Home Occupation shall be restricted to lawfully built, enclosed Buildings and be conducted in such a manner as not to give an outward appearance of a Business.

- b. The Home Occupation shall not result in any Structural Alterations or additions to a Building that will change its Principal Use or Building code occupancy classification.
- c. The Special Use Permit for a Home Occupation shall be issued only to the owner or tenant of the property and does not attach to the subject property. It is not transferable and terminates automatically if the owner or tenant of the property changes.

2. Storage

- a. Merchandise, equipment, products, supplies and materials produced, used or stored by the Home Occupation may be stored outside but must be screened from view of any public or private Street and screened from view of other properties in accordance with the development standards of the applicable Zoning District.

3. Employees, Vehicles and parking

- a. The subject property shall not be used for the assembly of Employees for instruction or other purposes, including dispatch to other locations.

There shall be no more than five (5) Commercial food preparation;

5. Mortuary or embalming service;

6. Tattoo parlor;

7. Veterinarian service, kennels, and pet grooming;

8. Welding service;

- a.b. 9. Any commercial use not customarily Vehicle deliveries associated with home occupations as a secondary use; and the Home Occupation daily.

- c. Clients, customers, and Commercial Vehicle deliveries associated with Home Occupation are permitted only from 7:00 a.m. to 7:00 p.m.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11)10. Delivery services related to a commercial use.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11)

2.150.270. Recreational ~~v~~Vehicles as temporary dwellings short-term occupation.

A. Not including Park Models or park Trailers, a licensed and registered Recreational vehicles, as defined in this title, Vehicle (RV) that is equipped with at least one Kitchen and a single bathroom facility may be permitted as a temporary short-term dwelling during construction. A temporary use permit on a Parcel or Lot of 35,000 square feet or larger in any rural or residential Zoning District or on a qualified owner-occupied Lot in a residential Zoning District. This short-term occupation shall be only for Lot owners and guests or contractors authorized by the Lot owner. A Temporary Use Permit issued in accordance with PCDSC § 2.151.030 is required for such temporary use short-term occupation of a Recreational Vehicle, as follows:

- 1. A Temporary Use Permit shall be valid for a maximum period of 180 consecutive days within a twelve (12) month period starting from the first day a Recreational Vehicle is used as short-term occupation.
- 2. For a Lot less than or equal to one (1) Acre in size, a maximum of one (1) Temporary Use Permit may be issued per twelve (12) month period for one (1) Recreational Vehicle to be used for short-term occupation. For a Lot greater than one (1) Acre in size, one (1) additional Temporary Use Permit may be issued per twelve (12) month period for one (1) additional Recreational Vehicle to be used as short-term occupation.
 - a. In the case of short-term occupation during Construction of a permanent residence, a Temporary Use Permit may be issued for a period that exceeds the maximum allowed above.

Such a request shall require an active residential Building permit while the temporary Use of short-term occupation is in effect and shall be renewed on a six (6) month basis, for a maximum of eighteen (18) months.

~~(Ord. No. 011812-ZO-PZ-C-007-10, § 11)~~

3. The Temporary Use Permit shall be conspicuously posted on the Lot and clearly visible from the nearest public right-of-way to the Lot for the duration of the Permitted Use.
 4. The application for a Temporary Use Permit shall be made on a form provided by the County.
 5. Lots eligible for a Temporary Use Permit shall be in conformance with all development standards and other requirements of the applicable rural or residential Zoning District.
 6. The location of all Recreational Vehicles shall meet the required Front Setbacks for a Main Building and side and Rear Setbacks for a detached Accessory Building of the applicable Zoning District.
 7. No rent, fee or other compensation shall be charged by the owner/occupant of the Lot in exchange for the Use of the Lot for short-term guest Housing.
 8. Utility hook-ups shall be in compliance with all governmental and service provider requirements. Septic hook-ups will be permitted if the septic tank capacity is adequate as determined by the County.
- B. For purposes of this section, a qualified owner-occupied Lot means a Lot in a development that was both rezoned from a rural Zoning District to a residential Zoning District and subdivided prior to January 1, 1975

2.150.280. Schools.

- A. ~~Public s~~Schools are permitted in all ~~zoning districts~~Zoning Districts.
- B. ~~Private s~~Schools for K—12 are subject to the following requirements:
 1. The minimum site area shall be ~~five acres~~one Acre in all ~~zones~~Zoning Districts.
 2. The minimum ~~s~~Setback for playgrounds or athletic fields shall be 100 feet from all property lines.
 3. A ten-foot-wide landscaped area shall be provided as screening and ~~b~~Buffering along all property lines.
 4. All driveways and parking lots shall be paved.
 5. All ~~outdoor lighting~~Outdoor Lighting used in conjunction with the school ~~u~~Use shall meet the requirements of ~~chapter~~PCDSC § 2.195-PCDSC.
 6. All lighting for outdoor recreational areas shall cease no later than 11:00 p.m.
- C. Charter schools are prohibited from operating in an existing single-family residence that is located on property of less than an ~~a~~Acre.
- D. Microschools
 1. General Provisions
 - a. Any Home-Based or Commercially-Based Microschool in Pinal County is considered a commercial Use; any Structure(s) or Building(s) used as a Home-Based or Commercially-Based Microschool must comply with the most currently adopted versions of the International Building Code, International Fire Code and International Residential Code for the greatest number of students and staff reasonably expected to be present at the Home-Based or Commercially-Based Microschool at any given time.
 - b. All requirements for private schools as outlined in PCDSC § 2.150.280(B) shall apply to Home-Based and Commercially-Based Microschools, with the exception that the property is only

required to be one (1) Acre in size instead of five (5) Acres in size, pursuant to Arizona Revised Statute § 11-820.01.

- c. It is recommended that applicants make an appointment with the Pinal County Building Safety Department to discuss questions they have regarding building safety requirements to operate of a Home-Based or Commercially-Based Microschool.

2. Home-Based Microschools (rural Zoning District)

- a. A Home-Based Microschool may only be located in the following Zoning Districts:

- i. Commercial Agriculture Ranch (CAR) Zoning District;
- ii. Suburban Ranch (SR) Zoning District;
- iii. Suburban Homestead (SH) Zoning District;
- iv. General Rural (GR) Zoning District;
- v. Rural Zoning Districts (RU-1.25, RU-2, RU-3.3, RU-5, RU-10); and
- vi. Rural Commercial Zoning District (RU-C).

- b. A Home-Based Microschool shall be considered a permitted Use and requires the approval of a Special Use Permit (SUP) which further requires an approved reapplication of the permit after five years.

- c. Approval of an SUP to operate a Home-Based Microschool is considered a change in land Use which requires the property to be in compliance with the Building Code and the Pinal County Development Services Code.

- d. Approval of an application for an SUP to operate a Home-Based Microschool will require the applicant to provide a traffic memo. In some circumstances, a traffic impact analysis may be required at the direction of the county engineer.

- e. Refer to PCDC § 2.150.260(K) for requirements regarding signage used for a Home-Based Microschool.

- f. Use of a Manufactured Home as a Home-Based Microschool is prohibited.

- g. No Home-Based Microschool shall be located on a Lot with a property line within one thousand two hundred (1,200) feet, measured in a straight line in any direction, of the Lot of another Home-Based or Commercially-Based Microschool.

- h. The total area, including all accessory Structures, for Use as a Home-Based Microschool shall be not more than thirty percent (30%) of the total square footage of all Structures present on the property.

- i. A Home-Based Microschool is subject to additional occupancy requirements beyond that of a private dwelling pursuant to the Building Code, and all Structure(s), Building(s) or areas used by students shall provide not less than thirty (30) square feet per student for educational purposes.

- j. The Use of any Structure or portion thereof, by six or more persons at any one time for educational purposes are considered an E occupancy pursuant to the Building Code and must comply with all E occupancy requirements including ADA, accessibility and egress.

- k. If a floor below Grade in a Home-Based Microschool is used for educational purposes, such floor below Grade shall provide at least one (1) emergency escape or rescue window that complies with the requirements for emergency escape and rescue windows as set forth in the Building Code.

-
- I. Nothing in this section prevents or restricts Pinal County from requiring a Home-Based Microschool to comply with the Building Code and other provisions of the Pinal County Development Services Code that do not conflict with this section, including but not limited to:
- i. Parking;
 - ii. Traffic;
 - iii. Hours of Operation; and
 - iv. Imposing regulations on the location of a Home-Based Microschool that are reasonably necessary in order to preserve the health, safety, and character of the surrounding community.
3. Commercially-Based Microschools (commercial or light industrial Zoning District)
- a. A Commercially-Based Microschool is allowed as a matter of right in the following Zoning Districts:
 - i. Local Business (CB-1) Zoning District;
 - ii. General Business (CB-2) Zoning District;
 - iii. Neighborhood Commercial (C-1) Zoning District;
 - iv. Community Commercial (C-2) Zoning District;
 - v. General Commercial (C-3) Zoning District;
 - vi. Light Industry and Warehouse (CI-1, I-2) Zoning District; and
 - vii. Industrial Buffer (CI-B, I-1) Zoning District.
 - b. Each Commercially-Based Microschool must be accompanied with a Site Plan pursuant to PCDSC §§ 2.200.010, 2.200.020, 2.200.030, 2.200.040 and 2.200.070.
 - c. Approval of a Site Plan application for a Commercially-Based Microschool located within a commercial Zoning District will require the applicant to submit a traffic impact analysis.
 - d. A Commercially-Based Microschool located within a commercial or industrial Zoning District must meet all Building safety standards, parking requirements, and any other standard required of a commercial Building in that commercial Zoning District in accordance with all other provisions of the Building Code.
 - e. Nothing in this section prevents or restricts Pinal County from requiring a Commercially-Based Microschool to comply with the Building Code and other provisions of the Pinal County Development Services Code that do not conflict with this section, including but not limited to:
 - i. Parking;
 - ii. Traffic;
 - iii. Hours of Operation; and
 - iv. Imposing regulations on the location of a Home-Based Microschool that are reasonably necessary in order to preserve the health, safety, and character of the surrounding community.

(Ord. No. 011812-ZO-PZ-C-007-10, § 11)

2.150.290. ~~Reserved~~ Water Conservation

(Ord. No. 011812-ZO-PZ-C-007-10, § 11)

A. General**1. Enforcement**

The code compliance department / officers shall enforce the provisions of this ordinance.

2. Prohibition on certain covenants, conditions, and restrictions.

It shall be unlawful for covenants, conditions, and restrictions of a New Development or similar document regulating architectural and landscaping guidelines to require the use of Water-intensive Landscaping or prohibit Low Water Use Landscaping.

3. Plumbing fixtures

All plumbing fixtures shall comply with the then current plumbing code adopted by the County.

4. Limitations on new Common Area Water Features**a. Common Area Water Features shall comply with the following requirements to reduce or eliminate Waste of Water:**

- i. A permit to install, erect or construct the Water Feature shall be obtained from the Building and code compliance department. Such permit shall only be issued if the Water Feature complies with the requirements of this section.**
- ii. The Water Feature shall be designed with catch basins that will maximize the amount of water recycled and minimize make up water.**
- iii. Water Features with jetting or falling water over six (6) feet in height shall be equipped with wind shut-off valves.**
- iv. The Water Feature shall be designed to use water equipment that will minimize leakage throughout the life of the Water Feature.**
- v. The Water Feature shall reuse filtered backwash in a manner beneficial to surrounding plant material and landscaped areas.**
- vi. The Water Feature shall be operational only during normal business hours and shall be equipped with an automatic timer and a recirculation system.**

5. Artificial lakes and Turf areas

- a. All artificial lakes created after January 1, 1987, shall not be filled with groundwater.**
- b. All lawns and grassed areas will be Functional Turf. Non-functional Turf is not allowed.**
- c. The use of synthetic/artificial grass is encouraged in lieu of Turf. Synthetic/artificial grass may be used for aesthetic purposes where Non-functional Turf is not allowed.**
- d. Except on golf courses, Functional Turf slopes shall not exceed two percent (2%). Landscaping alternatives to Functional Turf for slopes exceeding two percent (2%) to reduce erosion may**

include, but not limited to, any combination of terraces, riprap, baffles, desert shrubbery or synthetic/artificial grass.

B. Residential Developments

Landscaping of Common Areas in New Developments that are single-family and multifamily Developments.

1. Common Areas in residential New Developments shall be subject to the following stipulations:

- a. The amount of Water-intensive Landscaping in the Common Areas of a New Development that is a single-family and/or multifamily Development shall not exceed ten (10) percent of the total Landscapable Area unless authorized by an approved PAD overlay.
- b. Only Low Water Use Landscaping shall be used in the remaining Landscapable Area.
- c. All irrigation systems shall be Efficient Irrigation Systems.
- d. All features, systems, designs, etc. will be designed and operated to eliminate Waste of Water.

2. Model homes in residential New Developments

- a. The combined Water-intensive Landscaping and Water Features of model homes in residential New Developments shall not exceed twenty (20) percent of the Landscapable Area.
- b. Water-intensive Landscaping shall be located only where it is functionally useful, such as in play areas.
- c. All other plant material shall be Low Water Use Landscaping.
- d. All irrigation systems shall be Efficient Irrigation Systems.

C. Nonresidential New Developments

1. Water conservation plans

New Developments that are nonresidential Developments, that have an estimated annual water use that averages 9,000 gallons per day or more, except Turf-related Facilities, shall submit a "water conservation plan" as a condition to issuance of a Building permit. All features, systems, processes, designs, etc. will be designed and operated to eliminate Waste of Water. The water conservation plan shall identify all water Uses anticipated by the user and the water conservation measures to be utilized and shall contain at least the following:

- a. Whether alternative Water Sources will be used. Alternative Water Sources include Reclaimed Water, rainwater, poor quality groundwater or other non-groundwater sources;
- b. Operating levels of total dissolved solids (TDS) or conductivity for cooling towers and total cooling capacity, as well as blow down frequencies;
- c. How the Development will use the best available conservation technologies in accordance with existing processes. Examples include, but are not limited to, recirculating systems for process water, alternative dust control methods, and automatic shut-down devices to eliminate continuous running water;
- d. Any plans for the reuse of wastewater or process water at the Development;
- e. Description of the landscaping and irrigation system for the Development; and,

- f. Description of the irrigation system maintenance protocols.
- g. Description of groundwater recharge and replenishment strategies.

2. Landscaping in nonresidential New Developments

New nonresidential New Developments shall be subject to the following stipulations:

- a. For all nonresidential Developments, the Water-intensive Landscaped Area shall not exceed ten (10) percent of the Landscapable Area.
- b. Only Low Water Use Landscaping shall be used in the remaining Landscapable Area.
- c. Schools, parks, cemeteries, golf courses, and public recreational facilities are exempt from this provision. Such nonresidential Developments with a total Water-intensive Landscaped Area of ten (10) Acres or more shall be regulated as a Turf-related Facility.
- d. All irrigation systems shall be Efficient Irrigation Systems.

D. Rainwater harvesting

Development typically increases impermeable area and provides an opportunity to harvest the increased rainfall runoff for beneficial use. All rainwater harvesting practices should complement groundwater recharge strategies and efforts.

1. Residential single-family New Development.

Single-family model homes and all developer and homebuilder provided landscaping will be designed to incorporate harvested rainfall to passively water site plants. Signage at model homes will be provided to educate visitors about the rainwater harvesting practices.

2. Multifamily and nonresidential New Developments.

Multifamily and nonresidential New Developments will incorporate rainwater harvesting in their Site Plans to water landscaping. Site Plans will show the practices being used to harvest and beneficially use the rainwater.

3. Streets, parking areas, and other impervious infrastructure.

To the extent practical, rainfall runoff from Streets, parking areas, and other impervious areas will be harvested to irrigate Right-of-Way and Common Area landscaping. Design plans will include the practices being used to harvest and beneficially use the rainwater.

2.150.300. Reserved Hillside Development.

(Ord. No. 011812-ZO-PZ-C-007-10, § 11)

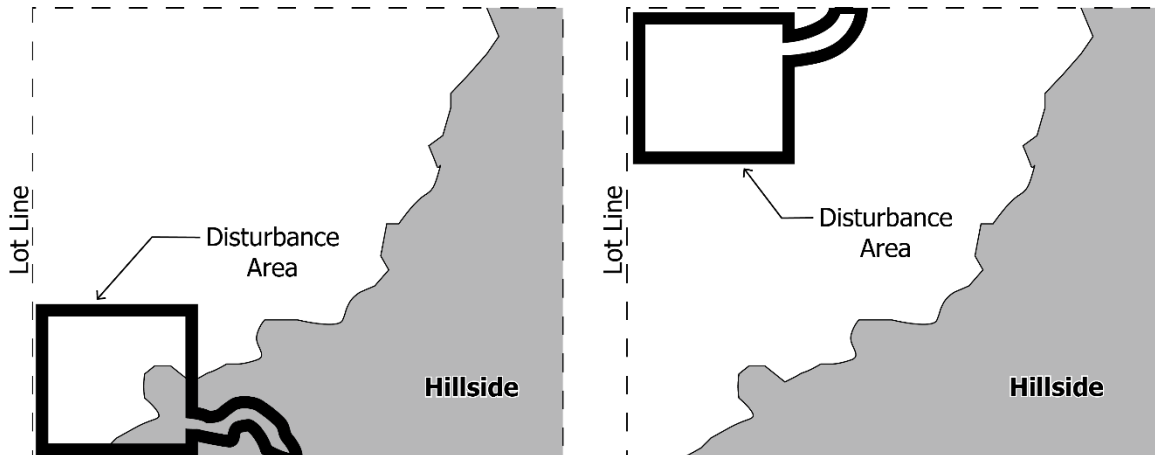
A. Purpose.

The purpose of the Hillside development standards is to allow reasonable and beneficial use of private property within areas with a Hillside slope greater than 15 percent, which the Pinal County Comprehensive Plan refers to as a steep slope, while promoting the public health, safety, and General Welfare of the citizens of Pinal County and maintaining the character, identity, and image, such as preserving Ridgelines of Hillside areas which are seen as valuable scenic resources. The regulations of this Chapter shall apply to all Parcels or Lots where grading is proposed on Hillside slopes.

B. General provisions.

1. In all Zoning Districts, the Hillside development standards set forth in this Chapter shall be applied to the Disturbance area if any portion of land deemed Hillside is disturbed for development (See Figure 20).

Figure 20: Disturbance area subject to Hillside Development Standards (Left), and Disturbance are not subject to Hillside Development Standards (Right)



2. The issuance of grading permits, Building permits or other approvals of improvement work on any real property, subject to the regulations in this Section, shall not be conditioned on altering, modifying or not utilizing existing grading, Construction or other improvements on such real property to conform to the regulations in this Section if such existing grading, Construction or other improvement was completed in conformance with valid permits, issued prior to the adoption of this provision.
3. Any challenge to a determination by the Building Safety Department that any portion of a Lot, tract or Parcel is subject to the Hillside development regulations set forth in this Chapter, shall include as part of the challenge a written determination of an Arizona registered civil engineer supported by sealed topographical plans.

C. Development Standards

1. Grading and drainage requirements: There shall be no grading or other Disturbance on or to any site other than percolation and geotechnical testing (100 square feet maximum in size) prior to the issuance of a Zoning Clearance and Drainage Clearance, and prior to final approval of complete plans by the Building Safety Department and the issuance of a Building (grading) Permit.
 - a. The extent of all Disturbance on that portion of a Lot which has a natural slope of 15 percent or greater, shall be limited to a total Disturbance of 35% of the gross Lot area, or 20,000 square feet, whichever is less, and shall be located entirely within the buildable Setbacks of the Lot, except that Disturbance related to the driveway and utility connections may extend outside the Lot’s Buildable Area to the Street line or other Lot Line. This shall not be construed to prevent relief from the standard with approval of a Special Use Permit in accordance with PCDSC § 2.151, a Planned Area Development (PAD) Overlay in accordance with PCDSC § 2.176, or a variance in accordance with PCDSC § 2.155.
 - b. Sewage disposal system: All spill materials shall be contained within the Building envelope.

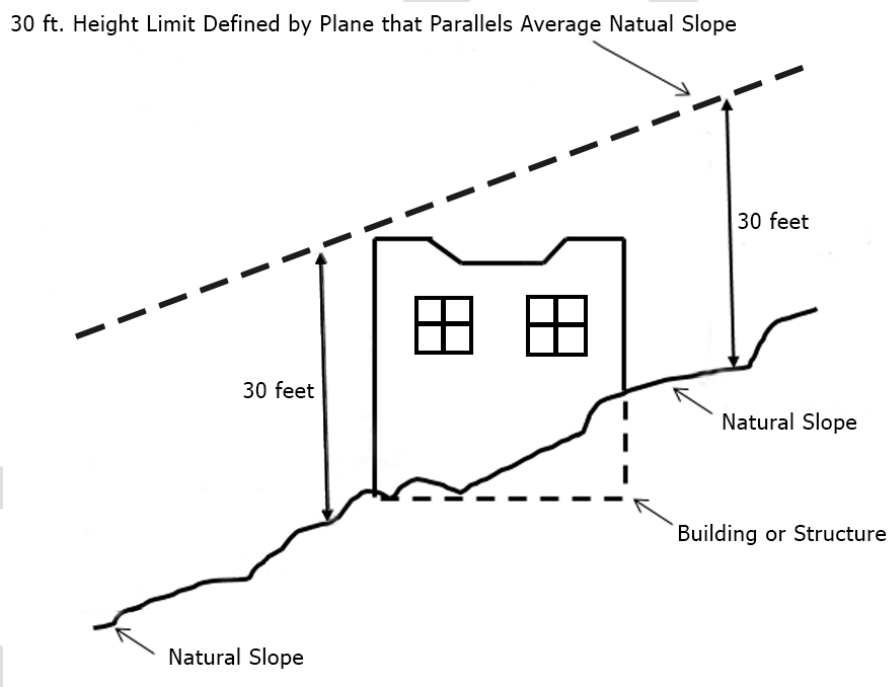
- i. *Surface Limiting Condition for On-site Wastewater Treatment Facility:* According to the A.A.C R18-9-A310.C.2, an investigator, qualified under subsection (H) of the same ordinance, shall determine whether, and if so, where any of the following surface limiting conditions exist: The surface slope is 15 percent or greater at the intended location of the on-site Wastewater Treatment Facility. For Subsurface Soil Characterization and Limiting Conditions follow A.A.C. R18-9-A310D.
- c. In accordance with Section 22-169 of the Pinal County Code of Ordinances, all utility lines for Hillside development site shall be located underground within the driveway graded area whenever possible. If this location is not possible, then Disturbance of natural terrain for these lines shall be confined to within four feet of either side of the lines. Additionally, all underground utility lines should be placed in one trench if the reasonable clearances among the different utility lines can be completed.
- d. The driveway shall be the shortest practical route from the Street line to the Lot's Buildable Area and shall be the narrowest practical width with a maximum slope of 15 percent.
- e. Roadways and all related Hillside Disturbance shall be contained within dedicated rights-of-way, Subdivision private Street tracts, or Easements. Roadways within Easements are included in the maximum gross Lot Disturbance (sq. ft.). Roadway maximum slopes for public Streets shall adhere to the requirements of the Pinal County Subdivision and Infrastructure Design Manual.
- f. Roadways and driveways developed in conjunction with applicable Hillside development should adhere to the maximum Street Grade requirements of the Pinal County Subdivision and Infrastructure Design Manual.
- g. No Building or Structure shall be placed outside of the Lot's Buildable Area within any portion of a required Yard that has a Hillside slope. This shall not be construed to prevent relief from the standard with approval of a Special Use Permit in accordance with PCDSC § 2.151, a Planned Area Development (PAD) Overlay in accordance with PCDSC § 2.176, or a variance in accordance with PCDSC § 2.155.
- h. *Drainage:* All Hillside development requires a drainage clearance. The entrance and exit points and continuity of all natural drainage channels on a Hillside development site shall be preserved.
- i. All cut and fill slopes shall be completely contained by Retaining Walls or by substitute materials acceptable under the provisions of the County's adopted Building Code (including riprap materials) except for the minimum amount of swale grading necessary for drainage purposes. Fill slopes 25% or greater shall be completely contained by Retaining Walls. Any Retaining Wall taller than 4ft measured from top of wall to bottom of footer shall be designed by an Arizona Registered Professional Engineer.
- j. The finished surfaces of any Retaining Wall shall blend into the natural setting.
- k. Fill pads higher than 10 feet shall be designed by a geotechnical engineer.
2. Slope stabilization and restoration.
- a. Vegetation shall be reestablished on all exposed fill slopes, cut slopes, and graded areas, or areas otherwise disturbed, by means of a mixture of indigenous grasses, shrubs, trees or cacti to provide a basic ground cover which will prevent erosion and permit natural revegetation. In lieu of the reestablishment of indigenous vegetation, all exposed cut slopes shall be riprapped with stone or chemically stain treated with materials which blend in with the natural setting.

- b. Any slope Disturbance in violation of this Chapter is a violation of this ordinance and shall be remediated with a Plan of Compliance that will specifically list the method of slope stabilization including vegetation, soilscape and contours; will set deadlines for remediation to be completed; and may be subject to all remedies as outlined in Title 6 PCDSC – Building Code.

D. Height regulations.

- 1. On the Hillside portion of any Property, the height of all Buildings and Structures shall not exceed the 30-foot plane parallel to the average natural slope. This is measured vertically from the ground of the natural slope through any Building cross section to the 30-foot plane parallel to the average natural slope (See Figure 21). This shall not be construed to prevent relief from the standard with approval of a Special Use Permit in accordance with PCDSC § 2.151, a Planned Area Development (PAD) Overlay in accordance with PCDSC § 2.176, or a variance in accordance with PCDSC § 2.155.

Figure 21: Building Height in Hillside Development



- 2. The maximum length of any continuous Retaining Wall shall not be more than 100 linear feet. The maximum height of any Retaining Wall shall not be more than eight (8) feet. The height of a Retaining Wall is measured from the low side of natural Grade when retaining fill slopes and from finished Grade when retaining cut slopes to the top of the wall; whether the top is retaining earth or not.
- 3. Where Retaining Walls are provided, they shall be color treated, textured, or veneered to blend in with the surrounding natural colors and textures of the native rock and soils at the site.

E. Procedural regulations.

All applications for a Zoning Clearance and Drainage Clearance on those portions of properties having a Hillside slope shall contain the following materials and information:

- 1. Plot Plan in accordance with PCDSC § 2.200 that shall include:

- a. A contour interval not exceeding two-foot intervals. Graphically depict all portions of properties having a natural slope of 15 percent or greater, previously disturbed and proposed Disturbance.
- b. A topographic survey prepared and sealed by a civil engineer or registered land surveyor that is submitted along with the Site Plan.
- c. A scale of the Site Plan that shall be not less than 1" (inch) =20' (feet)-0" (inches).
- d. Showing cross sections through site and Building at 25-foot intervals perpendicular to slope, giving maximum Building and Structure height conditions in each cross section.
- e. Graphical depiction all disturbed areas and show the proposed method of final treatment.
- f. A grading and drainage plan is required and shall be prepared and sealed by an Arizona registered civil engineer.
- g. The location of all proposed utility lines, and septic tank or sewage disposal areas.
- h. The legal description and property dimensions.
- i. A table on the plan which provides the following information:
 - i. Gross area of Lot (sq. ft.)
 - ii. Area of Lot that is Hillside (sq. ft.)
 - iii. Area of Hillside on Lot that has been previously disturbed, if applicable (sq. ft.)
 - iv. Area of Hillside on Lot that will be a new Disturbance (sq. ft.), including any Disturbances due to Construction.

F. Enforcement.

Maintaining premises in violation of Hillside development regulations after the effective date of the Hillside development ordinance provision shall be grounds to prohibit the issuance of additional Building permits until violations are corrected.

2.150.310. Reserved Aquifer protection.

A. Septic tanks.

1. Only individual residential Lots that are one (1) Acre in size or larger shall be permitted for a septic tank. Community septic tanks, or septic tanks serving more than one residential property, are not allowed.

B. Alternate septic collection and treatment systems.

1. A sewer collection and treatment system shall be required for any Subdivision containing Parcels or Lots less than one Acre in area per requirement 10.2.2 of the Pinal County Subdivision and Infrastructure Design Manual. A waiver of this requirement may be granted by the Board of Supervisors for an alternate septic system if nitrogen criteria set forth in Arizona Administrative Code R18-9-A309-A.8.c.ii are met and verified by the Arizona Department of Environmental Quality Aquifer Protection Division.

C. Vault and haul.

1. For developments that do not have immediate access to a regional wastewater solution, developers may apply for a sewage vault and haul of up to 24,000 gallons per day as a temporary measure if appropriate connection to a sewer or complete installation of a package plant occurs within one year of the vault and haul installation.

2. The vault and haul shall only be allowed once appropriate permitting for the wastewater treatment plant servicing the development has been submitted to the Arizona Department of Environmental Quality (ADEQ) and shall be decommissioned after the wastewater treatment plant is operational.
3. The operation shall not exceed one year. An extension for an additional year only may be granted upon the approval of Pinal County's Aquifer Protection Division.
4. The vault and haul shall be in compliance with all permits and other requirements of all the governmental entities regulating vault and haul activities.
5. Plans for the vault and haul shall be prepared by a Civil or Environmental Engineer registered in the State of Arizona. The submitted plan shall detail the system components and operation. The vault and haul plans shall be submitted prior to the project's approval presenting the location of both the temporary vault and haul tank systems, and documenting that the proposed design specifications are adequate to serve the facility.
6. An independent engineering consultant, acceptable to the Pinal County Community Development Department ("PCCDD"), shall perform peer review of the plans at the applicant's expense. The design engineer shall inspect the Construction and shall verify that Construction was completed according to plans.
7. Per Title 18 of the Arizona Administrative Code (R18-9-E314-D), the vault and haul system shall be equipped with a storage tank 10 times the projected daily flow. According to the Delegation Agreement with ADEQ, the County must follow the Arizona Administrative Code.
8. Discharge from the vault and haul to the native soil or land surface shall be prohibited.
9. Per Title 18 of the Arizona Administrative Code (R18-9-E314-D), the vault and haul system shall be equipped with a monitoring and alarm/signal system, once 85% of storage capacity is reached.
10. The applicant shall have a written contract with a sewer district, or City/Town, accepting all the waste generated by the Parcel.
11. The applicant shall submit a full decommissioning plan prior to Site Plan approval.

D. Package treatment plants.

1. A proposed Package Treatment Plant shall not serve multiple Uses on separate Parcels under separate ownership unless the Board of Supervisors approves specific findings for multiple ownership of sewage disposal systems. The Package Treatment Plants can serve multiple Uses on a single Parcel.
2. Plans for the treatment and disposal facilities shall be prepared by a Civil or Environmental Engineer registered in the State of Arizona and with documented experience in the design of wastewater treatment plants. The submitted plan shall detail methods of effluent storage, discharge, and/or recharge. An independent engineering consultant, acceptable to the Pinal County Community Development Department, shall perform peer review of the plans at the applicant's expense. The design engineer shall inspect the Construction as-builts and shall verify that Construction was completed according to plans. Prior to any Use of the treatment plant, a final letter shall be submitted to the County from the design engineer approving Use of the treatment plant and verifying that it is in compliance with all Federal, State, and local requirements.

3. Prior to the issuance of Building permits for any portion of the project, the applicant shall provide the necessary Arizona Pollutant Discharge Elimination System (AZPDES) Permits. A preferable option would be to permit and install an aquifer recharge facility, in which case an AZPDES Permit may not be needed.
4. New treatment plants will be required to apply for and receive a Federal Water Pollution Control Act approval, under Section 208. The Section 208 approval will ensure that area wide water quality management plans for pollution control are satisfied.
5. Prior to the issuance of Building permits for any portion of the project, the long-term managerial and financial needs for the package treatment plant shall be fully determined.
6. A covenant shall be recorded, with the deed to the property, stating the conditions of approval of the package treatment plant and the long-term technical, managerial, and financial requirements for operation of the plant.
7. Unless a proper and approved vault and haul operation is conducted as provided above, no permanent occupancy of any phase of the project shall occur until all of the wastewater treatment plant and disposal facilities have been constructed. The plant must be approved by the design engineer, accepted by the Arizona Water Quality Division of the ADEQ, approved by the Pinal County Community Development Department, and properly trained and licensed staff are available for operation.
8. A decommissioning plan shall be submitted for approval prior to a future Rezoning or amendment that would change the industrial Use portion of the Planned Area Development.

2.150.315. Utility Scale (Grade) Photovoltaic Facilities

The following standards shall apply all Utility Scale (Grade) Photovoltaic Facilities:

- A. Fencing: Utility Scale (Grade) Photovoltaic Facilities shall be secured with perimeter fencing to restrict unauthorized access for public safety purposes. Perimeter fencing shall be a maximum of seven (7) feet in height.
- B. Screening: Utility Scale (Grade) Photovoltaic Facilities shall be screened from existing or future residential Zoning Districts, parks, Trails, public Roads, Streets or other major or secondary Thoroughfare. Screening shall be required in a manner so as not to require additional engineering design and permitting separate from the Utility Scale (Grade) Photovoltaic Facilities themselves.
 1. Where Utility Scale (Grade) Photovoltaic Facilities adjoins, faces or confronts a residential Zoning District, park, Trail or other public Use, the perimeter of a Utility Scale (Grade) Photovoltaic Facilities shall be screened to a height of not less than six (6) feet by Building walls, or Fences of any view obscuring material, approved landscaped berms, landscape screening or combinations thereof, except to the extent that the Zoning Administrator determines that such screening is either impracticable (due to public safety concerns or engineering constraints) or that such screening would result in ineffective solar access on the property in question.
 2. Where Utility Scale (Grade) Photovoltaic Facilities adjoins, faces or confronts a Road, Street or other major or secondary Thoroughfare, the Utility Scale (Grade) Photovoltaic Facilities shall be screened from the view of the surrounding and Adjacent Roads and Streets to the maximum extent practicable by a decorative screening device of opaque fencing, walls, landscaped earth berms, landscape Buffers or any combination thereof, except to the extent that the Zoning Administrator determines that such screening is either impracticable (due to public safety concerns or engineering constraints) or that such screening would result in ineffective solar access on the property in question.

3. A Landscape Plan shall be submitted with the Building permit application that identifies the type and extent of proposed Buffer and screening.
4. When current Zoning District screening and landscaping standards are determined to be inadequate based on a legitimate community purpose, or in the opinion of the Community Development Director the one or both of the standards fail to support the guiding principles of this Chapter, alternate screening shall be ratified by the Board of Supervisors upon recommendation of the Planning and Zoning Commission.

2.150.320. Activity center development guidelines manual.

~~The planning and development department~~The Community Development Department shall prepare an activity center development guidelines manual (AC guidelines manual) to provide information and guidelines in planning activity centers for the AC-1, AC-2 and AC-3 ~~zoning districts.~~ ~~The planning and development department~~Zoning Districts. The Community Development Department may revise the AC guidelines manual as needed. Such revisions are not amendments to ~~this title~~this Title and shall not effect any change in the title itself. ~~This title~~This Title governs over the manual.

- A. An activity center development guidelines manual (AC guidelines manual) that provides information and guidelines in planning activity centers for the AC-1, AC-2 and AC-3 ~~zoning districts~~Zoning Districts may be adopted separately by resolution of the Pinal County ~~Board of~~ ~~s~~Supervisors after 15 days' notice and a public hearing.
- B. The manual may be subsequently amended by a resolution of the Pinal County ~~Board of~~ ~~s~~Supervisors after 15 days' notice and a public hearing.
- C. The manual will not be printed as part of ~~this title~~this Title, but shall be printed as a separate document. Copies of the manual will be available for inspection and purchase at the Pinal County development services counter.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11)

2.150.330. Farm Winery, Craft Distillery and Microbrewery with Tasting Rooms.

A. Farm Winery

Farm Winery with Tasting Rooms are allowed in all rural Zoning Districts, subject to obtaining approval of a Special Use Permit (SUP) and subject to the requirements in this Chapter.

1. Uses:

- a. Production/Storage Limits. The SUP application shall include an estimate of the Product's production and storage capacity, given in terms of number of gallons produced or made annually. Storage of Product shall be limited to Product made and bottled on the site.
- b. Tasting and On-Site Sales. The SUP application shall include a description of the on-site sales and Tasting Room proposed. Subject to different conditions set forth in the approved SUP, Tasting Room Use shall be limited to 12 Persons maximum at any one time; on-site sale of Product shall be limited to the sale of Product made and bottled on the site by appointment only; and on-site sale of wine shall be limited to the sale of wine made from grapes or other fruit grown on the site. All County Environmental Health Department requirements shall be met for any food or beverage service.
- c. Authorized Uses. The Uses authorized in this PCDC § 2.150.330 with approval of a SUP are limited to the production, storage, tasting, and sale of Product made or bottled at the site and incidental non-motorized tours of the site. Regularly scheduled motorized tours are prohibited.

Retail and wholesale sales of Product must comply with State licensing requirements. Related items may be sold, provided they do not make up more than 25% of retail sales receipts. Food sales and food preparation that require a Commercial Kitchen, as defined by the most recent edition of County's adopted Building Code, are prohibited.

2. Development.

The following development standards apply to non-agricultural Buildings and Uses on the site. If a Building is used for both agricultural purposes and non-agricultural purposes, these standards shall apply:

- a. Minimum Lot Area: 20 Acres.
- b. Minimum Lot Width: 350 feet.
- c. Minimum Front Setback: 200 feet.
- d. Minimum Side Setback: 200 feet.
- e. Minimum Rear Setback: 200 feet.
- f. Maximum Building Height: 35 feet.
- g. *Parking Standards.* One parking space for each Employee not living on the site and one space per 50 square feet of Tasting Room area. All driveways accessing the site and parking spaces shall be either paved or treated with a dust-free material such as gravel, chip seal, or other materials approved by the Community Development Director.
- h. *Signage.* All signage must conform to PCDSC § 2.145.
- i. *Site Plan.* Farm Winery, Craft Distillery, and Microbrewery with Tasting Rooms are considered Commercial Uses that require a Specific Site Plan to be submitted for review and approval pursuant to PCDSC § 2.200.

3. Supplemental Regulations:

- a. *Environmental protection.* All New Development shall comply with the provisions of all County environmental protection ordinances, including the erosion control ordinance.
- b. *Outside lighting.* The SUP application shall include plans for all Outdoor Lighting for review and approval. All Outdoor Lighting shall be fully shielded and follow the appropriate specifications in PCDSC § 2.195.
- c. *Water conservation.* Water saving devices shall be incorporated into the site, as specified in PCDSC § 2.150.290, and shall be indicated on Building and Landscape Plans for Community Development Department review and approval.
- d. *Parking.* The SUP application shall include a parking plan meeting the parking standards in Part B above and provide adequate space for loading and unloading.
- e. *Access.* Access shall meet County Road standards, including adequacy for the proposed Use, for delivery Vehicles, for emergency Vehicles, and, where appropriate, for serving two or more Parcels.
- f. *Fire protection.* All regulations of the local fire department or County Fire Marshal shall be met to ensure adequate water availability and other conditions for fire protection. No site in a rural area shall be established beyond a 20-minute fire response time from the nearest responsible fire station.

- g. *Water.* An analysis shall be submitted with the SUP application stating that adequate capacity either by well or domestic water service is available to serve the proposed Use; hauled water is prohibited.
- h. *Sewer/Septic.* A letter from the sewer district serving the Parcel or a septic design engineer shall be submitted with the SUP application stating that adequate capacity is available to serve the proposed Use.
4. *Landscaping.*
- a. A Landscape Plan shall be submitted with the SUP application showing existing and proposed trees, shrubs, and groundcover species, size and placement.
- b. Plantings shall be completed before final Building inspection is approved.
- c. Buildings shall be landscaped or located in a natural setting to soften the geometric form and blend with the rural character of the surrounding area.
- d. Parking lots and outdoor work and storage areas shall be screened from view of Adjacent properties and roadways by vegetative plantings or other natural features and screening.
5. *Operations:*
- a. *Operations.* The SUP application shall include a description of outdoor and indoor operations and proposed operating hours of the site. Subject to different conditions set forth in the approved SUP, the outdoor operating hours of the site shall be limited to the hours 7:00 a.m. to 7:00 p.m., except during harvest season. The indoor operating hours of the site shall be set forth in the approved SUP.
- b. *Noise Control.* The SUP application shall include information about the anticipated noise levels of the operation. Subject to different conditions set forth in the approved SUP, the following sound schedule limitations shall apply during the day (7:00 a.m. to 10:00 p.m.) and shall be reduced by 10 dba for the night (10:00 p.m. to 7:00 a.m.):
- i. A maximum noise standard of 65 dba for a cumulative period of 15 minutes in any hour;
- ii. A maximum noise standard of 75 dba for a cumulative period of five minutes in any hour; and
- iii. A maximum noise level of 90 dba.
- c. *Disposal.* Grape and other fruit residue shall be disposed of in a manner consistent with the fly and vector control requirements of the County Environmental Health Department.
6. *Protection of Agricultural Lands:* The Buildings and associated storage and parking facilities shall be situated to remove no agricultural land from production (or potential production) if any non-farmable Building Site is available or, if this is not possible, to remove as little land as possible from production. Subject to different conditions set forth in the approved SUP, the maximum area of farmable agricultural land coverage by all Structures and impervious surfaces for the proposed operations shall not exceed 10%.

B. *Craft Distillery and Microbrewery.*

Craft Distilleries and Microbreweries are allowed in certain commercial and industrial Zoning Districts subject to the requirements of this Section and the applicable Zoning Districts.

1. Site Plan.

Craft Distilleries and Microbreweries are considered Commercial Uses that require a Specific Site Plan to be submitted for review and approval pursuant to PCDSC § 2.200.

2. Landscape.

- a. A Landscape Plan shall be submitted with the Site Plan showing existing and proposed trees, shrubs, and groundcover species, size, and placement.
- b. Plantings shall be completed before final Building inspection is approved.
- c. Parking lots and outdoor work and storage areas shall be screened from view of Adjacent properties and roadways by vegetative plantings or other natural features and screening.

3. Regulations in the CI-1 & I-2 Zoning Districts:

- a. *Production/Storage Limits.* The application shall include an estimate of the Product's production and storage capacity, given in terms of number of gallons produced or made annually. Storage of Product shall be limited to Product made and bottled on the site.
- b. *Tasting and On-Site Sales.* The application shall include a description of any on-site sales and Tasting Room being proposed. All County Environmental Health Department requirements shall be met for any food or beverage service.
- c. *Authorized Uses.* The Uses authorized in this PCDSC § 2.150.330 are limited to the production, storage, tasting, and sale of Product made or bottled at the site and incidental non-motorized tours of the site. Retail and wholesale sales of Product must comply with State licensing requirements. Related items may be sold, provided they do not make up more than 25% of retail sales receipts. Food sales and food preparation that require a Commercial Kitchen, as defined by the most recent edition of County's adopted Building Code, are prohibited.

4. Regulations in the AC-2, AC-3, C-1, C-2, C-3 & CB-2 Zoning Districts:

- a. *Production/Storage Limits.* The application shall include an estimate of the Product's production and storage capacity, given in terms of number of gallons produced or made annually. Storage of Product shall be limited to Product made and bottled on the site.
- b. Maximum area allowed for distilling or brewing shall be 60% of the gross floor area.
- c. A taproom is permitted within the Microbrewery or Craft Distillery where customers for a fee may sample and consume the product without food service.

5. Supplemental Regulations:

- a. *Outside Lighting.* The Site Plan application shall include plans for all Outdoor Lighting for review and approval. All Outdoor Lighting shall be fully shielded and follow the appropriate specifications in PCDSC § 2.195.
- b. *Parking.* The Site Plan shall include a parking plan meeting the parking standards in Part B above and provide adequate space for loading and unloading.
- c. *Noise Control.* Subject to different conditions set forth in the approved application, the following sound schedule limitations shall apply during the day (7:00 a.m. to 10:00 p.m.) and shall be reduced by 10 dba for the night (10:00 p.m. to 7:00 a.m.):

- i. A maximum noise standard of 65 dba for a cumulative period of 15 minutes in any hour;
- ii. A maximum noise standard of 75 dba for a cumulative period of five minutes in any hour; and
- iii. A maximum noise level of 90 dba.

2.150.340. Animal Keeping.

The purpose of the Animal Keeping standards is to provide high levels of flexibility and allowances for the practice of animal husbandry to provide a healthy and affordable source of meat, fiber, dairy or other products, as well as companionship, so that these animals and their byproducts do not also become a nuisance, hazard, and/or health problem to the adjoining neighbors, the general public and the overall environment.

A. Applicability.

1. The keeping of Livestock and Poultry referenced in this section is subject to the standards set forth in this section, except as follows:
 - a. In accordance with A.R.S. § 11-812, a tract of land that is five or more contiguous commercial Acres for Grazing or general agricultural purposes is exempt from the Animal Keeping standards.
 - b. For the purposes of this section, the County assessor's classification of a tract of land of five or more contiguous commercial Acres for Grazing or agricultural purposes will be used to exempt the tract from the Animal Keeping standards.

B. Animal Keeping performance standards.

1. General Standards for all Livestock, Poultry or Chicken Hens referenced in this Chapter:
 - a. Offspring of Livestock, Poultry or Chicken Hens maintained on the same property that are less than 6 months old or that have not been weaned, whichever is longer, shall not be subject to the maximum animal counts.
 - b. All Livestock, Poultry or Chicken Hens shall be maintained on property. Shelter and fencing (aviaries, Barns, coops, Corrals, hives, Pens, stables, etc.) shall be provided to contain them sufficiently and keep them from roaming at large and maintained in a clean and sound manner at all times. Such shelter and fencing shall be to the development standard of the applicable Zoning District and maintained in a clean and sound condition at all times, notwithstanding provisions for the shelter and fencing of Chicken Hens in PCDSC § 2.150.340(B)(2)(c)(i).
 - c. The area used for Grazing and raising of said Livestock, Poultry or Chicken Hens shall be securely fenced to prevent the animals from straying, or a suitable restraint shall be provided to prevent straying. For Lots less than one (1) Acre in size, no confinement area shall be located in the Front Yard, and the Grazing and roaming of Small Livestock shall be limited to the Side and Rear Yards. No Livestock may be fed, watered, or sheltered within any Front, Side, or Rear Yard Setback.
 - i. Certain animals may require more restrictive Setbacks as outlined herein.
 - ii. Requests for reductions in Setbacks or required Lot size for Animal Keeping may be granted as an administrative adjustment for no more than 10 percent of the required Setbacks, Parcel, or Lot size. Reductions greater than that may be heard by the Board of Adjustment as a request for a variance.
 - d. Protection of the from natural elements such as wind and sun shall be provided, and natural drainage provided to keep enclosures free from standing water.

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- e. No Livestock, Poultry or Chicken Hens may be permanently fed, watered or sheltered within 150 feet of a Water Source.
 - f. Manure shall be actively managed to either contain it on site or be properly disposed of for all animals on the property. Livestock, Poultry or Chicken Hen manure shall be collected at least weekly and spread on pastures, fields, or arenas, composted for later use, or hauled off site. No accumulation of manure shall be permitted within any Water Feature. Storing and stockpiling of manure is allowed only for composting. Manure composting piles shall be located a minimum of 55 feet from all property lines, 500 feet from Water Features and wells, and protected in a way to prevent runoff from contaminating surface waters or groundwater. On-site stormwater (10-year event) shall be contained around the composting site. Off-site stormwater (10-year event) shall be diverted around the composting site.
 - g. A Special Use Permit may be requested to exceed allowances for the number of Livestock, Poultry or Chicken Hens kept on site or to request a waiver if documentation is available that specific provisions inhibit best ecological practices on a Lot.
2. Additional Standards for the keeping of specific animals are as follows. The maximum allowances listed below are for each animal category. More than one category of animal may be kept on site:
- a. Large Livestock.
 - i. The keeping of Large Livestock shall be permitted in all Zoning Districts permitting Animal Keeping with the following requirements:
 - 1. A minimum of 1 Acre of Lot Size land shall be required for the keeping of such animals.
 - 2. Two such animals may be maintained on the first Acre and up to one additional animal for each additional 0.5 Acre.
 - b. Swine.
 - i. The keeping and raising of swine is not permitted in any residential Zoning District.
 - ii. A minimum Lot Size of 1 Acre shall be required for the keeping of swine.
 - iii. The raising of swine shall be limited to 1 animal per Acre, up to a maximum of three animals in total.
 - c. Small Livestock.
 - i. Chicken Hens.
 - 1. The keeping of Chicken Hens shall be permitted in all Zoning Districts permitting Animal Keeping and in all Single Residence Zoning Districts, regardless of whether or not other Large or Small Livestock animals are permitted.
 - 2. Fencing heights shall conform to the standards of the Zoning District in which the property is located.
 - 3. For all rural Zoning Districts, a minimum of one (1) Acre of Lot size land is required for the keeping of up to fifty (50) Chicken Hens. An additional ten (10) Chicken Hens per half-acre over the minimum Lot size may be kept on an individual Lot, with a maximum total of 200 Chicken Hens. Any enclosure used to Fence or House Chicken Hens shall be a minimum of twenty (20) feet from the residence and eighty (80) feet from any property line.
 - 4. For all Single Residence Zoning Districts, Chicken Hens are permitted with the following requirements:
 - a. For Lots in Single Residence Zoning Districts that are smaller than 20,000 square feet:
-

- i. Beehives shall be permitted on any Lot in all Zoning Districts permitting Animal Keeping and Single Residence Zoning Districts subject to the following:
 - 1. A minimum of 12,000 square feet of Lot Size land shall be required for the keeping of beehives.
 - 2. A maximum of two (2) beehives shall be permitted if the Lot is less than 20,000 square feet.
 - 3. A maximum of five (5) beehives are permitted if the Lot is between 20,000 square feet and less than 35,000 square feet.
 - 4. A maximum of ten (10) beehives are permitted if the Lot is more than 35,000 square feet and less than 2 Acres.
 - 5. A maximum of fifteen (15) hives are permitted if the Lot is more than 2 Acres.
- ii. Beehives shall maintain a minimum 20-foot Setback from any property line.
- e. Animal Keeping for educational purposes.
 - i. Any Animal Keeping of Large Livestock conducted primarily for educational purposes or school credits, are permitted in the R-43 and rural Zoning Districts. Any Animal Keeping of swine conducted primarily for educational purposes or school credits, are permitted in the rural Zoning Districts.
 - ii. Under this provision, Large Livestock and swine utilized for educational purposes are not counted toward the number of permitted animal units if the following criteria are met:
 - 1. Active membership or documentation must be maintained proving the educational nature of the Animal Keeping and verification of such may be required upon request.
 - 2. A Sign must be posted on the property at all times designating a given member (i.e., 4-H or FFA) is in residence and caring for an animal for educational purposes while any such project or activity is in progress.
 - 3. Only one Large Livestock animal unit per individual resident caretaker may be kept for educational purposes.

C. Permits and administration.

- 1. Permits are not required for Animal Keeping unless otherwise noted.
- 2. The provisions for permitted Animal Keeping do not waive the requirement for obtaining a Building permit or any other applicable permit or approval.

2.150.350. Recreational Vehicles Parked at Event Centers.

For the purposes of temporary occupation, licensed and registered Recreational Vehicles (RVs) that are each equipped with Kitchen and bathroom facilities may be parked on a Parcel or Lot with a Permitted Use that is an Event Center, subject to the following requirements:

- A. A Special Use Permit, in accordance with PCDSC § 2.151.010 and the provisions of this section, is issued to the owner of the Lot or Parcel with a Permitted Use that is an Event Center, as defined in this Title or as approved by the Community Development Director, prior to the owner of the Lot or Parcel allowing the parking of a Recreational Vehicle for temporary occupation.
- B. A Temporary Use Permit, in accordance with PCDSC § 2.151.030 and the provisions in this section, is issued to the owner(s) of the Recreational Vehicle prior to parking a Recreational Vehicle for short-term occupation on a Lot or Parcel with a Permitted use that is an Event Center. This Temporary Use Permit

shall be valid for a maximum period of 180 consecutive days within a twelve (12) month period starting from the first day a Recreational Vehicle is parked on such a Lot or Parcel. The Temporary Use Permit is not transferable to another Recreational Vehicle.

- C. One (1) Recreational Vehicle per each one (1) Acre of Lot Size up to a maximum of five (5) Recreational Vehicles may be parked on a Parcel or Lot with a Permitted Use that is an Event Center.
- D. A Recreational Vehicle shall be parked on a designated asphalt or concrete pad that is a minimum of 16 feet in width by 45 feet in length, centered on the space for the parking of an individual Recreational Vehicle. There shall be no Recreational Vehicle parking other than on the paved surface area within the designated asphalt or concrete pad.
- E. The location of a designated paved pad for parking a Recreational Vehicles shall meet the required Front Setbacks for a Main Building and Side and Rear Setbacks for a Detached Accessory Building of the applicable Zoning District.
- F. The minimum distance separating a designated paved pad from another designated paved pad and/or other Structure shall be ten (10) feet.
- G. The designated pad for parking a Recreational Vehicle shall be permanently screened from the view of Adjacent Streets and Adjacent Parcels by a solid wall, Fence, gate, vegetative landscaping or any combination thereof of a height no less than seven (7) feet, consistent with PCDC § 2.185.060.
- H. All lighting for the area where the Recreational Vehicles are parked shall conform to the Outdoor Lighting requirements in PCDC § 2.195.
- I. The owner of the Lot with a Permitted Use that is an Event Center shall acquire all necessary wastewater discharge permits or clearance from the Pinal County Aquifer Protection Division.
- J. Other utility hook-ups, if provided, shall be in compliance with all governmental and service provider requirements.

CHAPTER 2.151. PERMITS: SPECIAL USE, SPECIAL DENSITY, TEMPORARY USE AND, SPECIAL EVENT AND MOBILE VENDING

2.151.010. ~~Special use permit~~Use Permit (SUP).

~~The eCommission and the sSupervisors recognize and permit certain uUses that because of their inherentunique nature, extent and external effectspotential impacts to the surrounding properties require special care in the control of their location, design and methods of operation to ensure that their location in a particular district is appropriate, to ensure the use is made compatible with the permitted uses in a specific zoning district or other adjacent permitted uses which may be adversely affected and to ensureoperation. The regulations and processes contained herein are intended to maximize compatibility and appropriateness within the community in order to protect the public health, safety and general welfare are protected.General Welfare. Such uUses are designated as special usesSpecial Uses and are allowed only with a special use permitSpecial Use Permit (SUP). This section sets forth the procedures for submitting, reviewing and approving an application for a special use permitSpecial Use Permit and for the issuance of such permits.~~

~~A. *Special uses.*~~

- ~~1. The following list of special uses is for consideration only for the following zoning districts: SR, SH, CAR, GR, CR 1A, CR 2, CR 3, CR 4, CR 5, TR, CB 1, CB 2, CI B, CI 1, CI 2, MH, RV, MHP, and PM/RV.~~
 - ~~a. Airport, heliport or landing field.~~

- b. — Amusement park or outdoor theater.
 - c. — Cemetery or mausoleum.
 - d. — Circus or carnival grounds.
 - e. — Community building or recreation field.
 - f. — Hospital, clinic or institution, nursing home, convalescent home, group home of 11 or more residents and assisted living center. An "assisted living center" is defined as a residential care institution that provides or contracts to provide supervisory care services, or directed care services for 11 or more residents. No such nursing home, convalescent home, group home or assisted living center shall be located on a lot with a property line within 1,200 feet, measured in a straight line in any direction, of the lot line of another such facility.
 - g. — Medical marijuana dispensary. A medical marijuana dispensary is permitted as a conditional use subject to the conditions as set out in chapter 2.191 PCDSC.
 - h. — Privately and commercially operated recreational lake, swimming pool or tennis court.
 - i. — Public or governmental buildings.
 - j. — Race track.
 - k. — Signs.
 - l. — Sport arena.
 - m. — Stable.
 - n. — Zoo, public or private.
 - o. — Such other uses as the planning commission may deem appropriate in the public interest.
2. — Special uses for zoning districts RU 10, RU 5, RU 3.3, RU 2, RU 1.25, R 43, R 35, R 20, R 12, R 9, R 7, MD, MR, AC 1, AC 2, AC 3, O 1, O 2, C 1, C 2, C 3, I 1, I 2, I 3, MH 8, MHP 435, PM/RVP 435 will be found under the specific zoning district. If a special use is not listed in a specific zoning district, it is prohibited.

~~AB.~~ — *SUP general provisions.*

1. A ~~special use permit~~Special Use Permit is granted at the discretion of the ~~s~~Supervisors, and nothing in ~~this title~~this Title shall be construed to require the granting of a ~~special use permit~~Special Use Permit.
2. A ~~special u~~Use is not a matter of right and refusal to grant a ~~special use permit~~Special Use Permit is not the denial of a right.
3. An SUP granted prior to February 18, 2012, shall be permitted to continue; provided, that it is operated and maintained in accordance with the conditions prescribed at the time it was granted, if any.
4. An SUP granted under the provisions of this section runs with the land covered by the SUP and shall be binding on the property owner and where applicable also the lessee of the property covered by the SUP.
5. An SUP authorizes a ~~u~~Use to be developed in a particular way as specified by the permit and its conditions.
6. An SUP imposes on the applicant the responsibility of ensuring that the authorized ~~special u~~Use continues to comply with the conditions of the permit as long as the permit remains valid.

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7. An SUP shall be valid for the duration of the special ~~u~~Use, provided the ~~u~~Use remains in conformance with the conditions of approval and is not discontinued for 12 consecutive months.
8. Issuance of an SUP does not relieve the applicant from the responsibility of obtaining ~~site plan~~Site Plan approval, a ~~building~~Building permit or any other permit or approval required by any other applicable law.
9. The SUP process cannot be used to eliminate or modify an entire ~~PAD overlay zoning district~~Large Master Plan Community Zoning District and a PAD Overlay Zoning District and/or the ~~u~~Uses within the PAD ~~overlay zoning district~~.Overlay Zoning District and Large Master Plan Community Zoning District.
- EB.** *Conformity with ~~comprehensive plan~~Comprehensive Plan.* An SUP shall be consistent with and conform to the ~~comprehensive plan~~Comprehensive Plan. In the case of uncertainty in constructing or applying the conformity of any part of a proposed SUP to the ~~county's comprehensive plan~~County's Comprehensive Plan, the proposed SUP shall be construed in a manner that will further the implementation of and not be contrary to the goals, policies and applicable elements of the ~~comprehensive plan~~Comprehensive Plan. Among the ~~zone~~Zoning District classifications listed in PCDSC § 2.15.040 which have special ~~u~~Uses listed in the individual ~~zoning districts~~Zoning Districts, those special ~~u~~Uses with the conditions attached by the ~~s~~Supervisors will be considered in conformity with the ~~comprehensive plan~~Comprehensive Plan as long as the subject ~~zoning district~~Zoning District is in conformity with the ~~comprehensive plan~~Comprehensive Plan.
- EC.** *Initiation of SUP.* Application for an SUP may be made by:
1. The property owner or the property owner's authorized agent.
 2. The lessee of the property or the lessee's authorized agent.
- ED.** *Amendment to the ~~comprehensive plan~~Comprehensive Plan.* An SUP application requiring an amendment to the ~~comprehensive plan~~Comprehensive Plan shall not be approved until the necessary ~~comprehensive plan~~Comprehensive Plan amendment has been approved by the ~~s~~Supervisors and the referendum period for the ~~comprehensive plan~~Comprehensive Plan amendment expired; or if a referendum petition is filed, when the ~~comprehensive plan~~Comprehensive Plan amendment is successfully defended against the referendum.
- EE.** *Restriction on application.* An SUP application shall not be accepted for processing for any special ~~u~~Use where that special ~~u~~Use was part of a ~~special use permit~~Special Use Permit application on the same property and for the same or substantially the same special ~~u~~Use that was denied by the ~~s~~Supervisors in the previous six months.
- EF.** *Withdrawal of application.* After submittal and acceptance of a completed application, the applicant, without any action by the ~~s~~Supervisors, may withdraw the SUP application up to the time the notice of the ~~s~~Supervisors' public hearing on the SUP application has been published. After the notice of the public hearing has been published, the applicant may make a request to the ~~s~~Supervisors to withdraw the ~~r~~Rezoning application. The ~~s~~Supervisors, at their discretion, may grant the withdrawal request or hear the SUP application.
- EG.** *Pre-application meeting.* Prior to filing an application, the applicant or the applicant's authorized agent shall attend a pre-application meeting with the ~~planning and development department~~Community Development Department and other appropriate ~~e~~County staff to familiarize staff with the proposed special ~~u~~Use and identify and discuss any issues related to the proposal and to review the application requirements. The pre-application meeting shall not be interpreted as staff approval for the proposed special ~~u~~Use and does not commit the ~~e~~County to approving any proposed special ~~u~~Use.
- EH.** *Pre-application submittal.*
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1. An SUP pre-application shall contain all information and documentation that is identified on the application form provided by the ~~e~~County and checklist provided at the concept review meeting and shall:
 - a. Identify the applicant.
 - b. Describe the proposed special ~~u~~Use.
 - c. Provide justification of compliance with the ~~comprehensive plan~~ Comprehensive Plan.
 2. An SUP application shall be accompanied by:
 - a. A nonrefundable filing fee in accordance with the fee schedule adopted under the authority of PCDSC § 2.160.050.
 - b. Either a ~~preliminary site plan~~ Preliminary Site Plan or specific ~~site plan~~ Site Plan for the proposed special ~~u~~Use or ~~u~~Uses as required in ~~chapter~~ PCDSC § 2.200-PCDSC. If the ~~site plan~~ Site Plan is a ~~preliminary site plan~~ Preliminary Site Plan it shall be drawn to scale, showing ~~s~~Structures, heights, property lines, ~~lot~~ Lot sizes, ~~setbacks, adjacent roads~~ Setbacks, Adjacent Roads, Yards, parking and traffic flow, drainage, proposed ~~s~~Sign location and design, location of leach fields or sewers, and any other information needed to properly evaluate the request.
 - c. Building floor plans and elevations of the proposed improvements, in detail.
 - d. A written statement accompanied by data demonstrating:
 - i. That there are special circumstances or conditions applicable to the location of the property referred to in the application, which would make the proposed special ~~u~~Use appropriate on this property, though not in the ~~zoning district~~ Zoning District at large.
 - ii. That the specific treatment of the proposed special ~~u~~Use will not contribute to a worsening of traffic safety or otherwise have a negative impact on nearby properties or otherwise affect the health and safety of ~~p~~Persons residing or working in the area.
 - e. Information addressing the factors listed for consideration in subsection (O) of this section.
- ~~4.~~ Application submittal.
1. An SUP application shall contain all information and documentation that is identified on the application form provided by the ~~e~~County and checklist provided at the concept review meeting and shall:
 - a. Identify the applicant.
 - b. Describe the proposed special ~~u~~Use.
 - c. Provide the legal description of the real property where the proposed special ~~u~~Use will be located.
 - d. Provide justification of compliance with the Comprehensive Plan.
 2. An SUP application shall be accompanied by:
 - a. A nonrefundable filing fee in accordance with the fee schedule adopted under the authority of PCDSC § 2.160.050.
 - ~~comprehensive plan.~~
 2. ~~An SUP application shall be accompanied by:~~

- a. ~~A nonrefundable filing fee in accordance with the fee schedule adopted under the authority of PCDSC 2.160.050.~~
- b. Either a ~~preliminary site plan~~ Preliminary Site Plan or specific site plan Site Plan for the proposed special ~~u~~Use or ~~u~~Uses as required in ~~chapter~~ PCDSC § 2.200-PCDSC. If the site plan Site Plan is a ~~preliminary site plan~~ Preliminary Site Plan it shall be drawn to scale, showing ~~s~~Structures, heights, property lines, ~~lot~~ Lot sizes, ~~setbacks, adjacent roads~~ Setbacks, Adjacent Roads, Yards, parking and traffic flow, drainage, proposed ~~s~~Sign location and design, location of leach fields or sewers, and any other information needed to properly evaluate the request.
- c. Building floor plans and elevations of the proposed improvements, in detail.
- d. All information deemed necessary by the ~~planning and development department~~ Community Development Department.
- e. A written statement accompanied by data demonstrating:
- i. That there are special circumstances or conditions applicable to the location of the property referred to in the application, which would make the proposed special ~~u~~Use appropriate on this property, though not in the ~~zoning district~~ Zoning District at large.
 - ii. That the specific treatment of the proposed special ~~u~~Use will not contribute to a significant worsening of traffic safety or otherwise have an inordinately negative impact on nearby properties or otherwise affect the health and safety of ~~p~~Persons residing or working in the area.
- f. Information addressing the factors listed for consideration in subsection (O) of this section.
3. The SUP application must be complete and signed by all owners of the land where the special ~~u~~Use that is the subject of the SUP is located or by their authorized agents. An application signed by a property owner's authorized agent requires documentation in a format required by the ~~e~~County of the agent's authorization to ~~s~~Sign on behalf of the owner and/or to agree to conditions on behalf of the owner.
4. The applicant may propose conditions for the requested SUP.
- ~~K~~J. *Review for submittal compliance.* The ~~planning and development department~~ Community Development Department staff shall review the application and determine whether the application complies with submittal requirements. An incomplete application will not be processed. If the application does not comply with submittal requirements, the ~~planning and development department~~ Community Development Department staff shall notify the applicant of the submittal deficiencies and provide the applicant the opportunity to revise or correct the application deficiencies. If the applicant does not remedy the deficiencies within 90 calendar days from the date the ~~planning and development~~ Community Development staff notifies the applicant of the deficiencies, the file shall be closed, and a new application and fee will be required in the future. If the application complies with all submittal requirements, the ~~planning and development department~~ Community Development Department staff shall accept the application as complete and notify the applicant of its acceptance for processing.
- ~~L~~K. *Staff review of application.* Upon acceptance of a completed application, the ~~planning and development department~~ Community Development Department shall review the application and distribute the application for review to the applicable ~~e~~County departments and cities, towns and other public entities contiguous to the property where the special ~~u~~Use is proposed. The ~~e~~County case planner shall determine compliance with all applicable plans, regulations and standards, and identify

any significant concerns and prepare and submit a report on the SUP application to the ~~e~~Commission prior to the ~~e~~Commission's public hearing on the SUP application. The report will at a minimum:

1. Discuss and determine the extent to which the proposed special ~~u~~Use is consistent with and conforms to the ~~comprehensive plan~~Comprehensive Plan and applicable adopted land ~~u~~Use plans.
2. Provide a site analysis.
3. Summarize information obtained during review of the application.
4. Include the comments and conditions of other ~~e~~County departments and other agencies, if any.

~~M~~L. *Citizen review.* An applicant for an SUP is subject to the same citizen review requirements set forth in PCDSC ~~§~~§ 2.166.050(E).

~~N~~M. *SUP notification and hearing process.* Applicant for SUP is subject to the same broadcast notification ~~s~~Signs, notification and public hearing requirements and processes set forth in PCDSC ~~§§~~§§ 2.166.050(F) through (L).

~~O~~N. *Factors for consideration.* The ~~e~~Commission and the ~~s~~Supervisors may consider the factors listed below in deciding whether or not to recommend or approve a special use ~~permit~~Special Use Permit. No set of factors can totally determine the acceptability of all land ~~u~~Use proposals. A property owner may adequately demonstrate compliance with the intent of the goals and policies of the ~~comprehensive plan~~Comprehensive Plan but receive denial because unusual circumstances exist or because of public protest pertaining to the special ~~u~~Use request. The considerations and factors listed below are intended to suggest some of the primary concerns pertinent to reaching a determination or decision. These considerations and factors are not intended to be all-inclusive: Other factors may be considered, and individual factors may weigh more heavily than other factors.

1. The proposed special ~~u~~Use will not materially affect or endanger the public health, safety or welfare. Considerations/factors:
 - a. Traffic conditions in the vicinity, including the effect of additional traffic on ~~s~~Streets and ~~s~~Street intersections and sight lines at ~~s~~Street intersections and curb cuts.
 - b. Provision of services and ~~u~~Utilities including sewer, water, electrical, garbage collection and fire protection.
2. The proposed special ~~u~~Use complies with all regulations and standards applicable within the ~~zoning district~~Zoning District where the special ~~u~~Use is proposed.
3. The proposed special ~~u~~Use is or may be made compatible with existing ~~adjacent permitted uses~~Adjacent Permitted Uses and other ~~u~~Uses permitted in the ~~zoning district~~Zoning District where it is proposed and will not substantially change or materially affect the adjoining property or the surrounding area. Considerations/factors:
 - a. The relationship of the proposed special ~~u~~Use and the character of development to surrounding ~~u~~Uses and development, including evaluating possible conflicts between them, if any, and how these conflicts will be resolved or addressed.
 - b. Whether the ~~proposed development~~Proposed Development is beneficial to the public health, safety and ~~general welfare~~General Welfare of the community or ~~e~~County as a whole subject to mitigation of its impact on the adjoining property and surrounding area with additional conditions.
4. Traffic circulation. Considerations/factors:
 - a. Number of access points onto ~~major thoroughfares or arterial streets is~~freeways, Parkways, arterials, collectors, and local Streets are limited-, see Access Management Manual.

- b. The site has access to ~~s~~Streets that are adequately designed and constructed to handle the volume and nature of traffic typically generated by the ~~u~~Use.
 - c. Does not result in the use of any residential ~~s~~Street for nonresidential through traffic.
 - d. Future circulation needs in the surrounding area have been taken into account through ~~right-of-way~~Right-of-Way dedication and off-site improvements.
5. Significant site development standards. The special ~~u~~Use adequately addresses the significant applicable site development standards, including drainage and development in or near a floodplain.
 6. Off-site impacts. Adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or stormwater runoff.
 7. Same special ~~u~~Use. The number and locations of special ~~u~~Uses already established in the ~~zoning district~~Zoning District that are the same or substantially the same as the proposed special ~~u~~Use.
 8. Need. The need for the proposed special ~~u~~Use in the neighborhood/community.
 9. Public input. If there is public opposition to a proposed special ~~u~~Use, this may indicate that the technical evaluation regarding compatibility of the ~~u~~Use does not concur with the view of local residents and a recommendation of denial may be appropriate. If there is public support, this may be a factor in favor of the request.

PO. *SUP conditions.*

1. Conditions may be imposed to make the special ~~u~~Use compatible with ~~permitted uses~~Permitted Uses in the ~~zoning district~~Zoning District where the proposed special ~~u~~Use is to be located, to make the special ~~u~~Use compatible with surrounding ~~u~~Uses and to ensure the public health, safety and ~~general welfare~~General Welfare. Such conditions may include but are not limited to the following:
 - a. Special ~~y~~Yards and spaces.
 - b. Fences and walls.
 - c. Screening.
 - d. Off-street parking and loading specifications and improvements.
 - e. Street dedication and improvements or bonds in lieu of improvements.
 - f. Control of points of vehicular ingress and egress.
 - g. On-site and off-site drainage improvements.
 - h. Signs.
 - i. Landscaping and maintenance of grounds.
 - j. Control of noise, vibration, odors, emissions, hazardous materials and other potentially dangerous or objectionable elements or other similar nuisances.
 - k. Site cleanup and/or restoration.
 - l. Outdoor ~~l~~Lighting.
 - m. Hours of operation.
 - n. Time limits for the commencement of ~~e~~Construction and/or review and further action by the ~~s~~Supervisors; or if no time limitations are set, then the conditions shall be fulfilled within a reasonable time.

- o. Conditions to address public needs arising from the proposed special ~~u~~Use, such as but not limited to potentially adverse effects of the proposed special ~~u~~Use or public service demands created by the proposed special ~~u~~Use.

~~QP.~~ *Effective date.* The SUP shall not become effective until after 30 calendar days following approval by the ~~s~~Supervisors.

~~RQ.~~ *Dedications.* Dedications for public roadway ~~e~~Easements or rights-of-way may be required as part of the SUP approval.

~~SR.~~ *Changes or modifications.* Requests for changes or modifications of conditions on an approved SUP shall be processed as a new SUP.

~~FS.~~ *Abandonment.* The discontinuance of a special ~~u~~Use for one year shall be considered an ~~a~~Abandonment of the special ~~u~~Use.

~~T. U.~~ *~~Null and void~~Annulment.*

1. An SUP shall lapse and shall be ~~null and void~~annulled one year following the date on which the SUP became effective, unless:
 - a. Prior to the expiration of one year, a ~~b~~Building permit is issued, and ~~e~~Construction is commenced and diligently pursued toward completion on the property where the special ~~u~~Use that is the subject of the SUP is located.
 - b. A final inspection has been completed by the ~~b~~Building safety department for the ~~s~~Structure in which the special ~~u~~Use that is the subject of the SUP is located.
 - c. The property is occupied for the special ~~u~~Use which is the subject of the SUP if no ~~b~~Building permit or certificate of occupancy is required.
2. Upon receipt of a written request from the permit holder stating the special ~~u~~Use has been discontinued and requesting the SUP be ~~declared null and void~~annulled and determination by the ~~planning and development department~~Community Development Department that all conditions concerning the discontinuance of the special ~~u~~Use that is the subject of the SUP and the cleanup of the property, if any, have been complied with, the ~~zoning inspector~~Zoning Administrator shall issue a certificate of ~~a~~Abandonment and ~~declare annul~~ the SUP ~~null and void~~.
3. An SUP shall lapse and be ~~null and void~~annulled if the special ~~u~~Use for which the SUP is approved is discontinued for 12 consecutive months, or is not being used in the manner for which it was approved. A hearing shall be held by the ~~s~~Supervisors after notification by certified mail to the permit holder to determine whether the special ~~u~~Use has been discontinued for 12 consecutive months. Upon the determination that the ~~u~~Use has been discontinued for 12 consecutive months, the ~~planning and development department~~Community Development Department shall notify the permit holder that the SUP is ~~null and void~~annulled.
4. A previously approved SUP shall become ~~null and void~~annulled upon the issuance of a new SUP for the same property, unless stated otherwise.

~~VU.~~ *SUP revocation.*

1. An action to revoke an SUP shall be initiated by the ~~zoning inspector's~~Zoning Administrator's determination that the applicable property does not meet or is not in compliance with the conditions of approval for the SUP.
2. A notice shall be sent to the property owner and/or lessee of the property covered by the SUP requiring compliance with the conditions of approval within 15 calendar days.
3. If the permit holder does not comply within the specified time period, the ~~s~~Supervisors, after notification by certified mail to the property owner and/or the lessee of the property covered by

the SUP, shall schedule and hold a public hearing to determine if the special ~~u~~Use complies with the conditions of approval and for possible action.

4. The ~~s~~Supervisors may extend the time for compliance or approve or deny the revocation with or without conditions.

~~WV.~~ *Restarting special ~~u~~Use.* To restart a special ~~u~~Use, or after the SUP for that special ~~u~~Use has lapsed and/or ~~declared null and void~~been annulled or revoked, ~~shall require~~ a new application and fee for a new SUP ~~shall be required~~.

(Ord. No. PZ-C-001-13, § 1; Ord. No. 011812-ZO-PZ-C-007-10, § 12; Ord. No. 022311-PZ-C-008-10, § 2; Ord. No. 012010-AEO, § 1; Ord. No. 61862, §§ 2302—2302-3. Formerly §§ 2.150.020—2.150.050)

2.151.020. Special ~~density permit~~Density Permit (SDP) for assisted living.

The ~~e~~Commission and ~~s~~Supervisors expressly find there is a need in the ~~e~~County for ~~housing persons~~Housing Persons with some physical or mental impairment who are able to live within their communities, provided they have personal care, attention and assistance. In order to meet this need, to preserve the dignity of these ~~p~~Persons, and to strengthen and protect the role of the ~~f~~Family in our communities, a ~~special density permit~~Special Density Permit for a second ~~dwelling unit~~Dwelling Unit is hereby created subject to the following requirements and regulations:

- A. An SDP allows one additional ~~dwelling unit~~Dwelling Unit to be built or moved onto a ~~p~~Parcel/lot for the ~~u~~Use:
 1. By an individual with some physical or mental impairment who needs assistance and support from ~~f~~Family living in the primary residence;
 2. By a ~~f~~Family member who is providing care, assistance and support to the individual with some physical or mental impairment living in the primary residence;
 3. By a health care provider expressly employed for the purpose of providing health care for the individual with some physical or mental impairment living in the primary residence.
- B. An SDP is granted to the property owner and does not adhere to or run with the land. It is not transferable and terminates automatically as soon as the beneficiary or care provider no longer resides on the property 365 days a year or care is no longer needed. The SDP terminates where a ~~lot~~ Lot split separates the main ~~dwelling unit~~Dwelling Unit from the second ~~dwelling unit~~Dwelling Unit. Only one SDP may exist at any time for one ~~p~~Parcel. An SDP is not a substitute for a ~~b~~Building or installation permit required for the second ~~dwelling unit~~Dwelling Unit.
- C. An SDP may be granted if the beneficiary is incapable of being fully independent without some assistance due to some physical or mental impairment. A letter from a physician on office letterhead must be included with the application verifying this need.
- D. Neither the applicant, nor any other ~~p~~Person shall receive rent or any other valuable consideration for allowing a ~~p~~Person to live in a ~~dwelling unit~~Dwelling Unit under an SDP. This should not be construed as to prevent a health care provider from receiving remuneration for health care services provided. Once the second ~~dwelling unit~~Dwelling Unit ceases to be used as approved, the ~~k~~Kitchen must be removed from a site-built second ~~dwelling unit~~Dwelling Unit or if a manufactured/~~mobile home~~Mobile Home, the second dwelling must be removed from the site. In either instance, the ~~county planning and development department~~County Community Development Department must be contacted so as to make an inspection. An affidavit must be submitted by the applicant indicating a commitment to concur with all the requirements of this section.

- E. An SDP shall be allowed only in the following ~~zones~~Zoning Districts: ~~SR, SH, CAR, GR, RU-3.3, RU-2, RU-C, RU-1.25, CR-1, CR-1A, R-43, and R-35.~~ The second ~~dwelling unit~~Dwelling Unit shall be a site-built ~~dwelling unit~~Dwelling Unit if located in the ~~CR-1, CR-1A, R-43 or R-35 zones~~Zoning Districts. The second ~~dwelling unit~~Dwelling Unit shall be a ~~manufactured home~~Manufactured Home if located in the ~~SR, SH, CAR, GR, RU-3.3, RU-2, RU-C, or RU-1.25 zone~~Zoning Districts.
- F. The second ~~dwelling unit~~Dwelling Unit authorized under an SDP shall comply with the same ~~s~~Setbacks, height and other requirements imposed on the primary ~~dwelling unit~~Dwelling Unit in that ~~zone~~Zoning District.
- G. Application. An application for an SDP shall be made to the ~~planning director~~Community Development Director by the property owner and shall include:
1. An individual ~~site plan~~Site Plan in accordance with ~~chapter PCDC § 2.200-PCDC~~, which identifies the location of the proposed second ~~dwelling unit~~Dwelling Unit;
 2. A legal description and address of the property involved;
 3. The name and relationship to the beneficiary;
 4. Information on how the sewage from the second ~~dwelling unit~~Dwelling Unit will be disposed of;
 5. An affidavit by the applicant indicating a commitment to concur with all the requirements of subsection (E) of this section;
 6. A nonrefundable filing fee;
 7. Any other information deemed necessary by the ~~planning director~~Community Development Director.
 8. The information submitted on sewage disposal shall be sufficient enough for the ~~e~~County environmental health department to determine whether the provisions are adequate; and
 9. No SDP may be issued without the written approval of the ~~e~~County environmental health department.
- H. The overall time frame for processing the SDP shall be 25 business days, consisting of the administrative completeness review time frame of five business days and the substantive review time frame of 20 business days. There are events that may occur which will trigger the suspension of these time frames.
- I. Each ~~e~~County department reviewing the application must determine if the application is administratively complete by determining if the application complies with the application submittal requirements of the subject department.
- J. Each reviewing ~~e~~County department must issue a written or electronic notice of administrative completeness or deficiencies. If a reviewing ~~e~~County department determines the application is not administratively complete, it shall include a comprehensive list of the specific deficiencies in the written or electronic notice of administrative deficiencies. ~~The planning and development department~~The Community Development Department shall be responsible for compiling the notices of administrative completeness or deficiencies and transmitting them together to the applicant.
- K. If the notice(s) of deficiencies is/are not issued within the administrative completeness review time frame, the application is deemed administratively complete, and the ~~e~~County shall proceed with its substantive review of the application.
- L. If the notice(s) of deficiencies is/are issued during the administrative completeness review time frame, the application is not complete until all requested information has been received by the ~~e~~Community Development Department, and the administrative completeness review time and overall time frame

- shall stop on the date the notice(s) is/are issued and the time will continue to run again on the date the Community Development Department receives all the missing information from the applicant.
- M. Each County reviewing department may issue an additional written or electronic notice of administrative completeness or deficiencies based on the applicant's submittal of missing information.
- N. Upon the determination by all reviewing County departments that the application is administratively complete, the processing of the application shall proceed. The Community Development Department shall review the application and distribute the application for substantive review to the applicable County departments.
- O. During the substantive review time frame, each County reviewing department may make one comprehensive written or electronic request for additional information. The County and applicant may mutually agree in writing or electronically to allow the County to submit supplemental requests for additional information. On the date a reviewing County department issues a comprehensive written or electronic request or a supplemental request by mutual written or electronic agreement for additional information, the substantive review time frame and the overall time frame shall stop running until the date the Community Development Department receives the additional information from the applicant.
- P. By mutual written or electronic time frame, the County and the applicant may extend the substantive review time frame and overall time frame by not more than 25 percent of the overall time frame.
- Q. Upon receipt of comments from the County reviewing departments or no later than 20 business days, the Community Development Director -shall review and approve, conditionally approve or deny the application.
- R. The Community Development Director shall issue a written or electronic notice granting or denying the application. If the application is denied, the written or electronic notice shall contain justification for the denial with references to the statutes, ordinances, regulations or substantive policy statements on which the denial is based.
- S. If the written or electronic notice granting or denying the application is not issued within the overall time frame or within the mutually agreed upon time frame extension, the County shall refund to the applicant all fees charged for reviewing and acting on the application within 30 working days after the expiration of the overall time frame or the time frame extension from the fund in which the application fees were originally deposited.
- T. If the request for an SDP is approved, notification of the installation of a second Dwelling Unit shall be sent to all property owners located within 300 feet of the subject property.
- U. All financial or other obligations resulting from approval or conditional approval of an SDP are the sole responsibility of the property owner and/or the owner of the second dwelling.
- V. Upon compliance with the conditions of the approved SDP and installation or Construction of the second dwelling and after all required approvals have been obtained, the zoning map shall be updated to reflect the SDP.
- W. To keep the SDP active, the applicant annually from date of approval shall submit to the Community Development Director -a renewal fee, as set forth in the planning and zoning fee schedule and a letter from a licensed medical doctor stating the health condition of the beneficiary has not substantially changed and the beneficiary is still in need of home care. Failure to provide this letter and fee by the anniversary date is considered a violation of ~~this title~~ this Title. After notice of such violation by the Community Development Director, if applicant fails to submit the fee and letter within 30 calendar days from the mailing date of the notice, the SDP will be revoked by the Community Development Director and the second Dwelling Unit must be removed and the septic tank installed for use by the second Dwelling Unit must be abandoned.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 12; Ord. No. 61862, § 2328. Formerly § 2.150.310)

2.151.030. Temporary Use Permit (TUP).

The Commission and the Supervisors find that there is a need in the County for the issuance of ~~temporary~~ Temporary use-Use permits-Permits for those temporary Uses which are required for the proper function of the County or constructing a public facility. Such Uses shall be so conducted that they will not be detrimental in any way to the established economic or social ~~use~~ Uses and values of Adjacent or surrounding properties or to the County. The Community Development Director may issue a TUP for a Building or premises in any ~~zoning~~ Zoning District for any of the ~~use~~ Uses set forth in subsection (A) of this section when they are temporary in nature. Issuance of a TUP does not relieve the permit holder of the additional responsibility of obtaining any other permit or approval.

- A. *When allowed.* Temporary ~~use-Use permits-Permits~~ Permits may be allowed for the following temporary ~~use~~ Uses:
1. Batch plant;
 2. Off-site parking and storage of earth moving or Construction equipment;
 3. Off-site contractor's equipment yard or warehouse incidental to the carrying on of public works projects or development projects;
 4. Auxiliary lights associated with outdoor activities including short-term Construction, parking, promotional event, or similar non-permanent use;
 5. ~~4.~~—Real estate sales office in conjunction with a development project;
 6. ~~5.~~—RV for security purposes on the site of an active Construction site for development projects during the Construction period;
 7. ~~6.~~—RV for on-site occupancy during the Construction of a single-family residence under an active Building permit;
 8. RV as temporary dwelling;
 9. Mobile vending operated by Mobile Food Vendors and all other Mobile Vendors;
 10. Seasonal or specialty sales limited to no more than 45 days of site occupation per year per event including, but not limited to, Christmas tree lots, pumpkin patches, fireworks stands and paraphernalia associated with sport's championships or exclusive events;
 11. ~~7.~~—Such other ~~use~~ Uses as the Community Development Director deems appropriate.
- B. *Standards.*
1. Is truly temporary in nature.
 2. Does not involve the erection of a permanent structure or Building.
 3. Is in harmony with the general intent and purposes of ~~this title~~ this Title.
 4. Adequate parking shall be provided either on site or off site in a specified parking area, as approved by the County.
 5. No permit shall be issued for a ~~use~~ Use where the location is deemed to be potentially hazardous to the public. This includes, but is not limited to, Vehicle driveways, pedestrian pathways, landscape areas, or heavily congested and/or trafficked areas where the use Use may impede or inconvenience the public.
 6. No ~~use~~ Use shall be permitted in a public ~~Right-of-way~~ Right-of-Way.

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7. All requirements of the County health department and/or other regulatory health authorities shall be met. Provisions for disposal of solid waste shall be required for all ~~use~~ Uses.
 8. A Sign permit for temporary Signs is not required; however, all Signs shall comply with ~~chapter~~PCDSC § 2.145-PCDSC.
 9. All lighting shall comply with ~~chapter~~PCDSC § 2.195-PCDSC.
 10. Other appropriate requirements and standards can be attached to the temporary permit relating to, but not limited to:
 - a. Regulation of hours;
 - b. Sound amplification;
 - ~~c~~b. Required regulatory permits or licenses shall be obtained;
 - ~~d~~e. Cleanup after termination of the temporary ~~use~~ Use; and
 - ~~e~~d. Such other conditions deemed necessary to carry out the intent and purpose of this section.
- C. *Procedure.*
1. The applicant shall consult with the ~~planning~~ Community Development Department department staff concerning the proposed ~~use~~ Use and potential requirements prior to submittal of the application.
 2. Application for a TUP on the applicable form provided by the County together with the required information, documentation and nonrefundable filing fee (PCDSC § 2.160.050) shall be made to the Community Development Director -by:
 - a. Property owner or the property owner's authorized agent;
 - b. Tenant or lessee with the written, notarized consent of the property owner; or
 - c. Promoter of a temporary ~~use~~ Use with the written, notarized consent of the property owner.
 3. The application packet shall include the following:
 - a. An explanation of the exact ~~use~~ Use proposed and the reasons for the request;
 - b. Proof of ownership;
 - c. Legal description and address of the subject property;
 - d. A letter of authorization for an agent, if applicable;
 - e. Map of the area and a list of the Adjacent property ~~use~~ Uses;
 - f. Sufficient information on sewage disposal for environmental health to determine whether the provisions are adequate;
 - g. Information on traffic flow and parking;
 - h. Individual ~~site plan~~ Site Plan as required in ~~chapter~~PCDSC § 2.200-PCDSC; and
 - i. A notarized affidavit by the applicant stating all financial or other obligations resulting from approval or conditional approval of a TUP are the responsibility of the applicant. Posting of a bond may be required for estimated financial obligations.
 4. The overall time frame for processing the TUP shall be 25 business days, consisting of the administrative completeness review time frame of five business days and the substantive review
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time frame of 20 business days. There are events that may occur which will trigger the suspension of these time frames.

5. Each County department reviewing the application must determine if the application is administratively complete by determining if the application complies with the application submittal requirements of the subject department.
6. Each reviewing County department must issue a written or electronic notice of administrative completeness or deficiencies. If a reviewing County department determines the application is not administratively complete, it shall include a comprehensive list of the specific deficiencies in the written or electronic notice of administrative deficiencies. The Community Development Department shall be responsible for compiling the notices of administrative completeness or deficiencies and transmitting them together to the applicant.
7. If the notice(s) of deficiencies is/are not issued within the administrative completeness review time frame, the application is deemed administratively complete, and the County shall proceed with its substantive review of the application.
8. If the notice(s) of deficiencies is/are issued during the administrative completeness review time frame, the application is not complete until all requested information has been received by the Community Development Department, and the administrative completeness review time and overall time frame shall stop on the date the notice(s) is/are issued and the time will continue to run again on the date the Community Development Department receives all the missing information from the applicant.
9. Each County reviewing department may issue an additional written or electronic notice of administrative completeness or deficiencies based on the applicant's submittal of missing information.
10. Upon the determination by all reviewing County departments that the application is administratively complete, the processing of the application shall proceed. The Community Development Department shall review the application and distribute the application for substantive review to the applicable County departments.
11. During the substantive review time frame, each County reviewing department may make one comprehensive written or electronic request for additional information. The County and applicant may mutually agree in writing or electronically to allow the County to submit supplemental requests for additional information. On the date a reviewing County department issues a comprehensive written or electronic request or a supplemental request by mutual written or electronic agreement for additional information, the substantive review time frame and the overall time frame shall stop running until the date the Community Development Department receives the additional information from the applicant.
12. By mutual written agreement or electronic time frame, the County and the applicant may extend the substantive review time frame and overall time frame by not more than 25 percent of the overall time frame.
13. Upon receipt of comments from the County reviewing departments or no later than 20 business days, the Community Development Director will determine whether to approve or deny the application.
14. The Community Development Director may impose any conditions needed to safeguard the public health, safety, and General Welfare.
15. The Community Development Director shall issue a written or electronic notice granting or denying the application. If the application is denied, the written or electronic notice shall contain

justification for the denial with references to the statutes, ordinances, regulations or substantive policy statements on which the denial is based.

16. If the written or electronic notice granting or denying the application is not issued within the overall time frame or within the mutually agreed upon time frame extension, the County shall refund to the applicant all fees charged for reviewing and acting on the application within 30 working days after the expiration of the overall time frame or the time frame extension from the fund in which the application fees were originally deposited.

17. Upon final denial of a Temporary Use Permit, the applicant may appeal the denial to the Zoning Administrator.

~~1718.~~ A TUP is issued to the applicant and does not attach to the subject property. It is not transferable and terminates automatically on the date specified in the TUP or at such time it is found any other specified condition has not been met or at such time the applicant or consenting property owner changes.

~~1819.~~ A TUP is not a substitute for a compliance review, Building permit and/or installation permit that may be required.

~~1920.~~ A TUP may be issued for a period of time not exceeding one year, unless a shorter time period is imposed under PCDSC § 2.151.130; however, a one-time extension not exceeding three (3) months an extension may be granted upon showing a delay was caused beyond the applicant's control.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 12; Ord. No. 012010-SEO , § 3; Ord. No. 61862, § 2329. Formerly § 2.150.320)

2.151.040. Special Event Permit.

The Commission and the Supervisors find that there is a need in Pinal County for the issuance of a Special Event Permit.

A. Reserved.

~~Definitions. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:~~

~~Fireworks exhibition means an organized event open to the public where pyrotechnics are exploded.~~

~~Large special event means an event expected to draw 1,000 people or more as participants or exceeds four days in a calendar year and is not exempt from this section in accordance with subsection (B) of this section.~~

~~Participants include, but are not limited to, vendors, attendees, event workers, entertainers, and spectators.~~

~~Small special event means a special event that does not meet the large special event criteria and is not exempt from this section in accordance with subsection (B) of this section.~~

~~Special event means any temporary event or activity to which the public is invited, whether held on public or private property, with or without an admittance fee, and meets any of the following criteria:~~

1. Differs from the normal usual purpose, or approved use, of the property where the activity is held, and requires approval of two or more county departments by permits or inspections; or
2. Requires approval of three or more county departments by permits or inspections.

(Special event examples may include, but are not limited to, a concert, fireworks exhibition, parade, race, rodeo, and tent revival meeting.)

Special event committee means a committee consisting of representative(s) from county departments that include, but are not limited to, public works, planning and development, air quality control, environmental health, sheriff's office, risk management, public health, emergency management, parks, recreation and fairgrounds, and building safety. Outside agencies may include, but are not limited to, Arizona Department of Transportation, Department of Public Safety, railroads, utility companies, police and fire departments in the surrounding area of the event.

Special event contingency plan means a document that furnishes information, proof, or supporting documentation, of assigned responsibilities, actions, and procedures to be followed if an emergency situation develops.

Special event coordinator means a county staff member that will be the point of contact between applicants and the county departments.

Special event permit means a permit required by this section.

B. Special Event Permit Provisions and exemptions.

1. Seasonal or specialty sales lots including, but not limited to, Christmas tree and pumpkin sales are subject to the small ~~Special Event Permit~~ process but are limited to no more than 45 days of site occupation per year per event.
12. No Person shall conduct a Special Event within the County in any ~~structure~~ Structure or area where conducting such Special Event is prohibited by Fire or Building Code regulations.

C. Exemptions.

13. The following shall not be considered a Special Event and are exempt from the requirements of this section:
 - a. Weddings of the property owner or Family and friends;
 - b. Funerals;
 - c. Elections;
 - d. Private Yard sales on residential ~~lot~~ Lots;
 - e. Car Washes for the sole purpose of fundraising;
 - f. An activity that does not require County services to a degree above what the County routinely provides and that is not otherwise defined as a Large Special Event under this section;
 - g. Any event in which the general law of the state or federal government precludes the County from requiring a Special Event Permit for the event;
 - h. Any event for school purposes that is conducted solely on property owned or leased by a school, to include a school district or a college;
 - i. Commercial agricultural: trade shows, demonstrations, yield trials, and exhibits held on private property and that are not otherwise defined as ~~Large Special Events~~ Large Special Events under this section;

- j. Any Special Event approved by the Supervisors for sponsorship by the County; and
 - k. Any event held at the County fairgrounds or County parks that are sponsored by the County. Any event held at these locations, which are not sponsored by the County, are still subject to the Small or Large Special Event processes as outlined in this section.
 - l. Any event held on land owned by any Indian tribe or authorized tribal organization.
 - m. Grand Openings.
2. Any Special Event listed in subsection (BC)(13) of this section is solely exempt from the Special Event Permit process and may be required to obtain additional permits from the County. Examples of additional permits may include, but are not limited to, Building safety for-structure Structures, portable toilets, and/or electrical issues, environmental health for food, public works for ~~Right-of-way~~Right-of-Way (encroachment), air quality for dust control, public health for emergency concerns, risk management for insurance, and Sheriff's Office for traffic and/or security.
- DC. General application requirements.
1. Every application for a Special Event Permit shall be completed and submitted on forms furnished by Community Development.
 2. Applications will be filed with Community Development following the time frames indicated in subsections (FG)(1) and (GH)(1) of this section.
 3. All Special Event Permit applications shall include the following documentation:
 - a. Directional Compass; a. ~~Completed application form;~~
 - b. Existing Buildings and Structures; b. ~~A site plan or map of the event area showing a layout of:~~
 - c. Event functions:
 - i. Barriers and fencing
 - ii. Portable restrooms
 - iii. Stages and platforms
 - iv. Generators
 - v. Activity areas
 - vi. Tents or canopies
 - vii. Food Service
 - viii. Tables and chairs
 - i. ~~Event functions;~~
 - ii. ~~Paved and unpaved parking areas allowing ten-foot by 20-foot dimensioned parking stalls for vehicles;~~
 - iii. ~~Access; and~~
 - iv. ~~Location of all signage in accordance with chapter 2.145 PCDCS;~~
 - d. Paved and unpaved parking areas allowing 10-foot by 20-foot dimensioned parking stalls for Vehicles;
 - e. Access;

- f. Location of all signage in accordance with ~~chapter~~ PCDSC § 2.145-PCDSC;
- g. Emergency / First Aid Station(s);
- h. Emergency exits from enclosed or fenced areas;
- i. Fire lanes / emergency Vehicle access widths;
- j. Fire extinguisher locations;
- k. Fire hydrant locations;
- l. Occupant load of enclosed or fenced areas;
- ~~m~~e. A security plan, along with any specific requested information deemed necessary by the ~~s~~Special ~~e~~Event ~~e~~Committee;
- ~~n~~d. A dust control plan, at a minimum, describing dust mitigation measures for all ingress, egress, and parking areas;
- ~~o~~e. A list of all participating vendors and a ~~menu or~~ list of all food for each vendor, mobile food establishments and anticipated temporary food booths;
- p. All food service must comply with the Pinal County Environmental Health Code (PCEHC). Applications must be submitted to Pinal County Environmental Health;
- ~~f~~. Events with 500 or more attendees are required to submit a special event contingency plan to include 24-hour contact information for at least two representatives of the event; that shall include, at minimum, the following information
- i. Organizational officers and key stakeholder contact information. 24-hour contact information for at least two representatives of the event shall be included
 - ii. The person responsible for activating the emergency management plan
 - iii. The roles and responsibilities of individuals during an emergency
 - iv. Specific incident procedures, as indicated
 - v. Attendee emergency warning and notification methods and procedures
 - vi. For outdoor events, a weather decision matrix.
- ~~g~~. If the applicant requests to provide full hook up overnight accommodations for recreational vehicles and campers, applicant shall include a written proposal adequately justifying reasons for such accommodations and describing a waste disposal plan. If the ~~S~~Special ~~E~~event ~~P~~permit allows overnight accommodations for recreational vehicles and campers, applicant shall provide and pay for waste disposal;
- ~~gh~~. Any additional information which the ~~s~~Special ~~e~~Event ~~e~~Committee finds reasonably necessary to adequately describe or clarify the event or its impact on the ~~C~~ounty and ~~C~~ounty services in order to make a fair determination as to whether a Special Event Permit can be issued;
- ~~r~~f. The Special Event Committee may waive the requirement to provide any information when, in its opinion, the information is not applicable; ~~and~~

- sj. Special Events to be conducted on private property shall obtain authorization from the property owner for the use of the property for such purpose. Applicant shall be required to show proof of the property owner's consent to use private property; and-
- t. Pinal County may require proof of insurance and coverage limits with each Special Event Permit application.
4. There shall be an application fee in accordance with the Pinal County Community Development Fee Schedule. Depending on the event, the applicant may be subject to additional fees or requirements by other County departments involved in reviewing the Special Event Permit that may include, but not be limited to, the Public Works, Air Quality Control, Environmental Health, Sheriff, Risk Management, Public Health, Emergency Management, and Building Safety departments.
5. The Special Event Permit may be one of several permits and/or licenses an event applicant may need to obtain. The information on the application and information packet will assist the Special Event Committee to advise the applicant of other necessary permits, licenses, and approvals needed. It is the applicant's responsibility to obtain all required permits, make arrangements for all licenses, inspections, and approvals prior to the issuance of the Special Event Permit and the date of the Special Event.
- a. Additional permits / licenses / contracts may include the following:
- i. Fire suppression and/or standby contract.
 - ii. Ambulance and/or Emergency Medical Services Contract.
 - iii. Security Contract.
 - iv. Portable restroom contracts.
 - v. Fireworks permit.
 - vi. Electrical permit.
 - vii. Tent permit.
6. If the Special Event will include sale or service of alcohol, a Special Event liquor license from the State of Arizona is required and all statutes regarding the serving, sale, and consumption of alcohol must be followed.
7. If the Special Event will include the sale of food, all applicable laws and regulations shall be complied with.
8. If you the Special Event requires the Use of are using a public roadway, a Right-of-wayRight-of-Way use Use permit or Road closure permit may be required.
9. For all applications for Special Events to be held on property owned by Pinal County, a license agreement signed by the applicant is required.
10. Emergency Operation Plan (only for events with 500 or more attendees) that shall include, at minimum, the following information:
- i. Organizational officers and key stakeholder contact information. 24-hour contact information for at least two representatives of the event shall be included;
 - ii. The Person responsible for activating the emergency management plan;
 - iii. The roles and responsibilities of individuals during an emergency;

iv. Specific incident procedures, as indicated;

v. Attendee emergency warning and notification methods and procedures; and

vi. For outdoor events, a weather decision matrix.

11. If the applicant requests to provide full hook up overnight accommodations for Recreational Vehicles and campers, applicant shall include a written proposal adequately justifying reasons for such accommodations and describing a waste disposal plan. If the Special Event Permit allows overnight accommodations for Recreational Vehicles and campers, applicant shall provide and pay for waste disposal.

ED. Administration.

1. Special Event Permit applications shall be submitted to the One Stop Shop.
2. Applications requiring a Special Event Permit shall be routed to the Special Event Coordinator.
3. The Special Event Coordinator shall present the application to the Special Event permit Committee for review.
4. The Special Event Committee will review the applications and recommend approval or denial of the Special Event Permit to the appropriate approving authority listed below.
5. The Community Development Director shall review Small Special Event applications for approval or denial according to the criteria set forth in subsection (GF) of this section.
6. The Supervisors shall review Large Special Event applications for approval or denial according to the criteria set forth in subsection (HG) of this section. Supervisors shall also review all applications for Special Events on County owned properties which do not have a separate licensing for the requested Use, services contract or similar agreement already in place.
7. In the event the Community Development Director decides it is in the best interests of the County, any sized Special Event permit application may be forwarded to the Supervisors for their approval.

FE. Special Event Committee.

1. The Special Event Committee is involved in providing services or coordination of the process for the successful execution of a Special Event.
2. The Special Event Committee shall coordinate with County departments and other governmental or private entities with regard to Special Events.
3. The County will designate a Special Event Coordinator who is responsible for:
 - a. Maintaining Special Event Committee records;
 - b. Arranging meeting times and places for the committee;
 - c. Coordinating the application process with the applicant;
 - d. Monitoring compliance with the requirements and conditions of the Special Event Permit; and
 - e. Submitting all applications with the applicable supporting documentation for:
 - i. Small Special Event Permit reviews to the Community Development Director; and
 - ii. Large Special Event Permit review to the Supervisors; and-

iii. All Special Event Permit application reviews for Special Events to be held on property owned by Pinal County to the Supervisors.

4. The Special Event Ceommittee will inform the applicant of all additional permits that will be required to obtain a Special Eevent Ppermit.
5. The Special Event Ceommittee will provide the approving authority with a recommendation of approval or denial.

GF. Small sSpecial eEvent pPermit process.

1. Applications are to be submitted at least 60 days prior to the proposed Special Eevent date. If the application is submitted less than 60 days prior to the proposed Special Eevent date, this will result in a late fee being charged. No applications will be accepted less than one week prior to the Special Eevent date. Pinal County may require proof of insurance and coverage limits with each Special Event application.
2. The Community Development shallDirector shall approve or deny a small Special Eevent Ppermit within 15 days from the date the Special Eevent eCommittee makes a recommendation.
3. The applicant may file an appeal to the Board of Supervisors within 15 days of the Community Development Director's decision of denial.

HG. Large sSpecial Eevent pPermit process.

1. Applications are to be submitted at least 120 days prior to the proposed Special Eevent date. If the application is submitted less than 120 days prior to the proposed Special Eevent date, this will result in a late fee being charged. No applications will be accepted less than four weeks prior to the Special Eevent date. Pinal County may require proof of insurance and coverage limits with each Special Event application.
2. The application shall be placed on the supervisorsSupervisors' agenda for approval or denial of the Large Special Event Permits or for events on County owned properties as outlined in 2.151.040 E.6. This public meeting will provide an opportunity for public input on the application.
3. Any minor alterations or modifications as determined by the Community Development mayDirector may be authorized by the Community Development Director if they are consistent with the purpose and intent of the submitted Special Eevent Ppermit application and this section.

IH. Special eEvent Ppermit.

1. The issuance of a Special Eevent Ppermit is not deemed evidence or proof that the applicant has complied with the provisions of any other County requirements, ordinances, policies, or regulations.
2. The Special eEvent Ppermit is nontransferable and valid only for the dates, times, and locations on the permit.
3. All Special Eevents that require a Special Eevent Permit shall, as a condition of the Special Eevent Ppermit, comply with the requirements of this section and all other applicable ordinances, policies, or regulations of the County and all applicable requirements, ordinances, policies or regulations of the County and all applicable federal and state laws. ~~federal and state laws.~~
4. Issuance of permit.
 - a. The Community Development Director -or the supervisorsSupervisors shall issue a Special Eevent Ppermit as provided for herein when, from consideration of the application all information received by the County is satisfactory and has no grounds for denial as outlined in ~~and from such other information as may otherwise be obtained, the county~~

~~finds that the event has received approval signatures described in subsection (L) of this section, administration;~~

~~b. Upon the issuance of a special event permit, the special event coordinator shall send an electronic copy of the permit to the participating department directors and appropriate county staff;~~

~~be. Each Special Event Permit shall state the following information:~~

~~i. Name of applicant;~~

~~ii. Valid permit date(s);~~

~~iii. Name of event~~

~~iv. Location of event;~~

~~iv. Hours of operation;~~

~~vj. Time frame in which the event area must be returned to pre-event condition. This time frame shall not exceed 48 hours after the last day of the event unless the time frame extension has been approved by the Special Event Permit approving authority;~~

~~vii. Special conditions or provisions with which the applicant is to comply, if applicable; and~~

~~viii. Any such information the County finds relevant for the enforcement of this section;~~

~~— Name of event~~

~~— Time frame in which the event area must be returned to pre-event condition. This time frame shall not exceed 48 hours after the last day of the event unless the time frame extension has been approved by the Special Event Permit approving authority;~~

~~Special conditions or provisions with which the applicant is to comply, if applicable; and~~

~~— Any such information the county finds relevant for the enforcement of this section~~

5. Events which last 14 days or more within one calendar year, will result in permanent improvements to the site, or are determined by the Community Development Director to be beyond the scope of a Special Event shall require a Special Use Permit or a rezone and will not be considered a Special Event.

J. *Other certificates or permits required.*

1. Obtaining any license, permit, certificate, or examination required by federal, state, County or local law shall be the sole responsibility of the applicant.

2. The issuance of a Special Event Permit shall not be evidence that the County knew, or should have known, that another license, permit, certificate, or examination was required or was otherwise improperly issued.

K. *Special provisions related to Fireworks Exhibitions.*

1. The applicant or operator of a Fireworks Exhibition, and its Employees, agents, and/or subcontractors, shall strictly comply with all applicable federal, state, County, and local laws, rules, regulations, and ordinances in conducting any Fireworks Exhibition.

2. All Fireworks Exhibitions shall require approval by the Board of Supervisors.

32. The ~~planning and~~ Community Development Department will process ~~Special Event Permit~~ applications for Fireworks Exhibitions in accordance with the ~~large-Special Event Permitting~~ process by working with the Special Events Coordinator. Fireworks Exhibitions require separate permitting approval. They can be standalone permits and they can also be a separate permit encompassed within a separate Special Event permit process. However, applications for Fireworks Exhibitions need to be submitted only 30 days prior to the event.
43. In addition to the ~~Special Event Permit~~ application, an applicant shall be required to submit a completed application for Fireworks Exhibitions to the ~~e~~Clerk of the ~~B~~oard.
54. An applicant shall be required to post a bond in accordance with A.R.S. § 36-1604.
65. A pyrotechnic company, fire department/fire district, or any other sponsoring entity that is responsible for the fireworks display shall provide a certificate or certificates of insurance in an amount to be determined by the County.
7. The applicant shall be required to obtain the approval from the local fire district, if the local Fire District is a political unit of the County.
8. A site inspection will be conducted the day of the Fireworks Exhibition. The shoot may be cancelled at the sole discretion of Pinal County or the approving Fire District due to unsafe conditions.
9. The applicant shall include a detailed site map for review with the following required information:
- a. The firing location and proximity to audiences;
 - b. Square footage of the event space;
 - c. Adjacency to Buildings, audiences, and fire lanes;
 - d. Locations and sizes of the exits;
 - e. Location of fire extinguishers; and
 - f. Location of tables, chairs, etc.

L.K. *Denial.*

1. Small ~~Special Event Permit~~ applications can be modified or denied by Community Development Director ~~the~~ for any of the following causes:
 - a. Fraud, misrepresentation, or false statement contained in the Special Event application or scope of event;
 - b. Any violation of this section, failure to meet any licensing requirement, including, but not limited to, timely payment of fees;
 - c. A Special Event Permit application for the same time and location has been received and will be granted or a Special Event Permit for the same time and location has already been granted;
 - d. The applicant has previously violated the provisions of this section or the conditions of a permit previously issued pursuant to the provisions of this section;
 - e. The applicant has previously damaged County property and not paid in full for such damages; or

-
- f. Recommendation of denial by the Special Event Committee.
2. Large Special Event Applications can be modified or denied by the ~~supervisors~~Supervisors for any, but not limited to, the following causes:
 - a. Fraud, misrepresentation, or false statement contained in the Special Event Permit application or scope of event;
 - b. Any violation of this section, failure to meet any licensing requirement, including, but not limited to, timely payment of fees;
 - c. A Special Event Permit application for the same time and location has been received and will be granted or a Special Event Permit for the same time and location has already been granted;
 - d. There is history of problems relating to the event in the past or the applicant has not properly managed prior events;
 - e. The applicant has previously violated the provisions of this section or the conditions of a permit previously issued pursuant to the provisions of this section;
 - f. The applicant has previously damaged County property and not paid in full for such damages; or
 - g. Recommendation of denial by the Special Event Committee.
 3. For small Special Event Permit applications, the Community Development Director -shall promptly notify the applicant that the application has been denied. The communication with the applicant shall specify the grounds or reasons for the denial.
- M. *Right of entry; display.*
1. The appropriate licenses and permits shall be displayed at the location where the participants conduct their activities. Applicants or vendors not in possession of the appropriate licenses and permits will not be allowed to participate in the Special Event.
 2. Zoning Insp~~ectors~~ectors, law enforcement officers, fire department/district personnel, the designated Special Event Coordinator and any other County personnel on official business shall have the power to enter, free of charge, during the Special Event and to request the exhibition of the Special Event Permit and any other required permits from any Person conducting the Special Event.
- NM. *Violation of section.*
1. The issuance of a Special Event Permit does not justify the violation of any other County ordinance, policy or regulation. The applicant will be responsible for ensuring their Special Event complies with all County ordinances, policies or regulations.
 2. This section shall be enforced in accordance with ~~chapter~~PCDSC § 2.160-~~PCDSC~~.
 3. The following shall apply to all Special Events:
 - a. It shall be a violation for any Person to host or produce a Special Event without a permit;
 - b. It shall be a violation for any Person in charge of, or responsible for the conduct of, a duly permitted Special Event to fail to comply with any condition of the Special Event Permit or this section; and
 - c. No Special Event shall intentionally interfere with the movement of police, firefighting or emergency medical equipment in route to a public safety call.
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(Ord. No. 011812-ZO-PZ-C-007-10, § 12; Ord. No. 012010-SEO, § 3; Ord. No. 61862, § 2329a. Formerly § 2.150.325)

O. Termination of a Special Event.

1. A Special Event may be terminated by the County Manager, County Sheriff or designee for any of the following reasons:
 - a. Failure to conduct the Special Event as presented on the application;
 - b. Failure to comply with the terms and conditions of the permit;
 - c. The Special Event poses a threat to public health or safety, including unsafe weather conditions;
 - d. The declaration of a State of Emergency; or
 - e. If the Special Event is conducted in violation of any County ordinance or federal or state law.

2.151.050 Mobile Vending

A. Purpose

The purpose of this subsection is to protect the health, safety and welfare of Pinal County community members by enacting reasonable regulation for mobile vendors, their Employees, agents, lessees or independent contractors by requiring compliance with minimum standards for safety and security.

B. Mobile Food Vending

1. Licensing Requirements. It shall be unlawful for any Person to operate a Mobile Food Unit without a valid permit to do so from the Pinal County Public Health Services District.
2. General Provisions
 - a. A Mobile Food Unit and its customers shall not obstruct the movement of pedestrians or other Vehicles using the sidewalk, Street, Alley, or other public Right-of-Way.
 - b. All associated activities shall occur on a dustproof surface, except for Mobile Food Vendors serving active Construction sites.
 - c. Mobile Food Vendors shall comply with all applicable Pinal County Sign regulations in PCDC § 2.145.
 - d. A Mobile Food Unit shall have adequate lighting to ensure customer safety in the vending area. Lighting shall be directed downwards and away from rights-of-way and Adjacent properties.
 - e. The Mobile Food Unit and the surrounding vending area shall be maintained in a safe and clean manner at all times.
 - f. The site shall be kept free of refuse, trash, and litter, which shall be removed from the site daily.
 - g. The placement of temporary restrooms on a property or in the public Right-of-Way for Use by a mobile vendor or their Patrons shall be prohibited.
 - h. Permanent modifications to a mobile food vending location shall be prohibited.
3. Location

- a. Private Property
 - i. A Mobile Food Vendor shall obtain written permission to use any private property where a Mobile Food Unit is operating and shall provide proof of such written permission on demand by the County.
 - ii. Notwithstanding the permission of a Person owning or having lawful control of private real property, a Mobile Food Unit shall not remain in one location on private property for longer than ninety-six (96) consecutive hours, unless the County grants specific approval. "One location" within this subsection means a location within a Parcel of land and includes movements from different parked positions within the same Parcel.
- b. Public Property
 - i. A Mobile Food Unit shall only operate in a legal parking space in a County Right-of-Way. If the Mobile Food Vendor desires to operate on County property other than a legal parking space in a Right-of-Way, the Mobile Food Vendor shall obtain from the County: (1) a separate licensing for Use, services contract, or similar agreement, which will be entered into at the County's sole discretion and applicable law; or (2) a Special Event Permit or similar permission in accordance with the Pinal County Development Services Code and any other County regulation.
- c. Residentially Zoned Property. A Mobile Food Vendor shall not operate in an area zoned for residential Use, except:
 - i. A Mobile Food Unit performing limited-duration stops may operate on public rights-of-way in areas zoned for residential Use; or
 - ii. In accordance with A.R.S. § 11-269.24, a Mobile Food Vendor may operate on private property in a residential area if the Mobile Food Vendor obtains a separate agreement with the property owner to operate a Mobile Food Unit for a maximum of six (6) hours within a twenty-four (24) hour period on the private property.
 - iii. Mobile Food Vendors serving active Construction sites shall be permitted to operate a Mobile Food Unit for a maximum of three (3) hours within a twenty-four (24) hour period on the private property.

1-4. Parking. A Mobile Food Unit shall comply with this subsection and applicable law as it pertains to parking, unless parking is governed by a separate subsection in this article.

- a. A Mobile Food Unit shall only operate in legal parking spaces, unless otherwise allowed according to PCDSC § 2.150.350(A)(3).
- b. A Mobile Food Unit, including any semi-permanent Structure used or associated with the Mobile Food Unit, may use no more than one (1) legal parking space, unless otherwise allowed according to PCDSC § 2.150.350(A)(3).
- c. No Mobile Food Unit shall operate with the serving window facing Street traffic.
- d. A Mobile Food Unit shall abide by all parking regulations, including posted time limits and metering.
- e. A Mobile Food Unit shall not occupy a legal parking space which is required for the Principal Use or Uses of the property associated with the parking spaces, as prescribed in the PCDSC, if such occupation would create or expand insufficient parking capacity.

f. A Mobile Food Vendor shall not claim or attempt to establish any exclusive right to park at a particular Street location, unless the parking space is part of a permitted event.

5. Noise

a. The operation of generators shall be prohibited between the hours of 10:00 p.m. and 6:00 a.m. unless a Special Event permit has been issued and specifically expands the hours of operation.

b. A Mobile Food Vendor shall not use, play, or cause to be used any loudspeaker, microphone, amplified music, or other amplified instrument or device used for the production of sound in a vending area when the Motor Vehicle or Mobile Food Unit from which Mobile Food Vendor is vending is stationary or mobile upon any Right-of-Way, park or other public place. For the purposes of this subsection, the factors for determining whether a sound is amplified include, but are not limited to, the following:

i. The proximity of the sound to sleeping facilities, whether residential or commercial;

ii. The land Use, nature, and zoning of the area from which the sound emanates and the area where it is received or perceived;

iii. The time of day or night when the sound occurs; it shall be presumed that any amplified noise between 10:00 p.m. and 6:00 a.m.;

iv. The duration of the sound; and

v. Whether the sound is recurrent, intermittent, or constant.

C. Mobile Outdoor Vending

1. The provisions of this subsection shall not apply to any event located on County owned property or authorized by any other permit issued by the County, such as a farmer's market; an authorized festival; or recreational event if the mobile vendor is in partnership with the organization conducting the event and is located on the site of the event.

2. Licensing Requirements

a. A Mobile Outdoor Vendor shall be required to obtain a Temporary Use Permit from the Pinal County Community Development Department to operate within the County.

3. General Provisions

a. No more than one Mobile Outdoor Vendor shall operate at the same time at the same site or center, unless a Temporary Use Permit has been obtained for each Mobile Outdoor Vendor.

b. All licenses/permits shall display in a visible and conspicuous location at all times during the operation of vending.

c. Mobile Outdoor Vendors shall comply with all applicable Pinal County Sign regulations in PCDSC § 2.145.

d. Vending operations are subject to all County noise regulations.

e. Permanent modifications to a mobile outdoor vending location shall be prohibited and all vending operations shall be taken down when not in use.

f. Vending operations shall provide the County a Certificate of Insurance evidencing general and product liability coverage and naming the County as an additional insured.

- g. Mobile Outdoor Vendors shall not:
 - i. Be left unattended.
 - ii. Be parked or placed in any area that might impede or inconvenience the public.
 - iii. Be parked within the Sight Visibility Triangle.

4. Location

a. Private Property

- i. A Mobile Outdoor Vendor shall obtain written permission to use any private property for its operation and shall provide proof of such written permission on demand by the County.
- ii. A Mobile Outdoor Vendor is only permitted on properties that have been established with Principal Uses. Mobile Outdoor Vendors can operate on a vacant or unoccupied Parcel provided they obtain written permission from the property owner and the Parcel has an accessible ingress/egress to the public right of way.
- iii. Mobile Outdoor Vendors shall be restricted from operating within any residential Zoning District.

b. Public Property

- i. A Mobile Outdoor Vendor shall not operate in the County Right-of-Way. If the Mobile Outdoor Vendor desires to operate on County property, the Mobile Outdoor Vendor shall obtain from the County: (1) a separate licensing for use, services contract, or similar agreement, which will be entered into at the County's sole discretion and applicable law; or (2) a Special Event Permit or similar permission in accordance with the Pinal County Development Services Code and any other County regulation.

5. Exemptions

- a. The following shall not be considered a Mobile Outdoor Vendor and are exempt from the requirements of this Section:
 - i. Short duration, primarily non-profit, Uses such as fundraisers; lemonade and Girl Scout cookie stands; and accessory outdoor display and sales areas.

CHAPTER 2.155. BOARD OF ADJUSTMENT, VARIANCES AND APPEALS

ARTICLE I. GENERALLY

2.155.010. Creation and appointment.

There is hereby created, as provided by law, a ~~h~~Board of ~~adjustment~~Adjustment (Board) of Pinal County. The ~~h~~Board shall be composed of five members, each of whom shall be a resident and taxpayer of the unincorporated area of the ~~e~~County. At least one member of the ~~h~~Board shall be selected from each supervisory district. The members of such ~~h~~Board shall be appointed for terms of four years each~~-,~~ except that the first members shall be appointed in the following manner:

At least one member shall be appointed for a term of two years;

At least one member shall be appointed for a term of three years;

One member shall be appointed for a term of four years.

The period for which they serve shall be determined by Lot after appointment.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 13; Ord. No. 61862, § 2401. Formerly § 2.155.020)

2.155.020. Procedure.

The ~~h~~Board shall meet as often as the chairman or a majority of the ~~h~~Board deems necessary for the transaction of business. The ~~h~~Board shall elect its own officers and establish its own rules. Any finding, ruling or decision of said ~~h~~Board relating to the administration of the ~~zoning ordinance~~Zoning Ordinance shall be an order at either a regular or special meeting of said ~~h~~Board, and shall be fully reported in the minutes of the ~~h~~Board.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 13; Ord. No. 61862, § 2402. Formerly § 2.155.030)

2.155.030. Powers.

The jurisdiction of the ~~h~~Board shall be throughout the unincorporated portions of the ~~e~~County that are under the ~~e~~County's jurisdiction. The ~~h~~Board may:

- A. Interpret ~~this title~~this Title when the meaning of any word, phrase, or section is in doubt, when there is dispute as to such meaning between the appellant and the enforcing officer, or when the location of a ~~zoning district~~Zoning District boundary is in doubt.
- B. Allow a reduction of ~~building site~~Building Site area and ~~Y~~ard requirements where, in its judgment, the shape of the ~~building site~~Building Site, topography, the location of the existing ~~h~~Buildings or other unusual circumstances attaching to the property make a strict compliance with said regulations impossible without practical difficulty or unnecessary hardship; but, in no case, except as hereinafter provided, shall these regulations be reduced in such manner as to violate the intention and purpose of ~~this title~~this Title.
- C. Allow the ~~e~~Construction of commercial ~~h~~Buildings with sidewalks, arcades or similar architectural features where such ~~e~~Construction requires a variance of ~~front yard~~Front Yard regulations and is in conformity with a general architectural plan applicable to the entire ~~f~~Frontage of a block or where such ~~e~~Construction would permit the widening of the ~~adjacent street~~Adjacent Street or ~~thoroughfare~~Road.
- D. Authorize a reduction of the off-street parking and loading requirements of ~~chapter~~PCDSC § 2.140 PCDSC, if it should find that in the particular case the peculiar nature of the ~~h~~Building or premises, or the exceptional situation or condition, would mitigate the need for the parking spaces specified.
- E. Authorize variances from the strict application of the provisions of ~~this title~~this Title in cases when owing to peculiar conditions a strict application of such provisions would result in the serious impairment of substantial property rights, provided the long-term interests of the community are given full consideration and the general intent and purposes of ~~this title~~this Title will be preserved. The applicant at the hearing shall present a statement and adequate evidence in such form as the ~~h~~Board shall require satisfying, as a minimum, the requirements set forth in PCDSC § 2.155.040(C)(4).

It is not intended by ~~this title~~this Title to interfere with or abrogate or annul any ~~e~~Easement, covenant, or other agreement between private parties, but where the zoning provisions of ~~this title~~this Title are more restrictive than any existing private restrictive covenant affecting any portion of the unincorporated area of said ~~e~~County, said zoning provisions shall prevail over said private covenant.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 13; Ord. No. 61862, § 2403. Formerly § 2.155.040)

ARTICLE II. PROCEDURES BEFORE THE BOARD OF ADJUSTMENT

2.155.040. Variance.

An owner of real property located within the unincorporated area of the eCounty may request a variance when, due to unusual circumstances attached to the pPerson's property, an unnecessary hardship is being inflicted on the pPerson.

A. Application for variance.

1. An individual variance may be requested by the owner of real property or the property owner's authorized agent by submitting an application requesting a variance on a form provided by the ~~planning and development department~~ Community Development Department together with the applicable filing fee in accordance with the fee schedule adopted under the authority of PCDCS § 2.160.050.
2. The application shall include information to facilitate the bBoard's understanding of the variance request, including but not limited to the following:
 - a. The proposed uUse of the property.
 - b. Legal description of the property.
 - c. Proof of ownership for all ownership interests in the subject property.
 - d. If there is an agent, a signed, notarized authorization for the agent by the property owner.
 - e. Site pPlan, in accordance with ~~chapter~~ PCDCS § 2.200-PCDCS.
 - f. Floor plan detail when the request pertains to interior access or uUse.
 - g. Evidence satisfactory to the bBoard of the ability and intention of the applicant to proceed with actual eConstruction work in accordance with said plans within nine months after the granting of the variance.
 - h. An accurate list showing the names and addresses of all pPersons, firms or corporations appearing of public record as owning property within the area proposed to be affected and within 600 feet of any part of the property for which a variance is requested. The list must be made within the 30 days preceding the filing of the application and be certified as to completeness by the applicant or some pPerson otherwise qualified by knowledge of the public records. The list shall be furnished by applicant at applicant's own expense. The ~~zoning inspector~~ Zoning Administrator shall satisfy himself/herself of the completeness of the list before accepting it for filing. The list may be rejected for insufficiency.
 - i. Any other information deemed necessary by the ~~planning and~~ community development staff or bBoard.

B. Staff review. The ~~planning and development department~~ Community Development Department shall prepare a written staff report prior to the hearing that contains at a minimum the following:

1. Analysis of the impact of the requested variance on the property and surrounding properties.
2. Comments and proposed conditions from applicable eCounty departments and other public agencies.
3. A recommendation concerning the request.

C. *Public hearing.*

1. Upon receipt, in proper form, of the application and after proper notice has been given as required by this section, the ~~h~~Board shall proceed to hold a public hearing upon the application not more than 60 days after filing of a complete application, at which all ~~p~~Persons whose property is directly affected, and the general public shall be given an opportunity to be heard.
2. Not less than 15 calendar days before the date of the public hearing, notice shall be given by:
 - a. Publication once in a newspaper of general circulation in the area of the property that is the subject of the variance application. If there is no newspaper of general circulation in said area, then in a newspaper of general circulation in the ~~e~~County seat.
 - b. Postings on ~~and in the vicinity of~~ the property that is the subject of the variance application in locations where the notices will be visible from the nearest public ~~right-of-way~~ Right-of-Way. It shall not be the responsibility of the ~~e~~County to maintain the posting once erected.
 - c. Notice by first class mail to the applicant and to all real property owners, as shown on the last assessment of the property, within 600 feet of the subject property.
 - d. Notice shall state the date, time and place of the hearing, reasonably identify the ~~p~~Parcel of land that is the subject of the variance application, give a brief description of the request and state that anyone residing on or owning ~~a~~Adjacent property and wanting to comment on the request may appear at the public hearing and/or provide comment in writing to be received by the ~~planning and development department~~ Community Development Department before the date of the public hearing.
3. The failure of any ~~p~~Person or entity to receive notice shall not constitute grounds for any court to invalidate the actions of the ~~h~~Board for which the notice was given.
4. At the public hearing on a variance application, the applicant shall present a statement and adequate evidence in such form as the ~~h~~Board may require for the purpose of showing:
 - a. There are special circumstances or conditions applicable to the property referred to in the application which do not prevail on other property in that ~~zoning district~~ Zoning District.
 - b. That the strict application of the regulations would work an unnecessary nonfinancial hardship and that the granting of the application is necessary for the preservation and enjoyment of substantial existing property rights.
 - c. That the granting of such application will not materially affect the health or safety of ~~p~~Persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.
 - d. That the special circumstances or conditions referred to in subsection (C)(4)(a) of this section are not self-imposed and are not a matter of mere inconvenience or personal preference.
 - e. That the variance will not allow a ~~u~~Use that is not permitted in the ~~zoning district~~ Zoning District where the property is located.

D. *Board action.*

1. The ~~h~~Board may:
 - a. Require additional information be provided by applicant.
 - b. Continue the public hearing to a definite date and time not to exceed three months.
 - c. Request applicant to modify the application, including the plans and specifications submitted by applicant.

- d. Approve the request. To approve a variance request, the ~~board~~ Board shall make findings on subsection (C)(4) of this section.
 - e. Deny the request.
2. In the event the ~~board~~ Board denies an application for a variance, no permit shall be issued pending further action thereon by an appeal to the ~~superior court~~ Superior Court within 30 days from the date said disapproval is officially entered on the minutes of the ~~board~~ Board. If said court shall overrule the action of the ~~board~~ Board, then the ~~zoning inspector~~ Zoning Administrator shall issue the requested permit without further action by the ~~board~~ Board, unless the court orders the ~~board~~ Board to hold further hearings to permit the ~~board~~ Board to fix conditions or require guarantees.
 3. In approving any variance, the ~~board~~ Board may designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of the regulation or provision to which such variance is granted, to provide adequately for the maintenance of the integrity and character of the ~~zone~~ Zoning District in which such permit is granted, and shall provide the ~~zoning inspector~~ Zoning Administrator with a copy of the same.
 4. Where necessary, the ~~board~~ Board may require guarantees, in such form as it may deem proper under the circumstances, to ~~insure~~ ensure that the conditions designated in connection therewith are being or will be complied with.
 5. The ~~board~~ Board's decision shall be made in writing and transmitted to the applicant and the ~~planning director~~ Community Development Director.
- E. *Violation of conditions.* When any condition of a variance is violated, the variance shall become null and void.
- F. *Time limits.*
1. Applications for necessary permits for ~~u~~Use of the property and ~~e~~Construction shall be made within nine months of the granting of a variance.
 2. Failure to apply for necessary permits within the time limit shall render the variance null and void.
 3. Without a public hearing, the ~~board~~ Board may consider a request for a single three-month time extension upon applicant submitting a written request, including the reason for such request, to the ~~county planning and development department~~ County Community Development Department.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 13; Ord. No. 61862, §§ 2501—2508. Formerly §§ 2.155.050—2.155.120)

2.155.050. Blanket variance.

- A. *Limited scope.* Upon the request of the ~~planning director~~ Community Development Director, the ~~board~~ Board may grant a blanket variance for a specified area of land where nonconformance in ~~lot~~ Lot sizes or development standards was created by the ~~county's~~ approval of the ~~zoning district~~ Zoning District covering the subject area.
- B. *Public hearing.*
 1. The ~~board~~ Board shall consider the variance request at a public hearing at which all interested ~~p~~Persons may be heard.
 2. The ~~planning and development department~~ Community Development Department shall present information showing how the nonconformance occurred and why the strict application of the regulations would work an unnecessary hardship on property owners within the subject area.

3. Not less than 15 calendar days prior to a public hearing, notice shall be given by:
 - a. Publication once in a newspaper of general circulation in the area which is the subject of the variance request. If there is no newspaper of general circulation in said area, then in a newspaper of general circulation in the ~~e~~County seat.
 - b. Postings within the area which is the subject of the variance request in locations along the area boundary so that the notices are visible from the nearest public ~~right-of-way~~ Right-of-Way. It shall not be the responsibility of the ~~e~~County to maintain the postings once erected.
 - c. First class mail to the real property owners, as shown on the last assessment of the property, within the subject area and to all real property owners, as shown on the last assessment of the property, within 600 feet of the subject area.
 - d. Notice shall state the date, time, and place of the hearing, reasonably identify the ~~p~~Parcels of land that are the subject of the application, give a brief description of the action requested and state that anyone residing within the subject area or owning an ~~a~~Adjacent property and wanting to comment on the variance request may appear at the public hearing or provide comment in writing to be received by the ~~planning director~~ Community Development Director before the date of the public hearing.
 4. The failure of any ~~p~~Person or entity to receive notice shall not constitute grounds for any court to invalidate the actions of the ~~b~~Board for which the notice was given.
- C. *Board action.*
1. The ~~b~~Board may require additional information be provided.
 2. The ~~b~~Board may continue the public hearing to a definite date and time not to exceed three months.
 3. The ~~b~~Board may deny the request.
 4. The ~~b~~Board may approve the request. To approve a blanket variance, the ~~b~~Board shall make findings as to whether:
 - a. There are special circumstances or conditions applicable to the property which is the subject of the variance which do not prevail on other property in that ~~zoning district~~ Zoning District.
 - b. The special circumstances or conditions referred to in subsection (C)(4)(a) of this section are not self-imposed by the property owners within the subject area.
 - c. The strict application of the regulations would work an unnecessary nonfinancial hardship.
 - d. The granting of the variance is necessary for the preservation and enjoyment of substantial existing property rights.
 - e. The granting of such variance will not materially affect the health or safety of ~~p~~Persons residing or working within the subject area and ~~a~~Adjacent properties and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.
 - f. The variance does not allow a ~~u~~Use that is not permitted in the ~~zone~~ Zoning District ~~district~~ where the property is located.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 13)

2.155.060. Appeals on interpretations.

- A. *Appeals.* Appeals may be taken to the ~~b~~Board by any ~~p~~Person who feels there is error or doubt in the interpretation of ~~this title~~ this Title.

- B. *Filing.* The application for appeal must be filed within 30 calendar days from the date the interpretation is made.
- C. *Application.*
1. An appeal may be made by submitting an application in a format approved by the ~~planning and development department~~Community Development Department together with the applicable fee in accordance with the fee schedule adopted under the authority of PCDSC § 2.160.050.
 2. The application shall include:
 - a. The specific words, phrases, terms, sections or provisions requiring interpretation.
 - b. The disputed interpretation.
 - c. A statement of the interpretation proposed by the appellant.
 - d. A statement of supporting authority, if any, for the position of the appellant.
 - e. Any other information deemed necessary by the ~~planning and development~~Community Development staff or ~~h~~Board.
 3. Incomplete applications shall not be processed.
- D. *Staff review.*
1. The ~~planning director~~Community Development Director shall prepare a written response to the appeal application.
 2. Before the date of the public hearing, the response shall be submitted to the ~~h~~Board and mailed to the appellant.
 3. No further written statements by either the appellant or ~~planning director~~Community Development Director shall be submitted to the ~~h~~Board before the public hearing.
- E. *Public notice.* Not less than 15 calendar days before the public hearing, notice shall be given by:
1. Publication once in a newspaper of general circulation in the ~~e~~County seat.
 2. Mailing notice by first class mail to the appellant.
- F. *Public hearing.*
1. The ~~h~~Board shall hold a public hearing on the appeal, at which all interested ~~p~~persons may be heard.
 2. The ~~h~~Board may require that additional information be provided.
- G. *Board action.*
1. The ~~h~~Board may act on the matter following the public hearing or continue the matter to a definite date and time not to exceed three months.
 2. The ~~h~~Board's decision shall be made in writing and transmitted to the appellant and the ~~planning director~~Community Development Director.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 13)

2.155.070 Appeal to superior court.

Any ~~p~~person aggrieved in any manner by an action of the ~~h~~Board may within 30 calendar days appeal to the ~~superior court~~Superior Court, and the matter shall be heard de novo.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 13)

CHAPTER 2.160. ENFORCEMENT

2.160.010. Zoning ~~inspector~~Administrator.

For the purpose of the enforcement of ~~this title~~this Title, there is hereby created the position of ~~county zoning inspector~~County Zoning Administrator and such deputy ~~zoning inspectors~~ as may be required, who shall be appointed by the board of supervisors and shall have the same status as any other employee of the county. Zoning Administrators or designees.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 14; Ord. No. 61862, § 2701)

2.160.020. Zoning ~~e~~Clearance and permits.

- A. It shall be the duty of the ~~county zoning inspector~~County Zoning Administrator, and all ~~e~~County departments, officials and public ~~e~~Employees vested with the duty or authority to issue ~~zoning clearance~~Zoning Clearance, permits or licenses, to enforce the provisions of ~~this title~~this Title and issue no such ~~zoning clearance~~Zoning Clearance, license or permit for ~~uses, buildings~~Uses, Buildings or purposes where the same would be in conflict with the regulations/provisions of ~~this title~~this Title and any such ~~zoning clearance~~Zoning Clearance, license or permit, if issued in conflict with the provisions of ~~this title~~this Title, shall be null and void.
- B. From and after the effective date of the ordinance codified in ~~this title~~this Title, it shall be unlawful to erect, construct, reconstruct, alter or ~~u~~Use any ~~b~~Building or ~~s~~Structure within any portion of the unincorporated area of the ~~e~~County covered by ~~this title~~this Title without first obtaining a ~~zoning clearance~~Zoning Clearance and/or ~~b~~Building permit. If a permit is not required, all other regulations/provisions of ~~this title~~this Title shall be observed.
- C. Obtaining a ~~zoning clearance~~Zoning Clearance is part of the ~~e~~County's permitting process and is the first step of the application process to obtain a ~~b~~Building permit (including an installation permit). If a ~~b~~Building or installation permit is not required, a ~~zoning clearance~~Zoning Clearance is still required for the land ~~u~~Use and all other regulations/provisions of ~~this title~~this Title shall be observed.
- D. ~~No building permit shall be required for repairs or improvements of a value not exceeding \$500.00.~~
- ~~E~~D. It is unlawful to use any land within any portion of the unincorporated area of the ~~e~~County without obtaining a ~~zoning clearance~~Zoning Clearance.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 14; Ord. No. 61862, §§ 2702, 2703)

2.160.030. Installation permits.

An installation permit for a ~~manufactured home~~Manufactured Home is considered a type of ~~b~~Building permit and an installation permit is required to establish an individual ~~manufactured home~~Manufactured Home on a site with the exception of an unoccupied ~~manufactured home~~Manufactured Home used for display purposes on a ~~manufactured home~~Manufactured Home sales lot. References in ~~this title~~this Title to ~~b~~Building permits include installation permits.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 14)

2.160.040. Application for ~~zoning clearance~~Zoning Clearance and permits.

- A. The applicant for a ~~zoning clearance~~Zoning Clearance and/or ~~e~~County permit dealing with land ~~u~~Use shall provide the ~~zoning inspector~~Zoning Administrator with sufficient information regarding the proposed

~~e~~Construction and/or ~~u~~Use for the interpretation and enforcement of the regulations/provisions of ~~this title~~this Title and for the guidance and assistance of the ~~e~~County officials, ~~e~~County departments, ~~county employees~~County Employees and any other public agency in the discharge of their regularly prescribed duties. Required information shall include a ~~site plan~~Site Plan (for nonresidential ~~d~~Developments see ~~chapter~~PCDSC § 2.200-PCDSC) and such other information as the ~~zoning inspector~~Zoning Administrator may require for the purpose of determining whether said permit may be issued under the terms of ~~this title~~this Title.

- B. The application requirements and any time limits for industrial ~~u~~Use permits, ~~special use permits, special density permits, temporary use permits~~Special Use Permits, Special Density Permits, Temporary Use Permits and ~~special event permits~~Special Event Permits are addressed in other ~~chapter~~Chapters of ~~this title~~this Title.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 14; Ord. No. 61862, § 2704)

2.160.050. Fees.

A fee schedule may be adopted by the ~~s~~Supervisors to cover expenses for issuance of permits to erect, construct, reconstruct, alter or change the ~~u~~Use of any ~~b~~Building or other ~~s~~Structure within any portion of the unincorporated area of the ~~e~~County covered by ~~this title~~this Title, for any application or process required by ~~this title~~this Title, and for services provided under ~~this title~~this Title and for products, such as but not limited to, copies of ~~this title~~this Title, ~~e~~County manuals, policies and zoning maps. Such a fee schedule will be identified as the Pinal County ~~planning and development services~~Community Development fee schedule. The ~~s~~Supervisors may revise the fee schedule as needed to keep current with rising expenses for processing permits and applications required by ~~this title~~this Title and providing services and products. The adoption or revision of a fee schedule shall not ~~e~~affect any change in the title itself.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 14; Ord. No. 61862, § 2705)

2.160.060. Compliance review.

- A. ~~As part of the zoning clearance~~Zoning Clearance and/or permit application process, the ~~zoning inspector~~Zoning Administrator and applicable ~~e~~County departments shall review all land ~~u~~Uses and improvements of real property to determine if the proposed land ~~u~~Use and/or improvements will be in compliance with ~~this title~~this Title.

- B. ~~As required by this Title the Zoning Administrator may place a compliance decision for ratification as an Action item on the Planning and Zoning Commission's agenda for recommendation to the Board of Supervisors for Final Approval as a resolution of the Board of Supervisors.~~

(Ord. No. 011812-ZO-PZ-C-007-10 , § 14)

2.160.070. Incorrect or omitted information.

Incorrect information or statements or information omitted by applicant that might alter the conditions on any ~~zoning clearance~~Zoning Clearance, permit, variance, or change that is being considered or that has been approved is sufficient basis for termination of any proceedings in progress or to declare an issued ~~zoning clearance~~Zoning Clearance, issued permit or approved variance or change null and void.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 14)

2.160.080. Notice to assessor.

An electronic copy of an issued ~~b~~Building permit shall be transmitted to the ~~county assessor~~County Assessor and the ~~e~~Director of the Arizona Department of Revenue. The permit copy shall contain the permit number, the issue date and the ~~p~~Parcel number for which the permit is used. Upon issuance of a certificate of occupancy or issuance of a certificate of completion or upon the expiration or cancellation of the permit, the ~~county assessor~~County Assessor and the Arizona Department of Revenue shall be notified in writing, which includes electronic format, of the permit number, ~~p~~Parcel number, issue date and completion date or cancellation or expiration date.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 14; Ord. No. 61862, § 2708)

2.160.090. Validity of ~~zoning clearance~~Zoning Clearance or ~~e~~County permit.

- A. The issuance or granting of a ~~zoning clearance~~Zoning Clearance and/or ~~b~~Building or ~~u~~Use permit or approval of plans or specifications under the authority of ~~this title~~this Title shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of ~~this title~~this Title or the amendments thereto, or of any other ordinance or law.
- B. It is unlawful to erect, construct, reconstruct, maintain or use any land in any ~~zoning district~~Zoning District in violation of any regulation/provision of ~~this title~~this Title.
- C. It is unlawful to erect, construct, move, alter or change the ~~u~~Use of any ~~b~~Building or ~~s~~Structure within any portion of the unincorporated area of the ~~e~~County if the permit issued for such ~~u~~Use or activity has expired by limitation or been revoked or declared null and void.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 14; Ord. No. 61862, § 2709)

2.160.100. Enforcement by ~~e~~County officials.

It shall be the duty of the ~~zoning inspector, sheriff~~Zoning Administrator, Sheriff of Pinal County and of all officers of said ~~e~~County otherwise charged with the enforcement of the law to enforce ~~this title~~this Title and all of the regulations/provisions of the same.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 14; Ord. No. 61862, § 2711. Formerly 2.160.110)

2.160.110. Legal procedure.

~~This title~~This Title may be enforced by means of the following:

- A. By withholding a ~~zoning clearance~~Zoning Clearance and/or ~~b~~Building permit.
- B. By an administrative hearing process or a judicial process pursuant to ~~A.R.S. title 11, ch. 6~~(A.R.S. § 11-801 et seq.)
- C. The initiation of either criminal proceedings or civil proceedings.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 14)

2.160.120. Public nuisance.

A. It is unlawful to erect, construct, reconstruct, maintain or use any land in any ~~zoning district~~Zoning District in violation of ~~this title~~this Title and any such violation constitutes a public nuisance.

B. Public nuisances shall include the placement of, or the failure to remove, dilapidated Buildings, weeds, rubbish, trash, filth or similar debris from any private or public property located in the unincorporated areas of the County. Such activity shall be considered a Class 1 misdemeanor and shall be subject to the corrective measures provided in PCDSC § 12.10. – RUBBISH, TRASH AND WEEDS. Such measures may include notification to the subject property owner(s), lienholder(s), and/or lessee(s) to initiate compliance with the PCDSC. Subsequent steps may include issuance of fine(s), orders of abatement, and/or assessments and possible liens.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 14; Ord. No. 61862, § 2712)

2.160.130. Criminal penalties.

Any ~~p~~Person, firm or corporation, whether as principal, owner, agent, tenant, ~~e~~Employee or otherwise, who violates any provisions of ~~this title~~this Title or violates or fails to comply with any order or regulation made hereunder is guilty of a Class 2 misdemeanor pursuant to A.R.S. § 11-808. Each and every day during which the illegal activity, ~~u~~Use or violation continues is a separate offense.

(Ord. No. 61862, § 2713)

2.160.140. Civil penalties.

Any ~~p~~Person, firm or corporation, whether as principal, owner, agent, tenant, ~~e~~Employee or otherwise, who violates any provisions of ~~this title~~this Title shall be subject to a civil penalty. Each day of a continuing violation is a separate violation for the purpose of imposing a separate penalty. The civil penalty for violations of ~~this title~~this Title shall be established by separate resolution of the ~~b~~Board of ~~s~~Supervisors, but shall not exceed \$750.00 for an individual, or \$10,000.00 for an ~~e~~Enterprise. "Enterprise" shall be defined pursuant to A.R.S. § 13-105.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 14; Ord. No. 61862, § 2714)

2.160.150. Remedies.

An alleged violator who is served with notice of violation subject to a civil penalty shall not be subject to a criminal prosecution for the same factual situation. However, all other remedies provided for herein shall be cumulative and not exclusive. The conviction and punishment of any ~~p~~Person hereunder shall not relieve such ~~p~~Person from the responsibility to correct prohibited conditions or to remove prohibited ~~buildings, structures~~Buildings, Structures, or improvements nor prevent the enforcement, correction or removal thereof. In addition to the other remedies provided in this ~~chapter~~Chapter, the ~~b~~Board of ~~s~~Supervisors, the ~~county attorney~~County Attorney, the ~~zoning inspector~~Zoning Administrator, or any ~~a~~Adjacent or neighboring property owner who shall be especially damaged by the violation of any provision of ~~this title~~this Title, may institute, in addition to the other remedies provided by law, injunction, mandamus, abatement or any other appropriate action, proceeding or proceedings to prevent or abate or remove such unlawful erection, ~~e~~Construction, reconstruction, alteration, maintenance or ~~u~~Use.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 14; Ord. No. 61862, § 2715)

2.160.160. Hearing ~~o~~Officers.

As authorized by ~~A.R.S. title 11, ch. 6~~ (A.R.S. § 11-801 et seq.), the positions of hearing officers are hereby established to hear and determine violations to ~~this title~~this Title.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 14)

CHAPTER 2.165. ZONING REGULATIONS AMENDMENTS

2.165.010. Authority.

The ~~s~~Supervisors may from time to time after receiving a report thereupon by the ~~county planning~~County Planning and ~~zoning commission~~Zoning Commission and after public hearings as required by law, amend, supplement or change the ~~zoning regulations~~Zoning Regulations.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 15)

2.165.020. Conformity with ~~comprehensive plan~~Comprehensive Plan.

All ~~zoning regulations~~Zoning Regulations shall be consistent with and conform to the ~~comprehensive plan~~Comprehensive Plan. In the case of uncertainty in constructing or applying the conformity of any part of a proposed ~~zoning regulations~~Zoning Regulations amendment to the ~~county's comprehensive plan~~County's Comprehensive Plan, the ~~zoning regulations~~Zoning Regulations amendment shall be construed in a manner that will further the implementation of and not be contrary to the goals, policies and applicable elements of the ~~comprehensive plan~~Comprehensive Plan.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 15)

2.165.030. Initiation of ~~zoning regulations~~Zoning Regulations amendment.

- A. The ~~e~~Commission on its own motion may propose an amendment to the ~~zoning regulations~~Zoning Regulations and direct the ~~planning and development department~~Community Development Department to research, study and prepare the amendment.
- B. The ~~supervisors on their own motion~~Board of Supervisors or its designee may direct ~~e~~County staff to make a request that the ~~e~~Commission on its own motion propose a ~~zoning regulation amendment~~Zoning Regulation Amendment. In which case, the Commission shall initiate the Zoning Regulation Amendment process and shall make a recommendation to the Board of Supervisors on the proposed Zoning Regulation Amendment.
- C. A property owner or authorized agent of a property owner desiring a ~~zoning regulations~~Zoning Regulations amendment may file an application for the amendment.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 15)

2.165.040. Application for ~~zoning regulations~~Zoning Regulations amendment.

- A. *Contents.* The application shall include:
 1. The applicant's name, address and interest in the amendment;
 2. State the proposed amendment to the ~~zoning regulations~~Zoning Regulations;
 3. State justifications or reasons for the amendment;
 4. State how the amendment will carry out the goals, objectives and policies of the ~~comprehensive plan~~Comprehensive Plan;
 5. State how the amendment will benefit and promote the public health, safety, convenience and ~~general welfare~~General Welfare;
 6. A filing fee in accordance with the fee schedule adopted under the authority of PCDCS § 2.160.050.

- B. *Amendment to the ~~comprehensive plan~~ Comprehensive Plan.* Any application for a ~~zoning regulations~~ Zoning Regulations amendment that also requires an amendment to the ~~comprehensive plan~~ Comprehensive Plan shall not be approved until the necessary ~~comprehensive plan amendment~~ Comprehensive Plan Amendment has been approved by the ~~s~~Supervisors and the referendum period for the ~~comprehensive plan amendment~~ Comprehensive Plan Amendment expired; or if a referendum petition is filed, when the ~~comprehensive plan amendment~~ Comprehensive Plan Amendment is successfully defended against the referendum.
- C. *Restriction on application.* An application for a ~~zoning regulations~~ Zoning Regulations amendment shall not be accepted for processing if it was part of an application for a ~~zoning regulations~~ Zoning Regulations amendment that was denied by the ~~s~~Supervisors within the previous six months.
- D. *Withdrawal of application.* After submittal and acceptance of a completed application, applicant, without any action by the ~~e~~Commissioner or the ~~s~~Supervisors, may withdraw the application up to the time the notice of the ~~s~~Supervisors' public hearing on the application has been published. After the notice of the public hearing has been published, the applicant may make a request to the ~~s~~Supervisors to withdraw the application. The ~~s~~Supervisors, at their discretion, may grant the withdrawal request or hear the application.
- E. *Pre-application meeting.* Prior to filing an application, the property owner and/or property owner's authorized agent shall attend a pre-application meeting with the ~~planning and development department~~ Community Development Department and other appropriate ~~e~~County staff to familiarize staff with the proposed ~~zoning regulations~~ Zoning Regulations amendment and identify and discuss, if any, potential conflicts with the ~~comprehensive plan~~ Comprehensive Plan, other adopted plans and/or relevant ~~e~~County ordinances and policies concerning land development issues and any other potential issues related to the proposal and to review the application requirements. The pre-application meeting shall not be interpreted as staff approval for the proposed ~~zoning regulations~~ Zoning Regulations amendment and does not commit the ~~e~~County to approving the proposed ~~zoning regulations~~ Zoning Regulations amendment.

(Ord. No. PZ-C-001-13 , § 2; Ord. No. 011812-ZO-PZ-C-007-10 , § 15)

2.165.050. Commission public hearing and notice requirements.

- A. The ~~e~~Commission shall hold at least one public hearing on the proposed ~~zoning regulations~~ Zoning Regulations amendment.
- B. Notice of the public hearing shall be given by one publication in a newspaper of general circulation in the ~~e~~County seat at least 15 calendar days prior to the date of the public hearing. The following specific notice provisions also apply:
1. In proceedings involving one or more of the following proposed changes or related series of changes in the standards governing land ~~u~~Uses, notice shall be provided in the manner prescribed in subsection (B)(2) of this section:
 - a. A ten percent or more increase or decrease in the number of square feet or units that may be developed;
 - b. A ten percent or more increase or reduction in the allowable heights of ~~b~~Buildings;
 - c. An increase or reduction in the allowable number of stories of ~~b~~Buildings;
 - d. A ten percent or more increase or decrease in ~~s~~Setback or open space requirements; or
 - e. An increase or reduction in ~~permitted uses~~ Permitted Uses.
 2. In proceedings governed by subsection (B)(1) of this section, the ~~e~~County shall provide notice to real property owners pursuant to at least one of the following notification procedures:

- a. Notice shall be sent by first class mail to each real property owner, as shown on the last assessment, whose real property is directly affected by the changes.
 - b. If the ~~e~~County issues utility bills or other mass mailings that periodically include notices or other information or ~~a~~Advertising materials, the ~~e~~County shall include notice of such changes with such utility bills or other mailings.
 - c. The ~~e~~County shall publish such changes prior to the first hearing on such changes in a newspaper of general circulation in the ~~e~~County. The changes shall be published in a display advertisement covering not less than one-eighth of a full page.
3. If notice is provided pursuant to subsection (B)(2)(b) or (c) of this section, the ~~e~~County shall also send notice by first class mail to ~~p~~Persons who register their names and addresses with the ~~e~~County as being interested in receiving such notice. The ~~planning and development department~~Community Development Department may charge a fee not to exceed \$5.00 per year for providing this service and may adopt procedures to implement this subsection.
 4. Notwithstanding the notice requirements prescribed in subsection (B)(2) of this section, the failure of any ~~p~~Person or entity to receive notice shall not constitute grounds for any court to invalidate the actions of the ~~e~~County for which the notice was given.
- C. After holding a public hearing on the proposed ~~zoning regulations~~Zoning Regulations amendment, the ~~e~~Commission shall transmit the proposed ~~zoning regulations~~Zoning Regulations amendment and the ~~e~~Commission's recommendation to the ~~b~~Board.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 15)

2.165.060. Supervisors.

After the ~~e~~Commission has held a public hearing and upon receipt of the ~~e~~Commission's report and recommendation, the ~~s~~Supervisors shall hold a public hearing on the proposed ~~zoning regulations~~Zoning Regulations amendment after giving notice of the public hearing by one publication in a newspaper of general circulation in the ~~e~~County seat at least 15 calendar days prior to the date of the public hearing. Upon completion of the public hearing, the ~~s~~Supervisors may act upon the proposed ~~zoning regulations~~Zoning Regulations amendment.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 15)

2.165.070. Notice of grant or denial.

The ~~e~~County shall issue a written or electronic notice granting or denying approval to the applicant. If the ~~e~~County denies the application, the written or electronic notice shall contain justification for the denial with references to the statutes, ordinances, regulations or substantive policy statements on which the denial is based.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 15)

CHAPTER 2.166. REZONINGS

2.166.010. Authority.

The ~~s~~Supervisors may from time to time after receiving a report thereupon by the ~~county planning~~County Planning and zoning commissionZoning Commission and after public hearings as required by law, change ~~zoning district~~Zoning District boundaries set forth herein or subsequently established.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 16)

2.166.020. Conformity with ~~comprehensive plan~~ Comprehensive Plan.

All ~~re~~Rezoning shall be consistent with and conform to the ~~comprehensive plan~~ Comprehensive Plan. In the case of uncertainty in constructing or applying the conformity of any part of a proposed ~~re~~Rezoning ordinance to the ~~county's comprehensive plan~~ County's Comprehensive Plan, the ~~re~~Rezoning ordinance shall be construed in a manner that will further the implementation of and not be contrary to the goals, policies and applicable elements of the ~~comprehensive plan~~ Comprehensive Plan. A ~~re~~Rezoning ordinance conforms with the ~~comprehensive plan~~ Comprehensive Plan if it proposes land ~~u~~Uses, densities or intensities with the range of identified ~~u~~Uses, densities and intensities of the ~~comprehensive plan~~ Comprehensive Plan.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 16)

2.166.030. Initiation of ~~re~~Rezoning.

Rezoning may be initiated by the ~~e~~Commission on its own motion or by a property owner or authorized agent of a property owner desiring a ~~re~~Rezoning filing an application for the ~~re~~Rezoning.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 16)

2.166.040. Application for ~~re~~Rezoning.

- A. *Dates.* Applications filed on or after February 18, 2012. Applications for ~~re~~Rezoning filed on or after February 18, 2012, must be to a ~~zoning district~~ Zoning District classification listed in PCDC § 2.15.040, ~~zoning districts~~ Zoning Districts on and after February 18, 2012, and must follow the procedures set forth in this ~~chapter~~ Chapter.
- B. *Amendment to the ~~comprehensive plan~~ Comprehensive Plan.* Any application for ~~re~~Rezoning requiring an amendment to the ~~comprehensive plan~~ Comprehensive Plan shall not be approved until the necessary ~~comprehensive plan amendment~~ Comprehensive Plan Amendment has been approved by the ~~supervisors and~~ Supervisors. In such case the Rezoning if approved by the BOS shall become effective ~~after the referendum period for the comprehensive plan amendment~~ after the referendum period for the Comprehensive Plan Amendment has expired, or if a referendum petition is filed, when the ~~comprehensive plan amendment~~ Comprehensive Plan Amendment is successfully defended against the referendum.
- C. *Restriction on application.* A ~~re~~Rezoning application shall not be accepted for processing on any property that was part of a ~~re~~Rezoning application denied by the ~~s~~Supervisors within the previous six months.
- D. *Withdrawal of application.* After submittal and acceptance of a completed application, applicant, without any action by the ~~s~~Supervisors, may withdraw the ~~re~~Rezoning application up to the time the notice of the ~~s~~Supervisors' public hearing on the ~~re~~Rezoning application has been published. After the notice of the public hearing has been published, the applicant may make a request to the ~~s~~Supervisors to withdraw the ~~re~~Rezoning application. The ~~s~~Supervisors, at their discretion, may grant the withdrawal request or hear the ~~re~~Rezoning application.
- E. *Pre-application meeting.* Prior to filing an application, the property owner and/or property owner's authorized agent shall attend a pre-application meeting with the ~~planning and development department~~ Community Development Department and other appropriate ~~e~~County staff to familiarize staff with the proposed ~~re~~Rezoning and identify and discuss any issues related to the proposal and to review the application requirements. The pre-application meeting shall not be interpreted as staff approval for the proposed ~~re~~Rezoning and does not commit the ~~e~~County to approving the proposed ~~rezoning~~ Rezoning. At the discretion of the Community Development Director, a pre-application meeting may be unnecessary.

(Ord. No. PZ-C-001-13 , § 3; Ord. No. 011812-ZO-PZ-C-007-10 , § 16)

2.166.050. Application process.

A. *Pre-application submittal.*

1. The application shall include those forms, maps, plans and other documents prescribed by the ~~planning director~~Community Development Director as necessary to:
 - a. Identify the applicant(s).
 - b. Identify the property of the proposed ~~#~~Rezoning.
 - c. Identify all owners of the property of the proposed ~~#~~Rezoning and their authorized agents.
 - d. Describe the nature of the request.
 - e. State justifications or reasons for the request.
 - f. Show compliance with the ~~comprehensive plan~~Comprehensive Plan.
 - g. Show whether the property that is the subject of the ~~#~~Rezoning application is ~~a~~Adjacent to a projected ~~regionally significant route~~Regionally Significant Route (RSR) as identified on the ~~corridor preservation map (figure 9)~~current Corridor Preservation Map in the current Regionally Significant Routes for Safety and Mobility, Final Report, ~~December 2008~~. If ~~a~~Adjacent to a projected RSR, show how applicant will comply with the Regionally Significant Routes for Safety and Mobility, Final Report, ~~December 2008~~, and the current Regionally Significant Routes for Safety and Mobility, Access Management Manual, ~~October 2008~~.
2. The application shall be accompanied by:
 - a. A Preliminary Site Plan according to the map requirements and support data prescribed by the planning and Community Development Department.
 - b. A nonrefundable filing fee in accordance with the fee schedule adopted under the authority of PCDSC § 2.160.050.

B. *Application submittal.*

1. The application shall include those forms, maps, plans and other documents prescribed by the Community Development Director as necessary to:
 - a. Identify the applicant(s).
 - b. Identify the property of the proposed Rezoning.
 - c. Identify all owners of the property of the proposed Rezoning and their authorized agents.
 - d. Describe the nature of the request.
 - e. State justifications or reasons for the request.
 - f. Show compliance with the Comprehensive Plan.
 - g. Show whether the property that is the subject of the Rezoning application is Adjacent to a projected Regionally Significant Route (RSR) as identified on the current Corridor Preservation Map (figure 9) in the current Regionally Significant Routes for Safety and Mobility, Final Report, ~~December 2008~~. If Adjacent to a projected RSR, show how applicant will comply with the Regionally Significant Routes for Safety and Mobility, Final Report, ~~December 2008~~, and the current Regionally Significant Routes for Safety and Mobility, Access Management Manual, ~~October 2008~~.

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2. The application shall be accompanied by:
 - a. ~~A preliminary site plan~~Preliminary Site Plan according to the map requirements and support data prescribed by the ~~planning~~Community Development Department. Residential requests for new Subdivisions in which any Lot is 12,000 square feet or smaller, shall adhere to established residential design standards. The purpose of the residential design standards is to foster the establishment of neighborhoods that avoid the appearance of “mass production,” leading to greater diversity, livability and quality of residential development department.in Pinal County. The residential design standards are provided below:
 - i. The required front Setback shall be staggered by a minimum of three feet on every third Lot so that the front Setback will not be the same for three consecutive homes. Covered porches that extend at least five feet closer to the Street than the livable area of the dwelling shall serve to satisfy this requirement.
 - ii. No more than 75 percent of the homes within each recorded Subdivision plat shall be two-Story.
 - iii. No more than three Lots in a row or more than 50 percent of the Lots along a single side of a Street from one intersection to the next shall have Street-facing garages flush with or that project in front of the livable space of the dwelling. A cul-de-sac or “eyebrow” shall be considered an intersection. Where a front porch, livable space or courtyard extends five feet or more in front of a Street facing garage, the garage shall not be considered to be flush or projecting.
 - b. All information deemed necessary by the Community Development Department.
 - c. A nonrefundable filing fee in accordance with the fee schedule adopted under the authority of PCDC § 2.160.050.
 - d. A legal description for each ~~zoning district~~Zoning District requested in the ~~Re~~Rezoning application.
 - e. A drainage report
 - f. A Traffic Impact Analysis
 3. The application shall be accompanied by the following information about water supply and demand:
 - a. Identify the water service provider.
 - b. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate.
 - c. Provide information about water supply and source, including renewable and nongroundwater supplies.
 4. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the ~~land~~landowner:
 - a. Depth to bedrock.
 - b. Depth to groundwater.
 - c. Known fissures or land subsidence in the area.
 - d. Known wells in the area, available information on status and water levels.
 - e. Summary of data-gathering efforts and sources of information.
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- Please note: Approval of a ~~re~~Rezoning is not an approval of water adequacy or water quality. The applicant's ability to develop land included in a ~~re~~Rezoning rests upon a demonstration to the ADWR that there is sufficient water to serve the ~~proposed development~~ Proposed Development at the time of ~~final platting~~ Final Plat.
5. The application must be complete and signed by all owners of the land proposed to be rezoned or by their authorized agents. An application signed by a property owner's authorized agent requires documentation in a format required by the ~~e~~County of the agent's authorization to ~~s~~Sign on behalf of the owner and/or to agree to conditions on behalf of the owner.
 6. A property owner may propose a schedule for development for the requested ~~rezoning~~ Rezoning.
 7. The application submittal requirements may be modified at the discretion of the Community Development Director.
- C. *Review for submittal compliance.* The ~~planning~~ Community Development Department staff shall review the application and ~~development department~~ determine whether the application complies with submittal requirements. An incomplete application will not be processed. If the application does not comply with submittal requirements, the ~~planning and development department~~ Community Development Department staff shall notify the applicant of the submittal deficiencies and provide the applicant the opportunity to revise or correct the application deficiencies. If the applicant does not remedy the deficiencies within 90 calendar days from the date the ~~planning and development~~ Community Development staff notifies the applicant of the deficiencies, the file shall be closed, and reapplication will require a new application and fee. If the application complies with all submittal requirements, the ~~planning and development department~~ Community Development Department staff shall accept the application as complete and notify the applicant of its acceptance for processing.
- D. *Staff review of application.* Upon acceptance of a completed application, the ~~planning and development department~~ Community Development Department shall review the application and distribute the application for review to the applicable ~~e~~County departments and cities, towns and other public entities contiguous to the property where the ~~re~~Rezoning is proposed. The ~~e~~County case planner shall determine compliance with all applicable plans, regulations and standards, and identify any significant concerns and prepare and submit a report on the ~~re~~Rezoning application to the ~~e~~Commission prior to the ~~e~~Commission's public hearing on the ~~re~~Rezoning application. The report will at a minimum:
1. Discuss and determine the extent to which the proposed ~~re~~Rezoning is consistent with and conforms to the ~~comprehensive~~ Comprehensive Plan and applicable adopted land Use plans, regional transportation plans and studies, the open space and Trails plan and applicable ~~adopted land use plans~~ regional drainage plan.
 2. Provide a site analysis.
 3. Summarize information obtained during review of the application.
 4. Include the comments and conditions of other ~~e~~County departments and other agencies, if any.
- E. *Citizen review.*
1. *Purpose.*
 - a. Ensure that applicants pursue early and effective citizen review in conjunction with their applications, giving them the opportunity to understand and to try to mitigate any real or perceived impacts their applications may have on the neighborhood or community.
 - b. Ensure that applicants notify ~~a~~Adjacent property owners and other potentially affected citizens of the application and the substance of the proposed ~~re~~Rezoning and provide them with an opportunity to express any issues or concerns they may have with the proposed ~~re~~Rezoning before any public hearing.

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- c. Facilitate ongoing communication between the applicant and interested citizens and property owners throughout the application review process.
2. *Intent.* This review is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision-making.
 3. *Process.* Every applicant for a ~~re~~Rezoning shall comply with the following:
 - a. *Neighborhood/community meeting.* At a minimum and before any public hearing, the applicant shall conduct and hold at least one neighborhood/community meeting at a specified date and time for review of the proposed ~~re~~Rezoning.
 - i. Notice of the meeting shall be sent to the head of homeowners' or community associations nearest the property proposed for ~~re~~Rezoning.
 - ii. Notice shall be sent to all real property owners, as shown on the last assessment of the property, within 1,200 feet of the property proposed for ~~re~~Rezoning.
 - iii. Notification shall include the date, time and location of the meeting, a description and location of the project and how verbal and written comments can be submitted.
 - iv. Notwithstanding the notice requirement, the failure of any ~~pe~~Person or entity to receive notice shall not constitute grounds for preventing any action by the ~~ec~~County.
 - b. *Other contacts.* The applicant may do other mailings, including letters, newsletters and other publications.
 - c. *Report.* A report documenting the citizen contact implemented by the applicant shall be provided to the ~~planning and development department~~Community Development Department by the applicant at least 30 calendar days prior to the date of the public hearing held by the ~~ec~~Commission. A public hearing will not be set without the report. At a minimum, this report shall include:
 - i. Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal.
 - ii. Content, dates mailed, numbers of mailings, including letters, meeting notices, newsletters and other publications, and names and addresses where mailed.
 - iii. Copies of mailings.
 - iv. Copies of sign-in sheets from all public meetings.
 - v. A summary of concerns, issues and problems expressed during the process, including:
 - (A) The substance of the concerns, issues and problems.
 - (B) Statement as to how the applicant has addressed or intends to address concerns, issues and problems expressed during the process.
 - (C) A statement about the concerns, issues and problems the applicant is unwilling or unable to address and why.
 - d. *Additional contacts.* ~~The planning and development department, commission or supervisors~~The Community Development Department, Commission or Supervisors may require the applicant to hold additional citizen meetings or transmit additional mailings due to the time frame between the last citizen meeting and the date of the application submittal or any substantial changes that have occurred to the proposal since the last citizen meeting was held.
- F. *Broadcast notification s*Signs.
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1. Broadcast signs shall meet the size and content requirements prescribed by the ~~planning and development department~~Community Development Department.
 2. Posting requirements are as follows:
 - a. Shall be installed and removed by the applicant;
 - b. Shall be installed 21 calendar days before the ~~e~~Commission hearing;
 - c. Shall remain in place until the ~~s~~Supervisors have made a decision on the case or applicant has withdrawn the case;
 - d. Shall be removed no later than 30 calendar days after the ~~s~~Supervisors have made a decision on the case or applicant has withdrawn the case;
 - e. Shall be placed ~~a~~Adjacent to each ~~r~~Road that borders the property, or as determined by the ~~planning director~~Community Development Director, in a location which allows clear visibility by the public;
 - f. Can contain more than one case; and
 - g. Provide room for ~~e~~County posting of notice of hearing.
- G. *Commission public hearing and notice requirements.* The ~~e~~Commission shall hold at least one public hearing on the proposed ~~r~~Rezoning. Notice of the public hearing shall be given by:
1. *Publication.* At least one publication in a newspaper of general circulation in the ~~e~~County seat at least 15 calendar days prior to the date of the public hearing.
 2. *Posting.* Posting the area included in the proposed ~~r~~Rezoning at least 15 calendar days prior to the date of the public hearing. The posting shall be in no less than two places with at least one notice for each quarter mile of ~~f~~Frontage along perimeter public rights-of-way so that the notices are visible from the nearest public ~~right-of-way~~Right-of-Way. It shall not be the responsibility of the ~~e~~County to maintain such posting once erected.
 3. *Mailings.*
 - a. By first class mail to each property owner, as shown on the assessment of the property, within 600 feet of the proposed ~~r~~Rezoning;
 - b. By first class mail to each ~~e~~County and municipality contiguous to the area of the proposed ~~r~~Rezoning; and
 - c. In proceedings that are initiated by the ~~e~~Commission, by first class mail to each real property owner as shown on the last assessment of the property of the area to be rezoned.
 4. *Notice content.* At a minimum, the notice shall include the following:
 - a. The date, time and place of the public hearing;
 - b. A general explanation of the matter to be considered;
 - c. A general description of the area of the proposed ~~r~~Rezoning;
 - d. An explanation of how the property owner within the zoning area may file approval or protest to the proposed ~~r~~Rezoning; and
 - e. How the real property owners within the zoning area may file approvals or protests of the proposed ~~r~~Rezoning.
- H. *Commission hearing and recommendation.* After the required neighborhood/community meetings have been held and the notices given as required in this ~~chapter~~Chapter, the ~~e~~Commission shall hold a public hearing on the ~~r~~Rezoning application and forward a recommendation to the ~~s~~Supervisors.
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- I. *Staff report to the sSupervisors.* After the eCommission's public hearing and recommendation, staff shall transmit the report prepared for the eCommission together with:
1. Any additional information received at the eCommission's public hearing or after the public hearing.
 2. The eCommission minutes on the public hearing and the recommendation of the eCommission.
 3. If staff and eCommission recommendations differ, staff may transmit alternative recommendations to the sSupervisors.
- J. *Supervisors' action.*
1. In accordance with ~~A.R.S. title 11, ch. 6~~ (A.R.S. § 11-801 et seq.), if the eCommission has held a public hearing, the sSupervisors through the use of a consent calendar without holding a second public hearing may adopt the eCommission's recommendations if there is no objection, request for public hearing or other protest.
 2. If there is an objection, protest, or request for a public hearing, or if a sSupervisor requests the matter be removed from the consent calendar, the sSupervisors shall hold a public hearing with notice of the public hearing being given at least 15 calendar days prior to the date of the public hearing by one publication in a newspaper of general circulation in the eCounty seat and by posting the area included in the proposed rRezoning. It shall not be the responsibility of the eCounty to maintain such posting once erected. After holding the hearing, the sSupervisors may act upon the proposed rRezoning.
 3. A protest of the Planning and Zoning Commission's decision may be filed in accordance with A.R.S. § 11-814(E), as amended or renumbered. Protests must be filed in writing with the Community Development Department within ten (10) business days after the Planning and Zoning Commission renders its decision. Actions involving a protest require a supermajority vote of the Board of Supervisors in accordance with A.R.S. § 11-814(E), as amended or renumbered.
 4. To withdraw a protest, objection, or request for public hearing, the aggrieved party must provide a request in writing to the Community Development Department anytime between the Planning and Zoning Commission hearing date from which the decision has been protested and the Board of Supervisors hearing date at which the protested item is scheduled to be heard.
- ~~K.L.~~ *Failure to give notice.* The unintentional failure to give written notice of a public hearing or the unintentional omission of the name of a property owner shall not invalidate an action taken by the eCommission or the sSupervisors on the request for a rRezoning.
- ~~L.M.~~ *Plats and/or specific site plansSite Plans or individual site plansSite Plans.* A plat and/or specific ~~site planSite Plan~~ or individual ~~site planSite Plan~~ in substantial compliance with the ~~preliminary site planPreliminary Site Plan~~ shall be filed in accordance with ~~chapterPCDSC § 2.200 PCDSC~~; the schedule for development, if any; or the ~~county's subdivisionCounty's Subdivision~~ regulations.
1. There may be more than one plat, specific ~~site planSite Plan~~ or individual ~~site planSite Plan~~ within the area covered by the rRezoning.
 2. Approval of a specific ~~site planSite Plan~~ in accordance with ~~chapterPCDSC § 2.200 PCDSC~~ does not replace the plat process and shall not be used to circumvent the plat process required by the ~~county's subdivisionCounty's Subdivision~~ regulations.
 3. Where the plat process is required, no specific ~~site planSite Plan~~, if applicable, may be approved prior to ~~final platFinal Plat~~ approval.
 4. A plat, specific ~~site planSite Plan~~ or individual ~~site planSite Plan~~ shall be deemed in substantial compliance with the ~~preliminary site planPreliminary Site Plan~~; provided, that the plat or specific ~~site planSite Plan~~ or individual ~~site planSite Plan~~ does not:
 - a. Change the uUses or character of the approved rRezoning.

- b. Change the number or make a substantial change in the location of arterial or collector ~~s~~Streets.
5. Dedications may be required with approval of the ~~final plat~~Final Plat, specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan when substantiated by final studies, which usually are not completed until time for eCounty staff to review the ~~final plat~~Final Plat, specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan. Studies may be for, but are not limited to, drainage, hydrology, and traffic analysis.
6. If a plat, specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan does not substantially conform to the approved ~~preliminary site plan~~Preliminary Site Plan, the ~~planning and development department~~Community Development Department or ~~public works department~~Public Works Department shall notify the applicant of the deficiency, and the review of the plat or ~~site plan~~Site Plan by eCounty staff shall terminate until the deficiency is remedied.

(Ord. No. PZ-C-001-13 , § 3; Ord. No. PZ-C-001-12 , § 1; Ord. No. 011812-ZO-PZ-C-007-10 , § 16)

CHAPTER 2.170. COMPREHENSIVE PLAN, SPECIFIC LAND USE PLANS AND PLAN AMENDMENTS

2.170.010. Purpose.

- A. The purpose of this ~~chapter~~Chapter is to establish the process for preparation and adoption of a ~~comprehensive plan~~Comprehensive Plan for Pinal County. The ~~comprehensive plan~~Comprehensive Plan and subsequent plan amendments will ensure the establishment of a land ~~u~~Use policy for future development of the eCounty and will further be detailed through ~~specific land use plans~~Specific Land Use Plans (area, community, village, neighborhood and special area).
- B. The ~~comprehensive plan~~Comprehensive Plan establishes, and the other plans make specific, the goals of Pinal County regarding future development of the eCounty, reflecting ~~public consensus~~Public Consensus on land ~~u~~Use issues. The plans are to serve as official guides for the eCommission, the sSupervisors, and all eCounty officials and agencies for accomplishing coordinated physical development consistent with current and anticipated needs of the eCounty. Such plans constitute official notice to the public of eCounty development recommendations and requirements for specific areas.

(Ord. No. PZ-C-002-10 , § 2; Ord. No. 61862, § 3201)

2.170.020. Authority.

Pursuant to A.R.S. § 11-806, the eCommission may direct the preparation of a ~~comprehensive plan~~Comprehensive Plan so as to conserve the natural resources of the eCounty, ensure efficient expenditure of public funds and promote the health, safety, convenience and ~~general welfare~~General Welfare of the public. The eCommission shall act in an advisory capacity to the sSupervisors in reviewing and making recommendations relating to the ~~comprehensive plan~~Comprehensive Plan.

(Ord. No. PZ-C-002-10 , § 3; Ord. No. 61862, § 3202)

2.170.030. DefinitionsReserved.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

~~Annual plan program means a work program prepared by the planning and development department, which identifies and prioritizes the long-range planning activities on an annual basis. The annual plan program will be reviewed by the commission and approved by the supervisors.~~

~~Comprehensive plan means a plan prepared and adopted pursuant to A.R.S. § 11-806, the purpose being to bring about the coordinated physical development in accordance with the present and future needs of the county.~~

~~Plan policy rezoning.~~

~~Specific land use plan means "area plan," "community plan," "village plan," "neighborhood plan," or "special area plan" prepared for a portion or portions of the county that provides a more detailed analysis of the comprehensive plan.~~

~~(Ord. No. PZ C-002-10, § 4; Ord. No. 61862, § 3203)~~

2.170.040. Plan types.

- A. ~~Comprehensive p~~Plan. An adopted plan covering the unincorporated area of Pinal County under the eCounty's jurisdiction, which shall be prepared by the eCounty in coordination with municipalities, Indian communities and State of Arizona:
 - 1. The plan shall further the purpose defined in PCDSC § 2.170.010 by:
 - a. Establishing the relationship of the various plans to geographic planning sectors and the entire planning area;
 - b. Establishing land uUse elements which guide planning and coordinate the timing and implementation of capital improvement activities, such as transportation, flood control, and eCounty facilities; and
 - c. Determining the relative suitability of individual geographic sectors for various land uUse types and development intensities.
 - 2. ~~The comprehensive plan~~Comprehensive Plan is defined in greater detail by adoption of ~~specific land use plans~~Specific Land Use Plans which apply the intent of the ~~comprehensive plan~~Comprehensive Plan to small geographic sectors and planning areas. The preparation and update of the ~~comprehensive plan~~Comprehensive Plan is the responsibility of the eCounty.
 - 3. Plan elements. This plan shall include, at a minimum:
 - a. The general character and location of major transportation corridors, major infrastructure such as bridges, and transit systems;
 - b. Recognition of the need to plan for community facilities, such as schools, libraries, water delivery and sewage systems, solid waste disposal facilities, police and fire facilities and aAirports;
 - c. A land uUse classification system, including general land uUse types and development intensities;
 - d. Identification of recreational opportunities, such as hiking and riding tTrails, developed or undeveloped parks, and open space systems;
 - e. The general location and recognition of need for wildlife and natural resource conservation areas such as forest and desert lands;
 - f. Identification of areas of natural constraints, such as hHillsides and floodplains;
 - g. Identification of known archaeological and historic resources, and community character and aesthetic issues.

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- B. *Area ~~p~~Plan.* An adopted plan covering a relatively large area which has been identified as an appropriate planning area because of special geological conditions or development trends.
1. Area ~~p~~Plans shall further the intent of the ~~comprehensive plan~~ Comprehensive Plan and shall provide more specific land ~~u~~Use recommendations and policies;
 2. Plan elements. Area ~~p~~Plans shall include, at a minimum:
 - a. Existing and planned residential density ranges in terms of ~~dwelling units~~ Dwelling Units per ~~a~~ Acre;
 - b. Location of existing and planned commercial and industrial ~~u~~Uses, including designation, where appropriate, of ~~e~~ Enterprise type;
 - c. Existing and proposed overlay ~~zones~~ Zoning Districts and special ~~u~~Use districts;
 - d. General character and location of major ~~s~~ Streets and routes;
 - e. Natural or artificial drainage ways;
 - f. General location of community facilities, such as schools and parks;
 - g. Policies relating to development requirements or constraints in a subarea or on an individual land ~~p~~ Parcel;
 - h. Development or design policies which may be more restrictive than the ~~e~~ County zoning ordinance. Examples include policies on the provision of public services and additional height or ~~s~~ Setback restrictions;
 - i. Designations of additional elements, such as restricted peaks and ridges, and ~~t~~ Trail access points.
- C. *Community ~~p~~Plan.* An adopted plan primarily for the development of a new community or activity center under one main developer or landowner.
1. Community ~~p~~Plans provide for more precise ~~site planning~~ Site Planning than is generally possible on the scale of an area plan, and shall be consistent with the intent of larger plan(s);
 2. Plan elements. Community ~~p~~Plans shall include at a minimum all elements required for area plans. Additional elements may be required by the ~~p~~ Planning and ~~d~~ Development staff.
- D. *Village ~~p~~Plan.* An adopted plan covering a group of neighborhoods that comprises a portion of a community plan.
1. Village ~~p~~Plans provide for more precise ~~site planning~~ Site Planning than is generally possible on the scale of a community plan, and shall be consistent with the intent of larger plan(s);
 2. Plan elements. Village ~~p~~Plans shall include a minimum of all elements required for ~~community plans~~ Community Plans. Additional elements may be required by the ~~planning and development~~ Community Development staff.
- E. *Neighborhood ~~p~~Plan.* An adopted plan covering a relatively small geographic area composed of one or two delineated neighborhoods.
1. Neighborhood ~~p~~Plans are intended to address special land ~~u~~Use issues in a neighborhood context, while conforming to the broader recommendations of the ~~comprehensive plan~~ Comprehensive Plan and ~~area plans~~ Area Plans, where applicable;
 2. Plan elements. In addition to the elements described for area plans (subsection (B) of this section), neighborhood plans shall include, at a minimum:
 - a. More precise land ~~u~~Use recommendations (e.g., parking areas, dwelling types);
 - b. Location and function of local ~~s~~ Streets and other circulation elements;
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- c. Special design considerations, such as ~~s~~ign restrictions, landscaping and lighting impact mitigation, when appropriate;
 - d. Other public facilities such as parks, schools and similar facilities.
- F. ~~Special area plan~~Area Plan. An adopted plan for a designated area which requires a detailed analysis and review of proposed, future or existing land ~~u~~ses, and would not be appropriate for an ~~area, community, village~~Area, Community, Village or ~~neighborhood plan~~Neighborhood Plan.

(Ord. No. PZ-C-002-10 , § 5; Ord. No. 61862, § 3204)

2.170.050. Specific ~~land use plan~~Land Use Plan documents and policies.

- A. *Documents*. Specific ~~land use plans~~Land Use Plans adopted after the effective date of the ordinance codified in ~~this title~~this Title shall, at a minimum, consist of a map, defining the extent of area involved, recommendations and policies of the plan and narrative text of the plan's goals and policies.
- B. *Plan policies*.
1. Plans shall include written development, design or procedural policies which may be more restrictive than the ~~e~~County zoning ordinance for the entire planning area, subareas within the planning area, or individual land ~~p~~arcel.
 2. Adopted or pending policies may recommend that further public hearings be held concerning land within the planning area conditionally rezoned for ~~u~~ses that are in conflict with plan policies or land ~~u~~se recommendations.
 3. Adopted plan policies shall apply to properties being rezoned.

(Ord. No. PZ-C-002-10 , § 6; Ord. No. 61862, § 3205)

2.170.060. Annual plan program and plan initiation for ~~specific land use plans~~Specific Land Use Plans.

- A. *Annual plan program*.
1. Procedure.
 - a. The ~~e~~Commission shall direct the ~~planning and development department~~Community Development Department to prepare an annual plan program, consisting of a schedule of plans to be developed or reviewed in the next fiscal year, to be submitted for consideration by the ~~s~~Supervisors.
 - b. The program shall be submitted to the ~~e~~Commission at a public hearing for its recommendation to the ~~s~~Supervisors, which shall adopt the program as is, or refer it back to the ~~e~~Commission with recommended amendments.
 - c. Amendments to the program during the fiscal year requested by the ~~planning and development department~~Community Development Department, or the ~~e~~Commission shall require the same approval process. The ~~s~~Supervisors may amend the program at any time.
- B. *Plan initiation*.
1. The ~~e~~Commission is responsible for the initiation of plan development or review processes, and may hear requests from private individuals for ~~specific land use plans~~Specific Land Use Plans who have submitted evidence that public benefit would result from such plan, based on departmental plan evaluation criteria.

2. The ~~planning and development department~~Community Development Department is responsible for the development of, or coordination of development for, new plans or review of existing plans, as required by the annual plan program.

(Ord. No. PZ-C-002-10 , § 7; Ord. No. 61862, § 3206)

2.170.070. Planning and review procedures for ~~specific land use plans~~Specific Land Use Plans.

A. *Planning inventory.*

1. The initial phase of plan development or review shall be a survey and study of present and anticipated conditions in the planning area, which shall be a major factor in determining preferred intensities of development, locations of specific land ~~u~~Uses, and other elements, as may be required in PCDSC § 2.170.040;
2. Items to be included in the inventory are determined by the ~~planning and development department~~Community Development Department as set out in A.R.S. § 11-8074. These items will be enumerated by ~~planning and development~~ staff in a set of plan preparation guidelines.

B. *Public review.*

1. Public comment shall be actively sought by the ~~planning and development department~~Community Development Department during the planning process; (A.R.S. §11-805;
2. The ~~planning and development department~~Community Development Department shall, at a minimum:
 - a. Hold one public meeting, preferably within the planning area, to discuss the results of the planning inventory and solicit land ~~u~~Use recommendations; and
 - b. Hold one public meeting, preferably within the planning area, to discuss the proposed land ~~u~~Use plan and receive public comment at least two weeks prior to the work session to be held by the ~~e~~Commission; and
 - c. Make available to the public a final draft of the plan, including all proposed land ~~u~~Uses and policies, at least 15 days prior to the public hearing by the ~~e~~Commission.

C. *Commission review.*

1. *Commission work session.*
 - a. A work session may be held by the ~~e~~Commission to determine the merits of the draft plan;
 - b. The ~~e~~Commission may remand to staff for a public hearing, remand to staff for further revision, or continue the work session for a definite time period not to exceed three months.
2. *Formal ~~e~~Commission review.*
 - a. Before making a recommendation on the plan, the ~~e~~Commission shall hold a public hearing after giving at least 15 days' notice thereof by one publication in a newspaper of general circulation in the ~~e~~County seat. The notice shall be published in a newspaper of general circulation in the area to be affected or ~~a~~Adjacent thereto, if the area is not the ~~e~~County seat. (~~A.R.S. § 11-807~~)-(ARS-805(G).)
 - b. The recommendation of the plan shall be by resolution and require the affirmative vote of a majority of the members present.

D. *Supervisors' review.*

1. After review and recommendation of the plan by the ~~e~~Commission, the plan shall be submitted to the ~~s~~Supervisors for their consideration and official action. The ~~s~~Supervisors shall hold at least one public

hearing at which residents of the area shall be heard concerning matters contained in the plan. At least 15 days' notice of the hearing shall be given by the publication in a newspaper of general circulation in the €County seat. (~~A.R.S. §ARS 11-807-~~805(H) and 11-805(I).)

2. The €Supervisors shall consider protests and objections to the plan and may change or alter any portion. However, before any change is made, that portion of the plan proposed to be changed shall be re-referred to the €Commission for their recommendation, which may be accepted or rejected by the €Supervisors.

- E. ~~Specific land use plan~~Land Use Plan amendments. A ~~specific land use plan~~Specific Land Use Plan may be amended or extended by the same procedure established herein for its adoption.

(Ord. No. PZ-C-002-10 , § 8; Ord. No. 61862, § 3207)

2.170.080. Effect of adopted plans upon zoning changes and €Subdivision plat approvals. (A.R.S. §11-814).

- A. In amending zoning classifications, changing ~~zoning district~~Zoning District boundaries, creating a PAD ~~€District~~ or approving €Subdivision plats for properties included within the ~~county comprehensive plan~~County Comprehensive Plan and applicable ~~specific land use plans~~Specific Land Use Plans adopted by the €County (collectively "adopted plans"), the €Commission and the €Supervisors may allow minor variations from the adopted plans for ~~zoning district~~Zoning District boundaries, exact land €Use classification, or the exact character, extent and location of ~~major thoroughfares~~arterial Streets, collector €Streets, drainage ways, schools, parks and other community facilities. In allowing minor variations, the €Commission and the €Supervisors shall not alter the policy set by the adopted plans with regard to basic residential densities, general boundaries of the various land €Use districts, and the general character, extent and location of ~~major thoroughfares~~arterial Streets, collector €Streets, drainage ways, schools, parks, and other community facilities.
- B. In amending zoning classifications, changing ~~zoning district~~Zoning District boundaries, or creating a PAD ~~€District~~ (collectively "€Rezoning") for a portion of the land included within the adopted plans, the €Rezoning shall be deemed to conform with the adopted plans if the €Rezoning proposes land €Uses, densities or intensities that are within the range of identified land €Uses, densities or intensities for that portion of the adopted plans that cover the boundaries of the €Rezoning request.
- C. The goals, policies, and applicable elements of the adopted plans may be considered by the €Commission and the €Supervisors in determining if a €Rezoning request (as defined in subsection (B) of this section) furthers the implementation of the adopted plans.

(Ord. No. PZ-C-002-10 , § 9; Ord. No. 61862, § 3208)

2.170.090. Legal status.

- A. Sets the general policy of the €County regarding future development of the area included in the adopted plans.
- B. Constitutes official guidelines for the ~~commission, supervisors, county~~Commission, Supervisors, County officials, €County departments and all agencies for guiding and accomplishing a coordinated, adjusted and harmonious development through zoning, €Subdivision design regulation, €Setback lines establishment, and other methods provided by law.
- C. Constitutes official notice to the general public and to all agencies of €County development recommendations and requirements for specific areas.

- D. In the event the ~~e~~Commission and ~~s~~Supervisors desire to alter a policy set by the ~~county comprehensive plan~~County Comprehensive Plan, they may amend the ~~comprehensive plan~~Comprehensive Plan by following the procedure set forth in PCDSC § 2.170.110. In the event the ~~e~~Commission and ~~s~~Supervisors desire to alter the policy set by a ~~specific land use plan~~Specific Land Use Plan, they may amend the plan by following the same procedure set forth in PCDSC § 2.170.070 for adoption. ~~Zoning amendments which conform to adopted plan(s) shall not be considered "spot" zoning.~~

(Ord. No. PZ-C-002-10 , § 10; Ord. No. 61862, § 3209)

2.170.100. Administrative corrections/adjustments to the ~~comprehensive plan~~Comprehensive Plan.

- A. Scrivener's errors and typographical errors are neither minor nor major amendments and can be made administratively by the ~~planning director~~Community Development Director with notice of the corrections to the ~~e~~Commission and the ~~s~~Supervisors.
- B. Adjustments required due to annexation, incorporation, ownership transfers of government land from one government entity to another government entity or changes in the Federal Emergency Management Agency (FEMA) maps are neither minor nor major amendments and can be made administratively by the ~~planning director~~Community Development Director with notice of the adjustment to the ~~e~~Commission and the ~~s~~Supervisors.

(Ord. No. PZ-C-002-10 , § 11)

2.170.110. Process for adoption or re adoption of a ~~comprehensive plan~~Comprehensive Plan and process for amendments to the ~~comprehensive plan~~Comprehensive Plan.

To determine whether an amendment is a major or nonmajor amendment, refer to ~~chapter~~Chapters 1, 3, 4 and 10 of the ~~county's comprehensive plan~~County's Comprehensive Plan.

- A. *Comprehensive ~~p~~Plan adoption or re adoption.* The ~~e~~Commission is responsible for preparing and recommending to the ~~s~~Supervisors a ~~comprehensive plan~~Comprehensive Plan for the ~~e~~County's area of jurisdiction, and the ~~s~~Supervisors are responsible for its adoption or re adoption.
- B. *Initiation of plan amendments.* Amendments to the ~~county comprehensive plan~~County Comprehensive Plan may be initiated as follows:
1. An interested ~~p~~Person or entity or authorized agent of the interested ~~p~~Person or entity may propose an amendment through the appropriate application process.
 2. The ~~e~~Commission on its own motion may propose an amendment.
 3. The ~~s~~Supervisors may direct the planning staff to request the ~~e~~Commission to initiate an amendment.
- C. *Time frames.*
1. *Major amendment applications.* Applications for major amendments to the ~~comprehensive plan~~Comprehensive Plan shall be accepted from January 1 to the last business day in ~~May~~June of each calendar year. All major amendment requests shall be presented to the ~~s~~Supervisors at a single public hearing to be held ~~during before the last quarter during~~at the end of the calendar year in which the proposal is made. Proposals for major amendments must be decided upon by the Board of Supervisors before the end of the calendar year in which the proposal is made.

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2. *Nonmajor amendment applications.* Applications for nonmajor amendments may be filed and scheduled for public hearing at any time throughout the calendar year.
 3. *Simultaneous applications.* Applications for changes in ~~zone~~Zoning District district boundaries and/or for a ~~planned area development~~Planned Area Development overlay district may be filed simultaneously with applications for amendments to the ~~comprehensive plan~~Comprehensive Plan. Notification requirements for these processes are set forth in other ~~chapter~~Chapters of ~~this title~~this Title.
- D. *Pre-application meeting for plan amendments.* Prior to submitting a formal plan amendment application, an applicant shall participate in a pre-application meeting with the planning staff for the purpose of:
1. Reviewing the application requirements;
 2. Reviewing the public participation requirements;
 3. Familiarizing staff with the proposed amendment and identify and discuss any issues related to the proposed amendment; and
 4. Determining if the plan amendment boundaries represent a logical plan amendment area.
- E. *Public participation program for the adoption or readoption of a ~~comprehensive plan~~Comprehensive Plan and for major amendments to the plan.* As required by ~~Arizona Revised Statutes, title 11, chapter 6 A.R.S. § 11-801 et seq.~~, this section establishes a public participation program which shall be followed as part of the ~~comprehensive plan~~Comprehensive Plan and major amendment processes.
1. *Goal.* Create opportunities for meaningful citizen participation in formulating the ~~comprehensive plan~~Comprehensive Plan and amending the ~~comprehensive plan~~Comprehensive Plan through major amendments.
 2. *Procedure.*
 - a. *Dissemination.* Information will be distributed by various methods to provide ~~comprehensive plan~~Comprehensive Plan updates to the public which cover a broad range of interested parties in various geographic areas of the ~~e~~County, by any of the following: public notices, newsletters, flyers, newspaper articles, the Internet or other methods or events.
 - b. *Written and oral input.* Provide methods for public involvement in the formulation of the ~~comprehensive plan~~Comprehensive Plan and major amendments to the ~~comprehensive plan~~Comprehensive Plan. This participation shall be provided via in-person community/neighborhood meetings held at times and accessible locations that are convenient to impacted citizens. For selected amendments, multiple in-person meetings or online meetings may be required.
 - c. ~~*Citizen advisory committee.* One citizen advisory committee shall be formed. No more than six members shall be selected for each supervisorial district by the supervisor for the district. The committee will participate in the planning process for the adoption or readoption of a comprehensive plan, and shall hold a public meeting once a year to review applications for major amendments to the comprehensive plan and to make recommendations to the commission.~~
 3. *Planning staff roles and responsibilities.* The ~~planning department~~Planning Division staff shall be responsible for administering the public participation program. Ongoing duties will include, but not be limited to, the following:
 - a. Assist with preparation of public hearings before the ~~e~~Commission and the ~~s~~Supervisors.
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- b. ~~Assist the citizen advisory committee at the public meeting.~~
- eb. For the adoption or readoption of a ~~comprehensive plan~~Comprehensive Plan or for major amendments initiated by the ~~e~~Commission, planning staff shall:
- i. Organize and oversee open ~~h~~Houses, public meetings and other communication networks;
 - ii. Maintain an e-mail address and website; and
 - iii. Prepare and disseminate public notices.
4. *Applicant's responsibility.* For amendments applied for by a ~~p~~Person or entity or authorized agent of the ~~p~~Person or entity, the applicant shall be responsible for preparing and disseminating information about the applicant's proposal through any of the following methods subject to the ~~planning and development department's~~Community Development Department's approval: public meetings, notices, press releases, letters, advertisements, posters, flyers and any other applicable method. Applicant shall prepare a public participation report to the ~~e~~Commission as required in subsection (l) of this section.
- F. *Formal applications.* Applications for amendments to the ~~county's comprehensive plan~~County's Comprehensive Plan shall be made to the ~~e~~Commission through the ~~planning and development department~~Community Development Department on a form provided by that department and shall be accompanied by the appropriate fee set forth in the Pinal County ~~planning and development services~~Community Development fee schedule together with supporting documentation for the proposed amendment.
1. An application for a nonmajor amendment shall not be accepted for processing on any property that was part of an application for a nonmajor amendment denied by the ~~s~~Supervisors within the previous six months.
 2. All amendment applications shall be properly completed and include:
 - a. A legal description of the property and address, if applicable.
 - b. Proof of ownership for all ownership interests in the subject property.
 - c. If an agent is involved, a signed, notarized agency authorization from the property owners in a format approved by the ~~e~~County.
 - d. Applicable filing fee.
 - e. Signature of property owners or their agent.
 - f. Identification of current land ~~u~~Use designation.
 - g. Identification of proposed land ~~u~~Use designation.
 - h. Written justification for change in the land ~~u~~Use designation.
 - i. All other information required in the application form.
 - j. All information deemed necessary by the ~~planning director~~Community Development Director to assist the ~~e~~Commission and the ~~s~~Supervisors in their review.
 3. Incomplete applications shall not be processed.
 4. An incomplete application that is not remedied within three months from notification of the deficiency shall cause the file to be closed.
 5. The applicant may withdraw the application for a major amendment at any time.
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6. Without any action by the ~~s~~Supervisors, the applicant may withdraw the application for a nonmajor amendment up to the time the matter is noticed to be heard by the ~~s~~Supervisors. After an application for a nonmajor amendment is noticed to be heard by the ~~s~~Supervisors, the applicant may make a request to the ~~s~~Supervisors to withdraw the application. The ~~s~~Supervisors, at their discretion, may grant the request or hear the nonmajor amendment proposal. If denied by the ~~s~~Supervisors, reapplication may not be made on the same or substantially the same proposed nonmajor amendment for at least six months from the date of denial.
- G. ~~60-day review and comment on adoption or readoption of a comprehensive plan~~Comprehensive Plan and for major amendments. At least 60 calendar days prior to notice of any public hearing before the ~~e~~Commission on the ~~comprehensive plan~~Comprehensive Plan or major amendment, the ~~planning and development department~~Community Development Department on behalf of the ~~e~~Commission shall transmit the ~~comprehensive plan~~Comprehensive Plan or major amendment to the ~~s~~Supervisors and submit a copy for review and further comment to other governmental agencies, organizations, ~~p~~Persons and entities as required by ~~A.R.S. title 11, chapter 6 (A.R.S. § 11-801 et seq.)~~.
- H. ~~Broadcast notification s~~Signs for non-text~~non-text~~ plan amendments initiated by a ~~p~~Person or entity.
1. Site posting requirements. Broadcast ~~s~~Signs shall meet the following requirements:
 - a. Shall be installed and removed by the applicant;
 - b. Shall be installed 21 calendar days before the ~~e~~Commission hearing for nonmajor amendments;
 - c. Shall be installed 21 calendar days before the citizen advisory committee meeting for major amendments;
 - d. ~~Shall be removed no later than 30 calendar days after the s~~Supervisors have made a decision on the proposed amendment or applicant has withdrawn the proposed amendment;
 - e. Shall be placed ~~a~~Adjacent to each ~~r~~Road that borders the property in a location clearly visible by the public, or as determined by the ~~planning director~~Community Development Director, in a location which allows clear visibility by the public; and
 - f. Shall provide room for ~~e~~County posting of notice of hearing.
 2. Sign specifications.
 - a. Four feet tall by eight feet wide.
 - b. Top of the ~~s~~Sign shall be six feet above the ground.
 - c. Sign shall be made out of laminated plywood or ~~MDO board~~MDF Board.
 - d. Sign shall be attached to two four-inch by four-inch wooden poles.
 - e. All surfaces, including edges, shall be painted white.
 - f. Black letters shall be used and shall be sized per the text specifications set forth below.
 3. Sign content and format. Sign content and format must meet the requirements established by the ~~planning and development department~~Community Development Department.
- I. Applicant's public participation report. At least ten days prior to the ~~e~~Commission's public hearing on the applicant's proposal, applicant shall submit to planning staff a public participation report which shall include at a minimum the following:
1. Copies of notices;
 2. Copies of all information provided to the public;

3. Letters, advertisements, posters, flyers;
 4. Sign-up sheets from all public meetings;
 5. Any responses received from the public during this process; and
 6. A description of how the applicant responded to the feedback.
- J. *Commission review and recommendation.*
1. One or more work sessions may be held by the eCommission on a ~~comprehensive plan~~Comprehensive Plan or an amendment.
 2. Before making a recommendation on the ~~comprehensive plan~~Comprehensive Plan or an amendment, the eCommission shall hold a public hearing after giving at least 15 calendar days' notice of the public hearing by one publication in a newspaper of general circulation in the eCounty seat and in a newspaper of general circulation in the area to be affected, or ~~a~~Adjacent thereto, if the area affected is other than the eCounty seat.
 3. After the public hearing and recommendation by the eCommission, the ~~comprehensive plan~~Comprehensive Plan or amendment shall be submitted to the sSupervisors for their consideration and official action.
- K. *Supervisors' review and action.*
1. One or more work sessions may be held by the sSupervisors on a ~~comprehensive plan~~Comprehensive Plan or an amendment.
 2. The sSupervisors shall hold at least one public hearing after giving notice at least 15 calendar days and not more than 30 calendar days before the hearing by one publication in a newspaper of general circulation in the eCounty seat.
 3. For adoption or readoption the sSupervisors must refer any changes or alterations they wish to make to the ~~comprehensive plan~~Comprehensive Plan to the eCommission. The recommendation of the eCommission may be accepted or rejected by the sSupervisors.
 4. The adoption or readoption of a ~~comprehensive plan~~Comprehensive Plan or any amendment to the plan shall be by resolution of the sSupervisors.
 5. The adoption or readoption of a ~~comprehensive plan~~Comprehensive Plan and any amendment to the plan shall not be enacted as an emergency measure and is subject to referendum as provided by the state constitution and state law.
 6. An adopted ~~comprehensive plan~~Comprehensive Plan, with any amendments, is effective for up to ten years from the date the ~~comprehensive plan~~Comprehensive Plan was initially adopted or until the ~~comprehensive plan~~Comprehensive Plan is readopted or a new ~~comprehensive plan~~Comprehensive Plan is adopted and becomes effective.
 7. On or before the tenth anniversary of a ~~comprehensive plan's~~Comprehensive Plan's most recent adoption, the sSupervisors shall either readopt the existing ~~comprehensive plan~~Comprehensive Plan for an additional term of up to ten years or shall adopt a new ~~comprehensive plan~~Comprehensive Plan.

(Ord. No. PZ-C-001-13 , § 4; Ord. No. PZ-C-002-10 , § 12)

~~CHAPTER 2.175. PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING~~
~~DISTRICT~~

2.175.010. Request on or after February 18, 2012.

On or after February 18, 2012, any request for a PAD overlay zoning district or for modification or change in an approved PAD overlay zoning district shall be made pursuant to chapter 2.176 PCDSC.

(Ord. No. 011812-ZO-PZ-C-007-10, § 17)

2.175.020. Definitions.

The PAD overlay zoning district is an alternative to conventional land use regulations, substituting procedural protections for the requirements in Pinal County's zoning ordinance. The PAD overlay zoning district is an overlay zoning district that shall be used only in conjunction with other zoning districts described in this title, but which will allow flexibility in the requirements of the underlying zoning district and shall require approval by the supervisors of a specific plan of development. For the purpose of this chapter, the following terms apply:

Open/common space means an area that is intended to provide light and air, and is designated and designed for resource protection, buffers, drainage ways, environmental, scenic or recreation purposes. Open space may be devoted to but is not limited to landscaping, preservation of natural features, drainage ways, recreational area and facilities. Open space shall not be deemed to include land areas occupied by buildings, structures, required yards, driveways, parking lots, streets, alleys or other surfaces designed or intended for vehicular travel. Open space areas shall remain open and unfenced.

1. — *Private*. The areas open to residents, residents' guests and invitees but not the public at large. Open/common space may also be referred to as private.
2. — *Public*. The areas open to the people at large, without reference to geographical limits; public roads being those roads that have been dedicated or otherwise permanently appropriated to the public for public use.

(Ord. No. 011812-ZO-PZ-C-007-10, § 17; Ord. No. 61862, § 3301. Formerly 2.175.010)

2.175.030. Purposes and intents.

Pinal County recognizes that in certain instances the objectives of the zoning ordinance may be best achieved by development of planned areas which may not conform in all respects to the underlying zoning district. Pinal County further has determined that in the best interest of the health, welfare and safety of the citizens of Pinal County, specific planned communities can provide better alternatives for some land development than the conventional zoning districts. The purpose of the PAD district is to encourage imaginative and innovative planning of neighborhoods, particularly with respect to diversification in the use of the land and flexibility in site design with respect to various features, including, but not limited to, spacing, heights, density, open space, circulation, private roadways, preservation of natural features, and innovation in residential development that results in the availability of a variety of housing opportunities, both in terms of affordability and lifestyle to all citizens and guests of Pinal County; and to ensure the establishment of developments consistent with the goals and objectives of the board of supervisors of Pinal County.

(Ord. No. 011812-ZO-PZ-C-007-10, § 17; Ord. No. 61862, § 3302. Formerly 2.175.020)

2.175.040. Location.

A PAD overlay zoning district may be established in any zoning district upon a finding by the supervisors, after receiving a recommendation from the planning commission, that such a development would comply with the intent of this section of this title and that the PAD overlay zoning district substantially complies with any previously

approved area plans. A PAD overlay zoning district may not be established on any parcel consisting of less than ten gross acres, unless the commission and supervisors find that a tract containing less than ten gross acres is suitable as a PAD overlay zoning district by virtue of its unique character, topography or other features. If a proposed project requires rezoning, a request may be considered by the commission simultaneously with its consideration of the development plan.

(Ord. No. 011812-ZO-PZ-C-007-10, § 17; Ord. No. 61862, § 3303. Formerly 2.175.030)

2.175.050. Application requirements.

Each application for approval of a PAD overlay zoning district shall be filed in accordance with the provisions of chapter 2.160 PCDSC. In addition to the filing fee established in chapter 2.160 PCDSC, an additional fee of \$1,000.00 shall be paid by the applicant for processing the PAD request. In addition to the submittal requirements set forth below, the application shall be accompanied by such information and representations required by this title or deemed necessary by the planning director, which together shall comprise the application package. If tentative plat approval is being requested at this time for all or any portion of the specific plan of development, the application shall also meet all requirements for tentative plat approval as described in the Pinal County subdivision regulations and requirements and minimum standards for subdivision street paving, as amended. Because of the need for adequate staff review and public notice, the package shall be filed, complete in all respects, not less than three weeks prior to the public hearing on the project by the planning commission. The planning director may set earlier deadlines for part or all of the package in order to facilitate scheduling public hearings or to allow additional staff review. In addition to the requirements for tentative plat approval, if applicable at this time, the package shall include at least the following:

- A. *Specific plan of development.* The rezoning/PAD application(s) shall be accompanied by a specific plan of development which shall consist of:
1. The proposed development shall be drawn at sufficient scale so as to not exceed a print size greater than 24 inches by 36 inches. Lettering shall be of sufficient size to be reasonably legible when reduced to an eight and one-half inch by 11 inch clear print.
 2. Title of the project, such as Planned Area Development for _____" in bold-faced letters.
 3. Name of the landowner, developer, applicant and the firm or person who prepared the plan.
 4. North arrow, scale (written and graphic), and dates of plan preparation and subsequent revision dates.
 5. Inset vicinity map showing the relationship of the proposed project to existing area development and surrounding zoning districts.
 6. Existing zoning designation and requested zoning district change, if applicable.
 7. Legal description of the entire property to be subject to the planned area development.
 8. Delineate and dimension by bearing and distance the exact boundaries of the proposed specific plan of development.
 9. Show existing perimeter streets, including centerlines, names, dimensions of existing dedications and proposed dedications.
 10. Show the general locations and scheme of proposed interior collector and major arterial streets with proposed rights-of-way. All points of ingress and egress to the site must be shown.
 11. Indicate the general location of the proposed residential area(s) and types of housing proposed for each area(s). Show and label areas of open space, public areas, drainage areas and any

proposed facilities such as golf courses, parks, recreation center, sewage treatment plant, school site, etc.

12. Indicate who will own, control and maintain landscaping, open areas, streets, recreation facilities, refuse disposal and private utility systems.
 13. Show typical lots for each dwelling unit, including typical lots in cul-de-sacs, on corners and in any unusual location. Show the arrangement of units which will be clustered. These typicals should show the building envelope, the proposed minimum setbacks, the minimum lot dimensions and individual fences/walls.
 14. Indicate the location and width of all existing roadway or utility easements on the property.
 15. Show existing contours; contour interval to vary according to grades as follows: grades up to five percent, two feet; five percent to ten percent, five feet; grades over ten percent, ten feet. Indicate the general direction of stormwater runoff.
 16. Identify by note or notes the existing drainage pattern and the proposed drainage plans for handling on-site and off-site stormwater runoff. (A preliminary drainage report will be required.)
 17. Indicate the locations, type, height and material of proposed perimeter fences and/or walls. All proposed signs should also be located, identified and dimensioned.
 18. Note the general location and type of proposed landscaping on the site.
 19. Show phase lines, if applicable.
- B. *Specific plan of development data.*
1. Land use table or tables to include the following:
 - a. Total gross acreage of the site.
 - b. Total area of the streets, public and private.
 - c. Total area of public open space.
 - d. Total net area of all intended uses.
 - e. Total area of open space which is designed for the exclusive use of the residents of the PAD area who receive an undivided ownership of such areas.
 - f. Maximum allowable number of dwelling units permitted under base zoning districting.
 - g. Total number of each type of dwelling unit and the total number of all dwelling units.
 - h. Average lot area per dwelling unit proposed, taking into account all planned dwelling units.
 - i. The overall density proposed.
 2. A table which compares the requirements of the existing zoning, the requirements of the base zoning requested, and the variations proposed under the PAD. The table should include lot area per dwelling unit, setbacks, maximum lot width, maximum building height and parking regulations.
 3. A table which lists the type and source of proposed utilities and services which include sewer, water, electric, telephone, police, fire, schools and solid waste disposal.
 4. A table which compares existing Pinal County subdivision regulation roadway standards with all proposed rights of way and pavement widths for each type of private street proposed (arterials, collectors, residential collectors and residential) for the planned area and the perimeter. (Refer to the Pinal County subdivision regulations and requirements and minimum standards for subdivision street paving, as amended.)

- C. *Narrative report.* The following information should be included in a supporting narrative report:
1. *Title page.* The title page should clearly indicate "Planned Area Development for _____," the name of the applicant and the date.
 2. *Purpose of request.* The first section of the report should explain why the project has been proposed. It is often helpful to discuss why the site has been chosen. The applicant shall state the advantages and benefits of the proposed development to the county in detail.
 3. *Description of proposals.* The character and type of development shall be thoroughly explained. All of the proposed nonresidential buildings and structures and their intended uses should be described.
 4. *Relationship to surrounding properties.* Surrounding land use and zoning should be described. The impact of the proposal on surrounding properties in each direction should be discussed. The impacts on schools should be explained.
 5. *Location and accessibility.* The advantages of the proposed location should be explained. The means of access, distance from major streets and surrounding road conditions should be described. Any proposed interior streets, drives or parking areas and proposed improvements should also be described.
 6. *Timing of development.* A section of the report should contain a schedule of development phasing.
 7. *Public utilities and services.* The availability and adequacy of proposed utilities and services must be thoroughly discussed.
 8. *Appendix.* It is sometimes necessary, depending upon the nature of the request, to attach copies of correspondence with other federal, state, local, semi-private or private agencies or organizations which can substantiate the proposal.
 9. *Maintenance of streets and common areas.* The provisions for the maintenance of the private streets, common areas and public area landscaping should be thoroughly discussed. The applicant should approach this portion of the narrative from the position of trying to prove to the planning commission and the board of supervisors that the mechanisms he intends to set up will still be functioning effectively 20 years later.
- D. *Covenants.* Draft copies of proposed restrictive covenants that would pertain to each use of the planned area development shall be filed with the Pinal County planning and development services department for review by the county attorney at least three weeks prior to the public hearing by the planning commission. Copies of the proposed restrictive covenants in their final form shall be filed at least three weeks prior to the public hearing on the project by the board of supervisors.
- E. *Additional material.* Additional material shall be provided for specific types of uses as follows:
1. For PAD overlay zoning districts or sections thereof in which commercial development is proposed, the specific plan of development shall contain at least the following information:
 - a. The approximate retail sales floor area and total area proposed for commercial development.
 - b. The types of uses proposed to be included in the development, such uses to be consistent with the comparable zoning district.
 - c. The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs and nuisance controls intended for the development.

2. For PAD overlay zoning districts or sections thereof in which industrial development is proposed, the specific plan of development shall contain at least the following information:
- a. The approximate total area proposed for such use.
 - b. The types of uses to be included in the development. (Generally those industrial, office, laboratory and manufacturing uses shall be allowed which do not create any danger to health and safety in surrounding areas and which do not create any offensive noise, vibration, smoke, dust, odor, heat, or glare and which by reason of value in relation to size and weight of merchandise received and shipped, generate a minimum of truck traffic.)
 - c. The anticipated employment in the entire development and in each major section thereof. This may be stated as a range.
 - d. The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.

F. *Waiver of specific submissions.* Any information required under this section may be waived by the planning director on the basis that the information is not necessary to a review of the proposed PAD overlay zoning district. Such waiver shall be in writing, shall specify the reasons for such waiver and shall be included in the materials submitted to the planning commission.

(Ord. No. 011812-ZO-PZ-C-007-10, § 17; Ord. No. 61862, § 3304. Formerly 2.175.040)

2.175.060. Public hearings.

After proper application has been made for a PAD overlay zoning district, the planning commission and board of supervisors shall hold public hearings as provided in chapter 2.165-PCDSC.

- A. The planning commission and board of supervisors may approve the plan as submitted, may require the applicant to modify, alter, adjust or amend the plan in such manner and to such extent as it may deem appropriate to the public interest, or disapprove the plan. The board of supervisors may stipulate a time for review of any approved PAD overlay zoning district to assure timely development. Such review shall be made by the planning director and any significant facts affecting the development shall be referred to the planning commission for review.
- B. The planning commission and board of supervisors may approve a plan even though the use of buildings and land, the location and height of buildings to be erected in the area, the nature of ownership, and the yards and open spaces contemplated by the plan do not conform in all respects to the regulations of the zoning district in which it is located or the plan does not conform in other particulars.
- C. Approval of a PAD overlay zoning district application shall constitute approval of the tentative plat if the tentative plat is submitted at the time of the PAD overlay zoning district application and when the plat has been submitted in accordance with PCDSC 2.175.050 and the Pinal County subdivision regulations and requirements and minimum standards for subdivision street paving, as amended. Approval of the tentative plat shall be effective for one year in accordance with the Pinal County subdivision regulations and requirements and minimum standards for subdivision street paving, as amended, but may be extended upon reapplication and review by the commission. The board of supervisors may stipulate or require a time limit which shall apply to the PAD overlay zoning district approval.

(Ord. No. 011812-ZO-PZ-C-007-10, § 17; Ord. No. 61862, § 3305. Formerly 2.175.050)

2.175.070. Findings required.

Before approval of an application for a PAD overlay zoning district, the planning commission and the board of supervisors shall find that the development conforms to the following general criteria:

- A. That the location, design and size are such that the development can be well integrated with the surroundings; is planned and developed with the intention to harmonize with any existing or proposed development in the adjacent neighborhood; or in the case of a departure of character from surrounding uses, that the location and design will adequately reduce the impact of the development so that the project will not be detrimental to the adjacent property.
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby and that proper provision for the maintenance of such streets has been provided. If the planning commission and board of supervisors deems in their judgement that private streets are appropriate for a development, construction of streets shall be as determined by the board of supervisors; provided, however, that the board of supervisors shall require the paved portion of the streets to be in accordance with the Pinal County subdivision regulations as to base material, asphalt and seal coat.
- C. That the value of the use of the property adjacent to the area included in the plan will not be adversely affected to a significant extent and to this end, the planning commission may require, in the absence of an appropriate physical barrier, the uses of least intensity be arranged along the boundaries of the project. As further protection to adjacent properties, the planning commission may impose either or both of the following requirements:
 - 1. Structures located on the perimeter of the planned development be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses.
 - 2. Structures located on the perimeter of the planned development be permanently screened in a manner sufficient to protect the privacy and amenity of the adjacent existing uses.
- D. That every structure containing residential, commercial or industrial units shall have access to a public street directly or via a court, walkway, private street or other common area owned and maintained as common ground.
- E. Height of all structures shall be appropriate for the use and location of the development. Any buildings exceeding in height the limit normally permitted in the district shall be so located on the parcel so as to obviate the casting of unbroken shadows on adjoining parcels.
- F. That suitable retention and drainage areas have been provided to protect the property and adjoining properties from hazards resulting from water falling on or flowing across the site, and that proper provision for maintenance of such retention and drainage areas has been provided.
- G. That the location, design, size and uses are such that traffic generated by the development can be accommodated safely.
- H. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or planned public facilities and services.
- I. That adequate and visible refuse disposal has been provided or exists for the development.

(Ord. No. 011812-ZO-PZ-C-007-10, § 17; Ord. No. 61862, § 3306. Formerly 2.175.060)

2.175.080. Building permits.

- A. For the purpose of implementing a planned area development, building permits may be issued for buildings and structures in the area covered by the approved specific plan of development if they are in conformity with the plan and with all other applicable ordinances and regulations not specifically modified by the board of supervisors' approval of the plan.
- B. Once a plan has been approved, it can be amended, changed or modified only through the procedure prescribed herein for the initial application for approval. The board of adjustment may not grant any variances for an approved PAD overlay zoning district.
- C. A development schedule for residential uses shall be submitted as part of the project plan and the construction and provision of all the common open spaces and public and recreational facilities which are shown on the specific plan of development must proceed at the same rate as the construction of dwelling units. If the planning and development services director should find that the rate of subdivision plat submittals is greater than the rate at which common open areas and public and recreational facilities are being constructed or provided, he shall notify the developer that no subdivision plat applications will be processed until the rate of construction conforms with the development schedule.
- D. The development schedule shall provide for stage construction of the specific plan of development. Building permits will not be issued for any stage of the plan unless the common open space allocated to that stage by the development schedule has been conveyed to the appropriate parties.

(Ord. No. 011812 ZO PZ C 007 10, § 17; Ord. No. 61862, § 3307. Formerly 2.175.070)

2.175.090. Regulation of planned area developments during development and after completion.

During development and after completion of the project, the use of the land and the construction, modification or alteration of any buildings or structures within the development will be governed by the approved specific plan of development rather than by any other provisions of the zoning code.

A. Administrative PAD amendment.

1. Any minor extensions, alterations or modifications of existing buildings, structures or elements of the plan which include but are not limited to elements such as minor shifting of the established development unit lines, location of buildings, proposed private streets, pedestrian ways, utility easements, parks or other public open spaces may be authorized by the planning director if they are consistent with the purposes and intent of the plan. All such approvals shall be considered permanent and become a part of the plan.
2. If the multimodal circulation element of the comprehensive plan or if RSRSM access management manual standards impact approved PADs that exist at the time of the effective date of the 2009 comprehensive plan by specifying street locations and right-of-way widths that were not shown or stipulated to in approved PADs the following changes may be authorized by the planning director if they are consistent with the purposes and intent of the plan and do not impact adjacent properties. All such approvals shall be considered permanent and become part of the plan.
 - a. Any minor extensions, alterations or modifications of existing buildings, structures or elements of the plan which include but are not limited to elements such as shifting of the established development unit lines, location of buildings, proposed streets, pedestrian ways, utility easements, schools, parks or other public open spaces.

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- b. — Shifting of the overlay district's underlying zoning district if a corresponding zone change has been approved by the board of supervisors; and provided, that no changes in standards are proposed; for this purpose a change to an equivalent zoning district will not qualify as a major PAD amendment.
3. — The planning director may permit dwelling unit density transfers up to ten percent between units within the specific plan of development, provided:
- a. — The procedures for such transfers are explicitly stated within the plan and will be allowed only once per unit;
 - b. — Density transfer proposals indicating donor and recipient areas are submitted to the department for administrative review and approval; and
 - c. — The overall density of the plan is not exceeded.
- B. — Major PAD amendments. All other changes in the specific plan of development must be made by the board of supervisors, under the procedures authorized by this code for the amendment of the zoning map. No changes may be made in the specific plan of development unless they are required for the continued successful function of the planned development, or unless they are required by changes in conditions that have occurred since the plan was approved or by changes in the development policy of the county.
- C. — If the multimodal circulation element of the comprehensive plan or if RSRSM access management manual standards impact approved PADs that exist at the time of the effective date of the 2009 comprehensive plan by specifying street locations and right of way widths that were not shown or stipulated to in approved PADs, such changes will still require the specific plan of development to meet the open space requirements in this chapter, but will not require the specific plan of development to meet the open space requirements of chapter 2.176 PCDSC; provided, that:
- 1. — The change in location of an individual zoning district does not result in a change in the overall size of the zoning district;
 - 2. — The new zoning categories substantially correspond to the existing approved zoning categories;
 - 3. — The change does not result in increased intensity of uses, as determined by the planning director;
 - 4. — The change does not result in an increase in the total number of dwelling units; and
 - 5. — The total of all changes under this subsection C do not impact more than 25 percent of the total area of the PAD.
- This does not eliminate the need for a zone change and/or PAD amendment, if applicable.
- D. — If the multimodal circulation element of the comprehensive plan or if RSRSM access management manual standards impact approved PADs that exist at the time of the effective date of the 2009 comprehensive plan by specifying street locations and right of way widths that were not shown or stipulated to in approved PADs, an applicant may request a change in zoning to the zoning districts identified in PCDSC 2.15.030; provided, that:
- 1. — The zone change is a shift in the boundary of an approved zoning district to accommodate the additional right of way identified by RSRSM; and
 - 2. — The area being rezoned is equal in size to the amount of additional right of way specified and being provided in accordance with RSRSM along the affected zoning district's boundary.
- E. — Any building or structure that is totally or substantially destroyed may be reconstructed only in compliance with the specific plan of development unless an amendment to the plan is approved under subsection C of this section.
-

F. — Changes in the use of the common open spaces may be authorized by an amendment to the plan under subsection B of this section.

(Ord. No. 011812 ZO PZ C 007 10, § 17; Ord. No. 61862, § 3308. Formerly 2.175.080)

~~2.175.100. Floodplain management ordinance.~~

Notwithstanding any provision contained in this chapter, the floodplain management ordinance shall supersede this chapter in the event of conflict between their provisions and any variance from the floodplain management ordinance shall be obtained as provided therein.

(Ord. No. 011812 ZO PZ C 007 10, § 17; Ord. No. 61862, § 3309. Formerly 2.175.090)

~~2.175.110. Minimum planned area development requirements and limits.~~

The following requirements and limits are mandatory for all planned area developments and may not be waived or modified without amendment of this section by the board of supervisors.

A. — *Minimum lot size and minimum common area.*

1. — No residential lot for any manufactured/mobile home or travel trailer/recreational vehicle in any PAD overlay zoning district shall have an area of less than 1,800 square feet.
2. — No residential PAD overlay zoning district, or the residential portion of any PAD overlay zoning district that includes commercial, industrial or other areas, shall have less than 15 percent of its gross total residential area allocated to open space or other common areas or facilities. Commercial or industrial areas do not require the 15 percent open space allocation. The open space requirement of any PAD overlay zoning district, as approved by the supervisors, must be transferred with any portion of the PAD overlay zoning district which might be sold or reassigned. Buildings, structures, required yards, driveways, parking lots, streets, alleys or other surfaces designed or intended for vehicular travel shall not be included in the 15 percent.
3. — Subsection (A)(1) of this section may be waived by the commission and board of supervisors where the density of the underlying zone is preserved. In such a case, no more residential lots shall be permitted than would have been allowed had the entire residential project been developed in accordance with the underlying zoning. The remaining space shall be allocated to open space, parks, recreational facilities or other common area, but it shall not count towards streets, sidewalks and entry areas. PAD overlay zoning districts that include manufactured/mobile home lots or travel trailer/recreational vehicle lots shall have an underlying zone of (MH) manufactured/mobile home zone or (RV) recreational vehicle homesite zone for those purposes respectively.

B. — *Minimum standards for private streets.* Any private streets approved by the planning commission and the board of supervisors as part of a PAD shall meet the minimum requirements for composition and thickness of paving contained in the Pinal County subdivision regulations and requirements and minimum standards for subdivision street paving, as amended.

(Ord. No. 011812 ZO PZ C 007 10, § 17; Ord. No. 61862, § 3310. Formerly 2.175.100)

~~2.175.120. Effective date of PAD overlay zoning district.~~

Notwithstanding any provision contained in this chapter, or any other provision of this title, no PAD overlay zoning district approved by the supervisors shall vest any rights in the applicant or affect the underlying zoning district until the restrictive covenants in their final form shall be recorded with the county recorder.

(Ord. No. 011812-ZO-PZ-C-007-10, § 17; Ord. No. 61862, § 3311. Formerly 2.175.110)

CHAPTER 2.176. PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT ~~ON AND AFTER FEBRUARY 18, 2012~~

2.176.010. Application filed on or after February 18, 2012 (insert adoption date of this ordinance).

Any approved Planned Area Development Overlay Zoning District or modification to an approved PAD prior to application filed on or after February 18, 2012 (insert adoption date of this ordinance), shall retain development potential under the provisions approved. ~~for a planned area development overlay zoning district Zoning District or for a modification or change to an approved PAD overlay zoning district Zoning District must be made pursuant to the PAD overlay zoning district Zoning District classification in PCDSC 2.15.040 and this chapter.~~

(Ord. No. 011812-ZO-PZ-C-007-10, § 18)

2.176.020. Purpose and intent.

The purpose of the PAD Overlay Zoning District is to allow flexibility in development of land consistent with the goals, objectives and policies of the Comprehensive Plan and ~~this title~~ this Title by permitting flexibility in the development standards of the underlying ~~zones~~ Zoning Districts. The PAD Overlay Zoning District encourages imaginative and innovative planning of neighborhoods; the provision of open space and recreational amenities close to residential use Use, establishing a unique identity for the development; innovation in residential development that results in the availability of a variety of Housing opportunities and innovation in commercial development to be consistent with the theme of the community.

(Ord. No. 011812-ZO-PZ-C-007-10, § 18)

2.176.030. Flexibility in development.

Flexibility may include, but is not limited to, density, open space, roadway circulation, cul-de-sacs with knuckles, pedestrian circulation, recreation area facilities, trail corridors, and preservation of natural features.

(Ord. No. 011812-ZO-PZ-C-007-10, § 18)

2.176.040. General provisions.

- A. A PAD Overlay Zoning District may be used in conjunction with any other ~~zoning district~~ Zoning District upon a finding that such a development would comply with the goals, objectives and policies of the Comprehensive Plan and the intent of ~~this title~~ this Title.
- B. Uses permitted within the PAD Overlay Zoning District shall be limited to those permitted in the ~~zones~~ Zoning Districts with which the PAD ~~overlay zoning district~~ Overlay Zoning District is combined, as set forth in the Development Plan.
- C. The minimum size for a PAD Overlay Zoning District for residential development shall not be less than ten Acres, unless the Commission and Supervisors find that a Parcel containing less than ten Acres is suitable as a PAD Overlay Zoning District by virtue of its unique character, topography or other features. There is no size limitation on a PAD ~~overlay zoning district~~ Overlay Zoning District for nonresidential development.

(Ord. No. 011812-ZO-PZ-C-007-10, § 18)

2.176.050. General development standards that may be altered.

The development standards for minimum ~~Lot~~ Lot area, Lot Width, front Setback, side Setbacks, rear Setback, Building Height and development standards for Outdoor Lighting, parking, and detached Accessory Buildings within a PAD Overlay Zoning District shall be those set by the respective ~~zones~~ Zoning Districts covered by the PAD Overlay Zoning District or as approved by the ~~supervisors~~ Supervisors through the Development Plan for the PAD Overlay Zoning District.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.060. General development standards that may not be altered.

General development standards that may not be altered shall include, but are not limited to, the following:

- A. *Refuse area.* Each ~~lot~~ Lot shall be developed to allow for a refuse ~~container~~ receptacle to be screened by landscaping or fencing from public view.
- B. *Other general standards.* Other general standards set forth throughout ~~this title~~ this Title, including, but not limited to, standards dealing with addressing, naming of ~~streets,~~ Streets, ~~outdoor lighting, parking,~~ Signs and Solar Energy Devices.
- C. *Other County ordinances and regulations.* General standards and regulations of other applicable County ordinances and regulations, including, but not limited to, the County drainage ordinance, floodplain management ordinance and ~~subdivision~~ Subdivision regulations.
- D. *Landscaping of individual ~~lot~~ Lots by developer.* Landscaping shall consist primarily of "low water use" ground covers, trees, shrubs, and plants and with sufficient permanent irrigation to properly maintain all vegetation. Retention of on-site stormwater may constitute sufficient irrigation for some native plant species. Decorative design elements such as fountains, pools, benches, sculptures, planters and similar elements may be placed within landscaped areas.
- E. *Landscaping open space.* Landscaping for open space areas shall follow the requirements set forth in ~~this chapter~~ Chapter.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.065 Design requirements.

This section provides the minimum required standards governing the design of ~~subdivision~~ Subdivisions proposed within PAD Overlay Zoning Districts.

- A. —All Subdivisions proposed within an approved PAD Overlay Zoning District shall adhere to PCDC § 3.35 – GENERAL SUBDIVISION DESIGN STANDARDS unless otherwise stated herein.

2.176.070. Criteria and elements for consideration.

In reviewing applications for a PAD Overlay Zoning District, the ~~e~~ Commission and ~~S~~ Supervisors shall consider, but are not limited to, the following:

- A. *Criteria.*
 1. The Proposed Development is consistent with the goals, objectives and policies of the Comprehensive Plan and the requirements of this ~~chapter~~ Chapter.

- 2. The arrangement of all ~~use~~ Uses and improvements reflect the natural capabilities and limitations of the site as well as the characteristics and limitations of Adjacent property.
- 3. The development is compatible with the ~~use~~ Uses of Adjacent properties.
- 4. Transportation improvements and open space areas are arranged on the site to provide connections throughout the planned neighborhoods.
- 5. There are adequate facilities planned for water, sewer, stormwater and ~~streets~~. Streets.
- 6. The project location, design and size are such that the development will be well integrated with the surroundings, is planned and developed with the intention to harmonize with any existing or Proposed Development in the Adjacent neighborhood. If the Proposed Development departs from the character of surrounding ~~use~~ Uses, the location and design of the development will adequately reduce the impact of the development so that it will not be detrimental to Adjacent properties.
- 7. The proposed ~~streets~~. Streets and Roads are suitable and adequate to serve the proposed ~~use~~ Uses and the anticipated traffic has been accommodated through the use of appropriately designed ~~streets~~. Streets and the responsibility for maintenance of such ~~streets~~. Streets has been shown.
- 8. Every ~~structure~~ Structure containing residential, office, Commercial or industrial Uses has direct access to a public ~~street~~ Street or court, walkway or other common area dedicated to public ~~use~~ Use or owned and maintained as common ground.
- 9. Open space is provided as required in this ~~chapter~~ Chapter.
- 10. Where applicable, whether the Proposed Development complies with the current Regionally Significant Routes for Safety and Mobility, Final Report, ~~December 2008~~, and the current Regionally Significant Routes for Safety and Mobility, Access Management Manual, ~~October 2008~~ and subsequent updates.
- 11. Where applicable, preservation of regional transportation corridors, drainage features and identified open space and trail corridors.

B. *Elements.*

- 1. *Community.*
 - a. Buffer area where development boundaries adjoin lower density development;
 - b. Pedestrian/bicycle access to schools, parks and commercial areas;
 - c. Bicycle lanes along collector streets;
 - d. Sidewalks and related pedestrian facilities;
 - e. Park and ride lots or parking spaces;
 - f. Places of Worship sites; and
 - g. Other community facilities.
- 2. *Public facilities.*
 - a. School sites;
 - b. Library sites;
 - c. Fire and sheriff sites; and
 - d. Other governmental facility sites.

3. *Open space element.*
 - a. Developed open space; and
 - b. Conservation Open Space.
4. *Regional transportation.*
 - a. Regional routes;
 - b. Access points to perimeter ~~streets~~ Streets including, if applicable, regional routes.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.080. Density calculation.

Commercial and industrial acreage are not included in the calculation of density. The calculation is as follows:

Total Acrees—commercial and industrial Acrees = Net acreage

Number of Dwelling Units ÷ net acreage = Density

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.090. Open space and recreation area guideline manual (OSRAM).

- A. An Open Space and Recreation area Guideline Manual (OSRAM) that provides recommended design guidelines for open space and recreation areas, including multi-use path and trail corridors, to assist developers in designing the open space and recreation areas in their planned developments may be adopted separately by resolution of the Pinal County ~~board of supervisors~~ Board of Supervisors after 15 days' notice and a public hearing.
- B. The manual may be subsequently amended by a resolution of the Pinal County ~~board~~ Board of supervisor after 15 days' notice and a public hearing.
- C. The manual will not be printed as part of ~~this title~~ this Title, but shall be printed as a separate document. Copies of the manual will be available for inspection and purchase at the Pinal County Development Services counter.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.100. Open space standards.

- A. All residential portions of a PAD Overlay Zoning District shall preserve a required percentage of open space as shown in PCDC § 2.176.130. Major recreation areas shall be centralized and remaining open space areas shall be distributed throughout the PAD Overlay Zoning District, unless natural drainage patterns, significant geographical features and/or Hillsides make this impractical.
- B. Convenient, frequent and multiple pedestrian, bicycle and equestrian access points shall be provided to the conservation and developed open space areas of the PAD Overlay Zoning District for all residents, except where protection of sensitive natural resources is paramount.
- C. All significant natural features including but not limited to steep slopes, rock outcrops and major washes shall be preserved and, where necessary, protected by Setbacks of not less than 20 feet from development. Setbacks may be increased or decreased if not prohibited by another County ordinance or regulation, and if approved by the Supervisors.

- D. Development shall be designed and sited to preserve and protect natural washes and floodplains as depicted in Federal Emergency Management Agency (FEMA) identification maps or area master drainage studies. Development may include removal of property from the floodplains in accordance with FEMA requirements.
- E. Significant stands of natural vegetation shall be preserved and protected from alteration or destruction, unless a mitigation plan is approved in conjunction with the project.
- F. All undisturbed washes with an average flow rate of 200 cubic feet per second or greater shall be preserved in an undisturbed condition and the habitat value preserved in its original condition unless the Disturbance is related to roadway, flood control or other infrastructure related projects and approved by the planning Community Development Director. When natural washes are preserved, they shall provide connectivity to Adjacent Parcels.
- G. Developed open space except for multi-use paths and trails outside of a designated open space area shall not include Parcels that are less than 100 feet wide and 100 feet in depth, measured at the widest point, and one-quarter Acre in area. Multi-use paths and trails located outside the designated open space areas may count as developed open space if they meet the criteria in section 5.0 Multi-use Path and Trail Design Guidelines in "OSRAM."

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.110. Ownership and maintenance of open space.

The applicant for a PAD ~~overlay zoning district~~Overlay Zoning District may:

- A. Convey ~~open~~open space to be held in common by a homeowners' association. PAD ~~overlay zoning district~~Overlay Zoning District applications shall include conditions, covenants and restrictions (CC&Rs) regarding permanent maintenance of and access to open space, including provisions addressing maintenance duties of a homeowners' association, the manner in which ~~lot~~Lot owners will be assessed by the organization and the manner of enforcement by the organization.
- B. Where agricultural land is to be preserved, create an agricultural conservation Easement over that portion of the property to be protected.
- C. Donate land to a conservation trust.
- D. Dedicate land to the public, if acceptable by the County. When the County is unwilling to accept the dedication, open space areas shall remain under private ownership and control.
- E. Open space areas shall be maintained so that their ~~use~~Use and enjoyment as open space are not diminished or destroyed.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.120. Open space calculation.

The equation for calculating PAD ~~Overlay Zoning District~~Overlay Zoning District open space is as follows:

The number of the total Acres—all commercial and industrial acreage = Net acreage
 x the required percentage shown in PCDCS § 2.176.130 below = The Acres of open space.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.130. Minimum requirements for open space.

Residential portions of PAD Overlay Zoning Districts shall provide a minimum percentage of the net acreage as developed or Conservation Open Space as determined by the average slope of the net acreage as follows:

Total Percentage Requirements

Open space requirements	0—5% slope	<5%—10% slope	<10% slope
Conservation <u>O</u> pen <u>S</u> pace	0% if disturbed 3% min. if undisturbed	5% min.	9% min.
Developed open space:			
Recreation <u>A</u> rea <u>O</u> pen <u>S</u> pace	7% min.	6% min.	4% min.
Total open space required	18%	18%	18%

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.140. Uses permitted within open space areas.

The following activities and land-use Uses shall be counted as a part of the required open space categories identified below within a Proposed Development:

- A. *Developed open space.*
 - 1. Recreation areas;
 - 2. Multi-use paths and trails;
 - 3. Retention/detention areas;
 - 4. Entryways and streetscapes;
 - 5. Lakes; and
 - 6. Golf course, subject to the following limitations:
 - a. For a PAD Overlay Zoning District consisting of more than 1,000 Acre, the golf course shall count for no more than 25 percent of the total open space requirement and no more than 25 percent of the total recreation open space requirement unless the golf course is open and viewable at ~~street~~ Street level throughout the community as determined by the Community Development Director, in which case the golf course counts for no more than 50 percent of the total open space requirement and no more than 25 percent of the total recreation open space requirement.
 - b. For a PAD Overlay Zoning District consisting of 1,000 Acre or less, the golf course shall count towards total open space, but shall count for no more than 50 percent of the recreation open space required pursuant to PCDSC § 2.176.130.
- B. *Conservation Open Space.*
 - 1. Conservation/preservation areas;
 - 2. Natural undisturbed landscapes;
 - 3. Natural washes and floodplains;

- 4. Wildlife and native plant habitat areas;
- 5. Hillsides, above 15 percent slope;
- 6. Ridgelines;
- 7. Geologically hazardous areas;
- 8. Archeological sites;
- 9. Historical sites;
- 10. Cultural sites;
- 11. Buffers between existing or planned regional or community open space areas;
- 12. Multi-use paths and trails; and
- 13. River corridor and/or perennial stream.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.150. Uses prohibited within open space areas.

The following activities and land-use Uses shall not be counted as a part of any required open space category within a Proposed Development:

- A. Streets, Alleys, and other public or private rights-of-way; vehicular drives; parking, loading, and storage areas;
- B. Required Setback areas;
- C. The unbuilt portions of a ~~lot~~ Lot;
- D. Areas reserved for the exclusive ~~use~~ Use or benefit of an individual owner or tenant;
- E. Small remnant Parcels;
- F. Landscape tracts at the end of blocks unless they meet the size and design requirements set forth in PCDSC § 2.176.100(G);
- G. Channelized or altered drainage ways unless they meet the size and design requirements set forth in PCDSC § 2.176.180; and
- H. Indoor facilities not part of a recreation area.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.160. Minimum requirements for recreation areas.

- A. A phasing plan for Construction of all recreation areas, tied to ~~final plat~~ Final Plats, must be submitted to and approved by County staff prior to the approval of the first ~~tentative plat~~ Tentative Plat.
- B. Recreation areas shall be located and designed as community amenities. They shall be centrally located within the area they serve, internalized to the neighborhood, with access provided on a minimum of two sides with at least 100 feet of local ~~street~~ Street Frontage for each side and one-quarter Acre in area.
- C. Trees with a minimum size of 15 gallons shall be planted at the rate of one tree per 1,000 square feet of surface area provided. A minimum of 25 percent of the required trees shall be 24-inch box tree.
- D. A minimum of 25 percent of each recreation area shall be dry and not used as retention/detention.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.170. Minimum requirements for multi-use paths and trails.

- A. A multi-use path and trail system shall be developed as part of the pedestrian circulation system for all residential PAD Overlay Zoning Districts.
- B. Where a designated trail corridor, as identified in the Comprehensive Plan, runs through or is Adjacent to a Proposed Development, it will be the responsibility of the developer to identify and protect the corridor and to provide for appropriate connections, and a continuous interconnected Ceounty trail system. A public access Easement shall be provided for all public and regional trails.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.180. Minimum requirements for stormwater retention and detention basins.

- A. The maximum side slopes for retention/detention basins within an open space area is 4:1. At least one access point between the top and bottom of the basin shall have a maximum slope of 20:1 to meet Americans with Disabilities Act (ADA) requirements.
- B. All basins shall have a minimum of 50 feet of ~~street~~ Street Frontage.
- C. All plant material utilized in the development of stormwater retention/detention basins shall be native and drought tolerant unless being used in recreation areas.
- D. A minimum of 50 percent of all retention/detention basin surface area shall be covered with live vegetative plant material.
- E. Trees with a minimum size of 15 gallons shall be planted at the rate of one tree per 1,000 square feet of surface area provided. A minimum of 25 percent of the required trees shall be 24-inch box tree.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.190. Minimum requirements for streetscapes and entryways.

- A. All plant material utilized in the development of stormwater retention/detention basins shall be native and drought tolerant.
- B. Trees with a minimum size of 15 gallons shall be planted at the rate of one tree per 1,000 square feet of surface area provided. A minimum of 25 percent of the required trees shall be 24-inch box trees.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.200. Minimum requirements for Conservation Open Space.

- A. Conservation areas shall be an integral part of the larger open space plan for the ~~planned area development~~ Planned Area Development.
- B. Landscaping in Conservation Open Space areas is limited to native on-site species only.
- C. Long thin strips of Conservation Open Space are not allowed unless they are designed to protect linear resources.
- D. Conservation Open Space areas shall not include Parcels which are less than 100 feet wide and 100 feet in depth and less than two Acres in size.

- E. A minimum 50-foot Setback shall be provided between an archaeological site/cultural resources and any ~~structure~~ Structure in the development.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.210. Conformity with Comprehensive Plan.

All PAD Overlay Zoning Districts shall be consistent with and conform to the Comprehensive Plan. In the case of uncertainty in constructing or applying the conformity of any part of a proposed PAD Overlay Zoning District ordinance to the County's Comprehensive Plan, the Rezoning ordinance shall be construed in a manner that will further the implementation of and not be contrary to the goals, policies and applicable elements of the Comprehensive Plan. A PAD Overlay Zoning District ordinance conforms with the Comprehensive Plan if it proposes land-use Uses, densities or intensities with the range of identified-use Uses, densities and intensities of the Comprehensive Plan.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.220. Regionally Significant Routes (RSR).

- A. When the property of the Proposed Development is Adjacent to a projected Regionally Significant Route as identified on the current Corridor Preservation Map (figure 9) in the current Regionally Significant Routes for Safety and Mobility, Final Report, December 2008, the applicant shall be required to comply with the current Regionally Significant Routes for Safety and Mobility, Final Report, December 2008, and subsequent updates, concerning RSR locations, dedications of rights-of-way/Easements and to comply with access requirements in the current Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008, and subsequent updates.
- B. A cross-access Easement on the property which is the subject of the Rezoning may be needed to provide necessary access points for Adjacent properties in compliance with Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008, and subsequent updates.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.230. Application process.

- A. *Restriction on application.* A PAD application shall not be accepted for processing on any property that was part of a PAD Overlay Zoning District application denied by the ~~supervisors~~ Supervisors within the previous six months.
- B. *Amendment to the Comprehensive Plan.* Any application for a PAD Overlay Zoning District requiring an amendment to the Comprehensive Plan shall not be approved until the necessary Comprehensive Plan amendment has been approved by the ~~supervisors~~ Supervisors and the referendum period for the comprehensive amendment expired; or if a referendum petition is filed, when the Comprehensive Plan amendment is successfully defended against the referendum.
- C. *Withdrawal of application.* After submittal and acceptance of a completed application, applicant, without any action by the ~~supervisors~~ Supervisors, may withdraw the PAD application up to the time the notice of the ~~supervisors~~ Supervisors' public hearing on the PAD application has been published. After the notice of the public hearing has been published, the applicant may make a request to the ~~supervisors~~ Supervisors to withdraw the PAD application. The ~~supervisors~~ Supervisors, at their discretion, may grant the withdrawal request or hear the PAD application.

- D. *Pre-application meeting.* Prior to filing an application, the property owner and/or property owner's authorized agent shall attend a pre-application meeting with the Community Development Department and other appropriate County staff to familiarize staff with the proposed PAD Overlay Zoning District and identify and discuss any issues related to the proposal and to review the application requirements. The pre-application meeting shall not be interpreted as staff approval for the proposed PAD Overlay Zoning District and does not commit the County to approving the proposed PAD Overlay Zoning District.
- E. *Pre-application submittal.* An application form shall be properly completed, signed and include the following:
 - 1. *[Filing fees.]* Applicable filing fees.
 - 2. *[Development Plan; ~~Preliminary site plan~~ Site Plan and narrative report.]* Development Plan including:
 - a. *Preliminary ~~site plan~~ Site Plan (map).* The following elements are required:
 - i. The proposed PAD Overlay Zoning District shall be drawn at sufficient scale so as to not exceed a paper size greater than 24 inches by 36 inches. Eleven-inch by 17-inch reductions shall be included in the PAD Overlay Zoning District application and lettering thereon shall be of sufficient size to be readable.
 - ii. Title of the project, as shown in the narrative report, such as "Planned Area Development for [insert name of development]" in bold letters.
 - iii. Name of the landowner, developer, applicant and preparer of the plan.
 - iv. North arrow, scale (written and graphic), dates of plan preparation and subsequent revision dates.
 - v. Inset vicinity map showing the relationship of the proposed project to existing development in the area, surrounding zones Zoning Districts, roadways and Railroads at a scale of not less than one-inch equals 2,000 feet.
 - vi. Existing zone Zoning District designation of subject property and requested zone Zoning District change, if applicable.
 - vii. Legal description of the entire property.
 - viii. Delineate the exact boundaries of the proposed PAD Overlay Zoning District by bearing and distance.
 - ix. Show existing perimeter ~~streets,~~ Streets, including center lines, names, dimensions of existing rights-of-way and pavement widths, and proposed dedications.
 - x. Indicate the location and width of all existing roadways on the property, whether the roadways are public or private and whether such roadways will remain or be extinguished.
 - xi. Indicate the location and width of all existing Easements and rights-of-way on the property and Adjacent to the property; identify the type of Easement, i.e., sewer, utility, roadway; whether the Easement is public or private; and whether such Easements will remain or be abandoned.
 - xii. Show location and size of existing ~~structure~~ Structures and significant natural features.
 - xiii. Show the general locations and scheme of proposed interior collector and major arterial ~~streets~~ Streets with proposed rights-of-way.
 - xiv. ~~Identify nearest~~ Identify nearest Regionally Significant Routes to Proposed Development as projected in the current Regionally Significant Routes for Safety and Mobility Final Report, December 2008 and subsequent updates.
 - xv. Show points of ingress and egress to the site.

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- xvi. Show parking areas.
 - xvii. Identify and delineate existing and/or proposed trails as shown on the Pinal County ~~€~~Trail System Master Plan and other available information.
 - xviii. Indicate the general location of the proposed residential area(s) and types of Housing proposed for each area. Show and label areas of open space, recreation areas, drainage areas and any proposed facilities such as sewage treatment plant, school sites, etc.
 - xix. Show typical ~~lot~~ Lots for each Dwelling Unit type, including typical ~~lot~~ Lots in cul-de-sacs, on corners and in any unusual location. These typical ~~lot~~ Lots should show the Building envelope, the proposed minimum Setbacks, the minimum ~~lot~~ Lot dimensions and individual Fences/walls.
 - xx. Show topography with a maximum contour interval of two feet, except where existing ground is on a slope of less than two percent, then either one-foot contours or spot elevation shall be provided where necessary.
 - xxi. Identify by note or notes the existing drainage pattern and the proposed drainage plans for handling on-site and off-site stormwater runoff.
 - xxii. Indicate the locations of proposed perimeter Fences, walls and/or screening.
 - xxiii. Show property boundaries and dimensions for each unit.
 - xxiv. Note the general location and type of proposed on-site landscaping.
 - xxv. Show compliance with any applicable regional transportation study and recommendations thereof
- b. *Narrative report.* The narrative report is to provide in text format to the County such information about the Proposed Development Plan that cannot be clearly conveyed by a map alone. Only the following information should be included in a supporting narrative report in the following order:
- i. Title page. The title page shall clearly indicate "Planned Area Development for [insert the name of the development]," the name of the applicant and the preparation date and any dates of revisions.
 - ii. Purpose of request. The first section of the report shall give a description of the proposed PAD Overlay Zoning District, the nature of the Proposed Development and explain why the development is proposed. Discuss why the site has been chosen. The applicant shall state the advantages and benefits of the Proposed Development to the County in detail and any disadvantages and how the disadvantages will be addressed.
 - iii. Description of proposals. The character and type of each proposed land ~~use~~ Use and Building types and densities shall be thoroughly explained. All of the proposed nonresidential Buildings and ~~structure~~ Structures and their intended ~~use~~ Uses shall be described.
 - iv. Relationship to surrounding properties. Surrounding land ~~use~~ Use and zoning should be described. The impact of the proposal on surrounding properties in each direction shall be discussed.
 - v. Schools. The impacts on schools, including the demand for new schools, shall be explained. A school response letter indicating the status of review and method of addressing impacts created by the proposed PAD Qeverlay Zoning District shall be provided by the applicant.
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- vi. Public services. Discuss the impact on existing public services and the need for additional services such as fire stations, fire protection systems (fire hydrants), sheriff's facilities and waste disposal systems and how and when the need will be addressed.
 - vii. Community services. Discuss the need for community services such as Places of Worship, libraries, museums, community centers, and how the need will be addressed.
 - viii. Location and accessibility. The advantages of the proposed location should be explained. The means of access, distance from major ~~streets~~, Streets, distance from Regionally Significant Route as projected in Regionally Significant Routes for Safety and Mobility, Final Report, ~~December 2008~~, and surrounding Road conditions should be described. Any proposed interior ~~streets~~, Streets, drives and improvements should also be described using cross-section drawings or similar details.
 - ix. Access management. If Proposed Development is Adjacent to a projected Regionally Significant Route, describe how the access points to the development site comply with the Regionally Significant Routes for Safety and Mobility, Access Management Manual, ~~October 2008~~.
 - x. Utilities and services. The availability and adequacy of proposed ~~utilities~~Utilities and services must be thoroughly discussed.
 - xi. Ownership and control. Indicate who will own, control and maintain landscaping, open space, ~~streets~~, Streets, recreation facilities, refuse disposal and utility systems.
 - xii. Timing of development (phasing schedule). A section of the report should contain a phasing schedule for timing of Construction for each unit and connection to infrastructure necessary to support a specific unit or the whole development including, but not limited to, transportation improvements, public services, ~~utilities~~Utilities and development of common areas and open space amenities. Phasing for recreation area amenities shall follow the requirements set forth in PCDSC § 2.176.160(A).
 - xiii. Conformance with the Comprehensive Plan. Discuss the relationship and conformance of the proposed PAD Overlay Zoning District with the Comprehensive Plan.
 - xiv. Recreation. Discuss recreational amenities and the level of service to be provided to residents of the PAD Overlay Zoning District.
 - xv. Fences, walls and screening. Illustrate the types, height and material of proposed perimeter Fences, walls and/or screening.
 - xvi. Maintenance of ~~streets~~, Streets and common areas. The provisions for the perpetual maintenance of the private ~~streets~~, Streets, common areas and landscaping should be thoroughly discussed.
 - xvii. Total number of Dwelling Units.
 - xviii. Maximum residential density of each planning unit.
 - xix. Total number of parking spaces for recreational facilities.
 - xx. Type of landscaping.
 - xxi. Preliminary hydrologic data. Preliminary hydrologic data and a statement as to whether or not natural drainage courses are to be obstructed or disturbed or if regulatory natural floodplains are to be altered or fitted.
 - xxii. Additional information for Commercial and industrial Uses.
 - (A) The total area in Acres proposed for commercial/industrial development.
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- (B) The approximate retail sales floor area of Commercial Uses.
- (C) The ~~use~~ Uses proposed to be included in the development shall be selected from the ~~use~~ Uses permitted in the base ~~zone~~ Zoning District. Uses from the base zoning can be deleted but new ~~use~~ Uses cannot be added.
- (D) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, Signs, Outdoor Lighting, and nuisance controls intended for the development.

xxiii. Tables.

- (A) Land ~~use~~ Use table or tables to include the following:
 - (1) Total acreage of the site;
 - (2) Total area of arterial and collector streets;
 - (3) Total area and percent of open space;
 - (4) Total number of each type of Dwelling Unit;
 - (5) Total number of all Dwelling Units proposed including the range and mixture of ~~lot~~ Lot sizes within each base ~~zone~~ Zoning District; and
 - (6) The overall proposed density.
 - (B) Amended development standards table that lists proposed zoning and compares code standards and proposed standards for minimum ~~lot~~ Lot area, minimum Lot Width, minimum Building Setbacks, maximum Building Height, minimum distance between Main Building and detached Accessory Buildings, and Buildable Area. In order to amend a development standard, the proposed amended standard must be listed on this table.
 - (C) Amended Permitted Use table showing proposed zoning and ~~use~~ Uses that will not be permitted in the PAD.
 - (D) A table which lists the type and source of proposed ~~utilities~~ Utilities and services which include sewer, water, electric, telephone, police, fire, schools and solid waste disposal.
- F. *Application submittal.* An application form shall be properly completed, signed and include the following:
1. A legal description of the property and address, if applicable.
 2. Proof of ownership for all ownership interests in the subject property.
 3. If an agent is involved, a signed, notarized agency authorization from the property owners in a format approved by the County (proof of agency).
 4. Applicable filing fees.
 5. Development Plan as set forth in PCDSC § 2.176.240.
 6. Signature of property owners or their agent.
 7. All other information required by the application form.
 8. Any other information deemed necessary by the ~~planning and Community Development~~ Director.
- G. *Review for submittal compliance.* The ~~planning and Community Development~~ Department staff shall review the application and determine whether the application complies with submittal requirements. An incomplete application will not be processed. If the application does not comply with submittal

requirements, the ~~planning and~~Community ~~d~~Development ~~d~~Department staff shall notify the applicant of the submittal deficiencies and provide the applicant the opportunity to revise or correct the application deficiencies. If the applicant does not remedy the deficiencies within 90 calendar days from the date the ~~planning and~~Community ~~D~~development staff notifies the applicant of the deficiencies, the file shall be closed and reapplication will require a new application and fee. If the application complies with all submittal requirements, the ~~planning and~~Community ~~D~~development ~~department~~Department staff shall accept the application as complete and notify the applicant of its acceptance for processing.

- H. *Staff review of application.* Upon acceptance of a completed application, the ~~planning and~~Community ~~d~~Development ~~d~~Department shall review the application and distribute the application for review to the applicable ~~C~~ounty departments and cities, towns and other public entities contiguous to the property where the PAD ~~O~~verlay ~~Z~~oning ~~D~~istrict is proposed. The ~~C~~ounty case planner shall determine compliance with all applicable plans, regulations and standards, and identify any significant concerns and prepare and submit a report on the PAD ~~O~~verlay ~~Z~~oning ~~D~~istrict application to the ~~commission~~Commission prior to the ~~commission~~Commission's public hearing on the ~~R~~ezoning application. The report will at a minimum:
1. Discuss and determine the extent to which the proposed PAD ~~O~~verlay ~~Z~~oning ~~D~~istrict is consistent with and conforms to the Comprehensive Plan and applicable adopted land-use ~~Use~~ plans.
 2. Provide a site analysis.
 3. Summarize information obtained during review of the application.
 4. Include the comments and conditions of other ~~C~~ounty departments and other agencies, if any.
- I. *Citizen review.* The procedure is the same as set forth in PCDSC § 2.166.050(E).
- J. *Notification and hearing processes.* Applicant is subject to the same broadcast notification ~~S~~igns, notification and public hearing requirements and processes set forth in PCDSC §§ 2.166.050(F) through (L).

(Ord. No. PZ-C-001-13 , § 5; Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.240. Development ~~p~~Plan.

A ~~d~~Development ~~p~~Plan shall include the following:

- A. *Preliminary ~~site plan~~Site Plan (map).* The following elements are required:
1. The proposed PAD ~~O~~verlay ~~Z~~oning ~~D~~istrict shall be drawn at sufficient scale so as to not exceed a paper size greater than 24 inches by 36 inches. Eleven-inch by 17-inch reductions shall be included in the PAD ~~O~~verlay ~~Z~~oning ~~D~~istrict application and lettering thereon shall be of sufficient size to be readable.
 2. Title of ~~the~~ project, as shown in the narrative report, such as "Planned Area Development for [insert name of development]" in bold letters.
 3. Name of the landowner, developer, applicant and preparer of the plan.
 4. North arrow, scale (written and graphic), dates of plan preparation and subsequent revision dates.
 5. Inset vicinity map showing the relationship of the proposed project to existing development in the area, surrounding ~~zones~~Zoning Districts, roadways and ~~Railroads~~ at a scale of not less than one-inch equals 2,000 feet.
 6. Existing ~~zone~~Zoning District designation of subject property and requested ~~zone~~Zoning District change, if applicable.
 7. Legal description of the entire property.

8. Delineate the exact boundaries of the proposed PAD Overlay Zoning District by bearing and distance.
 9. Show existing perimeter ~~streets~~, Streets, including center lines, names, dimensions of existing rights-of-way and pavement widths, and proposed dedications.
 10. Indicate the location and width of all existing roadways on the property, whether the roadways are public or private and whether such roadways will remain or be extinguished.
 11. Indicate the location and width of all existing Easements and rights-of-way on the property and Adjacent to the property; identify the type of Easement, i.e., sewer, utility, roadway; whether the Easement is public or private; and whether such Easements will remain or be abandoned.
 12. Show location and size of existing ~~structure~~ Structures and significant natural features.
 13. Show the general locations and scheme of proposed interior collector and major arterial ~~streets~~ Streets with proposed rights-of-way.
 14. Identify nearest regional significant routes to Proposed Development as projected in the current Regionally Significant Routes for Safety and Mobility Final Report, December 2008, and subsequent updates.
 15. Show points of ingress and egress to the site.
 16. Show parking areas.
 17. Identify and delineate existing and/or proposed trails as shown on the Pinal County Trail System Master Plan and other available information.
 18. Indicate the general location of the proposed residential area and types of Housing proposed for each area. Show and label areas of open space, recreation areas, drainage areas and any proposed facilities such as sewage treatment plant, school sites, etc.
 19. Show typical ~~lots~~ Lots for each Dwelling Unit type, including typical ~~lots~~ Lots in cul-de-sacs, on corners and in any unusual location. These typical ~~lots~~ Lots should show the Building envelope, the proposed minimum Setbacks, the minimum ~~lot~~ Lot dimensions and individual Fences/walls.
 20. Show topography with a maximum contour interval of two feet, except where existing ground is on a slope of less than two percent, then either one-foot contours or spot elevation shall be provided where necessary.
 21. Identify by note or notes the existing drainage pattern and the proposed drainage plans for handling on-site and off-site stormwater runoff.
 22. Indicate the locations of proposed perimeter Fences, walls and/or screening.
 23. Show property boundaries and dimensions for each unit.
 24. Note the general location and type of proposed on-site landscaping.
- B. Narrative report. The narrative report is to provide in text format to the County such information about the Proposed Development Plan that cannot be clearly conveyed by a map alone. Only the following information should be included in a supporting narrative report in the following order:
1. Title page. The title page shall clearly indicate "Planned Area Development for [insert the name of the development]," the name of the applicant and the preparation date and any dates of revisions.
 2. Purpose of request. The first section of the report shall give a description of the proposed PAD Overlay Zoning District, the nature of the Proposed Development and explain why the development is proposed. Discuss why the site has been chosen. The applicant shall state the

- advantages and benefits of the Proposed Development to the County in detail and any disadvantages and how the disadvantages will be addressed.
3. Description of proposals. The character and type of each proposed land ~~use~~ Use and Building types and densities shall be thoroughly explained. All of the proposed nonresidential Buildings and ~~structure~~ Structures and their intended ~~use~~ Uses shall be described.
 4. Relationship to surrounding properties. Surrounding land ~~use~~ Use and zoning should be described. The impact of the proposal on surrounding properties in each direction shall be discussed.
 5. Schools. The impacts on schools, including the demand for new schools, shall be explained. A school response letter indicating the status of review and method of addressing impacts created by the proposed PAD Overlay Zoning District shall be provided by the applicant.
 6. Public services. Discuss the impact on existing public services and the need for additional services such as fire stations, fire protection systems (fire hydrants), sheriff's facilities and waste disposal systems and how and when the need will be addressed.
 7. Community services. Discuss the need for community services such as Places of Worship, libraries, museums, community centers, and how the need will be addressed.
 8. Location and accessibility. The advantages of the proposed location should be explained. The means of access, distance from major ~~streets~~, Streets, distance from ~~regionally significant route~~ Regionally Significant Route as projected in the current Regionally Significant Routes for Safety and Mobility, Final Report, December 2008, and surrounding Road conditions should be described. Any proposed interior ~~streets~~, Streets, drives and improvements should also be described using cross-section drawings or similar details.
 9. Describe compliance with any applicable regional transportation study
 10. Traffic Impact Analysis. A Traffic Impact Analysis (TIA) or Traffic Impact Study (TIS) shall accompany all new PAD proposals. PAD amendments shall be accompanied by an amended TIA or TIS. Preparation of all TIAs and TISs shall adhere to Pinal County guidelines and procedures. Each TIA and TIS shall be approved by the County Engineer or designee. A development or revision to an existing developed site that generates less than 100 peak hour trips may, if approved by the Pinal County Engineer, submit a Traffic Impact Statement (TIS) in lieu of Traffic Impact Analysis. A Traffic Impact Statement (TIS) is a scaled down and simplified version of a TIA and is intended for smaller projects that will have lesser impacts on existing traffic as compared to the larger type developments. The TIS shall address pertinent features of the Proposed Development which may result in impacts to traffic on the existing roadways Adjacent to the site.
 - ~~10~~11. Utilities and services. The availability and adequacy of proposed ~~utilities~~ Utilities and services must be thoroughly discussed.
 - ~~11~~12. Ownership and control. Indicate who will own, control and maintain landscaping, open space, ~~streets~~, Streets, recreation facilities, refuse disposal and utility systems.
 - ~~12~~13. Timing of development (phasing schedule). A section of the report should contain a phasing schedule for timing of Construction for each unit and connection to infrastructure necessary to support a specific unit or the whole development including, but not limited to, transportation improvements, public services, ~~utilities~~ Utilities and development of common areas and open space amenities. Phasing for recreation area amenities shall follow the requirements set forth in PCDSC § 2.176.160(A).
 - ~~13~~14. Conformance with the Comprehensive Plan. Discuss the relationship and conformance of the proposed PAD Overlay Zoning District with the Comprehensive Plan.

~~1415.~~ Recreation. Discuss recreational amenities and the level of service to be provided to residents of the PAD ~~overlay zoning district~~Overlay Zoning District.

~~1516.~~ Fences, walls and screening. Illustrate the types, height and material of proposed perimeter Fences, walls and/or screening.

~~1617.~~ Maintenance of ~~streets~~ Streets and common areas. The provisions for the perpetual maintenance of the private ~~streets~~, Streets, common areas and landscaping should be thoroughly discussed.

~~1718.~~ Total number of Dwelling Units.

~~1819.~~ Maximum residential density of each planning unit.

~~1920.~~ Total number of parking spaces for recreational facilities.

~~2021.~~ Type of landscaping.

~~2122.~~ Preliminary hydrologic data. Preliminary hydrologic data and a statement as to whether or not natural drainage courses are to be obstructed or disturbed or if regulatory natural floodplains are to be altered or fitted.

~~2223.~~ Additional information for Commercial and industrial Uses.

- a. The total area in Acrees proposed for commercial/industrial development.
- b. The approximate retail sales floor area of Commercial Uses.
- c. The ~~use~~ Uses proposed to be included in the development shall be selected from the ~~use~~ Uses permitted in the base ~~zone~~Zoning District. Uses from the base zoning can be deleted but new ~~use~~ Uses cannot be added.
- d. The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, Signs, Outdoor Lighting, and nuisance controls intended for the development.

~~2324.~~ Tables.

- a. Land ~~use~~ Use table or tables to include the following:
 - i. Total acreage of the site;
 - ii. Total area of arterial and collector streets;
 - iii. Total area and percent of open space;
 - iv. Total number of each type of Dwelling Unit;
 - v. Total number of all Dwelling Units proposed including the range and mixture of ~~lot~~ Lot sizes within each base ~~zone~~Zoning District; and
 - vi. The overall proposed density.
- b. Amended development standards table that lists proposed zoning and compares code standards and proposed standards for minimum ~~lot~~ Lot area, minimum Lot Width, minimum Building Setbacks, maximum Building Height, minimum distance between Main Building and detached Accessory Buildings, and Buildable Area. In order to amend a development standard, the proposed amended standard must be listed on this table.
- c. Amended Permitted Use table showing proposed zoning and ~~use~~ Uses that will not be permitted in the PAD.

- d. A table which lists the type and source of proposed ~~utilities~~ Utilities and services which include sewer, water, electric, telephone, police, fire, schools and solid waste disposal.

~~2425.~~ Appendix. It is sometimes necessary, depending upon the nature of the request, to attach copies of correspondence with other federal, state, local, semi-private or private agencies or organizations that can substantiate the proposal.

~~2526.~~ OSRP. An open space and recreation plan (OSRP) shall be prepared and submitted for each residential PAD Overlay Zoning District. The purpose of the OSRP is to describe the layout and features of the open space and recreation area of the proposed PAD Overlay Zoning District. The OSRP shall be designed in accordance with this ~~chapter~~ Chapter. Site-specific details of the Proposed Development and surrounding areas will determine which open space strategies should be emphasized and the appropriate areas to be preserved and/or developed. Each OSRP is to illustrate how a development is meeting the requirements for on-site open space, park and recreation areas, and multi-use paths and trails development. A site analysis is required with the submittal of an OSRP. The site analysis is a tool to assist in determining areas most suitable for developed and Conservation Open Space. County staff will review the applicant's proposal and recommend modifications, if needed, with regard to the proposed Conservation Open Space areas, recreation areas and multi-use paths and trails within the Proposed Development. The base for the site analysis shall include a current aerial photo at a maximum scale of one-inch equals 100 feet; however, a scale of one-inch equals 50 feet is preferred. A Proposed Development exceeding 150 Acres in size may require an additional composite map to illustrate the overall intent of the entire development area on a single map. The site analysis should be produced in an eight-and-one-half-inch by 11-inch format for text and 24-inch by 36-inch format for plans. The site analysis shall contain the following information:

- a. Total acreage of the Proposed Development.
- b. Context map showing the proximity and relationship to the County's trails, parks or schools in the area and connectivity to the Adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- c. A concept drawing of the Proposed Development including the gross site area, the number of proposed ~~lot~~ Lots, proposed arterial and collector ~~street~~ Street circulation system, the proposed ~~lot~~ Lot size, the proposed retention/detention areas and the Proposed Development phasing.
- d. The anticipated target market of the Proposed Development.
- e. Existing and proposed developed or Conservation Open Space areas and multi-use path and trail corridors within one mile of the Proposed Development, if the Proposed Development is less than 800 gross Acres; and within three miles if the Proposed Development is 800 gross Acres or more. A brief narrative describing how the Proposed Development will integrate into the County's overall open space and trail system as depicted in the plan shall also be included.
- f. A description of how the requirements for developed and/or Conservation Open Space, recreation areas and multi-use paths and trails are being met.
- g. A pedestrian circulation system showing a multi-use path and trail system providing linkages to open space, trails, paths, bikeways, schools and commercial Parcels within the Proposed Development as well as Adjacent neighborhoods and communities and, if applicable, the County's trail system. All multi-use paths and trails will need to be identified by the proposed type and include tread and Easement widths, if applicable.
- h. A slope analysis identifying the following slope categories: zero percent to five percent, five percent to ten percent, and greater than ten percent.

- i. Identification of wash corridors and preliminary hydrologic information for the contributing watershed (i.e., cubic-feet-per-second flows, on-site and off-site, sheet flow direction, etc.).
- j. Identification of the location of riparian vegetation and biological habitats associated with washes or other areas of water concentrations that have created dense stands of vegetation. Aerial photos should be used to map the limits of notable vegetation.
- k. Identification of potential view corridors to public or private open space, natural wash corridors, and natural features.
- l. Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- m. A record check through Arizona State Museum (ASM) for archeological sites and identification of any sites or surveys.
- n. The location and percentage of each Proposed Development to be permanently preserved as Conservation Open Space and the specific features to be protected, including vegetation, washes, mountain ridges, peaks, archaeological sites, etc., including Parcel size and minimum dimensions.
- o. The location and percentage of each Proposed Development to be permanently preserved as developed open space and the specific recreation areas, including Parcel size and minimum dimensions.

C. *Additional data.*

1. A Landscape Plan. The design objective of the plan must be clear and supported by a written statement. The plan must provide ample quantity and variety of low water use plant species which are regarded suitable for this climate. Plant material selection will be reviewed by the Site Plan locations. The Landscape Plans shall include the following:
 - a. A vegetation salvage plan indicating all vegetation that shall remain or be transplanted on site.
 - b. Proposed treatment of all ground surfaces must be clearly indicated (paving, Turf, gravel, grading, etc.).
 - c. Extent and location of all plant materials and other landscape features. Plant material must be identified to direct labeling, with minimum size denoted, on the plan and by a clear legend.
 - d. Extent of decorative design elements such as fountains, pools, benches, sculptures, planters and similar elements.
 - e. Location of water outlets. If areas of planting are extensive, plans for an irrigation system will be required.
 - f. Final inspection shall not be conducted for any Building within a unit in the PAD until the required landscaping for that unit is in place or improvement security provided.
2. A master Sign plan, detailing the location and type of all proposed signage for the project.
3. A Preliminary drainage report Drainage Report as defined in the County drainage ordinance.
- ~~4. A preliminary traffic impact assessment (TIA) report, prepared in accordance with selected Arizona Department of Transportation guidelines, shall be included in the narrative report.~~
45. Separate preliminary reports or master plans for stormwater drainage, wastewater, and domestic water service shall be submitted.

- ~~56.~~ Reports or studies may be required beyond the preliminary level if such is determined necessary by the ~~county engineer~~County Engineer.
- ~~67.~~ Additional information may be required of the applicant by the ~~planning~~Community Development ~~Director or county engineer~~County Engineer when needed to complete the review of the PAD ~~Overlay~~Zoning ~~District~~ application.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.250. Plats and specific ~~site plan~~Site Plans.

Plats and/or specific Site Plans or individual Site Plans in substantial compliance with the approved Development Plan shall be filed in accordance with ~~chapter~~PCDSC § 2.200-PCDSC, the schedule for development, if any, or the County's subdivision Subdivision regulations.

- A. There may be more than one plat and/or specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan within the PAD Overlay Zoning District.
- B. Approval of a specific ~~site plan~~Site Plan in accordance with ~~chapter~~PCDSC § 2.200-PCDSC does not replace the plat process and shall not be used to circumvent the plat process required by the County's subdivision Subdivision regulations.
- C. Where the plat process is required, no ~~site plan~~Site Plan, if required, may be approved prior to Final Plat approval.
- D. A plat, specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan shall be deemed in substantial compliance with the Development Plan; provided, that the plat, specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan does not:
 - 1. Change the use Uses or character of the approved PAD Overlay Zoning District.
 - 2. Increase the approved maximum density.
 - 3. Change the number or make a substantial change in the location of arterial or collector ~~streets~~Streets.
 - 4. Contain changes which would normally cause the PAD Overlay Zoning District to be disqualified under the applicable criteria.
- E. Dedications may be required with approval of the ~~Final~~ Plat or specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan when substantiated by final studies that are not completed until review of the Final Plat, specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan by County staff. Studies may be for, but are not limited to, drainage, hydrology, and traffic analysis.
- F. If a plat, specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan does not substantially conform to the approved Development Plan, the Community Development Department or Public Works Department shall notify the applicant of the deficiency, and County staff review shall terminate until the deficiency is remedied.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 18)

2.176.260. Amendments to the PAD ~~overlay zoning district~~Overlay Zoning District.

- A. *Major PAD amendment.* An amendment will be deemed major if it involves any of the following:
 - 1. A request for different type of land use Use;
 - 2. A change in ~~zone~~Zoning District boundaries;

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3. A request to waive, or a change altering, any condition or stipulation of approval;
 4. Changes in locations of ~~streets~~ Streets that will change the character of the PAD;
 5. Changes in locations or ~~use~~ Use of open space, excluding minor shifts in size and location and ~~use~~ Uses that are consistent with the approved OSRP;
 6. A change in Lot coverage on individual Lots greater than 10%;
 7. Dwelling Unit density transfers between residential units which are ten percent or more of the total density;
 - ~~7~~8. An increase in the overall density;
 - ~~8~~9. A change in location of sewer facilities or change in the sewer system;
 - ~~9~~10. A deletion or addition of acreage to an approved PAD Overlay Zoning District;
 - ~~10~~11. A severance of a portion of the PAD Overlay Zoning District;
 - ~~11~~12. Abandonment of an existing approved PAD Overlay Zoning District by approval of a new PAD Overlay Zoning District over the entire property;
 - ~~12~~13. A change in the development phasing schedule;
 - ~~13~~14. Any significant change after a final plan has been approved; or
 - ~~14~~15. A change that would have a significant impact on the approved PAD Overlay Zoning District or surrounding properties as determined by the ~~planning~~ Community Development Director.
- B. *Major PAD amendment procedure.* Requests for major amendments shall follow the same procedure as the initial application for a PAD Overlay Zoning District approval.
- C. *Minor PAD amendment.* Any request that is not major, as defined in subsection (A) of this section, or is determined by the ~~planning~~ Community Development Director to be a minor amendment. In general minor PAD amendments are small adjustments to the details of a Development Plan that do not substantively or materially alter the original character and/or intent of the Development Plan and approved PAD Overlay Zoning District.
- D. *Minor PAD amendment procedure.*
1. Requests for minor PAD amendments shall be filed with the Community Development Department.
 2. The request will be routed for comment to any affected County departments.
 3. Upon receipt of comments or no later than ~~ten~~ 20 working days, the ~~planning~~ Community Development Director will determine whether to approve or deny the requested amendment.
 4. Applicant will be notified by letter of the ~~planning~~ Community Development Director's decision and a copy of the letter will be filed for public record.
- E. *Density transfer.* The Community Development Director may permit Dwelling Unit density transfers under ten percent between residential units within the Development Plan, provided:
1. The procedures for such transfers are explicitly stated within the plan and will be allowed only once per residential unit;
 2. Density transfer proposals indicating donor and recipient areas are submitted to the ~~planning~~ Community Development Director for administrative review and approval; and
 3. The overall density of the plan is not exceeded.
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- F. *Reduction or removal.* An approved PAD ~~Overlay~~ Zoning ~~District~~ may not be reduced or a portion removed or severed unless the remaining portion of the approved PAD ~~Overlay~~ Zoning ~~District~~ can stand alone without changing the character, circulation or open space as originally approved.
- G. *Variances.* The ~~board~~ Board of ~~adjustment~~ Adjustment shall not grant any variances for an approved PAD ~~Overlay~~ Zoning ~~District~~. However, the Board of Adjustment may grant variances to individual Lots in an approved PAD on a case by case basis in accordance with PCDSC § 2.155.

(Ord. No. 011812-ZO-PZ-C-007-10, § 18)

~~CHAPTER 2.180. DESIGN REVIEW OVERLAY (DRO) ZONING DISTRICT~~

~~2.180.010. Applicability.~~

The DRO zoning district is an overlay zone that shall be used only when there is public consensus for an overlay zone in order to allow for economic and aesthetic concerns. Each specific DRO zoning district and design review plan ("DRP") shall require approval by the Pinal County board of supervisors. DRO areas are subject to the review of additional architectural and environmental impact standards. The review of architectural and site planning standards of this chapter shall apply only to proposed development for community service agencies, multiple dwellings, commercial, churches, office and industrial developments and all signage and lighting for such uses.

- A. ~~All applications for site plan approval that have been accepted as complete prior to the adoption of a DRO zoning district shall not be subject to review by the design review overlay zoning district advisory board for that DRO zoning district. Any proposed amendment to any approved site plan constructed prior to the establishment of the DRO zoning district regarding the design elements listed in PCDSC 2.180.040(D) shall follow the development plan approval procedures enumerated under PCDSC 2.180.070, 2.180.080 and 2.180.090.~~
- B. ~~A DRO zoning district may be formed over an existing planned area development; provided, that in the opinion of the board of supervisors the adopted DRP is consistent with established architectural character and parameters of the approved planned area development.~~

(Ord. No. 061610 DROZ, § 1(3330))

~~2.180.020. Purpose and objectives.~~

The purpose of this chapter is to establish the process for creation and adoption of a DRO zoning district and its associated DRP. In order to protect and preserve property values and enhance certain scenic vista areas of the county, the board, upon recommendation by the commission and when there is public consensus for the DRO zoning district, may apply the DRO zoning district, in conjunction with the underlying zone. Additionally, the purpose of this chapter is to accomplish the following objectives:

- A. ~~To help ensure that the development, buildings or structures will assist in the enhancement of the values of adjacent properties and will not prove detrimental to the character of buildings or uses already established in the area.~~
- B. ~~To help ensure that the proposed development will be properly related to its site and to surrounding sites and structures, and to help prevent the construction of structures that would conflict with their environment.~~
- C. ~~To help ensure that sites, projects, buildings and structures subject to design review are developed with due regard for the environmental qualities of the natural terrain and landscape, and, that native vegetation, scenic vistas and topography are not indiscriminately destroyed.~~

- D.—To help ensure that the design and exterior architecture of proposed buildings and structures will be in harmony with either the design or exterior architecture of the buildings and structures already constructed or being constructed in the immediate neighborhood, as to not cause a substantial depreciation of property values in the neighborhood.
- E.—To help ensure that open spaces, drainage ways and landscaping are thoughtfully designed to enhance property values, enhance views into and from the site and to screen and minimize the impacts of deleterious uses and parking areas.
- F.—To help ensure that the proposed development complies with all of the provisions of this chapter and applicable goals and policies of the comprehensive plan or any amendment or element thereof or specific plan for the area.

(Ord. No. 061610 DROZ, § 1(3331))

2.180.030. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Design review overlay (DRO) zoning district means an area subject to review of additional architectural and environmental impact standards as outlined in the associated design review plan (DRP).

Design review overlay zoning district advisory board or advisory board means a seven-member advisory board which is appointed for each DRO zoning district.

Design review overlay zoning district formation board or formation board means a seven-member formation board which is appointed to initiate a DRO zoning district.

Design review plan (DRP) means a plan for the DRO zoning district that will consist of a written narrative text, maps and graphics which shall establish the standards, criteria, goals and policies for the DRO zoning district in accordance with PCDSC 2.180.050(D) in order for proposed structures to be in harmony with the structures already constructed or in the process of construction.

Developed means property that has a dwelling unit constructed or installed on the lot.

Development plan means a plan filed by the developer for a specific development project within the DRO zoning district showing the location of structures and providing all the information required under PCDSC 2.180.070.

General welfare, for the purpose of this chapter, means the preservation of neighborhoods or community character or the attainment of economic objectives such as the preservation of property values or promotion of tourism.

Lot, for purposes of this chapter, means a parcel or unit of land described as metes and bounds or shown as a lot on a recorded subdivision plat or shown as a lot on a map of survey for the purpose of minor land division. This does not include common area tracts located within subdivisions.

Lot owners means all owners of property within the DRO zoning district. This term is not based upon a certain use or zone classification of the property within the DRO zoning district.

Proposed development means any new construction, alteration, expansion or modification to the exterior of any building or structure which requires a building permit as defined in the Pinal County building code.

Public consensus means the general agreement of qualifying property owners required to form a DRO zoning district as enumerated under PCDSC 2.180.040(F) and (G).

Sign package means a component of the development plan that indicates the general specifications of signage including architectural qualities, size (including proportions), materials, quantity, illumination and location on a development site. The sign package is intended to develop a design theme for on-site attached and detached signage.

{Ord. No. 061610-DROZ, § 1(3332)}

2.180.040. Special provisions.

- A. The adoption of a DRO zoning district does not change the permitted uses in the underlying zone.
- B. Upon application for a DRO zoning district to a specific area of the county, the board, upon recommendation of the commission, shall establish design guidelines in the form of a DRP for that specific area which reflect public consensus. Said guidelines may include, but are not limited to, exterior design, materials, textures, colors, signage and means of illumination.
- C. The approved DRP is to serve as the official document for the commission, board, and all county officials and agencies for accomplishing coordinated physical development within the DRO zoning district.
- D. All development described in PCDSC 2.180.010, including buildings, structures, landscaping, drainage ways, site layout and signs, to be located within the DRO zoning district shall be first approved under the provisions of this chapter. Interior construction or remodeling and nonstructural exterior utility alterations (gas, electric, water) are not included.
- E. Any violation of the provisions of this chapter shall be subject to the enforcement provisions of chapter 2.160 PCDSC.
- F. To have a DRO zoning district, a minimum of 75 percent of the land area must be zoned residential, and 50 percent of that residentially zoned property must be developed.
- G. To have a DRO zoning district, there must be public consensus. Lot owners, no matter what type of ownership, are entitled to only one vote per lot. The required number of lot owners for public consensus shall be determined by notarized petitions meeting the following requirements:
 - 1. Petitions must contain signatures of approval of at least 51 percent of all the lot owners by area and number within the proposed DRO zoning district; and
 - 2. If commercial or industrial zoned land is included in the proposed DRO zoning district, the 51 percent of all lot owners signing the petitions must include at least 50 percent of the commercial and/or industrial property owners.
- H. Property in a PAD overlay district where the development plan specifically articulated the elements described in PCDSC 2.180.050(D) and the development plan and PAD overlay district was approved by the BOS prior to the establishment of a DRO zoning district over the subject property shall not be subject to the requirements of the DRO zoning district, unless an amended or new PAD is requested that materially changes the PAD.
- I. If any conflict should arise between this chapter and chapter 2.145 PCDSC which regulates signs, this chapter shall prevail within an approved DRO zoning district. The advisory board may not authorize additional height, area or number of signs than allowed under chapter 2.145 PCDSC.

{Ord. No. 061610-DROZ, § 1(3333)}

2.180.050. Initiation of a DRO zoning district.

The commission shall initiate the formation of a DRO zoning district in conjunction with other existing zones with the following procedures:

- A. Any person or group proposing that the commission initiate the formation of a DRO zoning district shall file with the commission an application for such DRO zoning district on the form provided by the planning department. At minimum the application shall include:
 - 1. A preliminary map depicting the boundaries of the proposed DRO zoning district;
 - 2. A tabulation of the total number of lots and lot area;
 - 3. A preliminary list of names and contact information of seven individuals desirous of being appointed to the seven member formation board; and
 - 4. A petition indicating that at least 51 percent of lot owners by both area and number agree to the initiation of a DRO zoning district.
- B. After initiation of the formation of the DRO zoning district by the commission, a seven member formation board will be appointed for the DRO zoning district by the county supervisor in the supervisorial district where the proposed DRO zoning district will be located. Members of the formation board must be lot owners from within the supervisorial district where the proposed DRO zoning district will be located. At least 51 percent of formation board members must own property within the proposed DRO zoning district.
- C. County staff will assist the seven member design review overlay zoning district formation board ("formation board") in establishing the DRO zoning district boundary and associated DRP.
- D. DRO zoning districts shall be established by a DRO zoning district boundary map defining the boundaries of the proposed DRO zoning district and the DRP. The DRP shall only address design guidelines for site development, architectural character, building form (excluding height restrictions and architectural massing for churches) and landscaping through criteria related to building placement, circulation, exterior design, materials, textures, colors, means of illumination and signage. Guidelines may include design criteria related to driveways, pedestrian walks, fences and walls, off-street parking areas including entrances and exits, landscaping varieties and sizes of plant materials, architectural drawings or sketch requirements, and grading and drainage plans. The completed DRO zoning district boundary map and the DRP shall be submitted to the commission for review and recommendation to the board. Once the proposed DRO zoning district and its associated DRO zoning district boundary map and DRP have been reviewed by the commission, the documents shall then be forwarded with the commission's recommendation to the board for its consideration. The commission may recommend denial or approval.
- E. The formation board shall meet as they deem necessary with county staff, members of the public and affected business community to determine the DRO zoning district boundary and draft the associated DRP.
- F. The formation board shall circulate a petition with the proposed DRO zoning district boundary map and DRP in an effort to secure public consensus for the proposed DRO zoning district.
- G. Upon receipt by the commission of a completed DRO zoning district boundary map reflecting the boundary of the DRO zoning district in conjunction with a completed DRP and signed petitions of the required number of lot owners within the proposed DRO zoning district, the commission shall hold at least one public hearing.

- H. The DRO zoning district boundary map and the notice of the public hearing shall be published in a newspaper of general circulation in the county seat at least 15 calendar days prior to the date of the public hearing.
- I. The area in the proposed DRO zoning district shall be posted at least 15 calendar days prior to the date of the public hearing. The posting shall be in no less than two places with at least one notice for each quarter mile of frontage along perimeter public rights of way so that the notices are visible from the nearest public right of way. It shall not be the responsibility of the county to maintain such posting once erected.
- J. The proposed DRO zoning district boundary map and notice of the public hearing shall be mailed to each property owner of record as shown on the assessment of the property within the proposed DRO zoning district and within 600 feet of the proposed DRO zoning district. The DRO zoning district boundary map and the notice shall also be mailed to each county and municipality contiguous to the area of the proposed DRO zoning district.
- K. At a minimum, the notice shall include the following:
1. The date, time and place of the public hearing;
 2. A general explanation of the matter to be considered;
 3. A general description of the area of the proposed DRO zoning district;
 4. An explanation of how the property owner within the zoning area may file approval or protests to the proposed DRO zoning district;
 5. Notification that if 20 percent of the property owners by area and number within the zoning area file protests, an affirmative unanimous vote of the board will be required to approve the DRO zoning district; and
 6. Locations as to where a copy of the proposed boundary map and DRP can be obtained (two locations minimum).
- L. The commission may recommend approval or denial of the proposed DRO zoning district. The commission may continue the hearing to a definite time and date that is not to exceed six months, on its own initiative or at the request of the advisory board, affected lot owners, or county staff.
- M. The commission shall transmit recommendations on the proposed DRO zoning district to the board for its action. The transmittal shall be made within three months from the date the commission makes the recommendation.
- N. Notice of the public hearing before the board shall be given at least 15 calendar days prior to the date of the public hearing by one publication in a newspaper of general circulation in the county seat and by posting in no less than two places with at least one notice for each quarter mile of frontage along perimeter public rights of way so that the notices are visible from the nearest public right of way. It shall not be the responsibility of the county to maintain such posting once erected.
- O. The board may approve or deny the action establishing the proposed DRO zoning district or continue the public hearing to a definite time and date not to exceed six months, on its own initiative or at the request of the formation board, affected lot owners, or county staff.
- P. If 20 percent of the owners of property by area and number within the proposed DRO zoning district or within 600 feet of the proposed DRO zoning district file a protest to the proposed DRO zoning district, the approval of the proposed DRO zoning district shall not be made except by unanimous vote of the board.
- Q. After the establishment of the DRO zoning district, the formation board shall terminate.

R. — After the termination of the formation board, a DRO zoning district advisory board will be appointed for the DRO zoning district by affirmative vote of the board of supervisors upon recommendation from the supervisor in the supervisorial district where the proposed DRO zoning district will be located. Members of the formation board may be appointed to the advisory board. A majority of members must be lot owners from within the DRO zoning district and reside at a residence within the zone more than six months out of a calendar year. Each member will be appointed for a term of three years and if possible be comprised of at least one member from the building/construction or architectural profession, one member from the business community, to include the real estate profession, two members who own commercial or industrial property within the proposed zone and three members from the community at large. Members may be reappointed for additional terms. Members may serve no more than three consecutive terms.

(Ord. No. 061610-DROZ, § 1(3334))

2.180.060. Zoning maps update.

The zoning maps shall be updated to reflect the approved DRO zoning district boundary.

(Ord. No. 061610-DROZ, § 1(3335))

2.180.070. Development applications required.

After establishment of the DRO zoning district, any lot owner or the lot owner's agent of any applicable development, as determined in PCDSC 2.180.010, shall first file a design review application ("application") together with a development plan for consideration. The planning director shall review the development plan for compliance with established application requirements and shall determine whether the application is complete. Said application of the development plan shall contain the following:

- A. — A site plan, drawn to scale showing the proposed location of structures and other improvements including, where appropriate, driveways, pedestrian walks, off-street parking areas, landscaped areas, fences and walls. The development plan shall indicate the locations of entrances and exits and the direction of traffic flow into and out of off-street parking areas and grading and drainage plans;
- B. — A landscape plan, drawn to scale, showing the locations of existing trees proposed to be removed and/or proposed to be retained on the site, the location and design of landscaped areas and the varieties and sizes of plant materials to be planted therein, and other landscape features including sprinkler and irrigation systems;
- C. — Architectural drawings or sketches, drawn to scale, in sufficient detail to permit computation of setback requirements and showing all elevations of the proposed structures as they will appear upon completion. All exterior surfacing materials and colors shall be specified;
- D. — A sign package containing accurate scale drawings of all signs indicating their size, material, color, and illumination, if any, and design elements (themes) required of any future signage; and
- E. — Such other data as may be required by the specific DRP to ensure that the purposes of this chapter are satisfied.

(Ord. No. 061610-DROZ, § 1(3336))

2.180.080. Review by the advisory board.

The planning director shall, as soon as possible after acceptance of the completed application, transmit one copy of the accepted application to the appropriate advisory board for its review and recommendation. The

advisory board shall hold at least one public meeting, in accordance with open meeting law (A.R.S. § 38-431.01), within 30 calendar days of transmittal of the application to consider the submittal and make recommendations to the planning director.

(Ord. No. 061610-DROZ, § 1(3337))

~~2.180.090. Decision by the director.~~

- A. — The planning director shall review the proposed application for its compliance with the purpose and intent of the DRO zoning district and DRP and shall approve, subject to conditions, or deny the application within 21 working days of receipt of the recommendation from the advisory board. If the planning director does not make a recommendation within 21 working days after receipt of the recommendation of the advisory board, the application is deemed approved.
- B. — The planning director shall provide the applicant, the appropriate advisory board and any other interested persons with a written statement setting forth the reasons supporting his/her decision.

(Ord. No. 061610-DROZ, § 1(3338))

~~2.180.100. Appeals procedure.~~

- A. — The decision of the planning director may be appealed to the board of adjustment as provided in chapter 2.155-PCDSC.
- B. — Appeals may be made by any of the following:
1. — The applicant; or
 2. — The advisory board.

(Ord. No. 061610-DROZ, § 1(3339))

~~2.180.110. Lapse of design review approval.~~

Design review approval shall lapse and shall be null and void one year following the date upon which the application was approved. Approval will not lapse should a building permit be issued prior to the expiration of the one year period.

(Ord. No. 061610-DROZ, § 1(3340))

~~2.180.120. Amendments to an approved site plan.~~

Any proposed amendments to any approved site plan regarding the design elements listed in PCDSC 2.180.040(D), except changes in lettering for signs, shall require review by the advisory board and decision by the director following the procedures required for initial plan approval as enumerated under PCDSC 2.180.070, 2.180.080 and 2.180.090.

(Ord. No. 061610-DROZ, § 1(3341))

~~2.180.130. Amendments to the DRP.~~

- A. — After written request by the advisory board, amendments to the DRP shall be made by the board of supervisors. The board of supervisors will hold at least one public hearing. Notice of the hearing shall be

posted at least 15 calendar days prior to the date of the public hearing. The posting shall be in no less than two places with at least one notice for each quarter mile of frontage along perimeter public rights-of-way so that the notices are visible from the nearest public right-of-way. It shall not be the responsibility of the county to maintain such posting once erected. Content of the notice shall meet the specifications outlined in PCDSC 2.180.050(K).

- B. The notice shall be published in a newspaper of general circulation in the county seat at least 15 calendar days prior to the date of the public hearing.
- C. Notice of the public hearing shall be mailed to each property owner as shown on the assessment of the property within the DRO zoning district and within 600 feet of the DRO zoning district. The DRO zoning district boundary map and the notice shall also be mailed to each county and municipality contiguous to the area of the proposed DRO zoning district.
- D. The board may approve or deny the action regarding the proposed DRP amendment or continue the public hearing to a definite time and date not to exceed six months, on its own initiative or at the request of the advisory board, affected lot owners, or county staff.

(Ord. No. 061610-DROZ, § 1(3342))

~~2.180.140. Dissolution of design review overlay zone and advisory board.~~

The commission shall initiate the dissolution of a DRO zoning district and advisory board with the following procedures:

- A. Any person or group proposing that the commission initiate the dissolution of a DRO zoning district and advisory board shall file with the commission an application for such dissolution on the form provided by the planning department. The application must contain notarized affidavits from at least 51 percent of lot owners by area and number within the DRO zoning district stating they are in favor of the dissolution. Upon affirmative vote of the board of supervisors, the board of supervisors may resolve to direct the commission to initiate such dissolution.
- B. Upon receipt by the commission of an application to dissolve and signed petitions from at least 51 percent of lot owners by area and number of lot owners within the DRO zoning district, the commission shall hold at least one public hearing. Notice of the hearing shall follow the procedures and content prescribed in PCDSC 2.180.050(H), (I), (J) and (K).
- C. The commission may recommend approval or denial of the proposed dissolution. A recommendation in favor of a requested dissolution will require a two-thirds affirmative vote of the planning commission members. The commission may continue the hearing to a definite time and date that is not to exceed six months, on its own initiative or at the request of the advisory board, affected lot owners, or county staff. Failure of the commission to act on application within six months of the date of the first hearing or a motion to recommend approval not receiving a two-thirds affirmative vote shall be forwarded to the board of supervisors with a recommendation of denial.
- D. The commission shall transmit recommendations on the proposed DRO zoning district to the board for its action. The transmittal shall be made within three months from the date the commission makes the recommendation.
- E. The board of supervisors shall hold one public hearing. Notice of the hearing shall follow the procedures and content prescribed in PCDSC 2.180.050(N), (O) and (P).
- F. Upon affirmative vote of the board of supervisors on the dissolution, the advisory board shall immediately disband and the DRO overlay zoning district shall no longer apply. The zoning map shall be modified 31 days after the board of supervisors' approval to reflect the change.

(Ord. No. 061610-DROZ, § 1(3343))

CHAPTER 2.180. DARK SKY OVERLAY (DSO) ZONING DISTRICT

2.180.010. Applicability.

The DSO Zoning District is an overlay Zoning District that provides for reduced Outdoor Lighting levels. Each specific DSO Zoning District and its associated Lighting Overlay Plan (LOP) require approval by the Supervisors. Each specific DSO Zoning District is subject to additional lighting and environmental impact standards as set forth in its associated LOP. This Chapter shall apply to all Proposed Development and all Signs and Outdoor Lighting within a DSO Zoning District.

- A. All applications for development approval that have been accepted as complete prior to the adoption of a specific DSO Zoning District shall be deemed lawfully nonconforming, subject to the provisions enumerated in PCDSC §§ 2.05.060 through 2.05.100. After the adoption of a specific DSO Zoning District, an amendment to the development approval that changes any of the design elements listed in PCDSC § 2.180.030(D) shall require compliance with the adopted DSO Zoning District and LOP.
- B. A DSO Zoning District may be formed over an existing Planned Area Development (PAD) Overlay Zoning District or any other Zoning District provided that, in the opinion of the Supervisors, the adopted DSO Zoning District and LOP are consistent with the established character and parameters of the approved PAD Overlay Zoning District or other Zoning District.

2.180.020. Purpose and objectives.

The purpose of this Chapter is to establish the process for creation and adoption of a DSO Zoning District and its associated LOP in order to protect and preserve the County's dark sky resource. It is recognized that in certain areas of the County, naturally dark landscapes and star-filled skies are valued by many, and that poor lighting practices in Outdoor Lighting waste energy, hamper the reasonable Use and enjoyment of property, and endanger the public welfare by producing unnecessary glare.

Additionally, the purpose of this Chapter is to accomplish the following objectives:

- A. To identify specific areas in the County through Public Consensus where lower Outdoor Lighting levels are necessary to preserve access to dark sky environments for County residents;
- B. To achieve a balance between safety and aesthetics, encourage designs that provide for the proper quality and quantity of nighttime illumination, while managing energy consumption and minimizing Light Trespass and negative impacts on the surrounding areas and the night sky;
- C. To help ensure that the lower lighting levels enhance development, Buildings and Structures and will assist in the enhancement of the values of Adjacent properties and will not prove detrimental to the character of Buildings or Uses already established in the area;
- D. To help ensure that lower lighting levels do not impair the functionality and safe operation of any recreational areas and public infrastructure and facilities within a DSO Zoning District;
- E. To help ensure reasonable reduction in Outdoor Lighting levels below what is currently required in PCDSC § 2.195, while reducing potential for conflict with areas not covered by an approved DSO Zoning District and LOP; and
- F. To provide a procedure for the adoption and amendment of an approved LOP.

2.180.030. Special provisions.

- A. The adoption of a DSO Zoning District does not change the Permitted Uses in the underlying Zoning District.
- B. Upon application for a DSO Zoning District to a specific area of the County, the Board, upon recommendation of the Commission, shall establish lighting requirements and administrative processes and procedures in the form of a LOP for the specific DSO Zoning District. Said requirements include, but are not limited to, applicability, materials and methods of installation, use of new technology, Lumen levels and fixture shielding requirements, hours of operation, and means of illumination for Signs and Sign Packages approved in accordance with PCDSC § 2.145.
- C. The approved LOP is to serve as the official document for the Commission, Supervisors, and all County officials and agencies for accomplishing coordinated physical development within the DSO Zoning District.
- D. All development described in PCDSC § 2.180.010, including without limitation Buildings, Structures, landscaping, drainage ways, site layout and Signs, to be located within the DSO Zoning District shall be approved under the provisions of this Chapter and under the provisions of the Chapter applicable to the underlying Zoning District. Interior Construction or remodeling and nonstructural exterior utility alterations (gas, electric, water) are not included.
- E. Any violation of the provisions of this Chapter shall be subject to the enforcement provisions of PCDSC § 2.160.
- F. A minimum of 50 percent of the land area must be zoned residential or rural at the time of the initial application for a DSO Zoning District. After the initial application for a DSO Zoning District, the underlying zoning may subsequently change so that less than 50 percent of the land area within the DSO Zoning District is zoned residential or rural without affecting the DSO Zoning District application or any subsequent DSO Zoning District approvals.
- G. Public Consensus, although not required, is a substantial factor to be considered by the Commission and Supervisors in approving a DSO Zoning District. Public Consensus can be shown in the following ways including, but not limited to, petitions in support or minutes from neighborhood meetings.
- H. Applicability
1. For Lots that are in both a DSO Zoning District and a PAD Overlay Zoning District, if any conflict should arise between the requirements of the DSO Zoning District/LOP and the requirements of the PAD Overlay Zoning District, the Community Development Director shall determine which requirements shall apply. A request for a determination shall be in writing to the Community Development Director and may be submitted in conjunction with an application for a Zoning Clearance/Compliance Review Number as specified in PCDSC § 2.180.080.
 2. The Community Development Director's determination may be appealed to the Board of Adjustment within thirty days after the Community Development Director has rendered a decision.
- I. If any conflict should arise between this Chapter and PCDSC § 2.145 which regulates Signs, this Chapter shall prevail within an approved DSO Zoning District. The LOP may not authorize additional height, area or number of Signs than allowed under PCDSC § 2.145.
- J. If any conflict should arise between a DSO Zoning District/LOP and PCDSC § 2.195, which regulates Outdoor Lighting, the more restrictive provision shall apply. For Outdoor Lighting standards not specifically mentioned in a LOP, PCDSC § 2.195 shall apply.

2.180.040. Initiation of a DSO Zoning District.

A group of Lot Owners comprising at least 20% of the properties within a proposed boundary for a DSO Zoning District, herein referred to in this Chapter as the Group of Lot Owners, may file an application to request

that the Commission initiate, on its own motion, a DSO Zoning District, provided all members in the Group of Lot Owners have filed a Proposition 207 waiver with the County.

2.180.050. Application for a DSO Zoning District.

Applications for a DSO Zoning District shall follow procedures enumerated in PCDSC § 2.166.040 and as set forth below.

2.180.060. DSO Zoning District application process.

A. Pre-application submittal.

1. The application shall include those forms, maps, plans and other documents prescribed by the Community Development Director as necessary to:
 - a. Identify the applicant(s);
 - b. Identify the Lot(s) subject to the proposed DSO Zoning District;
 - c. Identify all Lot Owners subject to the proposed DSO Zoning District and their authorized agents;
 - d. Describe the nature of the request;
 - e. State justifications or reasons for the request; and
 - f. Show compliance with the Comprehensive Plan.
2. The application shall be accompanied by a nonrefundable filing fee from the Group of Lot Owners requesting the proposed DSO Zoning Overlay in accordance with the fee schedule adopted under the authority of PCDSC § 2.160.050.

B. Any Group of Lot Owners residing in the proposed DSO Zoning District may file an application with the Commission for a DSO Zoning District on the form provided by the Department that, at minimum, shall include:

1. One of the following:
 - a. Evidence that 100% of the Lot Owners within the proposed DSO Zoning District authorize the submittal of the application; or
 - b. A request that the Commission initiate the proposed DSO Zoning District application process with the Group of Lot Owners as the applicants, who are responsible for all subsequent fees and materials required for implementing the proposed DSO Zoning District.
 2. A preliminary map depicting the boundaries and legal description of the proposed DSO Zoning District;
 3. A tabulation of the total number of Lots, Lot area, and ownership information dated no more than 60 days before the date of application;
 4. A proposed LOP;
 5. Evidence of compliance with the citizen review process in accordance with PCDSC § 2.166.050(E), including but not limited to, copies of notices, mailings, Signs, and other methods of notification, meeting minutes, and a report documenting the citizen contact implemented by the applicant; and
 6. The application fee for the DSO Zoning District, which shall be the same as the fee for a Rezoning as indicated in the most recently adopted fee schedule.
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- C. County staff will review the proposed application for completeness and may recommend amendments to the application prior to the Commission’s work session or public hearing.
- D. After receipt of a complete application, the Commission shall hold at least one work session.
- E. After holding at least one work session:
 - 1. If the application was authorized by 100% of the Lot Owners within the proposed DSO Zoning District, the Commission shall hold at least one public hearing; or
 - 2. If the application requested that the Commission initiate the DSO Zoning District, the Commission shall vote on whether to initiate, initiate with modifications, refuse to initiate, or continue the matter to a date certain, not to exceed six months, in order to require additional information or direct the County staff to obtain additional public input on the item.
- F. If the Commission decides to initiate the proposed DSO Zoning District, the Commission shall hold at least one public hearing.
- G. Notice of the public hearing before the Commission shall be given as set forth in PCDC § 2.166.050(G).
- H. After the required notices have been given, the Commission shall hold a public hearing and may recommend that the Supervisors approve or deny the proposed DSO Zoning District and LOP. The Commission may also continue the hearing to a date certain, not to exceed six months, on its own initiative or at the request of affected Lot Owners or County staff.
- I. If the Commission makes a recommendation, the Commission shall transmit its recommendation to the Supervisors for action within three months from the date the Commission makes its recommendation.
- J. After the Commission makes a recommendation to the Supervisors, the Supervisors shall take action as set forth in PCDC § 2.166.050(J).
 - 1. An application for a DSO Zoning District shall not be accepted for processing that maintains the same proposed DSO boundary as an application denied by the Supervisors within the previous twelve (12) months.

2.180.070. Zoning maps update.

The County zoning maps shall be updated to reflect each DSO Zoning District boundary after approval by the Supervisors.

2.180.080. Provisions for Chapter compliance.

- A. Application
 - 1. Any individual applying for a Zoning Clearance/Compliance Review Number or a Building permit under this Chapter and intending to install Outdoor Lighting shall, as part of said application, submit evidence that the proposed work will comply with this section and the approved LOP.
 - 2. If required by the LOP, individuals intending to install Outdoor Lighting fixtures but not needing a Zoning Clearance/Compliance Review Number or a Building permit shall submit an application to the Community Development Director with evidence that the proposed work will comply with this section, the approved LOP, and any applicable section of PCDC § 2.195.
- B. Contents of application or submission. The applicant may obtain from County staff a document that lists all of the items required for an Outdoor Lighting submittal that are to be submitted with the application. These items shall include, but shall not necessarily be limited to, the following:
 - 1. A Development Plan indicating the locations of Structures and the locations and types of illuminating devices, fixtures, lamps, and supports on the Lot.

2. Descriptions of the illuminating devices, fixtures, lamps, and supports. These descriptions may include but are not limited to manufacturers, catalog cuts, drawings, and photometrics (including sections where required).
 3. The Development Plan and descriptions required above shall be sufficiently complete to enable the Community Development Director to determine compliance with the requirements of this Chapter, the LOP, and any applicable section of PCDSC § 2.195. If the Development Plan and descriptions cannot enable this determination by reason of the nature or configuration of the devices, fixtures or lamps proposed, the Community Development Director may require the applicant to submit evidence of compliance, such as certified test reports performed by a recognized lab.
 4. A letter of determination as specified in PCDSC § 2.180.030(H) from the Community Development Director, if applicable.
- C. Issuance of permit. If the application is part of a Building permit application, the Building permit will be issued if the applicant is in compliance with this Chapter as well as all other applicable County requirements.
- D. Amendment to permit. Should the applicant desire to substitute Outdoor Light Fixtures or lamps or make other changes after a Building permit has been issued, the applicant must submit all changes to the Community Development Director for approval with adequate information to enable the Community Development Director to determine compliance with the requirements of this Chapter, the LOP, and any applicable section of PCDSC § 2.195.

2.180.090. Decision by the Community Development Director.

- A. The Community Development Director shall review an application submitted pursuant to PCDSC § 2.180.080 for compliance with the applicable DSO Zoning District and LOP and shall approve, approve subject to conditions, or deny the application within time prescribed by the County's permit review timelines.
- B. Upon request, the Community Development Director shall provide the applicant and any other interested Persons with a written statement setting forth the reasons supporting the decision.

2.180.100. Appeals procedure.

- A. The decision of the Community Development Director on an application submitted pursuant to PCDSC § 2.180.080 may be appealed to the Board of Adjustment as provided in PCDSC § 2.155 within 30 days after the Community Development Director's decision
- B. Appeals may be made by any of the following:
1. The applicant; or
 2. Any Lot Owner within the DSO Zoning District.

2.180.110. Lapse of Community Development Director approval.

Approval by the Community Development Director pursuant to PCDSC § 2.180.090 shall lapse and shall be annulled one year following the date upon which the application was approved. Approval will not lapse if a Building permit is issued prior to the expiration of the one-year period.

2.180.120. Amendments to an approved Plan.

Any proposed amendments to any approval by the Community Development Director regarding the design elements listed in PCDSC § 2.180.090, except changes in lettering or graphics for Signs, shall require review and a

decision by the Community Development Director following the procedures required for an initial application under PCDSC § 2.180.080.

2.180.130. Amendments to the LOP.

- A. Major LOP amendment. An amendment is major if it involves any of the following:
1. A request that does not meet the minimum requirements for Outdoor Lighting found in PCDSC § 2.195;
 2. A change in the DSO Zoning District boundaries;
 3. A request to waive, or a change altering, any condition or stipulation of approval; or
 4. A request to change criteria addressed in the LOP that the LOP specifically identifies as requiring as a Major Amendment to alter or amend.
- B. Major LOP amendment procedure. Requests for major amendments shall follow the same procedure as the initial application for a DSO Zoning District approval.
- C. Minor LOP amendment. Any request that is not major, as defined in subsection (A) of this section, is a minor amendment. In general, minor LOP amendments are small adjustments to the details of a LOP that do not substantively or materially alter the original character and/or intent of the LOP and approved DSO Zoning District.
- D. Minor LOP amendment procedure.
1. Requests for minor LOP amendments shall be filed with the Department.
 2. The request will be routed for comment to any affected County departments.
 3. Upon receipt of comments or no later than ten working days, the Community Development Director will determine whether to approve, approve with stipulations, or deny the requested amendment.
 4. Applicant will be notified by letter of the Community Development Director's decision and a copy of the letter will be filed for public record.
- E. Variances. The Board of Adjustment may grant variances to individual Lots from the requirements of the DSO Zoning District and LOP following the procedures in accordance with PCDSC § 2.155.

CHAPTER 2.185. OUTSIDE STORAGE AND PARKING

2.185.010. Outside storage and parking.

- A. It shall be unlawful and a violation of ~~this title~~this Title for any ~~resident/occupant~~Resident/Occupant or ~~owner of #Record~~ or both to leave or permit to remain outside any objects, ~~sScrap~~, appliances, ~~vVehicles~~, or any other materials, except as provided by this ~~chapter~~Chapter.
- B. It is unlawful for any ~~pPerson~~ to ~~park, stand, park~~ or store a ~~vVehicle~~ in violation of this ~~chapter~~Chapter.
- C. It is unlawful for any ~~resident/occupant~~Resident/Occupant to allow a ~~vVehicle~~ to ~~stand or be parked or, to be stored or to stand~~ in violation of this ~~chapter~~Chapter.

(Ord. No. PZ-C-003-12 , § 1; Ord. No. 61862, § 3401)

2.185.020. Accessory ~~u~~Use.

Outside storage and parking provided by this ~~chapter~~Chapter is an ~~accessory-use~~Accessory Use and shall not be permitted unless a ~~primary-use~~Principal Use has been previously established, except as otherwise allowed under section 2.150.270.

(Ord. No. 61862, § 3402)

2.185.030. Application.

This ~~chapter~~Chapter shall apply to outside storage and parking in all residential and rural ~~zones~~Zoning Districts.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 19; Ord. No. 61862, § 3403)

2.185.040. ~~Definitions~~Reserved.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, ~~except where the context clearly indicates a different meaning:~~

~~Commercial vehicle~~ means any vehicle that is used for commercial purposes.

~~Heavy truck~~ means any commercial vehicle with a gross vehicle weight of 19,500 pounds GVWR or more; includes the power unit by itself, the combination of the power unit and trailer, or the trailer separately.

~~Motor vehicle parts, components, accessories~~ means any part, component or accessory from any vehicle propelled by means of an electric, gasoline, diesel, propane, or alcohol fueled engine.

~~Owner or owners of record~~ means the person or entity indicated on the records of the county assessor as the owner of the property in question on the date of an alleged violation.

~~Person~~ means any individual, corporation, company, partnership, firm, association, union, society, or any county, city, town, state or any subdivision or agency thereof and includes any trustee, receiver, assignee, or personal representative thereof.

~~Recreational vehicle~~ means any item of personal property driven or hauled for recreational uses including, but not limited to: travel trailers, motorhomes, boats, boat trailers, tent campers, buses or other recreational items.

~~Resident/occupant~~ means a person or persons who are occupying a building or structure and are using it as a place of abode, a place of residence or a place to live on either a temporary or permanent basis.

~~Scrap~~ means any item or substance which in its present condition is not and cannot be used for the original use intended, or that which has been discarded.

~~Telecommunications~~, for this chapter, means the transmission of information of the user's choosing between or among points specified by the user without change in the form or content of the information as sent and received. The term "telecommunications" does not include commercial mobile radio services.

~~Vehicle~~ means every device by which any person or property is or may be transported on a street or highway that is propelled by means of an electric, gasoline, diesel, propane, or alcohol fueled engine, including, but not limited to, heavy trucks, public safety, public service, and recreational vehicles.

(Ord. No. PZ-C-003-12 , § 2; Ord. No. 011812-ZO-PZ-C-007-10 , § 19; Ord. No. 61862, § 3404)

2.185.050. Vehicle parking.

- A. Unless otherwise prohibited or restricted in this ~~chapter~~Chapter, ~~v~~Vehicles may be parked on residential or rural property provided said ~~v~~Vehicles comply with all the following requirements:
 - 1. Vehicles must be owned or leased by the current ~~resident/occupant~~Resident/Occupant of the ~~p~~Parcel.
 - 2. Vehicles shall not be up on jacks, blocks or other similar equipment.
 - 3. Vehicles shall not have deflated tires, nor have the chassis, engine, body parts, wheels or tires removed.
 - 4. Said ~~v~~Vehicles shall not be parked in such a manner as to block access to sidewalks or driveways/entrances to any other property.
 - 5. Vehicles must have a current, valid registration affixed to the license ~~plates~~plate and legally be capable of operating on a public roadway. The lack of a current license plate and/or license tag or an expired license tag affixed to a ~~v~~Vehicle shall constitute proof that a ~~v~~Vehicle does not have a valid and current registration.
 - 6. No more than two personally owned ~~v~~Vehicles may be offered for sale at any one time.
 - 7. Vehicles must currently be operable.
- B. Public service and public safety ~~v~~Vehicles may be parked by a resident in any residential or ~~rural zoning district~~rural Zoning District if the ~~v~~Vehicle is required to be available at designated periods at the ~~p~~Person's residence as a condition of the ~~p~~Person's employment and either of the following applies pursuant to A.R.S. § 11-269.10:
 - 1. The resident is employed by a public service corporation that is regulated by the Corporation Commission, an entity regulated by the Federal Energy Regulatory Commission or a municipal utility and the public service corporation, federally regulated utility or municipal utility is required to prepare for emergency deployments of personnel and equipment for repair or maintenance of natural gas, electrical, ~~telecommunications~~ or water infrastructure, the ~~v~~Vehicle has a gross ~~v~~Vehicle weight rating of 20,000 pounds or less and is owned or operated by the public service corporation, federally regulated utility or municipal utility and the ~~v~~Vehicle bears an official emblem or other visible designation of the public service corporation, federally regulated utility or municipal utility.
 - 2. The resident is employed by a public safety agency, including police or fire service for a federal, state, local or tribal agency or a private fire service provider or an ambulance service provider that is regulated pursuant to ~~A.R.S. title 36, ch. 21.1~~(A.R.S. § 36-2201 et seq.), and the ~~v~~Vehicle has a gross ~~v~~Vehicle weight rating of 10,000 pounds or less and bears an official emblem or other visible designation of that agency.

(Ord. No. PZ-C-003-12 , §§ 3, 4; Ord. No. 61862, § 3405)

2.185.055. Heavy trucks—~~Standing, parking~~Trucks—Parking or storage.

- A. Heavy ~~trucks, standing~~Trucks, parked or stored, are prohibited in the following ~~zoning districts: CR-1, CR-2, CR-3, CR-4, CR-5, CR-1A, MH, MHP, RV, PM/RVP, TR,~~Zoning Districts: R-43, R-35, R-20, R-12, R-9, R-7, MD, MR, MH-8, MHP-435, and PM/RV-435, ~~AC-1, AC-2, and AC-3~~ with the following exceptions:
 - 1. During the process of loading or unloading; or
 - 2. During the time the truck is used for the routine or emergency maintenance of ~~u~~Utilities, transportation facilities or real property; or

- 3. During the time such ~~commercial vehicle~~Commercial Vehicle is used for the ~~e~~Construction of ~~u~~Utilities, transportation facilities or improvements to real property.
- B. Heavy ~~trucks, standing~~Trucks, parked or stored, are allowed in ~~zoning districts: CAR, GR, SR, SH,~~Zoning Districts: RU-10, RU-5, RU-3.3, RU-2, and RU-1.25, subject to the following restrictions:
 - 1. Restricted to one truck per commercially licensed driver residing in a single-family dwelling on the ~~p~~Parcel, with a maximum of two trucks per ~~p~~Parcel; or
 - 2. During the process of loading or unloading; or
 - 3. During the time the truck is used for the routine or emergency maintenance of ~~u~~Utilities, transportation facilities or real property; or
 - 4. During the time such ~~commercial vehicle~~Commercial Vehicle is used for the ~~e~~Construction of ~~u~~Utilities, transportation facilities or improvements to real property.

(Ord. No. PZ-C-003-12 , § 5)

2.185.060. Recreational ~~v~~Vehicle storage.

A. Recreational ~~v~~ehicles may be parked or stored on a parcel provided they Parcels or Lots zoned for Lot sizes under thirty-five thousand (35,000) square feet provided said Recreational Vehicles comply with the following requirements:

- 1. They conform to the requirements listed in PCDC § 2.185.050 and.
- 2. They are not connected to any utility source and not, except for being plugged in use for sleeping the sole purpose of charging the battery.
- 3. They are not used for short-term Housing absent the issuance of a permit in accordance with PCDC § 2.150.270.
- 4. They are parked or living stored in an enclosed Garage or Building. A maximum of one (1) Recreational Vehicle may be parked or stored outside of an enclosed Garage or Building provided it is on a dustproof surface within a Side or Rear Yard area that is fully screened from the view of Adjacent Streets and Adjacent Parcels by a solid wall, Fence, gate, or any combination thereof of a height no less than seven (7) feet.
 - a. Temporary parking of a Recreational Vehicle in a Front Yard is permitted for loading/unloading purposes or for repairs for no more than a period of time not to exceed 72 consecutive hours within seven (7) consecutive days.

(Ord. No. 61862, § 3406)

- b. A Recreational Vehicle must maintain a minimum three (3) foot clearance from any Garage or Building while parked or stored outside of an enclosed Garage or Building. A minimum four (4) foot path must be maintained to provide a free and clear path from the Front Yard to the Rear Yard on at least one side of said enclosed Garage or Building.

B. Recreational Vehicles may be parked or stored on Parcels or Lots zoned for Lot sizes of thirty-five thousand (35,000) square feet or larger provided said Recreational Vehicles comply with the following requirements:

- 1. They conform to the requirements listed in PCDC § 2.185.050.
- 2. They are not connected to any utility source, except for being plugged in for the sole purpose of charging the battery.

- 3. They are not used for short-term Housing absent the issuance of a permit in accordance with PCDSC § 2.150.270.
 - 4. They are only parked or stored in an enclosed Garage or Building. Two (2) Recreational Vehicles may be parked or stored outside of an enclosed Garage or Building provided they are each on a dustproof surface within a side or Rear Yard area and that they are fully screened from the view of Adjacent Streets and Adjacent Parcels by a solid wall, Fence, gate, or any combination thereof of a height no less than seven (7) feet. An additional one (1) Recreational Vehicle per 5,000 square feet of Lot size may be parked or stored outside of an enclosed Garage or Building following the aforementioned provisions, up to a total maximum of five (5) Recreational Vehicles.
 - a. Temporary parking of a Recreational Vehicle in a Front Yard is permitted for loading/unloading purposes or for repairs for no more than a period of time not to exceed 72 consecutive hours within seven (7) consecutive days.
 - b. Recreational Vehicles must maintain a minimum three (3) foot clearance from any Garage or Building while parked or stored outside of an enclosed Garage or Building. A minimum four (4) foot path must be maintained to provide a free and clear path from the Front Yard to the Rear Yard on at least one side of said enclosed Garage or Building.
- C. Notwithstanding PCDSC § 2.185.120, an individual variance may be requested for the Recreational Vehicle storage provisions enumerated in PCDSC § 2.185.060 according to the variance procedures in PCDSC § 2.155, article II.

2.185.061. Utility Trailer storage.

- A. Utility Trailers may be parked or stored on Parcels or Lots zoned for Lot sizes under thirty-five thousand (35,000) square feet provided said Utility Trailers comply with the following requirements:
 - 1. They conform to the requirements listed in PCDSC § 2.185.050.
 - 2. They are parked or stored in an enclosed Garage or Building. A maximum of one (1) Utility Trailer may be parked or stored outside of an enclosed Garage or Building provided it is on a dustproof surface within a Side or Rear Yard area that is fully screened from the view of Adjacent Streets and fully screened from the view of Adjacent Parcels by a solid wall, Fence, gate, or any combination thereof of a height no less than seven (7) feet.
 - a. Temporary parking of a Utility Trailer in a Front Yard is permitted for loading/unloading purposes or for repairs for no more than a period of time not to exceed 72 consecutive hours within seven (7) consecutive days.
 - b. A Utility Trailer must maintain a minimum three (3) foot clearance from any Garage or Building while parked or stored outside of an enclosed Garage or Building. A minimum four (4) foot path must be maintained to provide a free and clear path from the Front Yard to the Rear Yard on at least one side of said enclosed Garage or Building.
- B. Utility Trailers may be parked or stored on Parcels or Lots zoned for Lot sizes of thirty-five thousand (35,000) square feet or larger provided said Utility Trailers comply with the following requirements:
 - 1. They conform to the requirements listed in PCDSC § 2.185.050.
 - 2. They are only parked or stored in an enclosed Garage or Building. Five (5) Utility Trailers may be parked or stored outside of an enclosed Garage or Building provided they are each on a dustproof surface within a Side or Rear Yard area and that they are fully screened from the view of Adjacent Streets and fully screened from the view of Adjacent Parcels by a solid wall, Fence, gate, or any combination thereof of a height no less than seven (7) feet. An additional one (1) Utility Trailer per

5,000 square feet of Lot size may be parked or stored outside of an enclosed Garage or Building following the aforementioned provisions, up to a total maximum of ten (10) Utility Trailers.

- a. Temporary parking of a Utility Trailer in a Front Yard is permitted for loading/unloading purposes or for repairs for no more than a period of time not to exceed 72 consecutive hours within seven (7) consecutive days.
- b. Utility Trailers must maintain a minimum three (3) foot clearance from any Garage or Building while parked or stored outside of an enclosed Garage or Building. A minimum four (4) foot path must be maintained to provide a free and clear path from the Front Yard to the Rear Yard on at least one side of said enclosed Garage or Building.

2.185.065 Inoperable Vehicle storage and Vehicle service.

Notwithstanding this section's general prohibition on inoperable Vehicles, certain inoperable Vehicles are allowed subject to the following restrictions:

A. Inoperable Vehicles

1. Inoperable Vehicles, including those under repair or restoration and similar related equipment, shall be parked or stored in an enclosed Garage or Building. Inoperable Vehicles may be stored in a Carport provided the Vehicle is covered with a properly maintained Vehicle cover that is made exclusively for such a purpose. A maximum of two (2) inoperable Vehicle or similar equipment may be parked or stored outside of an enclosed Garage or Building provided they rest on a dustproof surface within a Side or Rear Yard area and that they are fully screened from the view of Adjacent Streets and fully screened from the view of Adjacent Parcels by a solid wall, Fence, gate, or any combination thereof of a height no less than seven (7) feet.
2. PCDSC § 2.185.065(A) shall not apply to a Principal Use of a property where the storage, repair or restoration of inoperable Vehicles and similar equipment is customary and incidental to the Principal Use.

B. Vehicle Service and Repair

1. No Person shall dismantle, repair, restore or otherwise perform any work on any Vehicle, machine, motor, or similar device not owned or leased by that Person or a member of that Person's Family, or household, on any property in a residential area. Additionally, any work performed beyond routine maintenance such as fluid changes, brake repair, or other similar tasks which are typically completed within 24 to 48 hours (e.g., "remove and replace" batteries, alternators, spark plugs, etc.) shall be:
 - a. conducted entirely within a garage or Carport or conducted on a dustproof surface that is wholly screened from view of surrounding properties and rights-of-way by a solid seven (7) foot tall wall, Fence or gate, landscaping or combination thereof;
 - b. limited to repairs which do not involve noise or odor generating processes associated with disturbing the peace or altering the residential character of a community (e.g., engine and transmission overhaul, bodywork, fabrication, and paint;
 - c. limited to no more than three (3) total Vehicles repaired during any calendar year; and
 - d. limited to work being performed on no more than one (1) Vehicle at any time.

2.185.070. Furniture and appliances.

Furniture and appliances may be placed outside on a parcel provided:

- A. All appliances are in operating condition and connected for the private ~~u~~Use of the ~~resident/occupant~~Resident/Occupant.
- B. Any furniture placed outside is in usable condition and designed for outdoor ~~u~~Use.

(Ord. No. 61862, § 3407)

2.185.080. Construction materials.

Construction materials may be stored on any property provided a valid ~~h~~Building permit has been obtained from the appropriate department and following provisions are met:

- A. No ~~h~~Building or ~~e~~Construction materials or ~~s~~Scrap thereof shall be stored or placed within the front ~~yard~~setback required by the ~~zoning district~~Zoning District in which the property is located.
- B. No ~~h~~Building or ~~e~~Construction materials or ~~s~~Scrap thereof shall be stored or placed within ten feet of side or rear property line nor shall it be stacked higher than six feet.
- C. All ~~h~~Building or ~~e~~Construction materials or ~~s~~Scrap thereof shall be removed within 30 days after completion of the ~~e~~Construction or prior to the issuance of a certificate of occupancy by the Pinal County ~~building code administrator~~Building Official, whichever occurs first.
- D. All ~~h~~Building or ~~e~~Construction materials or ~~s~~Scrap thereof shall be contained in specific containment areas or dumpsters.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 19; Ord. No. 61862, § 3408)

2.185.090. Firewood.

Any ~~resident/occupant~~Resident/Occupant may store firewood outside on any property provided the following requirements are met:

- A. Firewood stored is for personal ~~u~~Use on the ~~p~~parcel which it is stored upon.
- B. Firewood stored or placed on the property meets all required ~~yard~~setbacks for an ~~accessory building~~Accessory Building in the ~~zoning district~~Zoning District in which it is located.
- C. Firewood is not stacked higher than four feet.
- D. All firewood is stacked in an orderly fashion and in such a manner to avoid its movement onto ~~a~~Adjacent property, ~~s~~Streets, sidewalks, rights-of-way, parking areas, ~~e~~Easements or driveways.

(Ord. No. 61862, § 3409)

2.185.100. ~~Other items.~~ On-Lot Storage of Miscellaneous Materials.

All other items, objects, material, parts, ~~scrap, motor vehicle components~~Scrap, Motor Vehicle Components, or any other item of personal property that does not conform to the sections above may be stored provided all of the following requirements are met:

- A. The item ~~or~~, object, material or part is ~~currently operable~~for Use on the property.
- B. The item, object, material or part is ~~for use on the property~~.
- C. ~~The item, object, material or part is~~ totally screened from view of any contiguous property, public ~~street, right~~Street, -of-wayRight-of-Way or ~~e~~Easement. Said screening shall be by means of a solid wall or nontransparent ~~f~~Fence (not including a chain link ~~f~~Fence with slats), landscaping or a combination of

the above, achieving the same effect. The wall or fence shall not be more than six exceed seven (7) feet in height, without requiring additional permitting. The stored items, objects, materials or parts shall not be stacked to height exceeding the height of the wall or fence, and in no instance shall be stacked more than six feet high the maximum height of storage above ground level as listed in subsection (C) of this section.

D. The following requirements and setbacks from the nearest property line are complied with:

Distance to the front property line	Distance to the side and rear property lines	Square footage of storage permitted	Maximum height of storage
60 feet	20 feet or less	none60	4 feet
60 feet	20.1 feet to 100 feet	100120	6 feet
10080 feet	100.1 feet to 300 feet	200240	6 feet
2100 feet	300.1 feet or more	300480	6 feet

E. Screened outdoor storage areas shall not be permitted on any parcel of land unless there is a primary usePrincipal Use established on the parcel.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 19; Ord. No. 61862, § 3410)

2.185.110. Compliance.

Outside storage not complying with this chapterChapter is hereby deemed a public nuisance and shall not enjoy any right to continuation, restoration, exchange of uses, or expansions as if a lawful nonconforming use, and shall be abated.

(Ord. No. 61862, § 3411)

2.185.120. Variances.

For the purpose of this sectionChapter, and for the public health, safety, peace, comfort, convenience and general welfareGeneral Welfare of the citizens of Pinal County, Arizona, none of the regulations contained in this chapterChapter shall qualify for the variance procedures of chapterPCDSC § 2.155-PCDSC, article II.

(Ord. No. 61862, § 3412)

CHAPTER 2.190. ADULT ORIENTED BUSINESSES AND ADULT SERVICE PROVIDERS

2.190.010. Findings.

Based on materials available to the public testimony and other evidence before it, including information, studies and court decisions from other jurisdictions, and in accordance with A.R.S. § 11-811, the boardBoard of Supervisors makes the following legislative findings:

- A. The board recognizes that some activities which occur in connection with adult oriented businessesAdult Oriented Businesses are protected as expression under the First Amendment to the United States Constitution. The board is aware, however, that adult oriented businessesAdult Oriented Businesses may and do generate secondary effects which are detrimental to the public health, safety and welfare. Among those secondary effects are:

1. Prostitution and other sex related offenses;

2. Illegal drug use and sale of illegal drugs;
 3. Health risks through the spread of ~~human immunodeficiency virus and acquired immunodeficiency syndrome ("HIV/AIDS") and other~~ sexually transmitted diseases; and
 4. Infiltration by organized crime for the purpose of drug and sex related ~~b~~Business activities, laundering of money and other illicit conduct.
- B. The ~~b~~Board finds the foregoing to be true with respect to places where alcohol is served and where it is not.

(Ord. No. 012010-AEO , § 2; Ord. No. 61862, § 3501)

2.190.020. Statement of purpose.

Based on ~~materials available to the public testimony and other evidence before it~~, including information, studies and court decisions from other jurisdictions, and in accordance with A.R.S. § 11-811, the ~~b~~Board makes the following statement of purpose: The purpose of this ~~chapter~~Chapter is to provide a valid governmental response to the serious problems caused by the secondary effects of ~~adult-oriented businesses~~Adult Oriented Businesses. This ~~chapter~~Chapter is primarily relegated to regulation of the locations where such activity can conduct ~~b~~Business, while satisfying the dictates of the First Amendment, by providing reasonable alternative avenues of communication where such activity can take place. The ~~b~~Board recognizes that First Amendment rights are among our most precious and highly protected. This ~~chapter~~Chapter is not intended to interfere with legitimate expression, but to avoid and mitigate the secondary effects by some conduct from ~~adult-oriented business~~Adult Oriented Business activities.

(Ord. No. 012010-AEO , § 2; Ord. No. 61862, § 3502)

2.190.030. DefinitionsReserved.

The following words, terms and phrases when used in this chapter shall have the meanings ascribed to them below, except when the context clearly indicates a different meaning:

~~Adult arcade~~ means any place to which the public is permitted or invited and in which coin-operated or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images involving specific sexual activities or specific anatomical areas to persons in booths or viewing rooms.

~~Adult bookstore or adult video store~~ means a commercial establishment that offers for sale or rent any of the following as one of its principal business purposes:

1. Books, magazines, periodicals or other printed matter, photographs, films, motion pictures, video cassettes or video reproductions or slides or other visual representations that depict or describe specific sexual activities or specific anatomical areas; or
2. Instruments, devices or paraphernalia that are designed for use in connection with specific sexual activities.

~~Adult live entertainment establishment~~ means an establishment that features either:

1. Persons who appear in a state of nudity or seminude; or
2. Live performances that are characterized by the exposure of specific anatomical areas or specific sexual activities.

Adult motion picture theater means a commercial establishment in which, for any form of consideration, films, motion pictures, video cassettes, slides or other similar photographic reproductions that are characterized by the depiction or description of specific sexual activities or specific anatomical areas are predominately shown.

Adult oriented business means adult arcades, adult bookstores, adult video stores, cabarets, adult live entertainment establishments, adult motion picture theaters, adult theaters, and massage establishments that offer adult service or nude model studios.

Adult service means dancing, serving food or beverages, modeling, posing, wrestling, singing, reading, talking, listening or other performances or activities conducted for any consideration in an adult oriented business, by a person who is nude or seminude during all or part of the time that the person is providing the service.

Adult service business means a business establishment or premises where any adult service is provided to patrons in the regular course of business.

Adult theater means a theater, concert hall, auditorium or similar commercial establishment that predominately features persons who appear in a state of nudity or who engage in live performances that are characterized by the exposure of specific anatomical areas or specific sexual activities.

Cabaret means an adult oriented business licensed to provide alcoholic beverages pursuant to A.R.S. title 4, ch. 2, art. 1 (A.R.S. § 4-201 et seq.).

Compliance review number means a number issued by a code compliance officer indicating that a proposed building, structure, or use of land meets all of the standards and requirements in this chapter.

County sheriff means the elected Pinal County sheriff or the county sheriff's designee.

Director means the director of the planning and development department or his/her designee.

Employee means any person hired, engaged or authorized to perform any service on the premises of an adult service business, including an adult service provider, whether an employee, independent contractor or otherwise.

Enterprise means a corporation, association, labor union or other legal entity, as provided in A.R.S. § 13-105.

Massage establishment means an establishment in which a person, firm, association or corporation engages in or permits massage activities, including any method of pressure on, friction against, stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating of external soft parts of the body with the hands or with the aid of any mechanical apparatus or electrical apparatus or appliance. This definition shall not apply to:

1. Physicians licensed pursuant to ARS title 32, ch. 7 (A.R.S. § 32-801 et seq.), 8 (A.R.S. § 32-900 et seq.), 13 (A.R.S. § 32-1401 et seq.), 14 (A.R.S. § 32-1501 et seq.) or 17 (A.R.S. § 32-1800 et seq.);
2. Registered nurses, licensed practical nurses or technicians who are acting under the supervision of a physician licensed pursuant to A.R.S. title 32, ch. 13 (A.R.S. § 32-1401 et seq.) or 17 (A.R.S. § 32-1800 et seq.);
3. Persons employed or acting as trainers for any bona fide amateur, semi-professional or professional athlete or athletic team; or
4. Persons who are licensed pursuant to A.R.S. title 32, ch. 42 (A.R.S. § 32-4201 et seq.).

Nude model studio means a place in which a person who appears in the state of nudity or who displays specific anatomical areas is observed, sketched, drawn, painted, sculptured, photographed, filmed or otherwise depicted by other persons who pay money or other consideration. The term "nude model studio" does not include a proprietary school that is licensed by the State of Arizona or a college, community college or university that is supported entirely or in part by taxation, a private college or university that maintains or operates educational programs in which credits are transferable to a college, community college or university supported entirely or partly by taxation, or a structure to which the following apply:

1. — A sign is not visible from the exterior of the structure and no other advertising appears indicating that a nude person is available for viewing;
2. — A student must enroll at least three calendar days in advance of the class in order to participate; and
3. — No more than one nude or seminude model is on the premises at any time.

Nude, nudity or state of nudity means any of the following:

1. — The appearance of a human anus, genitals or female breast below a horizontal line across the top of the areola at its highest point. This definition shall include the entire lower portion of the female breast, but shall not include any portion of the cleavage of the female breast exhibited by a dress, blouse, shirt, leotard, bathing suit, or other wearing apparel provided the areola is not exposed in whole or part.
2. — A state of dress which fails to opaquely cover a human anus, genitals or female breast below a horizontal line across the top of the areola at its highest point. This definition shall include the entire lower portion of the female breast, but shall not include any portion of the cleavage of the female breast exhibited by a dress, blouse, shirt, leotard, bathing suit or other wearing apparel provided the areola is not exposed in whole or in part.

Patron means a person invited or permitted to enter and remain upon the premises of an adult oriented business, whether or not for consideration.

Principal business purposes means a commercial establishment that devotes 40 percent or more of its floor space to the sale or rental of items listed in subsections (1) and (2) of the definition of "adult bookstore" or "adult video store."

Seminude means a state of dress in which clothing covers no more than the anus, genitals, pubic region and female breast below a horizontal line across the top of the areola at its highest point, as well as portions of the body that are covered by supporting straps or devices. This definition shall include the entire lower portion of the female breast, but shall not include any portion of the cleavage of the female breast exhibited by a dress, blouse, shirt, leotard, bathing suit or other wearing apparel provided the areola is not exposed in whole or in part.

Specific anatomical areas means any of the following:

1. — A human anus, genitals, pubic region or a female breast below a horizontal line across the tip of the areola at its highest point that is less than completely and opaquely covered. This definition shall include the entire lower portion of the female breast, but shall not include any portion of the cleavage of the female breast exhibited by a dress, blouse, shirt, leotard, bathing suit or other wearing apparel provided the areola is not exposed in whole or in part.
2. — Male genitals in a discernible turgid state even if completely or opaquely covered.

Specific sexual activities means intercourse, oral copulation, masturbation or sodomy on the premises of an adult oriented business.

(Ord. No. 012010-AEO, § 2; Ord. No. 61862, § 3503)

2.190.0940. Applicability.

This Chapter shall apply to all Persons engaging in the activities described herein. whether or not such activities were commenced prior to the effective date of the ordinance codified in this chapter. Persons so engaged as of the effective date of the ordinance codified in this Chapter shall be in full compliance with this Chapter. Any Adult Oriented Business lawfully operating on the effective date of the ordinance codified in this Chapter that is in violation of this Chapter shall be deemed a legal nonconforming use.

(Ord. No. 012010-AEO, § 2; Ord. No. 61862, § 3509)

2.190.0450. Establishment and location of ~~adult-oriented businesses~~ Adult Oriented Businesses.

The establishment of an ~~adult-oriented business~~ Adult Oriented Business shall be permitted only in the ~~CI-1 light industrial and warehouse zoning district~~ Light Industry and Warehouse Zoning District, ~~CI-2 industrial zoning~~ Industrial Zoning District, ~~I-2 light industrial and warehouse zoning district~~ Light Industrial and Warehouse Zoning District and ~~I-3 industrial zoning district~~ Industrial Zoning District and shall be subject to the following spacing restrictions:

- A. No ~~person~~ Person shall cause or permit the establishment of any ~~adult-oriented business~~ Adult Oriented Business as defined in this ~~chapter~~ Chapter, within 1,000 feet of another ~~adult-oriented business~~ Adult Oriented Business.
- B. No ~~person~~ Person shall cause or permit the establishment of any ~~adult-oriented business~~ Adult Oriented Business as defined in this ~~chapter~~ Chapter, within 2,000 feet of any place of worship or religious institution, nursery ~~nursery~~ Childcare facility, a private, public or charter school, school, YMCA, YWCA, Boys Club, Girls Club or similar ~~an existing youth organization or youth-oriented space~~, public park, public ~~building, or properties~~ Building, medical marijuana dispensaries and recreational marijuana establishments, or property ~~zoned for residential~~ Use or used for residential purposes.
- C. ~~Adult-oriented business~~ Oriented Business shall be conducted solely within an enclosed ~~structure~~ Structure or ~~building~~ Building.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 20; Ord. No. 012010-AEO , § 2; Ord. No. 61862, § 3504)

2.190.0560. Measurement of distance.

For the purpose of measuring separation of distances in this ~~chapter~~ Chapter:

- A. The distance between any two ~~adult-oriented businesses~~ Adult Oriented Businesses shall be measured in a straight line, without regard to intervening ~~structures~~ Structures or objects, from the closest property line of each ~~business~~ Business.
- B. The distance between any ~~adult-oriented business~~ Adult Oriented Business and any place of worship or religious institution, nursery ~~nursery~~ Childcare facility, a public, private or charter school, school, YMCA, YWCA, Boys Club, Girls Club or similar ~~an existing youth organization or youth-oriented space~~, public park, public ~~building~~ Building, medical marijuana dispensaries and recreational marijuana establishments, or properties zoned for residential ~~use~~ Use or used for residential purposes shall be measured in a straight line, without regard to intervening ~~structures~~ Structures or objects, from the nearest property line of the premises where the ~~adult-oriented business~~ Adult Oriented Business is conducted, to the nearest property line of the premises of a place of worship or religious institution, nursery ~~school, school,~~ YMCA, YWCA, Boys Club, Girls Club or similar ~~Childcare facility, a public, private or charter school, an existing youth organization or youth-oriented space~~, public park, public ~~building~~ Building, medical marijuana dispensaries and recreational marijuana establishments, or properties zoned for residential ~~use~~ Use or used for residential purposes.

(Ord. No. 012010-AEO , § 2; Ord. No. 61862, § 3505)

2.190.0670. Regulations governing existing ~~adult-oriented business~~ Adult Oriented Business.

- A. Any ~~adult-oriented business~~ adult-oriented business ~~lawfully operating on the effective date of the ordinance codified in this chapter that is in violation of this chapter shall be deemed a nonconforming use.~~ Nonconforming use shall be governed by ~~chapter~~ PCDSC § 2.05-PCDSC.

B. If two or more ~~adult-oriented businesses~~Adult Oriented Businesses are within 1,000 feet of one another or otherwise in a permissible location, the ~~adult-oriented business~~Adult Oriented Business which was first established and continually operating at a particular location is the conforming uUse, and the later established ~~b~~Business is nonconforming.

BC. An ~~adult-oriented business~~Adult Oriented Business lawfully operating as a conforming uUse is not rendered a nonconforming uUse by the subsequent location of a place of worship or religious institution, nursery, Childcare facility, a public, private or charter school, school, YMCA, YWCA, Boys Club, Girls Club or similar existing youth organization or youth-oriented space, public park, public ~~building~~Building, medical marijuana dispensaries and recreational marijuana establishments, or properties zoned for residential uUse within 2,000 feet of the ~~adult-oriented business~~Adult Oriented Business.

(Ord. No. 012010-AEO , § 2; Ord. No. 61862, § 3506)

2.190.0780. Regulations pertaining to Adult Arcades, Adult Bookstores or Video Stores, Cabarets, adult arcades, adult bookstores or video stores, cabarets, adult live entertainmentLive Entertainment establishments, adult motion picture theaters, adult theatersAdult Motion Picture Theaters, Adult Theaters and massage establishmentsNude Model Studios that offer ~~adult service or nude model studios~~Adult Service.

A ~~compliance review number~~Compliance Review Number shall be required to ensure that the aforementioned ~~adult-oriented businesses~~Adult Oriented Businesses are in compliance with the ~~zone~~Zoning District, location and separation distance requirements.

(Ord. No. 012010-AEO , § 2; Ord. No. 61862, § 3507)

2.190.0890. Advertising regulations.

- A. No ~~p~~Person shall exhibit, post or display on a ~~s~~Sign, wall, or window any statement, symbol or picture of an ~~e~~Obscene nature.
- B. No depiction of specified sexual activities or specified anatomical areas shall be visible from the exterior of the premises.

(Ord. No. 012010-AEO , § 2; Ord. No. 61862, § 3508)

~~2.190.090. Applicability.~~

~~This chapter shall apply to all persons engaging in the activities described herein, whether or not such activities were commenced prior to the effective date of the ordinance codified in this chapter. Persons so engaged as of the effective date of the ordinance codified in this chapter shall be in full compliance with this chapter.~~

CHAPTER 2.191. MEDICAL MARIJUANA DISPENSARIES, RECREATIONAL MARIJUANA ESTABLISHMENTS, OFF-SITE MARIJUANA CULTIVATION LOCATIONS AND TESTING FACILITIES

2.191.010. Measurement of distance.

For the purpose of measuring separation of distances in this Chapter:

- A. The distance separating shall be measured in a straight line, without regard to intervening Structures or objects, from the nearest property line of the premises of the first property to the nearest property line of the second premises or the nearest part of the County jurisdictional boundary.

2.191.020 Medical marijuana dispensaries, recreational marijuana establishments, off-site marijuana cultivation locations and testing facilities.

- A. *Medical marijuana dispensaries and recreational marijuana establishments.* Medical marijuana dispensaries and recreational marijuana establishments ~~shall be~~ permitted as a special Use subject to the following conditions:
1. *Minimum notification area.* The minimum notification area for a medical marijuana dispensary or recreational marijuana establishment is 1,500 feet.
 2. *Application requirements.* An applicant for a medical marijuana dispensary or recreational marijuana establishment must complete an application that includes all of the following information:
 - a. If the application is by an agent for the owner, the authorization must include an explicit acknowledgment from the owner that the owner knows that the proposed ~~use~~ Use of the property is as a medical marijuana dispensary and/or recreational marijuana establishment, as applicable.
 - b. The legal name of the medical marijuana dispensary or recreational marijuana establishment.
 - c. The name, address and date of birth of each principal officer and board member and the name, address and date of birth of each agent.
 - d. A copy of any operating procedures adopted in compliance with the rules of the Arizona Department of Health Services or its successor agency.
 - e. A notarized certification that none of the principal officers or board members has been convicted of ~~one of the following offenses:~~
 - ~~i. A violent crime or an excluded felony offense, as defined in A.R.S. § 13-901.03(B) that was classified as a felony in the jurisdiction where the person was convicted; or~~ ~~A violation of state or federal controlled substance law that was classified as a felony in the jurisdiction where the person was convicted including an offense for which the sentence, any term of probation, incarceration or supervised release was completed within the ten years prior to applying for the application for the dispensary or an offense involving conduct that would be immune from arrest, prosecution or penalty under A.R.S. § 36-2811 except that the conduct occurred before the effective date of that statute or was prosecuted by an authority other than the State of Arizona.~~ 2801(7).
 - f. A notarized certification that none of the principal officers or board members has served as a principal officer or board member for a registered medical marijuana dispensary or recreational marijuana establishment that has had its registration certificate revoked.
 - g. A floor plan showing the location, dimensions and type of security measures demonstrating that the medical marijuana dispensary or recreational marijuana establishment will meet the definition of enclosed, locked facility contained in A.R.S. § 36-2801(6) and will be conducted completely within an enclosed, locked ~~building~~ Building.
 3. *Permitted location.* A medical marijuana dispensary or recreational marijuana establishment is only permitted in the C-3 (~~General Commercial~~), I-1 (~~Industrial Buffer~~), I-2 (~~Light Industrial and~~

~~Warehouse), and I-3 (Industrial) zoning districts~~Zoning Districts and only with a ~~special-use permit~~Special Use Permit that requires an approved reapplication of the permit after five years. Subject to a medical marijuana dispensary or less-recreational marijuana establishment operating under a state issued license in accordance with A.R.S. § 36-2801 et seq. or § 36-2850 et seq., any change of ownership of the medical marijuana dispensary or recreational marijuana establishment retains any Special Use Permit currently approved by the County prior to ending of the five-year reapplication period.

4. *Community impacts.* The ~~County~~County may or may not approve a medical marijuana dispensary or recreational marijuana establishment at a site if substantial evidence is presented to the Board of Supervisors during the Special Use Permit process that locating the dispensary or establishment at the proposed site will negatively impact neighboring property values or if substantial evidence is presented that shows that locating the dispensary or establishment at the proposed site will create an unreasonable risk to the health, safety or ~~general welfare~~General Welfare in the area.
5. *Development standards.*
 - a. A medical marijuana dispensary or recreational marijuana establishment must be located in a permanent ~~building and may not be located in a trailer, cargo container or motor vehicle.~~Building.
 - b. A medical marijuana dispensary or recreational marijuana establishment shall be separated a minimum of ~~ten miles~~2,000 feet from all other medical marijuana dispensaries or establishments within unincorporated areas of the ~~county and no less than ten miles~~County and separated a minimum of 2,000 feet from County jurisdictional boundaries~~measured from the parcel boundaries; however. However,~~ this does not preclude a dual licensee from operating both a medical marijuana dispensary and a marijuana establishment collectively at a shared location.
 - c. A medical marijuana dispensary or recreational marijuana establishment shall be separated a minimum of 1,500 feet from schools, community service agencies, activity facilities and/or activities where children may be enrolled,~~measured from the parcel boundaries.~~
 - d. A medical marijuana dispensary or recreational marijuana establishment shall be separated a minimum of 1,500 feet from a Childcare Center.
 - e. A medical marijuana dispensary or recreational marijuana establishment shall be separated a minimum of 1,500 feet from a library or public park.
 - f. A medical marijuana dispensary or recreational marijuana establishment shall be separated a minimum of 1,500 feet from a ~~childcare center, measured from the parcel boundaries.~~
 - e. ~~A medical marijuana dispensary or recreational marijuana establishment shall be separated a minimum of 1,500 feet from a library or public park.~~
 - f. ~~A medical marijuana dispensary or recreational marijuana establishment shall be separated a minimum of 1,500 feet from a church place of worship.~~
 - g. A medical marijuana dispensary or recreational marijuana establishment shall be separated a minimum of 1,500 feet from a residential substance abuse diagnostic and treatment facility or other drug or alcohol rehabilitation facility.
 - h. A medical marijuana dispensary or recreational marijuana establishment may have a drive-through service.
 - i. A medical marijuana dispensary or recreational marijuana establishment may not have outdoor seating areas.
 - j. The permitted hours of operation of a medical marijuana dispensary or recreational marijuana establishment are between the hours of 7:00 a.m. and 10:00 p.m. daily.

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- k. The medical marijuana dispensary or recreational marijuana establishment shall meet security requirements adopted by the Arizona Department of Health Services or its successor agency.
 - l. The storage facilities for the marijuana stored or grown at the dispensary or establishment shall prevent the emission of dust, fumes, vapors or odors into the environment.
 - m. The owner shall secure a certification from the State Fire Marshall or from another acceptable entity responsible for fire safety in the area in which the medical marijuana dispensary or recreational marijuana establishment is to be located stating that the ~~s~~Structure complies with all ~~fire code~~Fire Code requirements and supply that certification to the ~~b~~Building and safety department.
 - n. The medical marijuana dispensary or recreational marijuana establishment is prohibited from permitting anyone to consume marijuana on its premises.
 - o. The medical marijuana dispensary or recreational marijuana establishment shall comply with applicable sections of the Pinal County sanitary code.
 - p. The medical marijuana dispensary or recreational marijuana establishment may provide off-site delivery of marijuana.
6. *Enforcement.* The provisions of this subsection may be enforced through the use of the civil penalty procedure provided for by PCDCS § 2.160.140 or by injunction or other civil proceeding as provided by A.R.S. § 11-815(H). ~~Notwithstanding any other provision of this code, this subsection shall not be enforced under A.R.S. § 11-815(C) as a misdemeanor.~~
7. *Fees.* The fee for application and hearing is a combination of the existing fees for the ~~special use permit~~Special Use Permit application filing fee, the site analysis submittal fee, and the notice of public hearing fee included in the most current ~~planning and development department~~Community Development Department fee schedule.
- B. *Special conditions for non-dispensary/non-establishment cultivation.*
- 1. ~~In accordance with the limitations imposed by A.R.S. § 36-2801 et seq. (the Arizona Medical Marijuana Act) and A.R.S. § 36-2850 et seq. 1. An (the Smart and Safe Arizona Act) and this Chapter, an individual is permitted to possess, consume, process, manufacture, transport, and cultivate marijuana in a residential zoning district Zoning District within the unincorporated areas of the county, subject to the limitations imposed by A.R.S. § 36-2801 et seq. County. (the Smart and Safe Arizona Act) and this chapter.~~
 - 2. *Marijuana cultivation location.*
 - a. Allowed as an accessory to a primary residence.
 - b. Must be conducted in a completely enclosed, locked ~~b~~Building.
 - c. Must prevent the emission of dust, fumes, vapors or odors into the environment.
- C. *Off-site marijuana cultivation locations and testing facilities.* ~~As long as the Arizona Revised Statutes remain in full force and effect to allow marijuana dispensaries and establishments, testing~~Testing facilities and off-site cultivation and manufacturing locations where marijuana and marijuana products may not be transferred or sold to consumers are permitted as a special ~~u~~Use subject to the following conditions:
- 1. *Minimum notification area.* The minimum notification area for off-site marijuana cultivation locations and testing facilities is 1,500 feet.
 - 2. *Supplemental application.* In addition to the application required by ~~Chapter 2.150~~PCDCS § 2.151.010 PCDCS, an applicant for a ~~special use permit~~Special Use Permit for an off-site cultivation location or testing facility shall complete an application that includes all of the following information:
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- a. If the application is by an agent for the owner, the authorization must include an explicit acknowledgment from the owner that the owner knows that the proposed ~~u~~Use of the property is as an off-site marijuana cultivation location or testing facility.
 - b. The legal name and address of the affiliated medical marijuana dispensary and/or recreational marijuana establishment.
 - c. The name, address and date of birth of each principal officer and board member affiliated with the off-site cultivation location or testing facility and the name, address and date of birth of each agent.
 - d. A copy of any operating procedures adopted in compliance with the rules of the Arizona Department of Health Services or its successor agency.
 - e. A notarized certification that none of the principal officers or board members affiliated with the off-site cultivation location or testing facility has been convicted of one of the following offenses:
 - i. A violent crime as defined in A.R.S. § 13-901.03(B) that was classified as a felony in the jurisdiction where the ~~p~~Person was convicted;
 - ii. A violation of state or federal controlled substance law that was classified as a felony in the jurisdiction where the ~~p~~Person was convicted including an offense for which the sentence, any term of probation, incarceration or supervised release was completed within the ten years prior to applying for the application for the off-site cultivation location, or an offense involving conduct that would be immune from arrest, prosecution or penalty under A.R.S. § 36-2811 except that the conduct occurred before the effective date of that statute or was prosecuted by an authority other than the State of Arizona.
 - f. A notarized certification that none of the principal officers or board members affiliated with the off-site cultivation location or testing facility has served as a principal officer or board member for a registered nonprofit medical marijuana dispensary that has had its registration certificate revoked.
 - g. A floor plan showing the location, dimensions of and type of security measures demonstrating that the off-site cultivation location or testing facility will meet the definition of "enclosed, locked facility" contained in A.R.S. § 36-2801(6).
 - h. A security plan that meets or exceeds Arizona Department of Health Services requirements, which shall be submitted to the Pinal County Sheriff's Office for review and comment prior to the applicant's ~~special use permit~~Special Use Permit hearing.
3. *Permitted location.* An off-site cultivation location or testing facility is only permitted in the C-3 (general commercial), I-1 (industrial ~~b~~Buffer), I-2 (light industrial and warehouse), and I-3 (industrial ~~zoning districts~~Zoning Districts) and only with a ~~special use permit~~Special Use Permit that requires approved reapplication of the permit after ten years or less. ~~Any valid previously approved special use permit for~~Subject to a marijuana off-site cultivation location ~~or testing facility under a state issued license in accordance with A.R.S. § 36-2801 et seq. or § 36-2850 et seq., any change of ownership of the date of this ordinance is extended to~~medical marijuana dispensary or recreational marijuana establishment retains any Special Use Permit currently approved by the County prior to ending of the ~~ten years starting from June 30, 2021.~~year reapplication period.
 4. *Community impacts.* The ~~b~~Board may or may not approve an off-site cultivation location or testing facility at a location if substantial evidence is presented that locating the cultivation location or testing facility at the proposed site will negatively impact neighboring property values or if substantial evidence is presented to the Board of Supervisors during the Special Use Permit process that shows that locating the cultivation location or testing facility at the proposed site will create an unreasonable risk to the health, safety or ~~general welfare~~General Welfare in the area.

5. Development Standards.

- a. An off-site cultivation location or testing facility must meet the definition of an "enclosed, locked facility" under A.R.S. § 36-2801(6) and the definition of "enclosed area" under Arizona Administrative Code R9-17-101(20) ~~and may not be located in a trailer, cargo container or motor vehicle.~~
- b. An off-site cultivation location or testing facility shall be separated a minimum of 2,000 feet from all other off-site cultivation locations or testing facilities ~~measured from the parcel boundaries.~~
- c. An off-site cultivation location or testing facility shall be separated a minimum of 1,500 feet from schools, community service agencies, activity facilities and/or activities where children may be enrolled, ~~measured from the parcel boundaries.~~
- d. An off-site cultivation location or testing facility shall be separated a minimum of 1,500 feet from a ~~childcare center~~, Childcare Center.
- e. An off-site cultivation location or testing facility shall be separated a minimum of 1,500 feet from a library or public park.
- f. An off-site cultivation location or testing facility shall be separated a minimum of 1,500 feet from a ~~church~~, place of worship.
- g. An off-site cultivation location or testing facility shall be separated a minimum of 1,500 feet from a residential substance abuse diagnostic and treatment facility or other drug or alcohol rehabilitation facility.
- h. An off-site cultivation location or testing facility shall be separated a minimum of 1,500 feet from any single-family residential ~~zone~~ Zoning District, multifamily residential ~~zone~~ Zoning District, mixed dwelling ~~zone~~ Zoning District and RU-C ~~zone~~ Zoning District, ~~as measured from the parcel boundaries.~~
- i. An off-site cultivation location may not have outdoor seating areas.
- j. All drying, curing and storage of marijuana at an off-site cultivation location or testing facility must take place inside a completely enclosed permanent ~~h~~ Building with controlled access and cannot be located in a ~~trailer, cargo container, or motor v~~ ehicle.
- k. An off-site cultivation location must have a legible copy of a valid agent registry identification card, the original of which is issued by the State of Arizona, plainly displayed inside of the doorway at all times.
- l. An off-site cultivation location must have the address of the medical marijuana dispensary or recreational marijuana establishment that the off-site cultivation location supplies plainly displayed inside of the doorway at all times.
- m. An off-site cultivation location or testing facility must be accessible by a pavement to pavement roadway.
- n. The ~~e~~ County shall not permit more than one off-site cultivation location and one off-site manufacturing location for each ~~dispensary and establishment located in the county, absent a showing of unnecessary hardship, individual medical marijuana dispensary or recreational marijuana establishment located in the County. Subject to a medical marijuana dispensary or recreational marijuana establishment operating under a state issued license in accordance with A.R.S. § 36-2801 et seq. or § 36-2850 et seq., any change of ownership of the medical marijuana dispensary or recreational marijuana establishment retains any Special Use Permit currently approved by the County prior to ending of the five-year reapplication period.~~

- o. The off-site cultivation location or testing facility shall meet security requirements adopted by the Arizona Department of Health Services or its successor agency.
 - p. The storage facilities for the marijuana stored or grown on site shall prevent the emission of dust, fumes, vapors or odors into the environment.
 - q. The owner shall secure a certification from the State Fire Marshall or from another acceptable entity responsible for fire safety in the area in which the off-site cultivation location or testing facility is to be located stating that the ~~s~~structure complies with all ~~fire code~~Fire Code requirements and supply a copy of that certification to the ~~b~~Building and safety department.
 - r. The off-site cultivation location or testing facility is prohibited from permitting anyone to consume marijuana on the premises.
 - s. The off-site cultivation location or testing facility shall comply with applicable section of the Pinal County sanitary code.
 - t. The applicant shall provide not less than three days' advance notice to the Pinal County Sheriff's Office when marijuana is to be harvested at the cultivation location and when marijuana is to be transported from the site to a marijuana dispensary and/or establishment.
 - u. The applicant shall submit for review and approval of a specific ~~site plan~~Site Plan as required by ~~Chapter~~PCDSC § 2.200 PCDSC prior to operation of an off-site cultivation location or testing facility.
6. *Enforcement.* The provisions of this subsection may be enforced through the use of the civil penalty procedure provided for by PCDSC § 2.160.140 or by injunction or other civil proceeding as provided by A.R.S. § 11-815(H). ~~Notwithstanding any other provision of this code, this subsection shall not be enforced under A.R.S. § 11-815(C) as a misdemeanor.~~
7. *Fees.* The fee for application and hearing is a combination of the existing fees for the ~~special use permit~~Special Use Permit application filing fee, the site analysis submittal fee and the notice of public hearing fee included in the most current ~~planning and development department~~Community Development Department fee schedule.
- D. *Marijuana food establishments.* A marijuana food establishment shall only be allowed within or immediately adjacent to or within a medical marijuana dispensary and/or a recreational marijuana establishment and. A marijuana food establishment shall be subject to the same requirements applicable to marijuana dispensaries and establishments in PCDSC § 2.191.010(A)-020(A) that are applicable to the medical marijuana dispensary or recreational marijuana establishment within which the marijuana food establishment resides or to which it is immediately adjacent.

(Ord. No. PZ-C-001-14 , § 1; Ord. No. 011812-ZO-PZ-C-007-10 , § 21; Ord. No. 022311-PZ-C-008-10 , § 3; Ord. No. 2021-PZ-C-001-21 , § 1)

2.191.0230 Prohibition of marijuana on public property.

Except as otherwise provided by state law, the possession, ~~u~~Use, sale, cultivation, manufacture, production or distribution of marijuana products is prohibited on property that is occupied, owned, controlled or operated by the ~~e~~County and it is unlawful for an individual to smoke marijuana in a public place or open space in unincorporated areas of Pinal County.

(Ord. No. 022311-PZ-C-008-10 , § 4; Ord. No. 2021-PZ-C-001-21 , § 1)

CHAPTER 2.195. OUTDOOR LIGHTING

2.195.010. Administration.

- A. *Purpose.* The purpose of this ~~chapter~~Chapter is to establish comprehensive provisions for ~~outdoor lighting~~Outdoor Lighting within Pinal County. This document intends to achieve a balance between safety and aesthetics, to encourage designs that provide for the proper quality and quantity of nighttime illumination, while managing energy consumption, and minimizing ~~light trespass~~Light Trespass and negative impacts on the surrounding areas and our night sky. Proper exterior lighting design creates lighting systems that are sensitive to the surrounding areas by confining the illumination as much as possible within the boundaries of the project site. It also provides appropriate quantities and uniformity of both horizontal and vertical illumination on the site while minimizing energy usage. This will involve the ~~use~~Use of not only the appropriate fixtures and light sources, but also proper placement and operating schedules. Pinal County recognizes the intent of the International Dark-Sky Association, the Recommended Practices and Design Guidelines put forth by the Illuminating Engineering Society of North America (IESNA), and the requirements and limitations of the International Energy Conservation Code (IECC), ~~and has used these as guiding principles in the development of this chapter~~Chapter. More information can be acquired by obtaining copies of the most recent IESNA and IECC publications.
- B. *Applicability.* This ~~chapter~~Chapter applies to all new and replacement lighting to be installed at all residential and nonresidential facilities/sites, or the existing lighting at a facility/site that is undergoing a change in ~~use~~Use. In the event that a lighting renovation affects more than 50 percent of the facility/site ~~lighting fixtures, excluding bulbs~~, then the entire facility/site shall be brought into compliance with this ~~chapter~~Chapter. Single-family residences, attached and detached, are subject to PCDSC 2.195.0450(L) and PCDSC §§ 2.195.070 through 2.195.090110 only. In the event an attached or detached single-family dwelling ~~family unit~~ is on the same ~~parcel~~Parcel as a multifamily commercial or industrial ~~use~~Use, the requirements for the multifamily commercial or industrial ~~use~~Use shall apply.
- C. *Conformance with applicable law.* All outdoor illuminating devices shall be installed in conformance with the provisions of this ~~chapter~~Chapter, Pinal County ~~subdivision~~Subdivision regulations, and any ~~building~~Building, zoning or energy codes now in effect or which may hereafter be enacted, as applicable. Where any provisions of any of the Arizona Revised Statutes, federal law, or other Pinal County ordinances or regulations conflict with the requirements of this ~~chapter~~Chapter, the most restrictive shall govern.
- D. *Approved material and methods of installation.* The provisions of this ~~chapter~~Chapter are not intended to prevent the ~~use~~Use of any material or method of installation not specifically prescribed by this ~~chapter~~Chapter, provided any such alternate has been approved. ~~The planning director~~The Community Development Director may approve any such alternate, provided he or she finds that the proposed design, material or method:
1. Provides approximate equivalence to those specific requirements of this ~~chapter~~Chapter; or
 2. Is ~~otherwise satisfactory and complies~~consistent with the intent of this ~~chapter~~Chapter.
- E. *Use of new technology.* As new lighting technology develops which is useful in reducing energy consumption, light pollution, and ~~light trespass~~Light Trespass, consideration shall be given to use of state-of-the-art technology in keeping with the intent of this ~~chapter~~Chapter.
- F. *Lumen requirement.* In certain sections of this ~~chapter~~Chapter a ~~lumen~~Lumen requirement is followed by incandescent equivalent in parenthesis. This is for an example only. The ~~lumen~~Lumen requirement shall apply. Additionally, certain types of illumination are measured in nits, in which case the measurement should be converted to Lumens.

(Ord. No. PZ-C-003-09 , § 1)

2.195.020. ~~Definitions~~Reserved.

The following words, terms and phrases when used in this chapter shall have the meanings ascribed to them below, except when the context clearly indicates a different meaning:

Abandonment means the discontinuation of use for a period of one year or more.

Areas, equestrian/roping, means an improved area, generally fenced, of at least 30 feet in width or length within which equestrian activities involving horse riding or driving occurs that are noncommercial in nature and do not include seating.

Arenas, equestrian/roping, means a commercially utilized structure or area, sometimes with tiers of seating rising around an improved area, of at least 30 feet in width or length within which equestrian activities involving horse riding or driving occurs.

Bollard, louvered, means a ground-mounted luminaire that is usually 36 inches to 48 inches in height, is generally used for the lighting of paths and building entries, and possesses a stacked set of external angled visors/louvers that minimize direct view of the light source. In order to qualify as a louvered bollard under this chapter, the stacked visors must be positioned/angled in such a fashion as to prevent any direct view of the light source from viewing angles of 90 degrees and above.

Fascia means the vertical element found around the perimeter of a canopy structure.

Footcandle (FC or VFC) means a unit of the illumination being produced on a surface, and defined as one lumen per square foot of area illuminated. Footcandle or FC is a general term for all types of illumination, while vertical footcandles (VFC) refers only to illumination being produced on a vertical surface (facade of a building) or passing over a property line (spill light/light trespass).

General illumination means outdoor lighting used for, but not limited to, illumination for walkways, roadways, equipment yards, parking lots, and outdoor security where safety or security of the grounds is the primary concern.

Glare means the sensation produced by a bright light source within the visual field that is sufficiently brighter than the level to which the eyes are adjusted, causing discomfort and/or loss in visual performance or visibility.

House-side shield (HSS) means a visor or louver that is internal or external to a luminaire, that physically blocks and thereby reduces the amount of illuminance being produced to the rear of the luminaire (usually toward residential properties).

Illuminance means the amount of light falling onto a surface area, measured in footcandles (lumens per square foot) or lux (lumens per square meter). For conversion purposes, one footcandle (FC) is equal to 10.76 lux (lx).

Illuminating Engineering Society of North America (IESNA) means the nonprofit society established in 1906 whose goal is to improve the lighted environment by bringing together those with lighting knowledge and by translating that knowledge into actions that benefit the public. The IESNA is the primary source of lighting recommended practices in North America.

Individual means any private individual, tenant, lessee, owner or any commercial entity including but not limited to companies, partnerships, joint ventures or corporations.

Installed means the attaching or assembling in place of any luminaire.

Kelvin means the temperature scale utilized in illumination science to describe the hue/color of the light. A lower value such as 2,700 Kelvin is associated with a "warm" colored light source such as incandescent, while a higher value such as 4,000 Kelvin is associated with a "cool" colored light source such as metal halide.

Lamp, coated, is the correct term for a light source, such as incandescent or metal halide lamps. "Coated" lamps have an outer coating that minimizes direct view of the arc tube.

Lighting power density (LPD) means the watts of exterior lighting per square foot of area (watts/ft²) for the different sections of the project site (parking lot, walkways, building entries, etc.). This is the metric established by the International Energy Conservation Code (IECC), and will therefore be utilized as one of the factors for determining conformance with the IECC and this chapter.





Light trespass/spill light means unwanted light that falls outside of the area intended to be lighted. This chapter places limits on the amount of illumination, in footcandles, that shall be allowed to cross a residential property line.

Lumen means the unit used to measure the total amount of light that is produced by a light source/lamp. All light sources reduce in lumen output the longer that they are operated. "Initial lumens" is a term defined as the amount of light output from a lamp when it is new. "Mean lumens" is a term defined as the average lumen output of a lamp over its life, and is the lumen value utilized in the proper design of lighting systems. A lumen is a unit of standard measurement used to describe how much light is contained in a certain area. One lumen is defined as the luminous flux of light produced by a light source that emits one candela of luminous intensity over a solid angle of one steradian.

Lumen density (LD) means the initial lumens of the lamps/light sources utilized by the exterior lighting per square foot of area (lumens/ft²) for the project site. This metric is another factor that will be utilized for determining compliance with this chapter.

Luminaire means a complete lighting unit/fixture, including the lamp, ballast, wiring, housing, reflector, lens, and any shielding.

Luminaire cutoff is a term established by the IESNA that is associated with four different general classifications of luminaires, each with a different amount of allowed high angle and upward light: non-cutoff, semi-cutoff, cutoff and full-cutoff. Full-cutoff luminaires, which minimize high angle light and allow no light above the horizontal, shall be required for most uses. Semi-cutoff and cutoff luminaires, which allow for up to five percent and 2.5 percent uplight respectively, shall be allowed for low-wattage decorative/accent lighting for some uses in lighting zones 2 and 3.

	<p>Examples of full-cutoff pole-mounted and building-mounted luminaires. The lamp is completely recessed into the luminaire, and the lens is flat. No light is produced above the horizontal.</p>
	<p>Examples of cutoff pole-mounted and building-mounted luminaires. The lamp is completely recessed into the luminaire, but the lens sags/curves downward. Up to 2.5% of the light is produced above the horizontal.</p>
	<p>Examples of semi-cutoff pole-mounted and building-mounted luminaires. The lamp visibly protrudes downward into a sag/curved lens. Up to 5.0% of the light is produced above the horizontal.</p>
	<p>Examples of non-cutoff pole-mounted and building-mounted luminaires (which are not allowed under this chapter). The lamp is substantially exposed. Little or no attempt is made to control the light produced above the horizontal.</p>

Luminaire, fully shielded, means a fully shielded fixture that is shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

Luminaire, partially shielded, means a partially shielded fixture that is shielded in such a manner that the bottom edge of the shield is below the plane of the center line of the lamp reducing light above the horizontal.

Outdoor lighting means any lighting not within a completely enclosed building.

Outdoor luminaires/light fixtures means outdoor electric illuminating devices, fixtures, lamps and other devices, searchlights, spotlights or floodlights, permanently installed or portable, used for illumination, emergency, security or commercial purposes. Such devices shall include, but are not limited to, lights for:

- A. — Parking lots;
- B. — Roadways;
- C. — Driveways;
- D. — Buildings and structures;
- E. — Recreational areas and facilities;
- F. — Landscaping decorative effects;
- G. — Billboards and signs (advertising and other);
- H. — Product display areas;
- I. — Gas station lighting; and

Outdoor recreational facility means an area designed for active recreation, whether publicly or privately owned, including but not limited to: parks, sports fields, sport courts, golf courses, and roping/equestrian arenas.

Residential lighting refers to outdoor lighting for single or multiple household dwellings.

Security lighting refers to luminaires that operate dusk to dawn in order to provide for protection of property and safety for individuals. They shall conform to all sections of this chapter, and shall generate less than 50 percent of the lighting power density or lumen density utilized by the facility/site during normal business hours.

Skyglow means the brightening of the sky caused by outdoor lighting, atmospheric factors, and celestial factors. Excessive skyglow interferes with astronomical observations and the enjoyment of the night sky, and this chapter includes several requirements and limitations that help to minimize skyglow.

Use, nonresidential, means the use of land for a purpose other than single-family dwelling units or multiple household dwellings. This definition includes parks with residential zoning.

2.195.030. ~~General requirements.~~ Established Lighting Zones.

- A. *Lighting zones.* In order to be more responsive to the special needs of different portions of the eCounty, a system of three different "lighting zones" has been established based upon the current and/or planned uUses and ambient brightness of the area. Each "lighting zone" will have different development requirements and lighting restrictions.
 1. *Lighting zone 1.* Low ambient light areas, found in ~~zoning districts~~ Zoning Districts: CAR, CR-1, CR-1A, CR-2, CR-3, GR, GR-5, GR-10, SH, SR, MH, RU-10, RU-5, RU-3.3, RU-2, RU-1.25, RU-C, R-43, R43R-35, R-20, R-12, R-9, R-7 and MH-8. Outdoor ~~lighting in this lighting zone~~ Zoning District shall not exceed 50 percent of the maximum ~~lighting power density~~ Lighting Power Density (LPD) limits established in the currently adopted version of the International Energy Conservation Code (IECC), or a ~~lumen density~~ Lumen

Density (LD) of nine lumens (9) Lumens per square foot, whichever is less, as measured at the outside edge of the property line.

2. *Lighting zone 2.* Medium ambient light areas, found in ~~zoning districts~~ Zoning Districts CB-1, CR-4, CR-5, MHP, PM/RVP, RV, TR, MD, MR, O-1, O-2, C-1, MHP-435, PM/RV-435. Outdoor ~~lighting~~ Lighting Power Density (LPD) in this lighting zone shall not exceed 75 percent of the maximum ~~lighting power density~~ Lighting Power Density (LPD) limits established in the currently adopted version of the International Energy Conservation Code (IECC), or a ~~lumen density~~ Lumen Density (LD) of fourteen (14) lumens per square foot, whichever is less, as measured at the outside edge of the property line.
3. *Lighting zone 3.* High ambient light areas, found in ~~zoning districts~~ Zoning Districts: CB-2, CI-1, CI-2, CI-B, AC-1, AC-2, AC-3, C-2, C-3, I-1, I-2, I-3. Outdoor ~~lighting~~ Lighting Power Density (LPD) in this lighting zone shall not exceed 100 percent of the maximum ~~lighting power density~~ Lighting Power Density (LPD) limits established in the currently adopted version of the International Energy Conservation Code (IECC), or a ~~lumen density~~ Lumen Density (LD) of nineteen (19) lumens per square foot, whichever is less, as measured at the outside edge of the property line.

~~Note:~~ B. Additional Lighting Zone 3 requirement. In the event that a new lighting zone 3 site, or an existing lighting zone 3 site that is undergoing a renovation (as per PCDCS § 2.195.010(B)), is to be located within 150 feet of an existing site in lighting zone 1-site, then the lighting zone 3 site shall be considered a lighting zone 2 site for the purpose of conformance to this ~~chapter~~ Chapter.

B2.195.035. General requirements.

~~A.~~ Operating hours. Every nonresidential project in all lighting zones shall ~~be encouraged to reduce as much as possible the amount of outdoor lighting that operates~~ Outdoor Lighting to Security Lighting only after 10:00 p.m., or within one (1) hour after close of business, whichever is later, except as permitted in PCDCS § 2.195.0430. All nonsecurity lighting (except for the illumination of roadways and intersections according to FHWA standards and the illumination of state and federal flags) shall be turned off by 10:00 p.m. or within one (1) hour after close -of -business, whichever is later. A nighttime reduction of LPD shall be at least 50% ~~percent in overall LD or LPD is required of IECC limit after 11 P.M.~~ All non-full cutoff luminaires in lighting zones 1 and 2 shall be included in the fixtures being turned off.

1. Non-full-cutoff and non-fully shielded ~~incandescent luminaires~~ Luminaires of greater than ~~150 watts, 2,250 Lumens (150 Watts incandescent),~~ and all other Luminaire types of greater than 1,050 Lumens (70 watts, Watts incandescent), that were installed prior to the adoption of this ~~chapter~~ Chapter are considered to be nonconforming, and shall possess an automatic control device that turns the luminaires off between midnight and sunrise.
2. In addition to turning off these nonconforming luminaires, multifamily ~~housing~~ Housing is only required to reduce at least 50 percent of IECC limit after 10 P.M. the lighting located at common areas such as clubhouses, pool areas and playgrounds.

~~C.~~ Light sources and fixture shielding.

1. New mercury vapor light sources shall not be allowed. ~~Existing installations must be removed or replaced with a conforming light source and luminaire by no later than January 1, 2011.~~
2. Searchlights and strobe/flashing lights are not allowed in any lighting zone without a separate permit as required in PCDCS § ~~2.195.090~~ 110, and the duration of the allowed ~~use~~ Use may be limited by ~~planning staff~~ the County via condition of approval of the permit.
3. Lasers, exposed ~~neon~~ Neon, and other intense linear light sources are not allowed in lighting zone 1, but are allowed in lighting zones 2 and 3 and subject to approval and stipulations by planning staff during the review process. Lasers must be aimed at-or-below the horizontal plane and terminated on an opaque surface within the site.

4. All site perimeter ~~l~~uminaires located within 50 feet of a single-family residential property line, excluding bollards or other ~~l~~uminaires of less than six feet in height, shall possess ~~h~~ouse-side ~~s~~hielding (HSS) ~~to consistent with the satisfaction intent of planning staff, this Chapter.~~ House-side Shielding may be re-evaluated within 60 days of certificate of occupancy or final inspection for Nonresidential Uses when such Uses are constructed following the single-family residential development. All such ~~l~~uminaires that will also be operating after 10:00 p.m. shall possess external ~~h~~ouse-side ~~s~~hielding.
5. The total amount of ~~outdoor lighting~~Outdoor Lighting that is not full-cutoff, including ~~u~~plighting, shall not exceed five percent of the ~~outdoor lighting~~Outdoor Lighting LPD or LD, whichever is less. Uplighting that is covered by solid roof or solid ~~b~~uilding overhang will not be subject to this ~~chapter~~Chapter if it is:
 - a. Permanently set at 90 degrees; and
 - b. Is pulled back from any edge of the solid roof or solid ~~b~~uilding overhang ~~by a distance equal to so that the distance between~~of the height of the top of the uplight (~~X~~Y) at its installed orientation and the distance between the outside edge of the uplight and the outside edge of the solid roof or solid ~~b~~uilding overhang (Y-X) are equal.

2.195.040 General regulations by lighting zone.

A. Lighting zone 1:

- a~~1~~. Pole- or wall-mounted ~~l~~uminaires shall be full-cutoff ~~l~~uminaires only. Bollards shall be full-cutoff, or ~~l~~ouvered with coated lamps. ~~(See PCDSC 2.195.020, "Bollard, louvered").~~Coated Lamps. All light sources shall have a maintained color temperature of less than or equal to 3,000 degrees Kelvin.
- b~~a~~. Wall-mounted ~~l~~uminaires of greater than 800 initial ~~l~~umens shall possess a bottom-diffusing lens or an internal ~~h~~ouse-side ~~s~~hield (HSS), ~~to consistent with the satisfaction intent of planning staff, this Chapter,~~ in order to minimize the ~~ill~~uminance "hot spot" on the wall. Uplighting ~~l~~uminaires shall not exceed 800 initial ~~l~~umens each.

7. ~~Lighting zone 2:~~

- a. ~~Pole or wall mounted luminaires of less than or equal to 1,800 initial lumens may be semi-cutoff, cutoff, or full cutoff. All other pole or wall mounted luminaires shall be full cutoff. Bollards shall be full cutoff, or louvered with coated lamps, or of a type where the lamp is recessed and not directly visible.~~
- b. ~~Wall mounted full cutoff luminaires of greater than 3,500 initial lumens shall possess a bottom-diffusing lens or an internal house side shield to the satisfaction of planning staff. Uplighting luminaires shall not exceed 1,200 initial lumens each.~~

8. ~~Lighting zone 3:~~

- a. ~~Pole or wall mounted luminaires of less than or equal to 3,500 initial lumens may be semi-cutoff, cutoff, or full cutoff. All other pole or wall mounted luminaires shall be full cutoff. Bollards shall be full cutoff, or louvered with coated lamps, or of a type where the lamp is shielded and not directly visible.~~
- b. ~~Wall mounted fixtures of greater than 6,500 initial lumens shall possess a bottom-diffusing lens or an internal house side shield to the satisfaction of planning staff. Uplighting fixtures shall not exceed 1,200 initial lumens each.~~

D. ~~Luminaire mounting height and equipment finish.~~ The mounting height of a luminaire is to be measured from finished grade to the fixture lens or luminous opening. The exposed portion of concrete pole bases shall be finished in a fashion other than exposed concrete (brushed finish, painted, etc.). No portion of any luminaire

that is attached to a wall that is common with another property shall be allowed to protrude above the top of the wall. In lighting zones 1 and 2, bollards shall not be more than 48 inches in height.

2. Luminaires located at or within 30 feet of a residential property line shall not exceed eight feet in height. All others shall not exceed 15 feet in height, and the pole color shall be ~~dark and nonreflective (such as dark bronzematte or black)-brushed finish.~~
3. ~~2.~~ Lighting zone 2. The maximum initial vertical Illuminance at any calculation point shall not exceed 0.30 foot-candles during normal business evening hours, and 0.10 foot-candles after the facility enters Security Lighting-only operating mode (in compliance with 2.195.035(A) of this Chapter).

B. Lighting Zone 2:

1. Pole- or wall-mounted Luminaires of less than or equal to 1,800 initial Lumens may be cutoff or full-cutoff. All other pole or wall-mounted Luminaires shall be full-cutoff. Bollards shall be full-cutoff, or Louvered with Coated Lamps, or of a type where the lamp is recessed and not directly visible.
 - a. Wall-mounted full-cutoff Luminaires of greater than 3,500 initial Lumens shall possess a bottom-diffusing lens or an internal House-side Shield consistent with the intent of this Chapter. Uplighting Luminaires shall not exceed 1,200 initial Lumens each.
2. Luminaires located at or within 30 feet of a residential property line shall not exceed eight feet in height. Luminaires located greater than 30 feet and less than or equal to 150 feet from a residential property line, and not blocked from direct view by a ~~structure~~, shall not exceed 15 feet in height. All others shall not exceed 25 feet. Pole color shall be ~~dark and nonreflective (such as dark bronzematte or black)-brushed finish.~~
3. ~~3~~ The maximum initial vertical Illuminance at any calculation point shall not exceed 0.80 foot-candles during normal business evening hours, and 0.30 foot-candles after the facility enters security-lighting-only operating mode.

C. Lighting Zone 3:

1. Pole- or wall-mounted Luminaires of less than or equal to 3-,500 initial Lumens may be semi-cutoff, cutoff, or full-cutoff. All other pole or wall-mounted Luminaires shall be full-cutoff. Bollards shall be full-cutoff, or Louvered with Coated Lamps, or of a type where the lamp is shielded and not directly visible.
 - a. Wall-mounted fixtures of greater than 6,500 initial Lumens shall possess a bottom-diffusing lens or an internal House-side Shield consistent with the intent of this Chapter. Uplighting fixtures shall not exceed 1,200 initial Lumens each.
2. Luminaires located at or within 30 feet of a residential property line shall not exceed eight feet in height. Luminaires located greater than 30 feet and less than or equal to 150 feet from a residential property line, and not blocked from direct view by a ~~structure~~, shall not exceed 15 feet in height. All others shall not exceed 30 feet in height. Pole color shall be approved by planning staff.

~~E. Perimeter (spill light) illuminance levels. This chapter establishes limits for the amount of light trespass/spill light that is allowed to cross a project site's property line when there is a residential property line located within 150 feet of any of the project site's property line. These limits are based upon initial maximum vertical illuminance values along the appropriate property lines, calculated at no more than ten-foot horizontal increments, and at an elevation of six feet above finished grade. The calculated observation point shall be oriented perpendicular into the project site, and angled at 90 degrees above nadir (perfectly horizontal). The light loss factor (LLF) utilized for the calculations shall be 1.00. The following limits shall not be applied to the permanently exempted uses, or the specific uses in this chapter where alternate spill light limits are expressly defined.~~

1. — *Lighting zone 1.* The maximum initial vertical illuminance at any calculation point shall not exceed 0.30 footcandles during normal business evening hours, and 0.10 footcandles after the facility enters security lighting only operating mode (in compliance with subsection (B) of this section).
2. — *Lighting zone 2.* The maximum initial vertical illuminance at any calculation point shall not exceed 0.80 footcandles during normal business evening hours, and 0.30 footcandles after the facility enters security lighting only operating mode.
3. — *Lighting zone 3.* The maximum initial vertical illuminance at any calculation point shall not exceed 1.50 footcandles during normal business evening hours, and 0.80 footcandles after the facility enters security lighting only operating mode.

F. — *Lighting chapter matrix (commercial uses only).*

Lighting zone	Operating hours, LPD limit and LD limit	Light sources and fixture shielding	Mounting height and pole color	Perimeter illuminance levels	Uplighting
1 Low ambient light areas	Security lighting only after 10:00 p.m. or one hour after close of business LPD = 50% of IECC limit LD = 9 lumens/ft ²	Light sources L.T.E. 3,000K color temperature Full-cutoff fixtures only HSS on perimeter fixtures adjacent to residential	8' height when L.T.E. 30' from residential property line 15' height when G.T. 30' Dark and nonreflective colors	0.30 VFC maximum normal business and 0.10 VFC security only, at a residential property line	L.T.E. 800 initial lumens Turn-off at 10:00 p.m. or one hour after close of business
2 Medium ambient light areas	Security lighting only after 10:00 p.m. or one hour after close of business LPD = 75% of IECC limit LD = 14 lumens/ft ²	All light sources Semi-cutoff and cutoff fixtures when L.T.E. 1,800 initial lumens Full-cutoff when G.T. 1,800 initial lumens HSS on perimeter fixtures adjacent to residential	8' height when L.T.E. 30' from residential property line 15' ht. when G.T. 30' and when L.T.E. 150' 25' ht. when G.T. 150' Dark and nonreflective colors	0.80 VFC maximum normal business and 0.30 VFC security only, at a residential property line	L.T.E. 1,200 initial lumens Turn-off at 10:00 p.m. or one hour after close of business

<p>3 High ambient light areas</p>	<p>Security lighting only after 10:00 p.m. or one hour after close of business</p> <p>LPD = 100% of IECC limit</p> <p>LD = 19 lumens/ft²</p>	<p>All light sources</p> <p>Semi-cutoff and cutoff fixtures when L.T.E. 3,500 initial lumens</p> <p>Full-cutoff when G.T. 3,500 initial lumens</p> <p>HSS on perimeter fixtures adjacent to residential</p> <p>External HSS adjacent to residential after 10:00 p.m.</p>	<p>15' height when L.T.E. 150' from residential property line</p> <p>30' ht. when G.T. 150'</p> <p>Dark and nonreflective colors</p>	<p>1.50 VFC maximum normal business and 0.80 VFC security only, at a residential property line</p>	<p>L.T.E. 1,200 initial lumens</p> <p>Turn-off at 10:00 p.m. or one hour after close of business</p>
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3. The maximum initial vertical Illuminance at any calculation point shall not exceed 1.50 foot-candles during normal business evening hours, and 0.80 foot-candles after the facility enters security-lighting-only operating mode.

2.195.050. Lighting by Use.

<p>***</p>	<p>To be determined by planning staff.</p>
<p>1,800, 3,500 and 6,500 Lumens</p>	<p>1,800 lumens is equivalent to the initial lumen output of a 100-watt incandescent, or a 26-watt compact fluorescent lamp. 3,500 lumens is equivalent to the initial lumen output of a 42-watt compact fluorescent, or a 50-watt metal halide lamp. 6,500 lumens is equivalent to the initial lumen output of a 70-watt high-pressure sodium lamp.</p>
<p>L.T.E. 1,800</p>	<p>A light source that produces less than or equal to 1,800 lumens of light when the lamp is new.</p>
<p>Light source</p>	<p>A type of lamp, such as an incandescent or metal halide lamp.</p>
<p>H.S.S.</p>	<p>House-side shields reduce the amount of rearward illumination produced by a luminaire. Shields on pole-mounted luminaires reduce the amount of spill light/light trespass from the site, while shields on wall-mounted fixtures reduce the intense illumination "hot spots" that can be produced underneath the luminaire.</p>

Height (Ht.)	The mounting height of a luminaire, as measured from the fixture lens to the finished grade of the parking lot. 15' HT. L.T.E. 150' means that luminaires located less than or equal to 150 feet from a residential property line cannot exceed 15 feet in mounting height.
Dark color	The required color/finish of a light pole.
Perimeter illuminance levels	The highest allowed initial vertical illuminance at any point around the perimeter of a site.

2.195.040. Specific uses.

- A. *Parking canopies.* All light fixtures shall be full-cutoff, or the fixtures shall be located and all sides of the ~~canopy fascia~~ Canopy Fascia extended so that no portion of the lamp, lens or lens source of illumination is visible from beyond any of the property lines. Light fixtures in multifamily ~~housing~~ Housing shall be located at no less than every other parking space, and shall utilize polycarbonate lenses and tamper-proof hardware. This illumination and associated ~~wattage~~ Wattage shall be included in the ~~outdoor lighting~~ Outdoor Lighting submittal, and shall not exceed an LPD of 1.08 ~~watts~~ Watts/ft².
- B. *Multilevel parking structures.*
 - 1. *Lighting zones 1 and 2.* Interior fixtures and rooftop fixtures shall be full-cutoff. The interior fixtures shall be attached to the ceiling or mounted no lower than the bottom of the support beams. Rooftop fixtures shall be set back a minimum of 25 feet from the perimeter, and shall not exceed 14 feet in height.
 - 2. *Lighting zone 3.* Interior fixtures visible from any residential property shall be full -cutoff. All others may be semi-cutoff or cutoff, but shall possess diffusing lenses or shielding so the lamp or source of illumination is not directly visible from off site. Roof fixtures shall be full -cutoff, set back a minimum of 25 feet from the edge, and shall not exceed 16 feet in height.
- C. *Gas stations/convenience stores.* Fuel ~~canopy luminaires~~ Canopy Luminaires shall be recessed into the ~~canopy ceiling~~ Canopy ceiling, with a lens that is flat and flush to the ceiling (the fixture access door can protrude below the ceiling). Metal halide ~~canopy lighting~~ Canopy lighting is allowed in all lighting zones. In the event that the ~~canopy~~ Canopy is located within 150 feet of a property line that is zoned as residential, the ~~canopy fascia~~ Canopy Fascia shall be extended to a minimum depth of 12 inches below the ~~canopy ceiling~~ Canopy ceiling. Exposed light sources (such as ~~neon~~ Neon or fluorescent) on the ~~canopy~~ Canopy are not allowed. Areas of ~~fascia~~ Fascia that are internally illuminated are not allowed in lighting zones 1 and 2. This does not include any internally or back-lighted signage, which shall continue to be regulated by the ~~county's sign~~ County's Sign ordinance. The amount of ~~spill light~~ Spill Light shall not exceed two times the limits in the provisions for the four (4) individual lighting zones in PCDSC §§ 2.195.030(E)-040(A-D) except when Adjacent to residential or rural zoned properties, then the standard Spill Light requirements shall apply.
- D. *Drive-throughs.* All fixtures are to be full-cutoff and either recessed into the ~~canopy ceiling~~ Canopy ceiling, or mounted so that the lowest portion of the fixture is higher than the bottom edge of the ~~canopy fascia~~ Canopy Fascia. All nonsecurity lighting is to be turned off by 10:00 p.m. or within one hour after close of business, whichever is later.
- E. *Banks/ATMs.* All fixtures for the ATM or teller areas shall be full -cutoff. The fixtures at drive-up canopies shall either be recessed into the ~~canopy ceiling~~ Canopy ceiling, or mounted so that the lowest portion of the fixture is higher than the bottom edge of the ~~canopy fascia~~ Canopy Fascia.
- F. *Religious facilities.* Metal halide and other light sources with color temperatures cooler than 3,000 Kelvin are not allowed in lighting zones 1 and 2, and for all facilities in lighting zone 3 that are at or within 300 feet of a

residential property line. All nonsecurity lighting shall be turned off within two hours after the completion of the last service/event. Any fixtures located within 30 feet of a residential property line shall be included in those being turned off. In the event that the parking lot is sized for peak usage (holidays, etc.), control of the lighting is to be divided into "tiers," so that the parking lot lighting in the peak-usage areas only operates during those peak times of the year. Uplighting for the illumination of steeples or other towers for religious facilities are not subject to the provisions of this ~~chapter~~Chapter.

- G. *Automotive dealerships.* A minimum of 50 percent of the outdoor illumination shall be turned off within one hour after the close of business. All non-full-cutoff fixtures shall be automatically turned off at this time. All perimeter fixtures shall possess ~~H~~House-side ~~s~~shields. Under-~~e~~Canopy lighting shall be full-cutoff, or the ~~canopy fascia~~Canopy Fascia shall be extended on all sides so that is lower than any portion of the fixture lens. This ~~u~~Use is subject to all other applicable sections in this ~~chapter~~Chapter except for the vertical ~~f~~Footcandle (VFC) limits in the provisions for the four (4) individual lighting zones in PCDSC §§ 2.195.030(E)040(A-D).
- H. *Equestrian ~~a~~Arenas.* All new ~~l~~Luminaires mounted at a height of 40 feet or less shall be full-cutoff, and others mounted higher than 40 feet may be sports-style floodlights with exceptional internal and external partial shielding, ~~to~~consistent with the satisfaction intent of planning staff, this Chapter. All luminaires are to be located, aimed, and/or externally partially shielded so that none of the light sources of illumination are directly visible ~~at~~ of any of the property lines. All arena lighting shall be turned off when not in use, and all non-arena lighting shall be reduced at nighttime as per PCDSC ~~§ 2.195.030(B)035(A)~~ when not in use.
1. *Lighting zone 1.* If the arena is located within 150 feet of a residential property line, then the calculated ~~spill light~~Spill Light at the property line facing the residential property shall not exceed 0.80 initial vertical ~~f~~Footcandles at any point, or 2.00 initial vertical ~~f~~Footcandles at any point along the other property lines.
 2. *Lighting zone 2.* If the arena is located within 150 feet of a residential property line, the calculated ~~spill light~~Spill Light shall not exceed 1.00 initial vertical ~~f~~Footcandles (VFC) at any point, or 2.50 initial VFC at any point along the other property lines.
 3. *Lighting zone 3.* If the arena is located within 150 feet of a residential property line, the calculated ~~spill light~~Spill Light shall not exceed 1.50 initial vertical ~~f~~Footcandles (VFC) at any point, or 3.00 initial VFC at any point along the other property lines.
- I. *Flagpole lighting.* Flagpole ~~u~~Uplighting is restricted to state and federal flags, and shall be fully shielded so that the light source of illumination is not directly visible ~~from~~ outside of any of the property lines. Uplighting in all lighting zones shall not exceed the equivalent of two fixtures of 3,500 initial lumens each per flagpole. Flagpole lighting may operate all night, but is to be turned off at dusk if the flag is lowered.
- J. *Park and sports lighting for all private and public nonresidential facilities.* All sports, path, parking lot, and playground lighting are to be illuminated in conformance with this ~~chapter~~Chapter, and the most current recommended practices issued by the IESNA. All sports field ~~l~~Luminaires shall utilize superior full shielding and aiming angles ~~to~~consistent with the satisfaction intent of planning staff, this Chapter so that the sources of illumination are not directly visible from outside of any of the property lines. All sports field ~~l~~Luminaires shall possess a gray painted finish, and all poles shall have a painted or "dull" galvanized finish. Sports field poles are to be set back a minimum of 50 feet from any residential property line or ~~right-of-way~~Right-of-Way.
1. ~~All sport courts shall be lighted with full-cutoff luminaires, and are to utilize "on" and "off" user-accessible push-buttons so that the lighting does not operate unless the courts are in actual use.090.~~
 2. ~~All park luminaires, such as those located in ramadas, shall be shielded and/or located so that the light source is not directly visible from beyond any of the property lines. Initial vertical illuminance (spill light) shall be calculated in conformance with PCDSC 2.195.030(E), except that the spacing distance between the calculation points may match the spacing used for the sports lighting calculations.~~

- ~~31.~~ Lighting ~~Z~~zone 1. Sports field lighting shall not exceed 80 feet in height. Path, and parking lot lighting shall not exceed 16 feet in height. Playground lighting shall not exceed 20 feet in height. Sport court lighting shall not exceed 25 feet in height, and all fixtures shall possess four-sided full shielding/skirting. Sports lighting shall not operate after 10:30 p.m. Perimeter ~~spill light~~Spill Light shall not exceed 0.80 ~~f~~Footcandles at any point along an ~~a~~Adjacent residential property line, or 1.60 ~~f~~Footcandles at any point along any property line not ~~a~~Adjacent to a residential property.
- ~~423.~~ Lighting Zone 2. Sports field lighting shall not exceed 80 feet in height. Path, parking lot, and playground lighting shall not exceed 25 feet in height. Sport court lighting shall not exceed 30 feet in height. Sports lighting shall not operate after 10:30 p.m. ~~zone 2.~~Perimeter ~~spill light~~Spill Light shall not exceed 1.20 ~~f~~Footcandles at any point along an ~~a~~Adjacent residential property line, or 2.40 ~~f~~Footcandles at any point along any property line not ~~a~~Adjacent to a residential property.
- ~~53.~~ Lighting ~~Z~~zone 3. Sports field lighting shall not exceed 90 feet in height. Path, parking lot, and playground lighting shall not exceed 30 feet in height. Sport court lighting shall not exceed 50 feet in height. Sports lighting shall not operate after 11:00 p.m. Perimeter ~~spill light~~Spill Light shall not exceed 1.50 ~~f~~Footcandles at any point along an ~~a~~Adjacent residential property line, or 3.00 ~~f~~Footcandles at any point along any property line not ~~a~~Adjacent to a residential property.
4. All sport courts shall be lighted with full-cutoff Luminaires, and are to utilize "on" and "off" user-accessible push buttons so that the lighting does not operate unless the courts are in actual Use. Automatic time-clocks or other programmable controllers are to be used, and shall turn off all nonsecurity lighting at a time in accordance with the applicable lighting zone, except for sports field lighting, which may stay on to as late as 11:00 p.m. when a formal game is in progress, except as permitted under PCDSC § 2.195.100.
5. All park Luminaires, such as those located in ramadas, shall be fully shielded and/or located so that the light source is not directly visible from beyond any of the property lines. Initial vertical Illuminance (Spill Light) shall be calculated in conformance with the provisions for the three (3) individual lighting zones in PCDSC §§ 2.195.040(A-D), except that the spacing distance between the calculation points may match the spacing used for the sports lighting calculations.
- K. Signage lighting. This ~~chapter~~Chapter shall apply to externally illuminated ~~signs~~Signs and LED Signs only. All such lighting shall comply with the ~~l~~Lumen and LPD limits and shielding requirements established in PCDSC § 2.195.030(~~CB~~).
- L. *Single-family residences, attached and detached.*
1. *Lighting zone 1.*
- A. All fixtures, except fixtures of 1,800 ~~l~~Lumens (100 ~~w~~Watts incandescent) or less, shall be fully shielded and/or located so that the light source is not directly visible from beyond any of the property lines.
- B. The mounting height of any ~~b~~Building-mounted fixture including fixtures 1,800 Lumens (100 Watts incandescent) or less shall not exceed 15 feet from finished ~~g~~Grade to the center of the fixture. ~~Spill l~~Spill Light from ~~a~~Adjacent properties shall not exceed 0.30 ~~f~~Footcandles within eight feet of any single-family residence between the hours of 10:00 p.m. and 6:00 a.m.
2. *Lighting zones 2 and 3.* All fixtures of greater than 1,800 ~~l~~Lumens shall be fully shielded and/or located so that the light source is not directly visible from any of the property lines. The mounting height of any ~~b~~Building-mounted fixture shall not exceed 20 feet from finished ~~g~~Grade to the center of the fixture. ~~Spill l~~Spill Light at any point on any of the property lines shall not exceed 0.80 ~~footcandles~~Footcandles within eight (8) of any single-family residence between the hours of 10:00 p.m. and 6:00 a.m. All nonconforming fixtures shall be turned off between the hours of 10:00 p.m. and 6:00 a.m.

3. ~~Motion sensors.~~ Motion-sensor-controlled fixtures that are ~~located at least 50 feet apart (measured along the roof lines) and are less than 100 watts (1,800 lumens~~ Lumens (100 Watts incandescent) per lamp are exempt from subsections (L)(1) and (2) of this section ~~provided that they are limited to one motion-sensor-controlled fixture per side of a Building or Structure and equipped with an automatic shutoff time of 5 seconds from the last instance of detected motion. Additionally, Spill Light from these motion-sensor-controlled fixtures onto Adjacent properties shall not exceed 0.80 Footcandles within eight feet of any neighboring single-family residence.~~

4. ~~Residential sport courts and equestrian areas~~ Equestrian Areas in all lighting zones.
 - a. Existing facilities that were built prior to the adoption of this ~~chapter~~ Chapter are exempt from all sections of this ~~chapter~~ Chapter, except in the event that any of the existing ~~↓~~ Luminaires needed to be replaced, then they shall be specified, installed, and controlled in compliance with all sections of this ~~chapter~~ Chapter. This does not include the normal maintenance of lamps or ballasts. All new ~~↓~~ Luminaires must be full -cutoff, fully shielded, or partially shielded, ~~to~~ consistent with the satisfaction intent of planning staff this Chapter.
 - b. All ~~equestrian areas~~ Equestrian Areas and sport court ~~↓~~ Luminaires must be turned off when not in use.
 - c. New facilities shall not exceed a mounting height of 40 feet. New facilities that utilize full-cutoff or ~~fully shielded luminaires~~ Fully Shielded Luminaires shall not exceed a ~~lighting power density~~ Lighting Power Density of 1.50 ~~Watts~~ Watt per square foot. New facilities that utilize cutoff, semi-cutoff, or ~~partially shielded luminaires~~ Partially Shielded Luminaires shall not exceed a ~~lighting power density~~ Lighting Power Density of 1.00 ~~Watt~~ Watt per square foot.
 - d. All applicants shall include in their submittal a completed worksheet, which may be obtained from planning staff, and which will document compliance with this section.

5. ~~Mercury vapor.~~ Mercury vapor light sources are ~~not allowed, and any existing installations prohibited.~~ Installations of such lights must have been removed prior to January 1, 2011.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 22; Ord. No. PZ-C-003-09 , § 1)

2.195.060. Lighting Chapter matrix (Nonresidential Uses only).

<u>Lighting Zone</u>	<u>Operating hours, LPD limit and LD limit</u>	<u>Light sources and fixture shielding</u>	<u>Mounting height and pole color</u>	<u>Perimeter Illuminance levels</u>	<u>Uplighting</u>
<u>1 Low ambient light areas</u>	<u>Security Lighting only after 10:00 p.m. or one hour after close of business</u> <u>LPD = 50% of IECC limit</u> <u>LD = 9 Lumens/ft²</u>	<u>Light sources L.T.E. 3,000K color temperature</u> <u>Full-cutoff fixtures only HSS on perimeter'</u> <u>fixtures Adjacent to residential</u>	<u>8' eight when L.T.E. 30' from residential property line</u> <u>15' height when G.T. 30'</u> <u>Matte and brushed finish colors</u>	<u>0.30 VFC maximum normal business and 0.10 VFC security only, at a residential property line</u>	<u>L.T.E. 800 initial Lumens</u> <u>Turn off at 10:00 p.m. or one hour after close of business</u>

<p><u>2 Medium ambient light areas</u></p>	<p><u>Security Lighting only after 10:00 p.m. or one hour after close of business</u></p> <p><u>LPD = 75% of IECC limit</u></p> <p><u>LD = 14 Lumens/ft²</u></p>	<p><u>All light sources</u></p> <p><u>Semi-cutoff and cutoff fixtures when L.T.E. 1,800 initial Lumens</u></p> <p><u>Full-cutoff when G.T. 1,800 initial Lumens</u></p> <p><u>HSS on perimeter fixtures Adjacent to residential</u></p>	<p><u>8' height when L.T.E.30' from residential property line</u></p> <p><u>15' ht. when G.T. 30' and when L.T.E. 150'</u></p> <p><u>25' ht. when G.T. 150'</u></p> <p><u>Matte and brushed finish colors</u></p>	<p><u>0.80 VFC maximum normal business and 0.30 VFC security only, at a residential property line</u></p>	<p><u>L.T.E. 1,200 initial Lumens</u></p> <p><u>Turn off at 10:00 p.m. or one hour after close of business</u></p>
<p><u>3 High ambient light areas</u></p>	<p><u>Security Lighting only after 10:00 p.m. or one hour after close of business</u></p> <p><u>LPD = 100% of IECC limit</u></p> <p><u>LD = 19 Lumens/ft²</u></p>	<p><u>All light sources</u></p> <p><u>Semi-cutoff and cutoff fixtures when L.T.E. 3,500 initial Lumens</u></p> <p><u>Full-cutoff when G.T. 3,500 initial Lumens</u></p> <p><u>HSS on perimeter fixtures Adjacent to residential</u></p> <p><u>External HSS Adjacent to residential after 10:00 p.m.</u></p>	<p><u>15' height when L.T.E. 10' from residential property line</u></p> <p><u>30' ht. when G.T. 150'</u></p> <p><u>Matte and brushed finish colors</u></p>	<p><u>1.50 VFC maximum normal business and 0.80 VFC security only, at a residential property line</u></p>	<p><u>L.T.E. 1,200 initial Lumens</u></p> <p><u>Turn off at 10:00 p.m. or one hour after close of business</u></p>

Explanation of terms used in the lighting chapter ~~chapter~~ Chapter matrix:

<p><u>1,800, 3,500 and 6,500 Lumens</u></p>	<p><u>1,800 Lumens is equivalent to the initial Lumen output of a 20-Watt LED (100-Watt incandescent), or a 26-Watt compact fluorescent lamp. 3,500 Lumens is equivalent to the initial Lumen output of a 42-Watt compact fluorescent, or a 50-Watt metal halide lamp. 6,500 Lumens is equivalent to the initial Lumen output of a 70-Watt high pressure sodium lamp.</u></p>
<p><u>G.T.</u></p>	<p><u>Greater than.</u></p>
<p><u>L.T.E.</u></p>	<p><u>Less than or equal to.</u></p>

<u>L.T.E. 1,800</u>	<u>A light source that produces less than or equal to 1,800 Lumens of light when the lamp is new.</u>
<u>Kelvin (K)</u>	<u>The Kelvin temperature scale is utilized to describe the color/hue of a light source.</u>
<u>L.T.E. 3,000K</u>	<u>A light source with a color temperature of less than or equal to 3,000 degrees Kelvin ("warm" color/hue light).</u>
<u>Light source</u>	<u>A type of lamp, such as an LED or metal halide lamp.</u>
<u>H.S.S.</u>	<u>House-side Shields reduce the amount of rearward illumination produced by a Luminaire. Shields on pole-mounted Luminaires reduce the amount of Spill Light/Light Trespass from the site, while shields on wall-mounted fixtures reduce the intense illumination "hot spots" that can be produced underneath the Luminaire.</u>
<u>Height (Ht.)</u>	<u>The mounting height of a Luminaire, as measured from the fixture lens to the finished Grade of the parking lot. 15' HT. L.T.E. 150' means that Luminaires located less than or equal to 150 feet from a residential property line cannot exceed 15 feet in mounting height.</u>
<u>Dark color</u>	<u>The required color/finish of a light pole.</u>
<u>Perimeter Illuminance levels</u>	<u>The highest allowed initial vertical Illuminance at any point around the perimeter of a site.</u>

(Ord. No. 011812-ZO-PZ-C-007-10 , § 22; Ord. No. PZ-C-003-09 , § 1)

2.195.0570. Equipment substitutions or alterations.

The ~~outdoor lighting~~Outdoor Lighting equipment installed at a project site (fixtures, lamps, poles, finishes, controls, etc.) and the locations thereof shall not be substituted or altered in any way from the approved plans (except for the use of alternate manufacturers already listed in the fixture schedule of the approved plans) without first submitting the changes to planning staff and receiving written approval. Failure to comply with this ~~chapter~~Chapter can result in penalty action from the ~~eCounty~~County, including a decline to issue the final certificate of occupancy or final certificate of completion until the project is brought into conformance with the approved plans; ~~to consistent with the satisfaction intent of planning staff~~this Chapter.

(Ord. No. PZ-C-003-09 , § 1)

2.195.0680. Verification.

All ~~outdoor lighting~~Outdoor Lighting installations are subject to inspection/verification of the lighting equipment, LPD, LD, and illumination levels (adjusted for light loss factors) by ~~eCounty~~County staff or their designee, prior to the issuance of the final certificate of occupancy or final certificate of completion. Installations that are determined by planning staff to not be in compliance with the approved plans shall be corrected and brought into compliance with the approved plans prior to the issuance of the final certificate of occupancy or final certificate of completion. A complete set of the approved planning submittal shall be kept at the site for the duration of the project, and the ~~planning department~~Planning Division shall be contacted for an on-site inspection of the ~~outdoor lighting~~Outdoor Lighting equipment prior to the installation of any ~~l~~Luminaire that is to be mounted at a height of more than six feet.

(Ord. No. PZ-C-003-09 , § 1)

2.195.0790. Permanent exemptions.

- A. *Nonconforming fixtures.* All outdoor fixtures existing and fully installed prior to the effective date of this ~~chapter~~Chapter, except for luminaires with a mercury vapor light source, may remain "nonconforming" indefinitely; provided, however, there shall be no change in ~~use, replacement, structural alteration~~Use, replacement, structural alteration or restoration of ~~outdoor light fixtures~~Outdoor Light Fixtures after not being used for a period of 12 consecutive months unless it thereafter conforms to the provisions of this ~~chapter~~Chapter. This does not include the standard maintenance replacement of lamps and/or ballasts.
- B. *Federal and state facilities.* Those facilities and lands owned and/or operated as protected by the U.S. federal government or the State of Arizona is exempted by law from all requirements of this ~~chapter~~Chapter. In addition, all federal and state detention facilities and other places for lawful confinement shall have the same exemption. Voluntary compliance with the intent of this ~~chapter~~Chapter at those facilities is encouraged.
- C. *Public and private detention facilities.* All detention facilities and other places for lawful confinement, whether they are public or private, shall have the same exemptions as in subsection (B) of this section. Voluntary compliance with the intent of this ~~chapter~~Chapter at those facilities is encouraged.
- D. *Projects that require unusually high illuminance levels or luminaire mounting height.* Projects that require unusually high illuminance levels and/or mounting height shall be exempt from this ~~chapter~~Chapter. These projects will be reviewed by ~~county~~County staff on an individual basis, and subsequently submitted to the ~~board of supervisors~~Board of Adjustment for final approval. These types of projects include, but are not limited to: ~~professional sports stadiums, other public or private sports facilities, and high schools.~~
- E. *Motion-sensor-controlled lighting.* Motion-sensor controlled fixtures being utilized for security or safety purposes, with a ~~wattage of less than or equal to 100 watts (1,800 lumens)~~wattage of less than or equal to 100 Watts (100 Watts incandescent) per lamp, are exempt from these provisions.
- F. *Electric utility leased lighting.* Planning staff, at its discretion, may allow the use of electric utility leased lighting that does not exceed a mounting height of 21 feet in lighting zone 1, and 28 feet in lighting zone 2. The light sources utilized in lighting zone 1 shall not exceed a color temperature of 3,500 degrees Kelvin. "Half-night" photocells may be utilized instead of the required 10:00 p.m. timed shutdown. The lighting must meet any of the relevant shielding requirements established in this ~~chapter~~Chapter.
- G. *Holiday lighting.* In all lighting zones, low Lumen output holiday decorations, consistent with the output of Lighting Zone 1, may be unshielded and remain on all night from October 15th to January 15th.
- H. *Shielded accent lighting/Landscape lighting.* In all lighting zones, shielded low Lumen output accent or landscape lighting can remain on all night provided that it complies with the lighting zone as specified in this Chapter.

(Ord. No. PZ-C-003-09 , § 1)

2.195.1080. Procedures for ~~chapter~~Chapter compliance.

- A. *Applications.*
- Any ~~individual property owner or developer~~individual property owner or developer applying for a ~~compliance review number or building~~Compliance Review Number or Building permit under this ~~chapter~~Chapter intending to install ~~outdoor lighting~~Outdoor Lighting shall, as part of said application, submit evidence that the proposed work will comply with this section, the applicable lighting zone as specified in this Chapter.

2. All other individuals intending to install ~~outdoor lighting~~ Outdoor Lighting fixtures shall submit an application to the ~~planning director~~ Community Development Director providing evidence that the proposed work will comply with this section.
- B. *Contents of application or submission.*
1. The applicant may obtain from planning staff a document that lists all of the items that comprise a proper and complete ~~outdoor lighting~~ Outdoor Lighting submittal. The submittal shall contain, but shall not necessarily be limited to, the following:
 - ~~2~~ 2 a. Plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, other devices, etc. A Security Lighting Plan which represents a 75% reduction in the proposed lighting on a particular site and a post-curfew (after 10 P.M.) lighting reduction plan.
 - ~~3~~ 3 b. Description of the illuminating devices, fixtures, lamps, supports and other devices, etc. This description may include but is not limited to manufacturers, catalog cuts, drawings and photometrics (including sections where required).
 - ~~42~~ 42. The above required plans and descriptions shall be sufficiently complete to enable the ~~planning director~~ Community Development Director to readily determine whether compliance with the requirements of this ~~chapter~~ Chapter will be secured. If such plans and descriptions cannot enable this ready determination, by reason of the nature or configuration of the devices, fixtures or lamps proposed, the applicant shall submit evidence of compliance by certified test reports as performed by a recognized lab.
- C. *Issuance of permit.* Upon compliance with the requirements of this ~~chapter~~ Chapter, the ~~planning director~~ Community Development Director shall issue a permit for installation of the ~~outdoor lighting~~ Outdoor Lighting fixtures, to be installed as approved. In the event the application is part of the ~~Building~~ Building application under the ~~zoning regulations~~ Zoning Regulations, the issuance of the ~~Building~~ Building permit will be made if the applicant is in compliance with this ~~chapter~~ Chapter as well as the other requirements for issuance under the ~~zoning regulations~~ Zoning Regulations.
- D. *Amendment to permit.* Should the applicant desire to substitute ~~outdoor light fixtures~~ Outdoor Light Fixtures or lamps after a permit has been issued, the applicant must submit all outdoor light fixture or lamp changes to the ~~planning director~~ Community Development Director for approval with adequate information to assure compliance with this ~~chapter~~ Chapter.

(Ord. No. PZ-C-003-09 , § 1)

(Ord. No. PZ-C-003-09 , § 1)

2.195.090110. Temporary exemptions.

- A. *Request for temporary exemptions.*
1. Any individual as defined in this ~~chapter~~ Chapter may submit a ~~written~~ Temporary Use Permit request on a form prepared by the ~~planning department~~ Community Development Department for a "temporary exemption" to the requirements of this ~~chapter~~ Chapter. Approval for a temporary exemption is at the discretion of the ~~planning director~~ Community Development Director and shall be valid for 30 calendar days or less, as determined by the ~~planning director~~ Community Development Director. Any renewal is also at the discretion of the ~~planning director~~ Community Development Director. The request for temporary exemption shall contain minimally the following listed information:
 - a. Specific exemptions involved;

- b. Previous temporary exemptions, if any;
 - c. Duration of time requested exemption;
 - d. Type and ~~u~~Use of exterior light involved;
 - e. Type, ~~wattage and initial lumens~~ Lumens (or Wattage) of proposed lamps;
 - f. A plan with proposed ~~l~~uminaire locations; and
 - g. Manufacturer cut sheets for proposed ~~l~~uminaires.
2. In addition to the above data, the ~~planning director~~ Community Development Director may request any additional information which would enable him or her to make a reasonable evaluation of the request for temporary exemption.

(~~Ord. No. PZ-C-003-09, § 1~~)(Ord. No. PZ-C-003-09, § 1)

CHAPTER 2.200. SITE PLANS AND REVIEWS

2.200.010. Purpose.

To protect the health, safety and welfare of ~~e~~County residents by requiring the developer to provide site design and fully detailed information relating to planning, zoning and civil engineering aspects of ~~proposed development~~ Proposed Development, including but not limited to drainage, stormwaters, soil analysis, fissures and traffic analysis, and sufficient information to ensure that the zoning requirements of ~~this title~~ this Title and other ~~e~~County ordinances, regulations, policies, and manuals related to land ~~u~~Use and public health, safety, convenience and ~~general welfare~~ General Welfare are met.

(Ord. No. PZ-C-001-10, § 1)

2.200.020. Site ~~plan review coordinator~~ Plan Review Coordinator.

The position of ~~site plan review coordinator~~ Site Plan Review Coordinator is hereby established to determine whether a ~~proposed development~~ Proposed Development requires a ~~site plan~~ Site Plan review, to determine the appropriate review process, and to assist in coordinating the review process.

(Ord. No. PZ-C-001-10, § 1)

2.200.030. Site ~~p~~lan types.

Site design and detailed information are required for all development in one of three forms:

- A. Preliminary ~~site plan~~ Site Plan.
- B. Individual ~~site plan~~ Site Plan.
- C. Specific ~~site plan~~ Site Plan.

(Ord. No. PZ-C-001-10, § 1)

2.200.040. Minimum content.

All ~~site plans~~ Site Plans shall contain:

- A. Sufficient information and detail on any special site constraints. Special constraints or considerations include, but are not limited to, flooding, traffic, slope, fissures, subsidence and soil conditions which may affect development of the site;
- B. Sufficient information to show that all information required in this ~~chapter~~ Chapter and other conditions of ~~this title~~ this Title are met;
- C. Sufficient information to show compliance with all applicable ~~€~~ County ordinances, regulations, policies, manuals and checklists provided by applicable ~~€~~ County departments; and
- D. Explanations of how developer will address impacts of the development on drainage, stormwaters and on-site and off-site traffic.

(Ord. No. PZ-C-001-10 , § 1)

2.200.050. Preliminary ~~site plans~~ Site Plans.

- A. A ~~preliminary site plan~~ Preliminary Site Plan shall accompany applications requesting a ~~zone~~ Zoning District change, a ~~planned area development overlay district, industrial use permit~~ Planned Area Development Overlay District, Industrial Use Permit or a ~~special use permit~~ Special Use Permit and shall contain all information required under the individual sections of ~~this title~~ this Title dealing with these request processes or as required by the applicable application form.
- B. Compliance to the ~~preliminary site plan~~ Preliminary Site Plan, as approved by the ~~s~~ Supervisors, is considered a condition of approval and part of the ~~s~~ Supervisors' action, unless otherwise stated by the ~~s~~ Supervisors.

(Ord. No. PZ-C-001-10 , § 1)

2.200.060. Individual ~~site plans~~ Site Plans.

An ~~individual site plan~~ Individual Site Plan shall accompany applications for a compliance review, a ~~business use~~ Business Use permit, ~~mobile home~~ Mobile Home permit, mechanical, plumbing, electrical permit (MPE), ~~group home~~ Group Home permit and any other requests as deemed necessary by the ~~€~~ County on individual ~~lot~~ Lots. An individual ~~site plan~~ Site Plan shall contain the following applicable map elements and supporting information.

- A. *Map elements.*
 1. Location of ~~p~~ Parcel boundaries and dimensions.
 2. Location and size of all ~~s~~ Structures.
 3. Points of ingress and egress.
 4. Adjacent public rights-of-way.
 5. Location of public and private ~~e~~ Easements.
 6. Building ~~s~~ Setbacks.
 7. Location of all washes.
 8. North arrow and scale accepted to the ~~€~~ County.

- B. *Additional data.* Additional data may be required under other eCounty ordinances, rules, regulations and policies.

(Ord. No. PZ-C-001-10, § 1)

2.200.070. Specific ~~site plans~~ Site Plans.

- A. *Types of developments.* Prior to the issuance of a ~~zoning clearance, building~~ Zoning Clearance, Building permit, installation permit, or permit or approval for systems, plans or reports regarding sanitation, drainage or flood control, a specific ~~site plan~~ Site Plan is required for the following types of development:
1. Office.
 2. Commercial.
 3. Industrial.
 4. Multifamily residential.
 5. ~~Churches~~ Place of Worship.
 6. Schools.
 7. Change of ~~u~~ Use.
 8. Mobile ~~h~~ Home and RV ~~p~~ Parks.
- B. *Exceptions.* Specific ~~site plans~~ Site Plans are subject to a ~~specific site plan review process or a commercial site plan~~ Specific Site Plan review process, unless:
1. The subject development meets all of the following criteria:
 - a. It does not involve an additional ~~u~~ Use;
 - b. It does not involve a more intense change in ~~u~~ Use;
 - c. The ~~s~~ Structure or addition is 200 square feet or less in size;
 - d. It does not increase occupancy or require additional parking; and
 - e. There are no known fissures, washes, flooding issues, or formerly used defense sites (FUDS).
 - g. The criteria may be modified at the discretion of the Community Development Director.
 2. Developments that meet the above criteria are still required to contact ~~air quality, building safety, environmental health, planning~~ Air Quality, Building Safety, Environmental Health, Community Development and ~~development and public works departments~~ Public Works Departments for additional requirements.
 3. Special ~~event permits~~ Event Permits and ~~temporary use permits~~ Temporary Use Permits are not subject to the specific ~~site plan~~ Site Plan review or the commercial ~~site plan~~ Site Plan review processes.
- C. *Relationship to other process.*
1. A ~~specific site plan~~ Specific Site Plan does not replace any plans or ~~s~~ Subdivision plats that may be required as part of another application process.
 2. Approval of a ~~specific site plan~~ Specific Site Plan shall not be used to circumvent the ~~s~~ Subdivision plat process required by the ~~county's subdivision~~ County's Subdivision regulations.

3. Where the ~~s~~Subdivision plat process is required, no ~~site plan~~Site Plan may be approved prior to final ~~plat~~Final Plat approval.
- D. *Departmental responsibilities.* Each department within development services (~~air quality, building safety, environmental health, planning and development, and public works~~Air Quality, Building Safety, Environmental Health, Community Development, and Public Works) is responsible for providing a representative at all preapplication meetings and providing any necessary comments and/or information regarding the development project to the applicant and the ~~site plan review coordinator~~.Site Plan Review Coordinator. These departments are responsible for providing complete and timely reviews according to processing time schedules set forth in the ~~site plan review development guideline manual~~Site Plan Review Development Guideline Manual.
- E. ~~Site plan review development guideline manual.~~The planning and development departmentCommunity Development Department shall prepare a manual for the purpose only of providing information and guidelines for review of ~~site plans~~Site Plans and displaying the forms for the various eCounty application processes dealing with land uUse to aid the applicant and the eCounty departments in reducing processing times and streamlining the review processes for multiple applications on a single development project. ~~The planning and development department~~The Community Development Department Community Development Department may revise the forms, guidelines and timelines as needed. Such revisions are not amendments to ~~this title~~this Title and shall not eeffect any change in the title itself. ~~This title~~This Title governs over the manual.
- F. *Specific ~~site plan~~Site Plan review process.*
1. *Departmental review criteria.* Criteria for review of ~~site plans~~Site Plans are including, but not limited to, the following:
 - a. Conformance with existing zoning and/or ~~planned area development~~Planned Area Development (PAD) ~~overlay district~~Overlay District on subject property and conditions and plans or plats that are part of the approved zoning if no ~~zone~~Zoning District change and/or PAD ~~overlay district~~Overlay District are being requested with the ~~site plan~~Site Plan review.
 - b. Conformance with proposed ~~zone~~Zoning District change and/or PAD ~~overlay district~~Overlay District if such are being requested along with the ~~site plan~~Site Plan review.
 - c. Compliance with ~~this title~~this Title and other applicable eCounty ordinances and regulations.
 - d. Consideration of:
 - i. Compatibility with ~~adjacent uses~~Adjacent Uses;
 - ii. Major ~~s~~Street or route location;
 - iii. Access to site;
 - iv. Traffic analysis;
 - v. Parking layout;
 - vi. Access to ~~u~~Utilities;
 - vii. Grading requirements;
 - viii. Drainage;
 - ix. Floodplains;
 - x. Sanitation;
 - xi. Domestic water availability;
 - xii. Buffers;

- xiii. Landscaping;
 - xiv. Lighting;
 - xv. Fissures;
 - xvi. Adjacent conditions; and
 - xvii. Any other information deemed necessary by the eCounty.
2. *Optional conceptual preapplication meeting.* This meeting for the purpose of discussing applicant's development concept is optional and requires minimal submittals which are a completed application and 8½-inch by 11-inch or 11-inch by 17-inch copies of the conceptual site.
3. Required preapplication/preliminary review meeting. At this meeting, applicant and eCounty staff will discuss the applicant's ~~proposed development~~ Proposed Development and the application requirements of each eCounty department within development services for submittal of a completed formal application for ~~specific site plan~~ Specific Site Plan review. Submittals required for this Upon completion of the pre-application meeting are the CDD may waive the formal submittal process should it be found upon examination of the submitted documents that the goals objectives and purpose of this section can be fulfilled as follows; part of a Zoning Clearance or other permitting process submittal. Submittals required for this meeting are as follows:
- a. Completed application;
 - b. ~~24-inch by 36-inch copies~~ Copies of the ~~preliminary specific site plan~~ Preliminary Specific Site Plan following the submittal requirements and submittal examples provided in the ~~site plan review development guideline manual~~ Site Plan Review Development Guideline Manual for nonresidential developments;
 - c. ~~11-inch by 17-inch copies~~ Copies of the architectural ~~site plan~~ Site Plan (drawn to an engineer's scale), clearly showing the actual measurements of all four sides of the ~~b~~ Building(s) to the property line;
 - d. ~~Copies of a traffic impact analysis (with additional copies as specified in the manual); and~~
 - e. ~~Copies of a drainage report (with additional copies as specified in the manual).~~
4. *Formal application process.* Prior to submittal of completed applications for ~~b~~ Building permit, installation permit or permit or approval for systems, plans or reports regarding sanitation, drainage or flood control, submit a formal application for ~~site plan~~ Site Plan review as follows:
- a. Submittals.
 - i. Completed application;
 - ii. Application fee;
 - iii. Copies of 24-inch by 36-inch specific ~~site plan~~ Site Plan (with additional copies as specified in the manual) in the format required by the eCounty and on CD in a format as specified in the manual, with the following:
 - (A) 11-inch by 17-inch architectural ~~site plan~~ Site Plan (drawn to an engineer's scale, clearly showing the actual measurements of all four sides of the ~~b~~ Building(s) to the property line (with additional copies as specified in the manual);
 - ~~(B)~~ On-site grading and drainage and utility civil sheets;
 - (C) Off-site improvement plans such as paving, water and sewer line extensions;
 - (D) Landscaping sheets; and

-
- (E) Lighting plan and photometrics;
 - iv. Studies:
 - (A) Copies of the ~~final drainage report~~Final Drainage Report with CD in a format as specified in the manual (with additional copies as specified in the manual);
 - (B) Copies of the ~~final traffic impact analysis~~Final Traffic Impact Analysis with CD in a format as specified in ~~the manual~~the manual (with additional copies as specified in the manual); and
 - (C) Geotechnical ~~r~~Report with CD in a format as specified in the manual;
 - v. A.L.T.A./A.C.S.M. land title survey certified by a ~~registered land surveyor~~Registered Land Surveyor registered in the State of Arizona; and
 - vi. Any other information deemed necessary by the ~~e~~County;
 - vii. Completed association acknowledgement form if site consists of two or more ~~p~~Parcels and will have shared access, shared drainage, and/or shared parking.
 - b. Incomplete applications shall not be processed.
 - c. An incomplete application that is not remedied within three months from notification of the deficiency shall cause the file to be closed. ~~d. The specific site plan may take more than one review. The specific site plan~~
 - d. Where permitted, applicant may file all necessary documents electronically. Such submittals shall be of high quality to ensure legibility and shall be in a format that can be easily printed. These formats include, but are not limited to .pdf, .docx, .xlsx, .jpg. Only when specifically requested will .dwg or .skp files be accepted. It is recommended that the applicant contact the Planning Division to ensure acceptability of a file format if different than those described herein. Applicants may submit all materials electronically using the County's ePlan Review / ePermitting online submittal portal (<https://citizenaccess.pinalcountyaz.gov/CitizenAccess/Default.aspx>, or as amended) provided on the Community Development Department website.
 - e. The Specific Site Plan may take more than one review. The Specific Site Plan may be returned to applicant for modifications or more information requested from application. If the requested modifications are not made nor requested information provided within one year from the date of the request, the file will be closed; and any submittal after such closure will require the initiation by application of a new process.
 - ef. Contents of ~~specific site plan~~Specific Site Plan. The ~~specific site plan~~Specific Site Plan should address the following:
 - i. If no ~~zone~~Zoning District change and/or PAD ~~overlay district~~Overlay District are being requested simultaneously with the ~~site plan~~Site Plan review, whether the development project is in conformance with existing zoning and/or ~~planned area development~~Planned Area Development (PAD) overlay districtOverlay District on the subject property and conditions and plans or plats that are part of the approved zoning.
 - ii. If applicable, conformance with proposed ~~zone~~Zoning District change and/or PAD ~~overlay district~~Overlay District being requested simultaneously with the ~~site plan~~Site Plan review.
 - iii. Compliance with this ~~chapter~~Chapter and other applicable ~~e~~County ordinances and regulations related to land ~~u~~Use and/or conserving and promoting public health, safety, convenience and ~~general welfare~~General Welfare.
 - iv. Compatibility with ~~adjacent uses~~Adjacent Uses.
-

- v. Major ~~s~~Street or route location.
- vi. Access to site.
- vii. Traffic analysis.
- viii. Parking layout.
- ix. Access to ~~u~~Utilities.
- x. Grading requirements.
- xi. Drainage.
- xii. Floodplains.
- xiii. Sanitation.
- xiv. Domestic water availability.
- xv. Buffers.
- xvi. Landscaping.
- xvii. Lighting.
- xviii. Fissures.
- xix. Adjacent conditions.

~~G. Commercial site plan review process. This process allows applicant to work with county staff to coordinate multiple application processes on a single development project, such as but not limited to zone change, planned area development overlay district zone, industrial use permit, special use permit, specific site plan review and subdivision platting.~~ G. Site Plan Amendments

~~1. Preapplication meeting. At this meeting, applicant and county staff will discuss the applicant's proposed development and the multiple application processes required for applicant's development project and the submittal requirements for the multiple applications.~~

~~2. Preapplication submittals. Prior to scheduling a preapplication meeting, submit the following:~~

~~a. A completed application for a preapplication meeting on the form provided by the county.~~

~~b. Scaled site drawings for the proposed project on 8½ inch by 11 inch or 11 inch by 17 inch paper in the format required by the county and providing at the minimum the following information:~~

~~i. Provide name of project, address, zone classification and parcel number;~~ 1. Major Site Plan Amendments

a. Alterations to a previously approved Site Plan may be subject to a Site Plan amendment shall be required if the proposed alterations are considered by the Community Development Director, or designee, to be substantial in nature.

b. Substantial changes may include, but not be limited to a ten (10) percent increase in any of the following: gross project land area, net Building square footage, or project density. Additionally, any material change to the land Use(s) or an alteration to the project's circulation pattern may be considered a major amendment.

c. A Major Site Plan Amendment shall be submitted, reviewed, and approved in accordance with initial Site Plan submittal criteria as provided in 2.200.070.

d. Updating of approved plans and documents.

2. Minor Site Plan Amendments

- a. Any proposed modification which does not substantially change the approved Site Plan as outlined in 2.200.070.H.1, shall not require a Major Site Plan Amendment submittal and may be addressed through the Building permit process.

~~— Show and label all existing buildings and structures and proposed buildings and structures, including type and use, dimensions and square footage; — Show pertinent existing structures such as streets, curb, sidewalks, driveways, fire hydrants, power poles, etc., within the subject property and right-of-way; — Show any existing streets and easements on or adjacent to the subject property:~~

~~(A) — Show setbacks to building(s);~~

~~(B) — Show any existing or proposed septic systems;~~

~~(C) — Show proposed retention basin; and~~

~~(D) — Label adjacent property by use (residential, office, commercial, or industrial).~~

3. ~~Formal application process.~~

- a. ~~Schedule meeting for review of completed multiple applications pertaining to applicant's development project.~~

b. ~~Submittals for multiple applications:~~

~~i. — Completed applications for all application processes pertaining to applicant's development project together with the information required with each application.~~

~~ii. — Completed association acknowledgement form if site consists of two or more parcels and will have shared access, shared drainage, and/or shared parking. — Site plan as required under specific site plan review in PCDS.~~

H. *Appeal.*

1. Upon final denial of a ~~site plan~~Site Plan, applicant may appeal the denial to the ~~supervisors~~ Planning and Zoning Commission.
2. The appeal shall be made in writing and filed with the ~~planning director~~ Community Development Director within 15 days from the issuance date of the denial of the ~~site plan~~Site Plan that is being appealed. The written appeal shall set forth the particulars and reasons for the appeal, accompanied by the appropriate processing fee as set forth in the adopted ~~planning and development services fee schedule~~ Community Development Fee Schedule.
3. Hearing on the appeal shall be at such times as may be set by the ~~supervisors~~ Planning and Zoning Commission, and upon not less than 15 days' or more than 30 days' notice to the applicant and appropriate ~~e~~County officials.

(Ord. No. PZ-C-001-10 , § 1)

CHAPTER 2.205. WIRELESS COMMUNICATIONS FACILITIES

2.205.010. Purpose.

To regulate the placement of wireless communications facilities; to establish zoning standards that will protect the integrity, character and identity of neighborhoods; to encourage co-location, stealth design and camouflaged facilities; to maximize the ~~u~~Use of existing communication towers; and to minimize the adverse visual effects of towers through careful design, siting and screening.

(Ord. No. PZ-C-005-10 , § 1)

2.205.020. Applicability.

All wireless communications facilities shall be subject to this section except for commercial radio and TV, amateur radio, ~~wireless communication facilities~~ **Wireless Communication Facilities** used by a governmental agency for its governmental functions, ~~wireless communication facilities~~ **Wireless Communication Facilities** used exclusively by public educational institutions for its communication purposes, and devices necessary for the use of a subscription to a commercial wireless provider service such as wireless internet and satellite TV.

(Ord. No. PZ-C-005-10 , § 1)

2.205.030. ~~Definitions~~Reserved.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

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

Exempt means facilities that are not required to obtain a special use permit as required in PCDCS 2.151.010. Such facilities are required to attend the pre-application meeting and meet the requirements set forth in PCDCS 2.205.040 and 2.205.050.

Tower, communications, means a structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, stealth tower structures and the like.

Wireless communications facilities means any combination of one or more antennas, towers and/or structures with equipment used for the transmission of wireless communications except for commercial radio and TV, amateur radio, wireless communication facilities used by a governmental agency for its governmental functions, wireless communication facilities used exclusively by public educational institutions for its communication purposes and devices necessary for the use of a subscription to a commercial wireless provider service such as wireless Internet and satellite TV.

(Ord. No. PZ-C-001-13 , § 6; Ord. No. PZ-C-005-10 , § 1)

2.205.040. General provisions for all ~~wireless communication facilities~~ **Wireless Communication Facilities ("facilities").**

- A. *Attachment to existing sStructure*. The aAntennas must be attached to an existing pole or sStructure that has been in existence for at least one year and that otherwise meets applicable provisions of this ~~chapter~~ **Chapter** to be considered a co-location with the exception of aAntennas located on new utility poles/towers.
- B. *Building permit*. A bBuilding permit is required for all facilities, new or co-locations, and accessory sStructures.
- C. *Certification*. A certification is required from a licensed engineer that the facilities will comply with all Federal Aviation Administration ("FAA"), Federal Communication Commission ("FCC") and other applicable regulations.
- D. *Co-location*. Monopole and lattice tower facilities shall be designed in a manner that will allow for the co-location of at least one additional aAntenna array on the facility.

- E. *Parking.* One parking space for the maintenance of the facility must be provided on site. Said parking space shall be treated with materials which reduce the emission of dust.
- F. *Removal and restoration.* When the operation of the wireless communications facilities is discontinued for a period of six months or a ~~special use permit~~Special Use Permit expires, the facilities shall be removed and the site shall be restored to its natural state and topography and vegetated consistent with the natural surroundings at the expense of the owner of the facility.
- G. *Signs.* No ~~advertising~~Advertising is permitted anywhere upon or attached to the facilities. Signage is limited to small nonilluminated warning and ~~identification signs~~Identification Signs.
- H. *Special use permit*Use Permit. Facilities that are not a ~~permitted use~~Permitted Use within a ~~zone~~Zoning District or facilities that do not meet the requirements of PCDSC § 2.205.050 require a ~~special use permit~~Special Use Permit ("SUP").
- I. *Storage.* Long-term ~~vehicle~~Vehicle storage and other outdoor storage are prohibited.
- J. *Structurally engineered.* All ~~communications towers~~Communications Towers, poles and co-location ~~structures~~Structures must be structurally engineered to show they are capable of supporting the proposed facilities and will meet the requirements of the ~~county-adopted building code~~Building Code.
- K. *Modification of uses within a PAD overlay* ~~zone~~Zoning District ~~district.~~ Notwithstanding PCDSC § 2.151.010(B)(9), the ~~special use permit~~Special Use Permit process may be used to modify the ~~uses~~Uses within a PAD ~~overlay zoning district~~Overlay Zoning District to permit wireless communications facilities pursuant to this ~~chapter~~Chapter.

(Ord. No. PZ-C-001-15 , § 1; Ord. No. PZ-C-005-10 , § 1)

2.205.050. Design standards.

- A. *Color.* The color of ~~wireless communication facilities~~Wireless Communication Facilities shall be compatible with the surrounding environment. Muted colors, earth tones, and subdued hues, such as gray, shall be used. All associated ~~structures~~Structures such as equipment ~~buildings~~Buildings, including the roofs, shall be painted with earth tone colors.
- B. *Fencing*Enclosure. New facilities, other than flagpoles, utility poles, or other camouflaged facilities, within one mile of an approved and platted Subdivision, approved PAD or residential Zoning District, shall be enclosed by an eight-foot-tall solid concrete masonry unit (CMU) wall to prevent trespass. An alternative to an eight-foot-tall solid CMU wall may be proposed at facilities which are more than one mile from an approved and platted Subdivision, approved PAD or residential Zoning District. Alternative enclosures shall be of a material, technology, and/or other solution that achieves the security, screening and persistence objective of the above CMU wall as determined by the Community Development Director or his/her designee. Any enclosure that becomes damaged or dilapidated shall be repaired or replaced when ordered by any County official or their designees with the duty to enforce this Title as set forth in PCDSC § 2.160.100.
- C. *Generators.* All permanent generators associated with any facilities, within one mile of an approved and platted Subdivision, approved PAD or residential Zoning District, shall be located behind the eight-foot-tall solid masonry wall. An alternative to an eight-foot-tall solid masonry wall may be proposed at facilities which are more than one mile from an approved and platted Subdivision, approved PAD or residential Zoning District. Alternative enclosures shall be of a material, technology, and/or other solution that achieves the security, screening and persistence objective of the above CMU wall as determined by the Community Development Director or his/her designee. Any enclosure that becomes damaged or dilapidated shall be repaired or replaced when ordered by any County official or their designees with the duty to enforce this Title as set forth in PCDSC § 2.160.100.

- ~~D. *Ground-mounted equipment.* Ground-mounted equipment shall be located behind an eight-foot-tall solid masonry wall.~~
- D. *Ground-mounted equipment.* Ground-mounted equipment, within one mile of an approved and platted Subdivision, approved PAD or residential Zoning District, shall be located behind an eight-foot-tall solid masonry wall. An alternative to an eight-foot-tall solid masonry wall may be proposed at facilities which are more than one mile from an approved and platted Subdivision, approved PAD or residential Zoning District. Alternative enclosures shall be of a material, technology, and/or other solution that achieves the security, screening and persistence objective of the above CMU wall as determined by the Community Development Director or his/her designee. Any enclosure that becomes damaged or dilapidated shall be repaired or replaced when ordered by any County official or their designees with the duty to enforce this Title as set forth in PCDSC § 2.160.100.
- E. *Lighting.* Lighting on any new facility is prohibited unless required by the FAA or by other applicable state or federal requirements. Motion detector ~~security lighting~~ Security Lighting may be approved if the lights are fully shielded. Any ~~outdoor lighting~~ Outdoor Lighting requires a separate lighting permit.
- F. *Stealth design.* New communication towers located ~~on~~ within a parcel adjacent to one-mile Buffer of an approved Subdivision or approved PAD or residential ~~zones~~ Zoning District shall be stealth design. A stealth facility shall be designed and constructed in a scale substantially in conformity with and/or architecturally integrated with surrounding ~~b~~ Building designs or natural settings to minimize the adverse visual impact and ensure the facility is compatible with the environment in which it is located. Methods of stealth design include:
1. Design that mimics surrounding vegetation such as palm trees (monopalms), pine or broadleaf trees (monopines) and saguaro cacti.
 - a. Setback requirements for monopalms, monopine or broadleaf, and saguaro cactus facilities:
 - i. The facility shall be required to meet ~~s~~Setback requirements of primary ~~b~~Buildings or ~~s~~Structures of the ~~zone~~Zoning District in which they are located, unless otherwise specified herein.
 - ii. If a facility exceeds the height requirements of the ~~zone~~Zoning District in which it is located, the facility shall be set back from the property line that abuts land located in a rural or residential ~~zone~~Zoning District by one foot for every one foot in height of the facilities.
 - iii. If a facility exceeds the height requirements of the ~~zone~~Zoning District in which it is located, the facility shall be set back from the property line that abuts land located in ~~zones~~Zoning Districts other than rural or residential by one foot for every one foot in height above the maximum height permitted in the ~~zone~~Zoning District in which the facility is to be located.
 - b. Monopalm facilities shall conform to the following development standards:
 - i. Not to exceed 70 feet in height;
 - ii. Antennas shall be located within the palm frond cluster and painted a green color to match the palm fronds;
 - iii. No ~~a~~Antennas shall extend beyond the palm frond coverage;
 - iv. Monopalms shall contain a minimum of 55 palm fronds;
 - v. The trunk of the monopalm shall be clad with faux bark starting at the base (at ~~g~~Grade) to the height of the first palm frond;

- vi. Co-location on a monopalm facility shall be limited to aAntennas located within the trimmed leaf cluster (often referred to as the "pineapple" or "bulb") of the monopalm trunk, located below the base of the palm fronds;
 - vii. The diameter of the pole shall not exceed 26 inches at its widest point, with the exception of the trimmed leaf cluster;
 - viii. No climbing pegs are permitted on the pole sStructure; and
 - ix. There shall be no unpainted metal on the monopalm facility.
- c. Monopine or mono broadleaf facilities shall conform to the following development standards:
- i. Not to exceed 90 feet in height;
 - ii. Antennas shall be mounted within the foliage of the monopine or mono broadleaf and all branches at the height of the aAntennas shall extend beyond the aAntenna panels and all mounting hardware;
 - iii. All branches shall be arranged in a natural order with the widest branches at the lowest portion of the monopine or mono broadleaf tapering to the shortest branches at the top of the monopine;
 - iv. Antennas shall have camouflaged foliage covers;
 - v. The monopine or mono broadleaf branches shall have a density of 2.5 branches for each one vertical foot of pole;
 - vi. The monopine or mono broadleaf branches shall begin at no greater than 12 feet above finished gGrade and continue to the top of the pole;
 - vii. The monopine or mono broadleaf shall be painted a color to match the appearance of the surrounding pine trees;
 - viii. The trunk of the monopine or mono broadleaf facility shall be constructed to incorporate full bark cladding provided on the tree trunk starting at the base (at gGrade) to the top of the monopine or mono broadleaf;
 - ix. The diameter of the pole sStructure shall not exceed 36 inches at the base and shall taper to no greater than 28 inches at the top of the monopine or mono broadleaf;
 - x. All cables shall be concealed within the pole sStructure;
 - xi. No climbing pegs are permitted on the monopine structureor mono broadleaf Structure; and
 - xii. There shall be no unpainted metal on the monopine or mono broadleaf facility.
- d. Saguaro cacti facilities shall conform to the following development standards:
- i. Not to exceed 50 feet in height;
 - ii. The diameter of the pole sStructure shall not exceed 30 inches at its widest point;
 - iii. The saguaro cactus facility shall be painted and designed to mimic a natural saguaro cactus;
 - iv. Antenna panels and cables shall be entirely concealed within the cactus sStructure;
 - v. No climbing pegs are permitted on the pole sStructure; and
 - vi. There shall be no unpainted metal on the saguaro cactus facility.
2. Using ~~church~~ steeples, clock towers, bell towers, roof features or other such vertical architectural elements to conceal aAntennas and equipment.

- a. All antennas, mounting hardware and cables shall be completely concealed within the structure.
- b. Equipment cabinets, service panels and service connections shall be screened by a solid wall, painted to match the structure.

(Ord. No. PZ-C-005-10, § 1)

3. Small Cell (Wireless) Facilities to be placed in public rights-of-way shall comply with the County's placement and design criteria as stated in the Pinal County Subdivision and Infrastructure Design Guidelines.

4. Small Cell (Wireless) Facilities to be placed on private property shall adhere to the following design criteria:

a. Building-Mounted, New

i. Building-mounted facilities shall be screened from view in a manner consistent with mechanical equipment screening that is mounted to Buildings.

ii. Screening techniques must be architecturally integrated into the Building; including use of color and materials or other context appropriate alternatives.

iii. The placement of Small Cell (Wireless) Facilities and any associated elements shall not extend beyond 10% of the existing Building Height.

iv. All wiring shall be screened from view.

b. Vertical Structure / Tower, New

i. The facility shall be similar in appearance to the predominant vertical Structures in the immediate vicinity, including materials, colors, and scale.

ii. To the extent feasible, such facilities shall provide dual function, such as parking light standard or similar function to further minimize the Structure.

iii. Facilities shall be outside of any Sight Visibility Triangles or vehicular or pedestrian ways.

iv. Affected landscaping shall be replaced on-site and in proximity to its original location.

v. All ground-mounted equipment shall be screened using durable and context-appropriate materials and colors.

vi. New Structures shall be no more than 10% taller than similar Structures in the immediate vicinity.

vii. All wiring shall be screened from view.

c. Vertical Structure / Tower, Existing (co-location)

i. Co-location resulting in the removal and replacement of a Structure is acceptable; however, the new Structure shall substantially match the appearance, scale, material(s), and color(s) of the original Structure.

ii. All ground-mounted equipment shall be screened using durable and context-appropriate materials and colors.

iii. Structures not originally intended, designed, or used for wireless communications shall be limited to one (1) co-location.

iv. New Structures shall be no more than 10% taller than similar Structures in the immediate vicinity.

v. All wiring shall be screened from view.

2.205.060. Permitted Use.

A. ~~Applicable zones~~Zoning Districts. Wireless communications facilities are a permitted use in ~~CI-B, industrial buffer zoning district; CI-1, light industrial and warehouse zoning district; CI-2, industrial zoning district; Permitted Use in C-3, general commercial zoning district~~General Commercial Zoning District; I-1, industrial buffer zoning districtIndustrial Buffer Zoning District; I-2, light industrial and warehouse zoning districtLight Industrial and Warehouse Zoning District; and I-3, industrial zoning district.Industrial Zoning District.

B. Setback requirements.

1. ~~Wireless C~~ommunication f~~Facilities~~ shall be required to meet the ~~s~~Setback requirements of primary ~~b~~uildings or s~~Structures~~ of the ~~zone~~Zoning District in which they are located, unless otherwise specified herein.
2. If a facility exceeds the height requirements of the ~~zone~~Zoning District in which it is located, the facility shall be set back from the property line that abuts land located in a rural or residential ~~zone~~Zoning District by one foot for every one foot in height of the facilities.
3. If a facility exceeds the height requirements of the ~~zone~~Zoning District in which it is located, the facility shall be set back from the property line that abuts land located in ~~zones~~Zoning Districts other than rural or residential by one foot for every one foot in height above the maximum height permitted in the ~~zone~~Zoning District in which the facility is to be located.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 23; Ord. No. PZ-C-005-10 , § 1)

2.205.070. Exempt facilities.

The following are exempted from obtaining an SUP, but are not exempted from attending the pre-application meeting and the requirements set forth in PCDCS § 2.205.040 and 2.205.050, with the exception of Small Cell (Wireless) Facilities as stated below:

- A. ~~Building-mounted a~~Antennas on nonresidential ~~s~~Structures where the equipment does not extend beyond 12 inches from the face of the ~~b~~Building and the equipment is painted to match the ~~b~~Building.
- B. Rooftop-mounted equipment on nonresidential ~~b~~Buildings where the equipment is ten feet or less in height and is fully screened from view.

- C. Co-locations on existing communication poles or towers where the ~~a~~Antenna array width is four feet or less and projects no more than 4 feet from the support pole/tower or the width of the ~~a~~Antenna array does not exceed the width of the largest existing array on the pole or tower.
- D. Co-locations on existing school and park ball field light poles or towers that add no more than 12 feet in height to the pole or tower and the ~~a~~Antenna array width is four feet or less.
- E. Co-locations on existing electrical utility poles with a minimum of 69 kilovolts that add no more than 12 feet in height to the pole and the ~~a~~Antenna array width is four feet or less.
- F. Co-locations on existing electrical utility lattice towers with a minimum of 69 kilovolts that extend no more than three feet from the tower.
- G. Co-locations on existing flagpoles (stealth) that are no more than 16 inches in diameter, and all pole-mounted equipment is located inside the pole.
- H. Stealth designed facilities in nonresidential ~~zones~~Zoning Districts when located in a Zoning District as a Permitted Use.

(Ord. No. PZ-C-001-13 , § 6; Ord. No. PZ-C-005-10 , § 1)

- I. Co-locations on existing parking lot lighting on nonresidential development sites where the array is no more than four feet in width and the height of the facility does not exceed the Main Building Height of the Zoning District in which the facility is located and meets Main Building Setbacks. Lighting on such facilities will not be considered lawfully nonconforming must conform to the Outdoor Lighting criteria in this Title.
- J. Small Cell (Wireless) Facilities located within public rights-of-way shall be considered a Permitted Use by right. Such Use shall adhere to the County's Right-of-Way Construction permitting and design criteria as provided in the Pinal County Subdivision & Infrastructure Design Manual. Pre-application meetings for Small Cell (Wireless) Facilities are recommended, but optional. By being optional, it shall be recognized that the timeframe (i.e., 'shot clock') established by FCC Order 18-133 shall not begin until such time that the permit application and full submittal has been submitted to the County.

2.205.080. Application process and requirements.

- A. A pre-application meeting is required except where the facilities are a ~~permitted use~~Permitted Use.
- B. Pre-application meeting procedure. Schedule a meeting to gather information and review the applicable procedure. The following information is required:
 1. Legal description and ~~p~~Parcel number of the subject property;
 2. A ~~site plan~~Site Plan showing the location of the facilities; and
 3. Drawings of the equipment and facilities.
- C. When the facility is a ~~permitted use~~Permitted Use within a ~~zone~~Zoning District or an exempt facility, the applicant shall, as part of their ~~b~~Building permit, submit:
 1. A scaled ~~site plan~~Site Plan with sufficient information to show that the facility meets all design criteria in PCDSC § 2.205.050 and other conditions of ~~this title~~this Title are met. The ~~site plan~~Site Plan shall also contain:
 - a. Access.
 - b. All ~~a~~Appurtenances.

- c. Antenna diagrams, including the width of the ~~a~~Antenna arrays.
 - d. Elevations.
 - e. Equipment area.
 - f. Parking area.
 - g. Screen wall.
 - h. Setbacks.
 - i. Surrounding zoning.
 - j. Any other information deemed necessary by the ~~e~~County.
2. Before and after photo simulations showing the tower and the surrounding area.
 3. Descriptions of the proposed colors for the facility.
- D. When the facility is not a ~~permitted use~~Permitted Use within a ~~zone~~Zoning District, or does not meet the criteria described in PCDSC § 2.205.050, the applicant shall follow the SUP procedure as set forth in PCDSC § ~~2.150.0202.151.010~~. Applicants for an SUP for a ~~wireless communication facility~~Wireless Communication Facility shall be required to submit as part of the SUP application the following:
1. A map that shows all other wireless communications monopoles or towers, regardless of ownership, within two miles of the proposed site;
 2. A written narrative which describes any neighborhood opposition, either written or verbal, received by the applicant;
 3. A scale elevation drawing which shows the height and configuration of the monopole or tower, including the location of the ~~a~~Antennas;
 4. A ~~scale site plan~~scaled Site Plan which shows the width of the ~~a~~Antenna array, access, parking and any ground-based equipment;
 5. A description of the proposed color for the ~~a~~Antennas and for the monopole or tower;
 6. A description of possibilities for camouflage that have been explored, and why the proposed option was chosen;
 7. A description of alternative sites that have been explored;
 8. A description of the possibility for co-location on existing monopoles, towers, or electrical poles and towers that have been explored;
 9. A description of possibilities for using a greater number of shorter monopoles or towers in place of the proposed facility;
 10. Information on provisions for removal of the monopole or tower after it is no longer being used;
 11. Information on the willingness of the landowner and the service provider to allow other service providers to co-locate on the proposed facility; and
 12. A description of potential gaps that could impede the provision of services if this monopole or tower is not approved.

(Ord. No. PZ-C-001-13 , § 6; Ord. No. PZ-C-005-10 , § 1)

E. For all Small Cell (Wireless) Facility applications, all jurisdictional reviewing agencies shall comply with FCC Order 18-133, which establishes certain specific review timeframes. In response to this Order, the County has implemented the following review policies regarding 'shot clock' timeframes and procedures:

1. Upon submittal, County staff shall review the application and submittal materials for completeness within ten (10) days. If the submittal is deemed complete, the official review ‘shot clock’ shall begin – sixty (60) calendar days for co-locations and ninety (90) calendar days for a new Structure / tower. Should the submittal be incomplete, the review ‘shot clock’ shall not begin until such time as all missing materials have been submitted and the application and submittal materials are deemed complete.
2. Only the time in which the County is in possession of the Small Cell (Wireless) Facility application for the purpose of review shall count toward the respective sixty (60) or ninety (90) day review timeframe (i.e., ‘shot clock’).

CHAPTER 2.210. RESIDENTIAL PHOTOVOLTAIC SOLAR ENERGY DEVICES

2.210.010. Scope.

The following requirements shall apply to rural and residential ~~zones~~Zoning Districts which are being used for residences.

(Ord. No. PZ-C-006-10 , § 1)

2.210.020. ~~Definitions~~Reserved.

~~The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:~~

~~*Solar array* means a group of solar panels or solar energy devices consisting of a linked series of photovoltaic modules. A solar array is measured in square feet by determining the overall maximum length and width and multiplying the two.~~

~~*Solar energy device* means any solar energy collection system, including solar panels, either freestanding (ground mounted or pole mounted), wall mounted, or attached to a roof or structure, the primary purpose of which is to provide for the collection, inversion, storage, and distribution of solar energy for generating electricity.~~

(Ord. No. PZ C 006 10 , § 1)

2.210.030. General requirements.

- A. ~~Solar energy devices~~Energy Devices shall not be the ~~primary use~~Principal Use of a property.
- B. All freestanding ~~solar energy devices~~Solar Energy Devices will be treated as detached ~~accessory buildings~~Accessory Buildings and shall conform to the requirements for detached ~~accessory buildings~~Accessory Buildings in a particular ~~zoning district~~Zoning District.
- C. Solar ~~a~~Arrays placed on ~~b~~Buildings, primary or accessory, may not encroach into the required ~~s~~Setbacks for that ~~zone~~Zoning District. Roof mounted ~~solar arrays~~Solar Arrays shall not be subject to the maximum height restrictions of the ~~zone~~Zoning District. See additional requirements for flat roof and pitched roof installations:

1. *Flat roofs.* Solar ~~a~~Arrays placed on flat rooftops of either a primary or ~~accessory building~~Accessory Building shall not exceed five feet measured from the roofline, perpendicularly to the highest point of the solar device.
 2. *Pitched roofs.* Solar ~~a~~Arrays placed on pitched rooftops of either a primary or ~~accessory building~~Accessory Building shall not exceed two feet measured from the roofline, perpendicularly to the highest point of the solar device.
- D. In residential ~~zones~~Zoning Districts, ~~CR-1A, CR-1, CR-2, CR-3, CR-4, CR-5, MH, RV, MHP, PM/RVP and TR:R-43, R-35, R-20, R-12, R-9, R-7, MD, MR:~~
1. All freestanding ~~solar energy devices~~Solar Energy Devices shall be restricted to a location in the rear or ~~side yard~~Side Yard, meeting rear or side ~~yard~~Setbacks for that ~~zone~~Zoning District.
 2. Solar devices shall not exceed six feet in height, measured from the undisturbed ~~g~~Grade to the highest point of the solar device.
- E. An application, ~~site plan~~Site Plan, electrical diagrams, major component information, mounting details, and notes concerning installation shall be submitted to development services for review prior to permit issuance.
- F. Solar ~~energy devices~~Energy Devices shall comply with all applicable ~~b~~Building and electrical codes.
- (Ord. No. PZ-C-006-10 , § 1)

CHAPTER 2.215. ADDRESSING AND STREET NAMING

2.215.010. Purpose.

This ~~chapter~~Chapter is to provide for the uniform assignment of property numbers on residences, public ~~b~~Buildings, and ~~b~~Businesses along public and private ~~s~~Streets or ~~r~~Roads; to provide for the naming and renaming of ~~s~~Streets or ~~r~~Roads; and to provide addressing for emergency services responding to 911 calls.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 24)

2.215.020. Applicability.

This ~~chapter~~Chapter shall apply to all unincorporated and nonreservation lands within the County.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 24)

2.215.030. Reserved. Definitions and abbreviations.

The following words, terms and phrases, when used in this chapter, shall have the meaning ascribed to them below:

Addressing baseline means two imaginary lines, one running north and south, and one running east and west intersecting at a zero point.

Avenue (Ave.) means thoroughfares that run in any direction; a common or default suffix.

Boulevard (Blvd.) means a broad thoroughfare that acts as a collector and often has a median.

Circle (Cir.) means a curvilinear thoroughfare that returns to its starting point.

Collector means a street that provides the traffic movement within neighborhoods between major thoroughfares and local thoroughfares, and for direct access to abutting property.

Court (Ct.) means a relatively short, uninterrupted dead-end street such as a cul-de-sac.

Drive (Dr.) means winding, diagonal, curvilinear, meandering, or other types of thoroughfares not otherwise defined.

Grid lines means imaginary lines constructed perpendicular and parallel to addressing baselines used to define address numbers.

Highway (Hwy.) means designated county highway, state route, state highway or federal access route.

Lane (Ln.) means a local thoroughfare.

Loop (Loop) means a thoroughfare that begins and ends on the same side of the originating street but not in the same place.

Parkway (Pkwy.) means a special scenic route or park drive that is not a local thoroughfare.

Place (Pl.) means a cul-de-sac or permanent dead-end road or a local thoroughfare in a subdivision.

Prefix, directional, means a one-character compass point preceding a street name that indicates a direction. For example: north (N), south (S), east (E) and west (W). See PCDSC 2.215.050(D).

Road (Rd.) means thoroughfares that run in any direction; a common or default suffix.

Street (St.) means thoroughfares that run in any direction; a common or default suffix.

Suffix means a word following a street name that indicates the street type. See PCDSC 2.215.050(E).

Thoroughfare means a generic term for providing for the movement of traffic and access to various land uses.

Trail (Trl.) means a winding thoroughfare.

Way (Way) means a local thoroughfare.

(Ord. No. 011812 ZO-PZ-C-007-10, § 24)

2.215.040. Assigning numbers to properties.

- A. Property numbers for ~~dwelling units~~ Dwelling Units, places of business, and public and private ~~u~~ Utilities and other properties along ~~s~~ Streets as necessary for permitting and/or safety purposes shall be assigned by the ~~planning and development department~~ Community Development Department in accordance with provisions outlined herein.
- B. Property numbering shall be sequential
- C. The ~~e~~ County has five addressing grids known as Pinal County, Apache Junction/Gold Canyon, Queen Valley, San Manuel, and Oracle that are hereby established collectively as the Pinal County grid system. Within each addressing grid, except for the San Manuel addressing grid, there is an established zero point and prefix designation. Specific addressing grid and zero points are shown in ~~illustration numbers~~ Figures ~~122~~ through ~~425~~ and the San Manuel addressing grid is shown in ~~illustration number~~ Figure ~~526~~.
- D. In addressing grids with zero points, all ~~s~~ Streets running north perpendicular to the east-west zero-point baselines shall have a north prefix directional. All ~~s~~ Streets running south perpendicular to the east-west zero-point baseline shall have a south prefix directional. All ~~s~~ Streets running east perpendicular to the north-south zero-point baseline shall have an east prefix directional. All ~~s~~ Streets running west perpendicular to the north-south zero-point baseline shall have a west prefix directional.

Figure 22: The Pinal County zero point is located at Eleven Mile Corner Road and Highway 287.

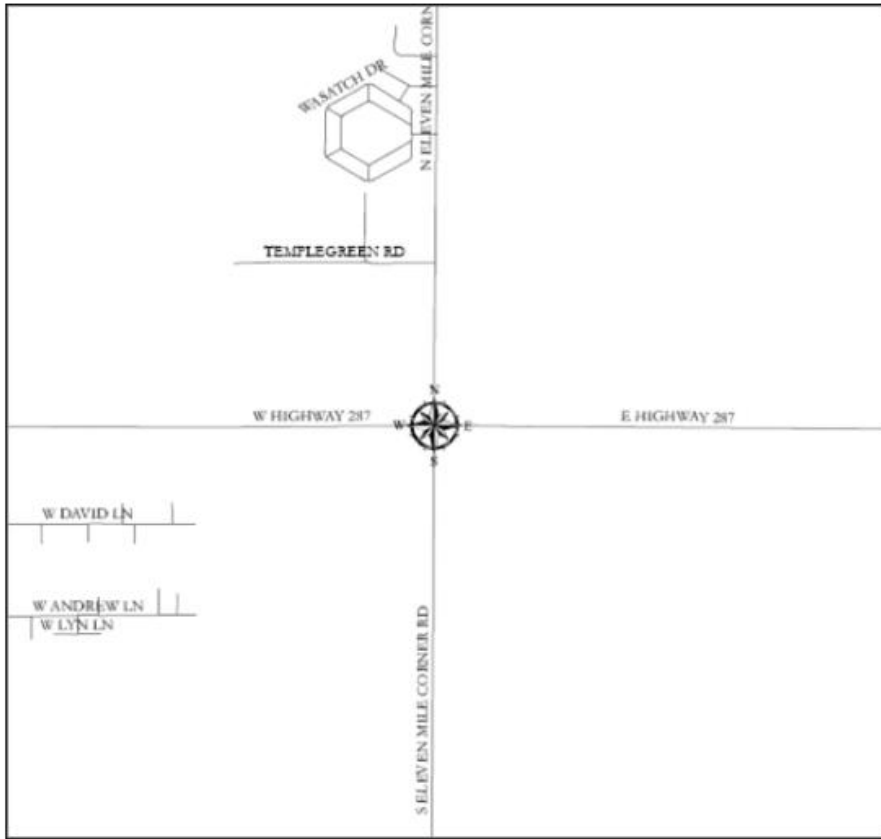


Illustration No. 1

Figure 23: The Apache Junction/Gold Canyon zero point is at Idaho Road and Junction Street.



Illustration No. 2

Figure 24: The Queen Valley zero point is at Kirk Drive and Sharon Drive.

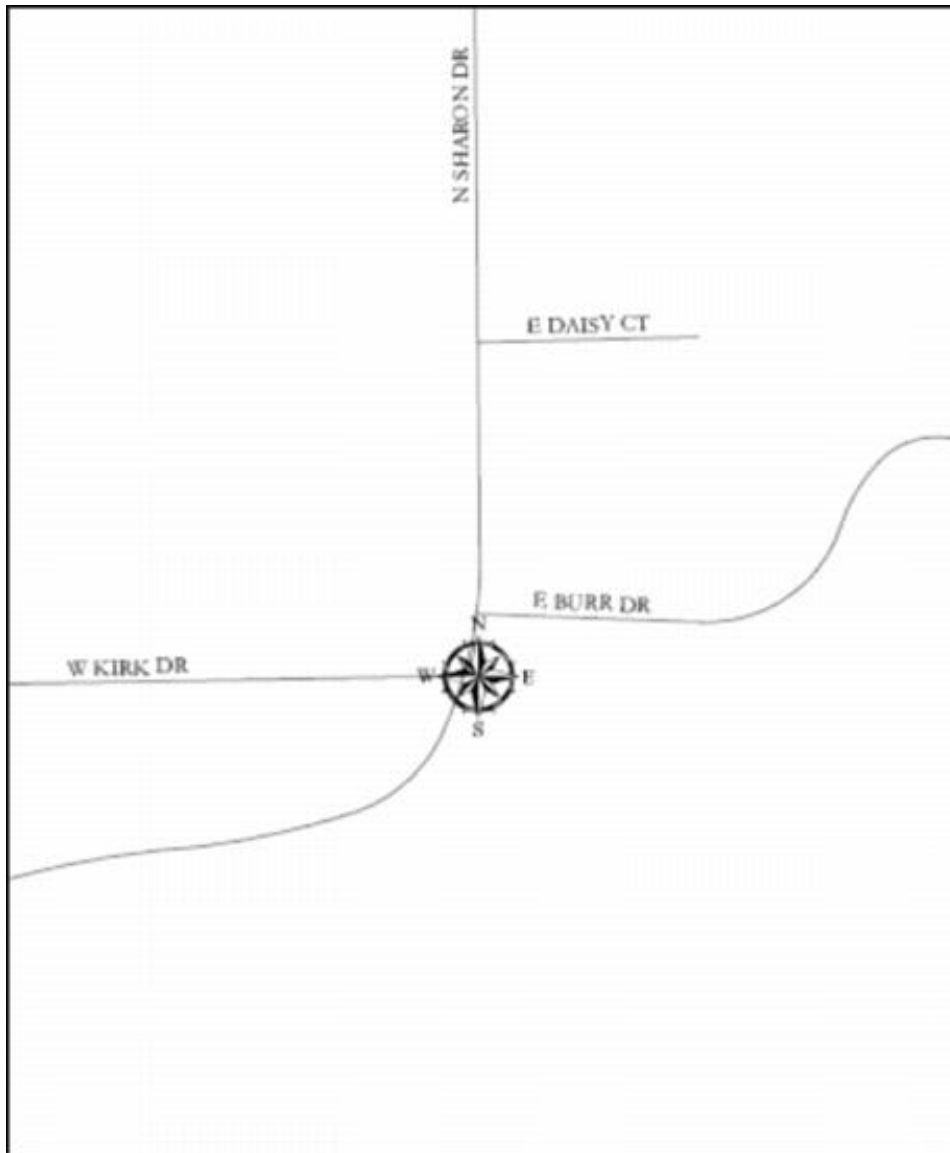


Illustration No. 3

Figure 25: The Oracle zero point is at the southeast corner of section 35, Township 09S, Range 15E.

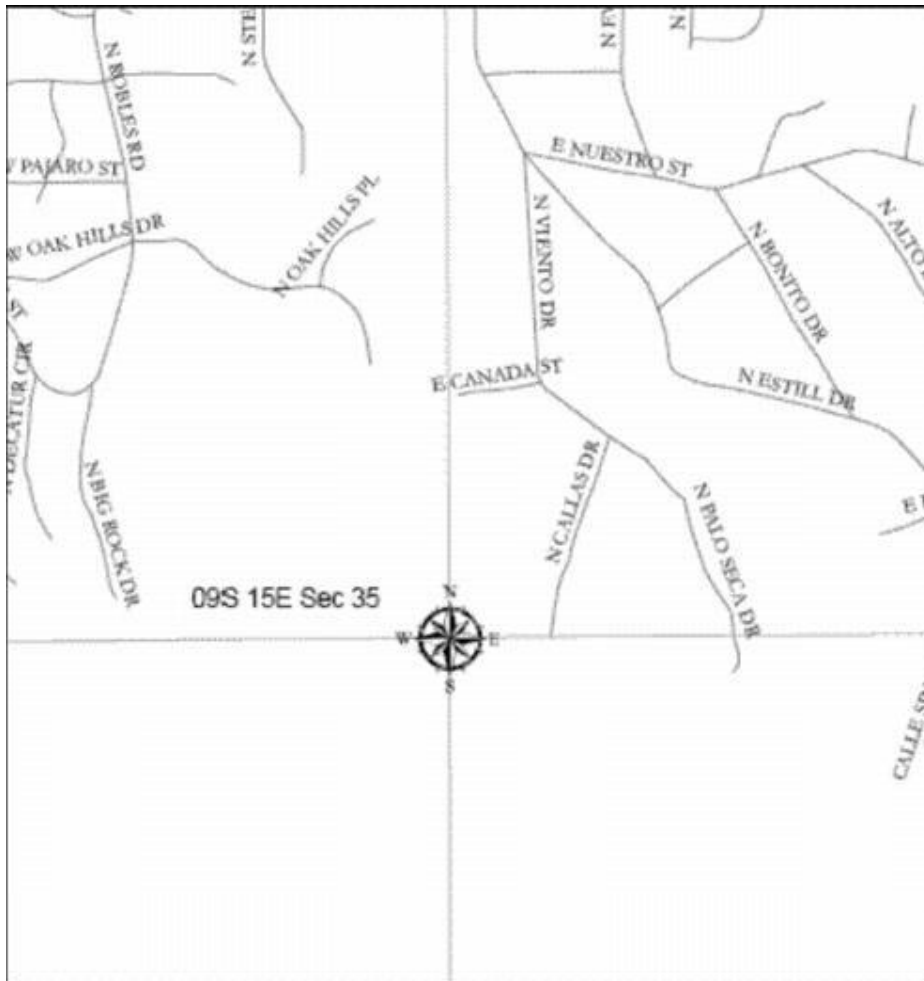


Illustration No. 4

2. Mobile ~~Home~~ parks shall be treated like other multifamily developments. The property shall be assigned one number, and each ~~mobile home~~ Mobile Home space shall receive numerical designations such as Sp. 1, Sp. 2, Sp. 3, etc. However, if the development is a ~~mobile home subdivision~~ Mobile Home Subdivision built in conformance with Subdivision regulations, the properties shall be addressed as individual residences.
- I. Business addressing. Businesses shall be numbered with the ~~main building~~ Main Building receiving one address and each individual office being assigned suite numbers as secondary location indicators. In ~~Business condo plats, Lot Lots~~ may be addressed per ~~Lot Lot~~, per ~~Building~~ or per development with individual suite numbers assigned as secondary location indicators.
- J. Numbering when Streets change direction. If a Street changes direction drastically and for a substantial length, the numbering may be changed to reflect the orientation with a different prefix directional and/or name.
- K. Diagonal Streets. The general principle to apply when numbering diagonal Streets is to treat the Street as either a north-south or an east-west Street based on the greatest distance covered in any specific direction.
- L. Corner Lots. When assigning a number to a ~~Building~~ on a ~~corner lot~~ Corner Lot, assign a number from the Street upon which the main entrance faces for a ~~Business~~ or assign a number from the Street from which the driveway enters for a residence. If a corner ~~Building~~ has two entrances which both look like main entrances, the decision is based on the general site layout and driveway entrance.
- M. Duplex ~~Buildings~~ and ~~Houses~~ on ~~interior lots~~ Interior Lots.
1. One number shall be assigned to a duplex ~~Building~~ with sub-numbers or letters for each internal unit.
 2. Separate numbers shall be assigned for single-family dwellings in the rear of other single-family dwellings.
 3. If a commercial ~~Enterprise~~ that is part of a residence has a separate entrance from the Street, it may also be assigned a separate number. If there is a rear entrance or a hidden Structure, a post should display the number on the path leading to the entrance, even if it is reached through another Structure.
- N. Numbering on ~~circle streets~~ Circle Streets. Odd-ending digits will be assigned in a consecutive and corresponding manner to the properties on the outside of the ~~Circle~~ while even-ending digits will be assigned in a consecutive and corresponding manner to the properties on the inside of the circle.
- O. Annexation. If an area is annexed by a municipality, the existing addresses will then be the responsibility of the municipality.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 24)

2.215.050. Street names.

The following general principles of Street naming shall be used when naming or renaming Streets within the unincorporated area of the County:

- A. *Objective*. Names shall be easy to pronounce and easy to spell so the public, and children in particular, can recite the name in an emergency situation.
- B. *Unacceptable Street names*. Unacceptable Street names are:
 1. Numerical names (1st, 2nd, etc.);
 2. Letters of the alphabet (A, B, C, etc.);
 3. Copyrighted and trademark names;

4. Famous names;
 5. Complicated words;
 6. Unconventional spellings;
 7. Duplicates particularly within the same postal delivery or emergency response area;
 8. Street names pronounced similarly;
 9. Names with 22 or more letters and spaces including the sSuffix abbreviation within the full address format (i.e., Spectacular Mountain Views = 26 characters with spaces); ~~and~~
 10. Directional name or ~~street suffix~~ Street Suffix cannot be used in the sStreet name; example (a): E South Haven St. must be E Haven St.; example (b): E Memory Trail Dr. must be E Memory Dr.; and
 11. Vulgar, lewd, and lascivious names.
- C. *Complete name.* A complete name shall consist of no more than four words, including the appropriate mandatory prefix directional and any optional sSuffix. Examples:
1. W Twin Butte Road: prefix directional (1 word); primary (2 words); sSuffix (1 word).
 2. S San Mateo Castro: prefix directional (1 word); primary (3 words).
- D. *Prefix, directional.* All sStreet names shall begin with one directional prefix of north, south, east, or west. Abbreviations shall be: N, S, E, or W. Combinations of directions are not acceptable. Example: Northwest Sierra Circle.
- E. *Suffix.* Suffix types should reflect the character of the roadway. Lane, drive, place, and way are minor roadways. Road, drive, sStreet, and ~~a~~ Avenue may be local ~~€~~ Thoroughfares. Road, ~~avenue, street, boulevard~~ Avenue, Street, Boulevard, and ~~ø~~ Parkway may be major arterial sStreets. No residential ~~Hot~~ Lots shall front a ~~ø~~ Boulevard or ~~ø~~ Parkway.
- F. *Name duplication.* Similar sounding names are considered to be duplications regardless of spelling. No duplication of names for new roadways is permitted within the projected service area of the U.S. Postal Service or of local public agencies such as fire and police departments.
- G. *Continuity.* A continuous sStreet, or one proposed to be continuous, should bear the same name and sSuffix through its alignment except in the case of a cul-de-sac which might be identified as a court.
- H. *Corrections.*
1. The ~~planning and development department~~ Community Development Department shall correct an address number or sStreet prefix directional not in conformance with this ~~chapter~~ Chapter when the change is necessary to prevent confusion for emergency services responding to 911 calls.
 2. Notice of the change shall be mailed by the ~~planning and development department~~ Community Development Department to all owners of the property whose address has changed.
 3. Notice of the change shall also be transmitted by the ~~planning and development department~~ Community Development Department to the U.S. Postal Service and the 911 system.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 24)

2.215.060. Renaming existing sStreets.

- A. The proposed renaming of a sStreet may be initiated by:

-
1. The sSupervisors; or
 2. A citizen's petition.
 - a. The petition must contain the following:
 - i. Signatures of at least 51 percent of the property owners with fFrontage on or addresses assigned from the subject sStreet of the proposed name change;
 - ii. A reason why the name change is needed (example: eliminate duplicate name, help improve emergency services to the area);
 - iii. The names, addresses, assessor's pParcel numbers and signatures of each property owner signing the petition;
 - iv. Existing name and proposed name with an alternative name;
 - v. Description of the beginning and end of the sStreet subject to the proposed name change; and
 - vi. Identify whether the sStreet is public or private.
 - b. Each pParcel of real property is entitled to one vote.
 - c. The petition shall be accompanied by the following:
 - i. The applicable filing fee.
 - ii. A list of names and addresses of property owners with fFrontage on or addresses assigned from the subject sStreet of the proposed name change and of service and emergency organizations (for example: fire, police, post office) that service that area.
 - iii. A statement that the existing sStreet is or is not named after a pPerson, place or event of historical significance.
 - iv. A statement as to whether the proposed sStreet name is for a pPerson, place or event of historical significance.
 - d. The petition must be filed with the ~~planning and development department~~Community Development Department together with any documentation the petitioners can provide as to when and how the rRoad, which is the subject of the proposed name change, was created.
 - B. For proposed name changes to an existing sStreet or ~~right-of-way~~Right-of-Way, the ~~planning and development department~~Community Development Department shall originate a map showing the location of the sStreet and the existing name and proposed name change.
 - C. The sSupervisors shall hold at least one public hearing on the proposed name change and proposed alternative name change. Notice of the public hearing and the map shall be given as follows:
 1. By publication at least once in a newspaper of general circulation in the area of the proposed name change. If the subject area does not have a newspaper of general circulation, then publish in a newspaper of general circulation in the aAdjacent area or the eCounty seat.
 2. By posting at reasonable intervals, as determined by the ~~planning and development department~~Community Development Department, along the subject sStreet of the proposed name change at least 15 calendar days before the date of the public hearing;
 3. By first class mail to each property owner, as shown on the assessment of the property, with fFrontage property or address assigned from the subject sStreet of the proposed name change.
-

- D. Notice of the public hearing shall include the location of the proposed name change; the existing name; proposed name change; proposed alternative name change; the date, time, place and location of the public hearing; and the time period and location for filing a letter of objection or support.
- E. If the ~~sSupervisors~~ approve the name change, the ~~planning and development department~~ Community Development Department will mail out a written notice by certified mail to the residents/property owners affected by the name change stating the new address and enclosing a copy of PCDSC § 2.215.080, Posting of property numbers.
- F. After approval of a name change by the ~~hBoard~~, a subsequent proposed name change for that specific ~~sStreet~~ shall not be considered for a period of five years from the date of the ~~sSupervisors'~~ approval.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 24)

2.215.070. Street name ~~s~~Signs.

- A. The ~~public works department~~ Public Works Department shall prepare, place and maintain ~~street signs~~ Street Signs for public ~~sStreets~~ and at intersections of private ways and public ~~sStreets~~ outside of ~~sSubdivisions~~.
- B. The subdivider shall be responsible for purchase and installation of all ~~sStreet name~~ sSigns within a ~~sSubdivision~~, including intersections with perimeter ~~sStreets~~. All ~~sStreet name~~ sSigns shall conform to ~~eCounty~~ standards and shall be furnished and installed at no cost to the ~~eCounty~~ at locations as shown on the approved plans.
- C. Purchase of the replacement ~~sSigns~~ for private ~~sStreets~~ within a ~~sSubdivision~~ shall be the responsibility of the homeowner's association.
- D. All ~~sStreet name~~ sSigns, except those specified in subsections (A), (B), and (C) of this section, may be purchased from the ~~public works department~~ Public Works Department by the individual who requested the approved ~~sStreet name~~. All ~~sStreet name~~ sSigns and installation of such ~~sSigns~~ must conform to ~~eCounty~~ standards and requirements. Fees for ~~sStreet name~~ sSigns purchased from and/or installed by the ~~public works department~~ Public Works Department may be assessed pursuant to A.R.S. § 11-251.08(A).

(Ord. No. 011812-ZO-PZ-C-007-10 , § 24)

2.215.080. Posting of property numbers.

Methods and characteristics for posting assigned property numbers are as follows:

- A. Property numbers shall be posted on the ~~lot~~ Lot or ~~pParcel~~ at the time of ~~eConstruction~~ and are to be visible from and oriented toward the ~~sStreet~~ from which the address is taken.
- B. When a ~~hHouse~~ or ~~hBuilding~~ is some distance from a ~~rRoad~~, or when the view of the ~~hHouse~~ or ~~hBuilding~~ is obstructed, the property number shall be posted in a manner visible from the ~~rRoad~~.
- C. On a ~~eCorner lot~~ Corner Lot, the property number shall face the ~~sStreet~~ named in the address.
- D. Numerals indicating the assigned address for each principal ~~hBuilding~~ or each front entrance to such ~~hBuilding~~ shall be posted in a manner as to be legible and distinguishable from the ~~sStreet~~ in which the property is located.
- E. In case a principal ~~hBuilding~~ is occupied by more than one ~~hBusiness~~ or ~~family dwelling unit~~ Family Dwelling Unit (duplex), each separate front entrance shall post a ~~hBuilding~~ and unit number, suite or floor number, as applicable.
- F. Owner, occupant or ~~pPerson~~ in charge shall post property numbers. Property numbers must be posted within 60 calendar days after receiving written notification of an assigned number.

- G. It shall be the duty of such owner, occupant or ~~person~~ Person in charge thereof upon posting the new number to remove any different number which might be mistaken for or confused with the number assigned to the ~~structure~~ Structure by the ~~planning and development department~~ Community Development Department.
- H. If a property number is damaged, lost, or in any way destroyed, the current assigned number shall be replaced immediately by the owner, occupant or ~~person~~ Person in charge of the residence or Building.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 24)

CHAPTER 2.220. RU-10 RURAL ZONING DISTRICT

2.220.010. Purpose.

The purpose of this ~~chapter~~ Chapter is to provide for very low-density residential ~~use~~ Use and to conserve and protect rural ~~uses~~ Uses.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 25)

2.220.020. Uses permitted.

The following ~~uses~~ Uses and their ~~accessory buildings~~ Accessory Buildings and ~~uses~~ Uses are permitted subject to all regulations of ~~this title~~ this Title, including, but not limited to, ~~chapter~~ PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~ Chapter.

- A. One dwelling, ~~conventional construction~~ Conventional Construction or ~~manufactured home~~ Manufactured Home.
- B. Agriculture Use and/or Animal Keeping for non-commercial purposes, subject to the requirements set forth in PCDSC 2.150.340.
- C. Bed and ~~breakfast~~, subject to the requirements set forth in PCDSC § 2.150.210.
- ~~C~~. Cemetery or crematory; provided, that:
1. Primary access to the site is from an existing or planned arterial or collector street;
 2. No crematory is erected closer than 100 feet from any site boundary that abuts property in a rural or residential ~~zone~~ Zoning District; and
 3. The site for a human cemetery is a minimum of 20 ~~acres~~ Acres and for a pet cemetery is a minimum of five ~~acres~~ Acres.
- ~~D~~. ~~Child care~~ E. Childcare (no more than ten children ~~for whom compensation is received at a time~~).
- ~~E~~. ~~Church~~ F. Places of Worship, subject to PCDSC § 2.150.220.
- ~~F~~. ~~Cluster option, subject to the requirements set forth in PCDSC 2.150.221.~~
- G. Commercial agricultural ~~uses~~ Uses.
1. Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, plant nurseries and green ~~houses~~ Houses, orchards, aviaries and apiaries;

-
2. The raising and marketing of ~~poultry~~Chicken Hens, Poultry, rabbits and small animals but slaughtering of only those raised on the premises;
 3. The ~~g~~Grazing and raising of ~~H~~Livestock;
 - a. Livestock Pens are a minimum of sixty (60) feet from the front property line and thirty (30) feet from side and rear property lines.
 4. Roadside stand of not more than 200 square feet in area for the sale of farm products grown or produced on the premises; provided, that:
 - a. The stand is not more than ten feet to any ~~street lot line~~Street Lot Line; and
 - b. Is not closer than 20 feet to any other ~~lot line~~Lot Line;
 5. Packing or processing plant for fruit, vegetables or agricultural products; provided, that any ~~b~~uildings located thereon occupy not more than 30 percent of the site area.
- H. Commercial boarding stable, riding stable or riding school, including ~~accessory uses~~Accessory Uses, such as arenas, ~~e~~corrals and exercise tracks; provided, that:
1. All stables, ~~barns or Pens, Barns~~, animal sheds, Shade Structures, Corrals and arenas are a minimum of 60 feet from the front property line and 30 feet from side and rear property lines; and
 2. A ~~site plan~~Site Plan is submitted for review and approval.
- I. Government ~~s~~Structures, fire district stations, sheriff's facilities, and their ~~accessory uses~~Accessory Uses.
- J. Group ~~h~~Home, subject to the requirements set forth in PCDSC § 2.150.200.
- K. ~~Guest house/casita~~Accessory Dwelling Unit, subject to the requirements set forth in PCDSC § 2.150.240.
- L. Guest ~~r~~Ranch, subject to the requirements set forth in PCDSC § 2.150.250.
- M. Home ~~o~~Occupation, subject to the requirements set forth in PCDSC § 2.150.260.
- N. Livestock sales yard or auction yard; provided, that:
1. The site is a minimum of 20 ~~a~~Acre; and
 2. Is a minimum of one-half mile from any residential ~~zone~~Zoning District or residential ~~u~~Use.
 3. All stables, ~~b~~Barns or animal sheds are a minimum of 60 feet from the front property line and 30 feet from side and rear property lines.
- O. Noncommercial ~~k~~Kennel.
- P. Parks.
- Q. Private ~~s~~Stables, arenas and ~~e~~corrals.
- R. Public ~~s~~Schools.
- S. Solar ~~energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210 PCDSC.
- T. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.
-

- U. Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 25)

2.220.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- ~~AA.~~ Assisted Living Facility
- B. Beauty salon or barbershop.
- ~~B.~~ Child care~~C.~~ Childcare (more than ten children for whom compensation is received).
- ~~CD.~~ Clubs, ~~l~~odges, and ~~assembly halls~~Assembly Halls.
- ~~DE.~~ Commercial ~~k~~ennels.
- ~~EF.~~ Craft Distillery, Farm Winery and Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- G. Fairgrounds.
- ~~FH.~~ Golf course, subject to the requirements set forth in PCDSC § 2.150.230.
- ~~G.~~ Group home of 11 or more residents or assisted living center.
- ~~HI.~~ Off-Site Tasting Rooms operated by a licensed Craft Distillery, Farm Winery or Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- J. Pet grooming facility.
- ~~HJ.~~ Private heliports and landing strips.
- ~~JK.~~ Private ~~s~~chools.
- ~~KL.~~ Retail sales of feed and/or tack.
- L. Veterinary ~~e~~clinic.
- ~~MO.~~ ~~Wireless communication facility.~~Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 25)

2.220.040. Development standards.

- A. Minimum ~~lot~~ Lot area: ~~Ten~~ 10 ~~a~~ Acres.
- B. Minimum ~~lot width~~ Lot Width: 100 feet.
- C. Minimum front ~~s~~etback: 40 feet.
- D. Minimum side ~~s~~etbacks: 20 feet each.

- E. Minimum rear ~~s~~Setback: 40 feet.
- F. Maximum ~~building height~~Building Height: 30 feet.
- G. When processing a Building permit application, any lawfully established and recorded Lot in a Subdivision subject to a final plat approved by the Board of Supervisors that does not meet the minimum Lot area standards, as specified in this section, is deemed lawfully nonconforming, subject to the provisions enumerated in PCDSC §§ 2.05.060 through 2.05.100, and the Lot shall adhere to the Development standards of the Zoning District as shown in the Comparable Zoning District Table (see PCDSC § 2.10.010). A Flag Lot and/or a Lot that does not meet the minimum Lot Width requirements of a Zoning District can apply for a variance in accordance with PCDSC § 2.155.
- H. ~~Detached accessory buildings~~Accessory Buildings.
1. Permitted coverage: 33 percent of the total area of the Parcel minus the required front, rear and side sSetbacks;
 2. Maximum height:
 - a. 20 feet;
 - b. 25 feet when located in the ~~main building buildable area~~;Main Building Buildable Area;
 3. Minimum distance to ~~main building~~: SevenMain Building: 10 feet; unless otherwise permitted by applicable Building Codes;
 4. Minimum distance to ~~front lot line~~Front Lot Line: 50 feet; 60 feet if used to House Livestock; and 80 feet if used to House Poultry.
 5. ~~Minimum distance to side and rear lot lines: Four feet if not used to house poultry or small animals; 15 feet to side and rear lot lines if used to house poultry or small animals; 20 feet to side and rear lot lines if used to house livestock; and~~
 5. Minimum distance to side and Rear Lot Lines: 5 feet; 30 feet if used to house Livestock; and 80 feet if used to house Poultry. Shade Structures shall have a rear and side Setback of 15 feet.
 6. ~~A structure having a roof supported by columns, open on all sides, not enclosed in any manner, and used exclusively for the shading of livestock, feed or agricultural equipment and not used for housing livestock in any manner, shall not be considered a building and shall have a setback of 15 feet from side and rear lot lines.~~

(Ord. No. 011812-ZO-PZ-C-007-10 , § 25; Ord. No. 2021-PZ-C-003-21 , § 1)

CHAPTER 2.225. RU-5 RURAL ZONING DISTRICT

2.225.010. Purpose.

The purpose of this ~~chapter~~Chapter is to provide for very low-density residential ~~u~~Use and to conserve and protect rural ~~u~~Uses.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 26)

2.225.020. Uses permitted.

The following ~~uses and their accessory buildings~~ Accessory Buildings and ~~uses~~ are permitted subject to all regulations of ~~this title~~ this Title, including, but not limited to, ~~chapter~~ PCDSC § 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~ Chapter:

- A. One dwelling, ~~conventional construction~~ Conventional Construction or ~~manufactured home~~ Manufactured Home.
- B. Agriculture Use and/or Animal Keeping for non-commercial purposes, subject to the requirements set forth in PCDSC § 2.150.340.
- C. Bed and ~~breakfast~~, subject to the requirements set forth in PCDSC § 2.150.210.
- ~~C~~ D. Cemetery or crematory; provided, that:
 1. Primary access to the site is from an existing or planned arterial or collector street;
 2. No crematory is erected closer than 100 feet from any site boundary that abuts property in a rural or residential ~~zone~~ Zoning District;
 3. The site for a human cemetery is a minimum of 20 ~~a~~ Acres and for a pet cemetery is a minimum of five ~~a~~ Acres. ~~D. Child care~~
- ~~E. Childcare (no more than ten children for whom compensation is received at a time).~~ E. Church
- ~~F. Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.~~
- ~~F. Cluster option, subject to the requirements set forth in PCDSC 2.150.221.~~
- G. Commercial agricultural ~~uses~~:
 1. Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, plant nurseries and ~~green houses~~ greenhouses, orchards, aviaries and apiaries;
 2. The raising and marketing of ~~poultry~~ Chicken Hens, Poultry, rabbits and small animals but slaughtering of only those raised on the premises;
 3. The ~~g~~ Grazing and raising of ~~l~~ Livestock;
 - a. Livestock Pens are a minimum of sixty (60) feet from the front property line and thirty (30) feet from side and rear property lines; and
 4. Roadside stand of not more than 200 square feet in area for the sale of farm products grown or produced on the premises; provided, that:
 - a. The stand is not more than ten feet to any ~~street lot line~~ Street Lot Line; and
 - b. Is not closer than 20 feet to any other ~~lot line~~ Lot Line.
 5. Packing or processing plant for fruit, vegetables or agricultural products; provided, that:
 - a. It is located on a site of not less than ten ~~a~~ Acres; and
 - b. Any ~~b~~ Buildings located thereon occupy not more than 30 percent of the site area.
- H. Commercial boarding stable, riding stable or riding school, including ~~accessory uses~~ Accessory Uses, such as arenas, ~~c~~ Corrals and exercise tracks; provided, that:
 1. All stables, ~~barns or Pens, Barns~~, animal sheds, Shade Structures, Corrals and arenas are a minimum of 60 feet from the front property line and 30 feet from side and rear property lines;
 2. The site is a minimum of ten ~~a~~ Acres.

- I. ~~Government s~~Structures, fire district stations, sheriff's facilities, and their ~~accessory uses~~. Accessory Uses.
- J. ~~Group h~~Home, subject to the requirements set forth in PCDSC § 2.150.200.
- K. ~~Guest house/casita~~Accessory Dwelling Unit, subject to the requirements set forth in PCDSC § 2.150.240.
- L. ~~Guest r~~Ranch, subject to the requirements set forth in PCDSC § 2.150.250.
- M. ~~Home e~~Occupation, subject to the requirements set forth in PCDSC § 2.150.260.
- N. Livestock sales yard or auction yard; provided, that:
 1. The site is a minimum of 20 ~~a~~Acres;
 2. Is a minimum of one-half mile from any residential ~~zone~~Zoning District or residential ~~u~~Use; and
 3. All stables, ~~b~~Barns or animal sheds are a minimum of 60 feet from the front property line and 30 feet from side and rear property lines.
- O. Noncommercial ~~kennel~~.
- P. Parks.
- Q. Private ~~s~~Stables, arenas and ~~e~~Corrals.
- R. Public ~~s~~Schools.
- S. ~~Solar energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210 PCDSC.
- T. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.
- U. Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 26)

2.225.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- A. Assisted Living Facility.
- B. Beauty salon or barbershop.
- ~~B. Child care~~C. Childcare (ten or more children for whom compensation is received at a time).
- ~~C~~D. Clubs, lLodges, and assembly hallsAssembly Halls.
- ~~D~~E. Commercial kKennels.
- F. Craft Distillery, Farm Winery and Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- G. Fairgrounds.

- ~~F~~H. Golf course, subject to the requirements set forth in PCDSC § 2.150.230.
- ~~G.~~ Group home of 11 or more residents or assisted living center.
- I. Off-Site Tasting Rooms operated by a licensed Craft Distillery, Farm Winery or Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- J. Pet grooming facility.
- ~~K.~~ Private heliports and landing strips.
- ~~L.~~ Private ~~s~~Schools.
- ~~M.~~ Retail sales of feed and/or tack.
- ~~N.~~ Veterinary ~~e~~Clinic.
- ~~MO.~~ ~~Wireless communication facility.~~ Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 26)

2.225.040. Development standards.

- A. Minimum ~~lot~~ Lot area: Five ~~a~~Acres.
- B. Minimum ~~lot width~~ Lot Width: 100 feet.
- C. Minimum front ~~s~~Setback: 40 feet.
- D. Minimum side ~~s~~Setbacks: 20 feet each.
- [E. Reserved.]
- F. Minimum rear ~~s~~Setback: 40 feet.
- G. Maximum ~~building height~~ Building Height: 30 feet.
- H. When processing a Building permit application, any lawfully established and recorded Lot in a Subdivision subject to a final plat approved by the Board of Supervisors that does not meet the minimum Lot area standards, as specified in this section, is deemed lawfully nonconforming, subject to the provisions enumerated in PCDSC §§ 2.05.060 through 2.05.100, and the Lot shall adhere to the Development standards of the Zoning District as shown in the Comparable Zoning District Table (see PCDSC § 2.10.010). A Flag Lot and/or a Lot that does not meet the minimum Lot Width requirements of a Zoning District can apply for a variance in accordance with PCDSC § 2.155.
- I. ~~Detached accessory buildings.~~ Accessory Buildings.
1. Permitted coverage: 33 percent of the total area of the Parcel minus the required front, rear and side ~~s~~Setbacks;
 2. Maximum height:
 - a. 20 feet;
 - b. 25 feet when located in the ~~main building buildable area;~~ Main Building Buildable Area;
 3. Minimum distance to ~~main building: Seven~~ Main Building: Ten feet; unless otherwise permitted by applicable Building Codes;
 4. Minimum distance to ~~front lot line~~ Front Lot Line: 50 feet; 60 feet if used to House Livestock; and 80 feet if used to House Poultry.

5. ~~Minimum distance to side and rear lot lines: Four feet if not used to house poultry or small animals; 15 feet to side and rear lot lines if used to house poultry or small animals; 20 feet to side and rear lot lines if used to house livestock; and~~
6. ~~A structure having a roof supported by columns, open on all sides, not enclosed in any manner, and used exclusively for the shading of livestock, feed or agricultural equipment and not used for housing livestock in any manner, shall not be considered a building and shall have a setback of 15 feet from side and rear lot lines.~~
5. Minimum distance to side and Rear Lot Lines: 5 feet; 30 feet if used to house Livestock; and 80 feet if used to house Poultry. Shade Structures shall have a rear and side Setback of 15 feet.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 26; Ord. No. 2021-PZ-C-003-21 , § 2)

CHAPTER 2.230. RU-3.3 RURAL ZONING DISTRICT

2.230.010. Purpose.

The purpose of this ~~chapter~~Chapter is to provide very low-density residential ~~u~~Use and to conserve and protect rural ~~u~~Uses.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 27)

2.230.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter.

- A. ~~One dwelling, conventional construction~~Conventional Construction or ~~manufactured home~~Manufactured Home.
- B. Agriculture Use and/or Animal Keeping for non-commercial purposes, subject to the requirements set forth in PCDSC § 2.150.340.
- C. ~~Bed and b~~Breakfast, subject to the requirements set forth in PCDSC § 2.150.210.
- ~~C~~D. Cemetery or crematory; provided, that:
1. Primary access to the site is from an existing or planned arterial or collector street;
 2. No crematory is erected closer than 100 feet from any site boundary that abuts property in a rural or residential ~~zone~~Zoning District;
 3. The site for a human cemetery is a minimum of 20 ~~a~~Acres and for a pet cemetery is a minimum of five ~~a~~Acres. ~~D. Child care~~
- E. ~~Childcare (no more than five children for whom compensation is received at a time)~~Church
- F. Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- ~~F~~G. Commercial agricultural ~~u~~Uses.
1. Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, plant nurseries and ~~green houses~~greenhouses, orchards, aviaries and apiaries;

2. The raising and marketing of ~~poultry~~Chicken Hens, Poultry, rabbits and small animals but slaughtering of only those raised on the premises;
3. The ~~g~~Grazing and raising of ~~H~~Livestock;
 - a. Livestock Pens are a minimum of sixty (60) feet from the front property line and thirty (30) feet from side and rear property lines.
4. Roadside stand of not more than 200 square feet in area for the sale of farm products grown or produced on the premises; provided, that:
 - a. The stand is not more than ten feet to any ~~street lot line~~Street Lot Line; and
 - b. Is not closer than 20 feet to any other ~~lot line~~Lot Line;
5. Packing or processing plant for fruit, vegetables or agricultural products; provided, that:
 - a. It is located on a site of not less than ten ~~a~~Acrees; and
 - b. Any ~~b~~Buildings located thereon occupy not more than 30 percent of the site area.
- ~~G~~H. Commercial boarding stable, riding stable, or riding school, including ~~accessory uses~~Accessory Uses, such as arenas, ~~e~~Corrals and exercise tracks; provided, that:
 1. The site is a minimum of ten ~~a~~Acrees;
 2. All stables, ~~barns~~Pens, Barns, animal sheds, ~~shades, corrals~~Corrals and arenas are a minimum of 60 feet from the front property line and 30 feet from side and rear property lines.
- ~~H~~I. Government ~~s~~Structures, fire district stations, sheriff's facilities, and their ~~accessory uses~~Accessory Uses.
- ~~H~~J. Group ~~h~~Home, subject to the requirements set forth in PCDSC § 2.150.200.
- ~~J~~K. ~~Guest house/casita~~Accessory Dwelling Unit, subject to the requirements set forth in PCDSC § 2.150.240.
- ~~K~~L. Guest ~~r~~Ranch, subject to the requirements set forth in PCDSC § 2.150.250.
- ~~L~~M. Home ~~o~~Occupation, subject to the requirements set forth in PCDSC § 2.150.260.
- ~~M~~N. Noncommercial ~~k~~Kennel.
- ~~N~~O. Parks.
- ~~O~~P. Private ~~s~~Stables, arenas and ~~e~~Corrals.
- ~~P~~Q. Public ~~s~~Schools.
- ~~Q~~R. Utility and communication facilities necessary for public service.
- ~~R~~S. Solar ~~energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210 PCDSC.
- ~~S~~T. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.
- ~~T~~U. Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 27)

2.230.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- A. Assisted Living Facility.
- B. Beauty salon or barbershop.
- ~~B. Child care.~~ C. Childcare (more than five children for whom compensation is received at a time).
- ~~C.~~ D. Clubs, ~~l~~Lodges, and ~~assembly halls~~Assembly Halls.
- ~~D.~~ E. Commercial ~~k~~Kennels.
- F. Craft Distillery, Farm Winery and Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- G. Fairgrounds.
- ~~F.~~ H. Golf course, subject to the requirements set forth in PCDSC § 2.150.230.
- ~~G.~~ Group home of 11 or more residents or assisted living center.
- ~~H.~~ I. Off-Site Tasting Rooms operated by a licensed Craft Distillery, Farm Winery or Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- J. Pet grooming facility.
- ~~I.~~ K. Private ~~s~~Schools.
- ~~J.~~ L. Retail sales of feed and/or tack.
- ~~K.~~ M. Veterinary ~~e~~Clinic.
- ~~L.~~ N. Wireless communication facility. Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 27)

2.230.040. Development standards.

- A. Minimum ~~lot~~ Lot area: 144,000 square feet (3.30 ~~a~~Acres).
- B. Minimum ~~lot width~~ Lot Width: 100 feet.
- C. Minimum front ~~s~~Setback: 40 feet.
- D. Minimum side ~~s~~Setbacks: ~~Ten~~ 20 feet each.
- E. Minimum rear ~~s~~Setback: 40 feet.
- F. Maximum ~~building height~~ Building Height: 30 feet.
- G. When processing a Building permit application, any lawfully established and recorded Lot in a Subdivision subject to a final plat approved by the Board of Supervisors that does not meet the minimum Lot area standards, as specified in this section, is deemed lawfully nonconforming, subject to the provisions enumerated in PCDSC §§ 2.05.060 through 2.05.100, and the Lot shall adhere to the Development standards

of the Zoning District as shown in the Comparable Zoning District Table (see PCDSC § 2.10.010). A Flag Lot and/or a Lot that does not meet the minimum Lot Width requirements of a Zoning District can apply for a variance in accordance with PCDSC § 2.155.

H. Detached accessory buildings; Accessory Buildings.

1. Permitted coverage: 33 percent of the total area of the Parcel minus the required front, rear and side setbacks;
2. Maximum height:
 - a. 20 feet;
 - b. 25 feet when located in the main building buildable area; Main Building Buildable Area;
3. Minimum distance to main building; Seven Main Building: 10 feet; unless otherwise permitted by applicable Building Codes;
4. Minimum distance to front lot line Front Lot Line: 50 feet; 60 feet if used to House Livestock; and 80 feet if used to House Poultry.
5. Minimum distance to side and rear lot lines: Four feet if not used to house poultry or small animals; 15 feet to side and rear lot lines if used to house poultry or small animals; 20 feet to side and rear lot lines if used to house livestock; and
6. A structure having a roof supported by columns, open on all sides, not enclosed in any manner, and used exclusively for the shading of livestock, feed or agricultural equipment and not used for housing livestock in any manner, shall not be considered a building and shall have a setback of 15 feet from side and rear lot lines.
5. Minimum distance to side and Rear Lot Lines: 5 feet; 30 feet if used to house Livestock; and 80 feet if used to house Poultry. Shade Structures shall have a rear and side Setback of 15 feet.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 27; Ord. No. 2021-PZ-C-003-21 , § 3)

CHAPTER 2.235. RU-2 RURAL ZONING DISTRICT

2.235.010. Purpose.

The purpose of this ~~chapter~~ Chapter is to provide for low density residential ~~u~~Use and other rural ~~u~~Uses.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 28)

2.235.020. Uses permitted.

The following Uses and their Accessory Buildings and Uses are permitted subject to all regulations of ~~this title~~ this Title, including, but not limited to, ~~chapter~~ PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~ Chapter:

- A. One dwelling, ~~conventional construction~~ Conventional Construction or ~~manufactured home~~ Manufactured Home.
- B. Agriculture Use and/or Animal Keeping for non-commercial purposes, subject to the requirements set forth in PCDSC § 2.150.340.
- C. Bed and ~~b~~Breakfast, subject to the requirements set forth in PCDSC § 2.150.210.

- ~~CD.~~ Cemetery or crematory; provided, that:
1. Primary access to the site is from an existing or planned arterial or collector street;
 2. No crematory is erected closer than 100 feet from any site boundary that abuts property in a rural or residential ~~zone~~Zoning District; and
 3. The site for a human cemetery is a minimum of 20 ~~a~~Acres and for a pet cemetery is a minimum of five ~~a~~Acres. ~~D. — Child care~~
- ~~E.~~ Childcare (no more than five children ~~for whom compensation is received at a time~~).
- ~~E. — Church~~F. — Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- ~~FG.~~ Commercial agricultural ~~u~~Uses.
1. Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, plant nurseries and ~~green houses~~greenhouses, orchards, aviaries and apiaries;
 2. The raising and marketing of ~~poultry~~Chicken Hens, Poultry, rabbits and small animals but slaughtering of only those raised on the premises;
 3. The ~~g~~Grazing and raising of ~~l~~Livestock;
 - a. Livestock Pens are a minimum of forty (40) feet from any property line.
 4. Roadside stand of not more than 200 square feet in area for the sale of farm products grown or produced on the premises; provided, that:
 - a. The stand is not more than ten feet to any ~~street lot line~~Street Lot Line; and
 - b. Is not closer than 20 feet to any other ~~lot line~~Lot Line;
 5. Packing or processing plant for fruit, vegetables or agricultural products; provided, that:
 - a. It is located on a site of not less than ten ~~a~~Acres; and
 - b. Any ~~b~~Buildings located thereon occupy not more than 30 percent of the site area.
- ~~GH.~~ Commercial boarding stable, riding stable, or riding school, including ~~accessory uses~~Accessory Uses, such as arenas, ~~e~~Corrals and exercise tracks; provided, that:
1. The site is a minimum of ten ~~a~~Acres; and
 2. All stables, ~~barns~~Pens, Barns, animal sheds, ~~shades corrals~~Shade Structures, Corrals and arenas are a minimum of 60 feet from any property line; and 30 feet from side and rear property lines.
- ~~HJ.~~ Government ~~s~~Structures, fire district stations, sheriff's facilities, and their ~~accessory uses~~Accessory Uses.
- ~~HJ.~~ Group ~~h~~Home, subject to the requirements set forth in PCDSC § 2.150.200.
- ~~J. — Guest house/casita~~K. — Accessory Dwelling Unit, subject to the requirements set forth in PCDSC § 2.150.240.
- ~~KL.~~ Home ~~o~~Occupation, subject to the requirements set forth in PCDSC § 2.150.260.
- ~~LM.~~ Noncommercial ~~k~~Kennel.
- ~~MN.~~ Park.
- ~~NO.~~ Private ~~s~~Stables, arenas and ~~e~~Corrals.
- ~~OP.~~ Public ~~s~~School.

- ~~PQ.~~ Solar ~~energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210 PCDSC.
- ~~QR.~~ Wireless ~~c~~ommunication ~~f~~acilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.
- ~~RS.~~ Some ~~u~~ses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 28)

2.235.030. Special ~~u~~ses.

The following ~~u~~ses and their ~~accessory buildings~~Accessory Buildings and ~~u~~ses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~ses that are not listed are prohibited.

- A. Assisted Living Facility.
- B. Beauty salon or barbershop.
- ~~B.~~ Child care~~C.~~ Childcare (more than five children for whom compensation is received at a time).
- ~~C~~D. Clubs, ~~l~~odges, and ~~assembly halls~~Assembly Halls.
- ~~D~~E. Commercial ~~k~~ennel.
- ~~F.~~ Craft Distillery, Farm Winery and Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- ~~G.~~ Golf course, subject to the requirements set forth in PCDSC § 2.150.230.
- ~~H.~~ Guest ~~r~~anch, subject to the requirements set forth in PCDSC § 2.150.250.
- ~~G.~~ Group home of 11 or more residents or assisted living center.
- ~~I.~~ Off-Site Tasting Rooms operated by a licensed Craft Distillery, Farm Winery or Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- ~~J.~~ Pet grooming facility.
- ~~K.~~ Private ~~s~~chools.
- ~~L.~~ Retail sales of feed and/or tack.
- ~~M.~~ Veterinary ~~e~~clinic.
- ~~N.~~ Wireless communication facility. Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 28)

2.235.040. Development standards.

- A. Minimum ~~lot~~ Lot area: 87,120 square feet (two ~~a~~Acres).
- B. Minimum ~~lot width~~Lot Width: 100 feet.

- C. Minimum front ~~s~~Setback: 30 feet.
- D. Minimum side ~~s~~Setbacks: ~~Ten~~20 feet each.
- E. Minimum rear ~~s~~Setback: 40 feet.
- F. Maximum ~~building height~~Building Height: 30 feet.
- G. When processing a Building permit application, any lawfully established and recorded Lot in a Subdivision subject to a final plat approved by the Board of Supervisors that does not meet the minimum Lot area standards, as specified in this section, is deemed lawfully nonconforming, subject to the provisions enumerated in PCDSC §§ 2.05.060 through 2.05.100, and the Lot shall adhere to the Development standards of the Zoning District as shown in the Comparable Zoning District Table (see PCDSC § 2.10.010). A Flag Lot and/or a Lot that does not meet the minimum Lot Width requirements of a Zoning District can apply for a variance in accordance with PCDSC § 2.155.
- H. ~~Detached accessory buildings~~Accessory Buildings.
1. Permitted coverage: 33 percent of the total area of the Parcel minus the required front, rear and side sSetbacks;
 2. Maximum height:
 - a. 20 feet;
 - b. 25 feet when located in the ~~main building buildable area~~Main Building Buildable Area;
 3. Minimum distance to ~~main building~~: SevenMain Building: 10 feet; unless otherwise permitted by applicable Building Codes;
 4. Minimum distance to ~~front lot line~~Front Lot Line: 40 feet; and 80 feet if used to House Poultry.
 5. Minimum distance to side and rear lot lines: Four feet if not used to house poultry or small animals; 15Rear Lot Lines: 5 feet to side and rear lot lines; 30 feet if used to house poultry or similar small animals; 20 feet to sidehouse Livestock; and rear lot lines 80 feet if used to house Poultry. Shade Structures shall have a rear and side Setback of 15 feet.
house livestock; and
 6. ~~A structure having a roof supported by columns, open on all sides, not enclosed in any manner, and used exclusively for the shading of livestock, feed or agricultural equipment and not used for housing livestock in any manner, shall not be considered a building and shall have a setback of 15 feet from side and rear lot lines.~~

(Ord. No. 011812-ZO-PZ-C-007-10 , § 28; Ord. No. 2021-PZ-C-003-21 , § 4)

CHAPTER 2.240. RU-1.25 RURAL ZONING DISTRICT

2.240.010. Purpose.

The purpose of this ~~chapter~~Chapter is to provide for low density residential ~~u~~Use and other rural ~~u~~Uses.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 29)

2.240.020. Uses permitted.

The following Uses and their Accessory Buildings and Uses are permitted subject to all regulations of this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter:

- A. ~~One dwelling, conventional construction~~Conventional Construction or ~~manufactured home~~Manufactured Home.
- B. Agriculture Use and/or Animal Keeping for non-commercial purposes, subject to the requirements set forth in PCDSC § 2.150.340.
- C. Bed and Breakfast, subject to the requirements set forth in PCDSC § 2.150.210.
- ~~C~~D. Cemetery or crematory; provided, that:
 - 1. Primary access to the site is from an existing or planned arterial or collector street;
 - 2. No crematory is erected closer than 100 feet from any site boundary that abuts property in a rural or residential ~~zone~~Zoning District; and
 - 3. The site for a human cemetery is a minimum of 20 ~~a~~Acres and for a pet cemetery is a minimum of five ~~a~~Acres. ~~D. Child care~~
- E. Childcare (no more than five children for whom compensation is received at a time). ~~E. Church~~
- F. Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- ~~F~~G. Commercial agricultural ~~u~~Uses.
 - 1. Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, plant nurseries and ~~green houses~~greenhouses, orchards, aviaries and apiaries;
 - 2. The raising and marketing of ~~poultry~~Chicken Hens, Poultry, rabbits and small animals but slaughtering of only those raised on the premises;
 - 3. The ~~g~~Grazing and raising of ~~l~~Livestock;
 - a. Livestock Pens are a minimum of forty (40) feet from any property line.
 - 4. Roadside stand of not more than 200 square feet in area for the sale of farm products grown or produced on the premises; provided, that:
 - a. The stand is not more than ten feet to any ~~street lot line~~Street Lot Line; and
 - b. Is not closer than 20 feet to any other ~~lot line~~Lot Line;
 - 5. Packing or processing plant for fruit, vegetables or agricultural products; provided, that:
 - a. It is located on a site of not less than ten ~~a~~Acres; and
 - b. Any ~~b~~Buildings located thereon occupy not more than 30 percent of the site area.
- ~~G~~H. Commercial boarding stable, riding stable or riding school, including ~~accessory uses~~Accessory Uses, such as arenas, ~~e~~Corrals and exercise tracks; provided, that:
 - 1. The site is a minimum of ten ~~a~~Acres;
 - 2. All stables, ~~barns or Pens~~, Barns, animal sheds, Shade Structures, Corrals and arenas are a minimum of 40 feet from any property line; and
 - 3. A ~~site plan~~Site Plan is submitted for review and approval.

- ~~H~~I. Government ~~s~~Structures, fire district stations, sheriff's facilities, and their ~~accessory uses~~Accessory Uses.
- ~~H~~J. Group ~~h~~Home, subject to the requirements set forth in PCDSC § 2.150.200. ~~J~~.Guest house/casita
- ~~K~~. Accessory Dwelling Unit, subject to the requirements set forth in PCDSC § 2.150.240.
- ~~K~~L. Home ~~e~~Occupation, subject to the requirements set forth in PCDSC § 2.150.260.
- ~~L~~M. Noncommercial ~~k~~Kennel.
- ~~M~~N. Park.
- ~~N~~O. Private ~~s~~Stables, arenas and ~~e~~Corrals.
- ~~O~~P. Public ~~s~~School.
- ~~P~~Q. Solar ~~energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210 PCDSC.
- ~~Q~~R. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.
- ~~R~~S. Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 29)

2.240.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- ~~A~~. Assisted Living Facility.
- ~~B~~. Beauty salon or barbershop.
- ~~B~~. ~~Child care~~C. Childcare (more than five children for whom compensation is received at a time).
- ~~C~~D. Clubs, ~~L~~odges, and ~~assembly halls~~Assembly Halls.
- ~~D~~E. Commercial ~~k~~Kennel.
- ~~F~~. Craft Distillery, Farm Winery and Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- ~~G~~. Golf course, subject to the requirements set forth in PCDSC § 2.150.230.
- ~~F~~. ~~Group home of 11 or more residents or assisted living center.~~
- ~~G~~H. Guest ~~r~~Ranch, subject to the requirements set forth in PCDSC § 2.150.250.
- ~~I~~. Off-Site Tasting Rooms operated by a licensed Craft Distillery, Farm Winery or Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- ~~J~~. Pet grooming facility.
- ~~K~~. Private ~~s~~Schools.

- ~~JL.~~ Retail sales of feed and/or tack.
- ~~KM.~~ Veterinary eClinic.
- ~~LN.~~ ~~Wireless communication facility.~~ Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 29)

2.240.040. Development standards.

- A. Minimum ~~lot~~ Lot area: 54,450 square feet (~~1~~1.25 ~~a~~A Acres).
- B. Minimum ~~lot width~~ Lot Width: 100 feet.
- C. Minimum front ~~s~~Setback: 30 feet.
- D. Minimum side ~~s~~Setback: ~~Ten~~ 20 feet each.
- E. Minimum rear ~~s~~Setback: 40 feet.
- F. Maximum ~~building height~~ Building Height: 30 feet.
- G. When processing a Building permit application, any lawfully established and recorded Lot in a Subdivision subject to a final plat approved by the Board of Supervisors that does not meet the minimum Lot area standards, as specified in this section, is deemed lawfully nonconforming, subject to the provisions enumerated in PCDSC §§ 2.05.060 through 2.05.100, and the Lot shall adhere to the Development standards of the Zoning District as shown in the Comparable Zoning District Table (see PCDSC § 2.10.010). A Flag Lot and/or a Lot that does not meet the minimum Lot Width requirements of a Zoning District can apply for a variance in accordance with PCDSC § 2.155.
- H. Detached accessory buildings. ~~Accessory Buildings.~~
 1. Permitted coverage: 33 percent of the total area of the Parcel minus the required front, rear and side sSetbacks;
 2. Maximum height:
 - a. 20 feet;
 - b. 25 feet when located in the ~~main building buildable area~~ Main Building Buildable Area;
 3. Minimum distance to ~~main building.~~ Seven ~~Seven~~ Main Building: 10 feet; ~~unless otherwise permitted by applicable Building Codes;~~
 4. Minimum distance to ~~front lot line~~ Front Lot Line: 40 feet; and 80 feet if used to House Poultry.
 5. Minimum distance to side and rear lot lines: ~~Four feet if not used to house poultry or small animals;~~ 15 ~~Rear Lot Lines: 5 feet to side and rear lot lines ; 30 feet if used to house poultry or similar small animals; 20 feet to side~~ house Livestock; and rear lot lines 80 feet if used to house Poultry. Shade Structures shall have a rear and side Setback of fifteen 15feet. house livestock; and
 6. ~~A structure having a roof supported by columns, open on all sides, not enclosed in any manner, and used exclusively for the shading of livestock, feed or agricultural equipment and not used for housing livestock in any manner, shall not be considered a building and shall have a setback of 15 feet from side and rear lot lines.~~

(Ord. No. 011812-ZO-PZ-C-007-10 , § 29; Ord. No. 2021-PZ-C-003-21 , § 5)

CHAPTER 2.245. RU-C RURAL COMMERCIAL ZONING DISTRICT

2.245.010. Purpose.

The rural commercial ~~zone~~Zoning District is intended to create opportunities for small scale, low impact, rural ~~commercial uses~~.Commercial Uses. It is the intent of this ~~zone~~Zoning District to support rural levels of commercial development which have a limited impact on surrounding ~~u~~Uses and communities.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 30)

2.245.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter.

- A. One dwelling, conventional or ~~manufactured home~~Manufactured Home in conjunction with a ~~permitted use~~Permitted Use; or a dwelling above a commercial ~~s~~Structure.
- B. Beauty salon or barbershop.
- C. Bed and ~~b~~Breakfast, subject to the requirements set forth in PCDSC § 2.150.210.
- D. ~~Child care~~Childcare (no more than five children ~~for whom compensation is received~~),at a time).
- E. ~~Church~~Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- F. Commercial agricultural ~~u~~Uses.
 - 1. Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, plant nurseries and ~~green houses~~greenhouses, orchards, aviaries and apiaries;
 - 2. The raising and marketing of ~~poultry~~Chicken Hens, Poultry, rabbits and small animals but slaughtering of only those raised on the premises;
 - 3. The ~~g~~Grazing and raising of ~~l~~Livestock;
 - a. Livestock Pens are a minimum of sixty (60) feet from the front property line and thirty (30) feet from side and rear property lines.
 - 4. Roadside stand of not more than 200 square feet in area for the sale of farm products grown or produced on the premises; provided, that:
 - a. The stand is not more than ten feet to any ~~street lot line~~Street Lot Line; and
 - b. Is not closer than 20 feet to any other ~~lot line~~Lot Line;
 - 5. Packing or processing plant for fruit, vegetables or agricultural products; provided, that:
 - a. It is located on a site of not less than ten ~~a~~Acres; and
 - b. Any ~~b~~Buildings located thereon occupy not more than 30 percent of the site area.
- G. Commercial boarding stable, riding stable, or riding school, including ~~accessory uses~~Accessory Uses, such as arenas, ~~e~~Corrals and exercise tracks; provided, that:
 - 1. All stables, ~~barns~~Pens, Barns, animal sheds, ~~shades, corrals~~Shade Structures, Corrals and arenas are a minimum of 60 feet from the front property line and 30 feet from the side and rear property lines; and
 - 2. The site is a minimum of ten ~~a~~Acres.
- H. General store or mercantile up to 5,000 square feet in size.

- I. Government ~~s~~Structures, fire district stations, sheriff's facilities, and their ~~accessory uses~~Accessory Uses.
- J. Grocery store up to 5,000 square feet in size.
- K. Group ~~h~~Home, subject to the requirements set forth in PCDSC § 2.150.200.
- L. Manufacture of handcraft goods for sale on premises only; such as wooden wares, pottery, tile, and jewelry.
- M. Noncommercial ~~k~~Kennel.
- N. Nurseries.
- O. Parks.
- P. Pet grooming facility.
- Q. Private ~~s~~Stables, arenas and ~~e~~Corrals.
- R. Public ~~s~~School.
- S. Restaurant, cafe or delicatessen.
- T. Retail sales of feed and/or tack.
- U. Seed and garden supplies, agricultural supplies and machinery sales store.
- V. Veterinary ~~e~~Clinic.
- W. Sporting good sales, including outdoor recreational equipment rental and repair up to 5,000 square feet in size.
- X. Solar ~~energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210 PCDSC.
- Y. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.
- Z. Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 30)

2.245.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- A. Assisted Living Facility.
- B. Automobile service station and repair garages; provided, that greasing and tire repairing are performed completely within an enclosed ~~b~~Building.
- ~~B.~~ Child care. Childcare (more than five children ~~for whom compensation is received~~at a time).
- ~~C~~. Commercial ~~k~~Kennel.

- ~~E. Craft Distillery, Farm Winery and Microbrewery subject to the requirements set forth in PCDC § 2.150.330.~~
- F. Farm machinery repair.
- ~~E. Group home of 11 or more residents or assisted living center.~~
- ~~FG. Private Schools.~~
- H. Off-Site Tasting Rooms operated by a licensed Craft Distillery, Farm Winery or Microbrewery subject to the requirements set forth in PCDC § 2.150.330.
- I. ~~Wireless communication facility.~~ Wireless Communication Facilities, subject to the requirements set forth in PCDC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 30)

2.245.040. Development standards.

- A. ~~Minimum lot area: 43,560 square feet (one acre).~~
- B. ~~Minimum lot width~~ Lot Width: 100 feet.
- C. ~~Minimum front setback: 30 feet.~~
- D. ~~Minimum side setbacks: Ten feet each.~~
- E. ~~Minimum rear setback: 40 feet.~~
- F. ~~Maximum building height~~ Building Height: 30 feet.
- G. When processing a Building permit application, any lawfully established and recorded Lot in a Subdivision subject to a final plat approved by the Board of Supervisors that does not meet the minimum Lot area standards, as specified in this section, is deemed lawfully nonconforming, subject to the provisions enumerated in PCDC §§ 2.05.060 through 2.05.100, and the Lot shall adhere to the Development standards of the Zoning District as shown in the Comparable Zoning District Table (see PCDC § 2.10.010). A Flag Lot and/or a Lot that does not meet the minimum Lot Width requirements of a Zoning District can apply for a variance in accordance with PCDC § 2.155.
- H. ~~Detached accessory buildings.~~ Accessory Buildings.
 1. ~~Permitted coverage: 33 percent of the total area of the Parcel minus the required front, rear and side setbacks;~~
 2. ~~Maximum height:~~
 - a. ~~20 feet;~~
 - b. ~~25 feet when located in the main building buildable area;~~ Main Building Buildable Area;
 3. ~~Minimum distance to main building: Seven feet;~~ Main Building: 10 feet, unless otherwise permitted by applicable Building Codes;
 4. ~~Minimum distance to front lot line~~ Front Lot Line: 40 feet; 60 feet if used to House Livestock; and 80 feet if used to House Poultry.
 5. ~~Minimum distance to side and rear lot lines: Four feet if not~~ Rear Lot Lines: 5 feet; 30 feet if used to house Livestock; and 80 feet if used to house Poultry. Shade Structures shall have a rear and side Setback of 15 feet.
~~poultry or small animals; 15 feet to side and rear lot lines if used to house poultry or small animals; 20 feet to side and rear lot lines if used to house livestock; and~~

6. ~~A structure having a roof supported by columns, open on all sides, not enclosed in any manner, and used exclusively for the shading of livestock, feed or agricultural equipment and not used for housing livestock in any manner, shall not be considered a building and shall have a setback of 15 feet from side and rear lot lines.~~

(Ord. No. 011812-ZO-PZ-C-007-10 , § 30)

CHAPTER 2.250. R-43 SINGLE RESIDENCE ZONING DISTRICT

2.250.010. Purpose.

The purpose of this ~~chapter~~Chapter is to provide for low density single-family residential ~~use~~Use with limited agricultural ~~uses~~Uses.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 31)

2.250.020. Uses permitted.

The following ~~uses~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~uses~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter:

- A. One single-family dwelling, ~~conventional construction~~Conventional Construction.
- B. ~~Child care~~Childcare (no more than five children ~~for whom compensation is received~~at a time).
- C. ~~Church~~Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- D. Government ~~s~~Structures, fire district stations, sheriff's facilities and their ~~accessory uses~~Accessory Uses.
- E. Group ~~h~~Home, subject to the requirements set forth in PCDSC § 2.150.200.
- F. ~~Guest house/casita~~Accessory Dwelling Unit, subject to the requirements set forth in PCDSC § 2.150.240.
- G. Home ~~e~~Occupation, subject to the requirements set forth in PCDSC § 2.150.260.
- H. Noncommercial Kennel
- I. Parks.
- J. Private ~~s~~Stables, arenas and ~~e~~Corrals.
- K. ~~J~~Public sSchools. ~~K. Farm use~~
- L. Agriculture Use and/or ~~animals~~Animal Keeping for non-commercial purposes, subject to ~~conditions and limitations provided herein~~the requirements set forth in PCDSC § 2.150.340.
 - 1. ~~The total number of livestock, such as cows, horses, sheep or goats allowed on a property shall be limited to two per acre;~~
 - 2. ~~No more than 20 chickens and rabbits may be kept on the property;~~
 - 3. ~~The raising of swine is not permitted in the R-43 zone~~Zoning District.
- M. ~~Solar energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210 PCDSC.

~~MN.~~ ~~Wireless eCommunication #Facilities, subject to the requirements set forth in chapter~~ PCDSC § 2.205
~~PCDSC.~~

~~NO.~~ ~~Some uUses are allowed in all zoning districts~~ Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 31)

2.250.030. Special uUses.

The following uUses and their ~~accessory buildings~~ Accessory Buildings and uUses are permitted subject to obtaining approval of a ~~special use permit~~ Special Use Permit as set forth in PCDSC 2.151.010 and the general regulations of ~~this title~~ this Title, including, but not limited to, ~~chapter~~ PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~ Chapter. Special uUses that are not listed are prohibited.

A. Assisted Living Facility

B. Beauty salon or barbershop.

~~BC.~~ ~~Bed and bBreakfast, subject to the requirements set forth in PCDSC § 2.150.210.~~

~~C.~~ ~~Child care~~ D. Childcare (more than five children for whom compensation is received at a time).

~~DE.~~ ~~Clubs, lLodges, and assembly halls~~ Assembly Halls.

~~F.~~ ~~Group home of 11 or more residents or assisted living center.~~

F. Craft Distillery, Farm Winery and Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.

~~EG.~~ ~~Golf course, subject to the requirements set forth in PCDSC § 2.150.230.~~

~~GH.~~ ~~Nursery for the growing, sale and display of trees, shrubs, and flowers.~~

I. Off-Site Tasting Rooms operated by a licensed Craft Distillery, Farm Winery or Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.

~~HJ.~~ ~~Pet grooming facility.~~

~~K.~~ ~~Private sSchool.~~

~~JL.~~ ~~Wireless communication facility.~~ Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

M. Sales of farm products grown or raised on the site.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 31)

2.250.040. Development standards.

A. ~~Minimum lot Lot~~ area: 43,560 square feet (one 1 aAcre).

B. ~~Minimum lot width~~ Lot Width: 100 feet.

C. ~~Minimum front sSetback:~~ 30 feet.

D. ~~Minimum side sSetbacks: Ten 10~~ feet each.

E. ~~Minimum rear sSetback:~~ 40 feet.

- F. ~~Maximum building height~~Building Height: 30 feet.
- G. When processing a Building permit application, any lawfully established and recorded Lot in a Subdivision subject to a final plat approved by the Board of Supervisors that does not meet the minimum Lot area standards, as specified in this section, is deemed lawfully nonconforming, subject to the provisions enumerated in PCDSC §§ 2.05.060 through 2.05.100, and the Lot shall adhere to the Development standards of the Zoning District as shown in the Comparable Zoning District Table (see PCDSC § 2.10.010). A Flag Lot and/or a Lot that does not meet the minimum Lot Width requirements of a Zoning District can apply for a variance in accordance with PCDSC § 2.155.
- H. ~~Detached accessory buildings~~Accessory Buildings.
 - 1. Permitted coverage: 33 percent of the total area of the Parcel minus the required front, rear and side setbacks;
 - 2. Maximum height:
 - a. 20 feet;
 - b. 25 feet when located in the ~~main building buildable area~~Main Building Buildable Area;
 - 3. Minimum distance to ~~main building~~Seven Main Building: 10 feet; unless otherwise permitted by applicable Building Codes;
 - 4. Minimum distance to ~~front lot line~~Front Lot Line: 40 feet;
 - 5. Minimum distance to side and ~~rear lot lines~~Rear Lot Lines: 5 feet; if not used to house poultry or small animals; 15 feet if used to house Ppoultry or small animals; and 30 feet if used to house Livestock; and Shade Structures shall have a rear and side Setback of 15 feet.
 - 6. ~~A structure having a roof supported by columns, open on all sides, not enclosed in any manner, and used exclusively for the shading of livestock, feed or agricultural equipment and not used for housing livestock in any manner, shall not be considered a building and shall have a setback of 15 feet from side and rear lot lines.~~

(Ord. No. 011812-ZO-PZ-C-007-10 , § 31; Ord. No. 2021-PZ-C-003-21 , § 6; Ord. No. 2021-PZ-C-003-21-SCRIV , § 2, 12-1-2021)

CHAPTER 2.255. R-35 SINGLE RESIDENCE ZONING DISTRICT

2.255.010. Purpose.

The purpose of this ~~chapter~~Chapter is to provide for low density single-family residential ~~u~~Use.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 32)

2.255.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter:

- A. One dwelling, ~~conventional construction~~Conventional Construction.
- B. ~~Child care~~Childcare (more than five children ~~for whom compensation is received~~at a time).
- C. ~~Church~~Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.

- D. ~~Government s~~Structures, fire district stations, sheriff's facilities and their ~~accessory uses~~Accessory Uses.
- E. Group ~~h~~Home, subject to the requirements set forth in PCDSC § 2.150.200.
- F. ~~Guest house/casita~~Accessory Dwelling Unit, subject to the requirements set forth in PCDSC § 2.150.240.
- G. Home ~~e~~Occupation, subject to the requirements set forth in PCDSC § 2.150.260.
- H. Noncommercial Kennel
- I. Park.
- ~~H~~J. Public ~~s~~School.
- ~~J~~K. Solar ~~energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210 PCDSC.
- ~~K~~L. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.
- ~~L~~M. Agriculture Use and/or Animal Keeping for non-commercial purposes, subject to the requirements set forth in PCDSC § 2.150.340.
- N. Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 32)

2.255.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- A. Assisted Living Facility
- B. Beauty salon or barbershop.
- ~~B~~C. Bed and ~~b~~Breakfast, subject to the requirements set forth in PCDSC § 2.150.210.
- ~~C~~—Child careD. Childcare (five or more children ~~for whom compensation is received~~at a time).
- ~~D~~E. Clubs, ~~L~~Lodges, and ~~assembly halls~~Assembly Halls.
- ~~E~~F. Craft Distillery, Farm Winery and Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- G. Golf course, subject to the requirements set forth in PCDSC § 2.150.230.
- ~~F~~—Group home of 11 or more residents or assisted living center.
- H. Off-Site Tasting Rooms operated by a licensed Craft Distillery, Farm Winery or Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- J. Private ~~s~~School.

~~HJ. Wireless communication facility.~~ Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

K. Sales of farm products grown or raised on the site.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 32)

2.255.040. Development standards.

- A. ~~Minimum lot~~ Lot area: 35,000 square feet.
- B. ~~Minimum lot width~~ Lot Width: 50 feet.
- C. ~~Minimum front~~ Setback: 30 feet.
- D. ~~Minimum side~~ Setbacks: ~~Ten~~ 10 feet each.
- E. ~~Minimum rear~~ Setback: 25 feet.
- F. ~~Maximum building height~~ Building Height: 30 feet.
- G. When processing a Building permit application, any lawfully established and recorded Lot in a Subdivision subject to a final plat approved by the Board of Supervisors that does not meet the minimum Lot area standards, as specified in this section, is deemed lawfully nonconforming, subject to the provisions enumerated in PCDSC §§ 2.05.060 through 2.05.100, and the Lot shall adhere to the Development standards of the Zoning District as shown in the Comparable Zoning District Table (see PCDSC § 2.10.010). A Flag Lot and/or a Lot that does not meet the minimum Lot Width requirements of a Zoning District can apply for a variance in accordance with PCDSC § 2.155.
- H. ~~Detached accessory buildings.~~ Accessory Buildings.
 1. Permitted coverage: 33 percent of the total area of the Parcel minus the required front, rear and side Setbacks;
 2. Maximum height: 20 feet;
 3. Minimum distance to ~~main building.~~ Main Building: 10 feet; unless otherwise permitted by applicable Building Codes;
 4. Minimum distance to ~~front lot line.~~ Front Lot Line: 60 feet; and
 5. Minimum distance to ~~side and rear lot lines.~~ Rear Lot Lines: ~~Four~~ 5 feet.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 32)

CHAPTER 2.260. R-20 SINGLE RESIDENCE ZONING DISTRICT

2.260.010. Purpose.

The purpose of this ~~chapter~~ Chapter is to provide for medium density single-family residential ~~use~~ Use.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 33)

2.260.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter:

- A. One dwelling, ~~conventional construction~~Conventional Construction.
- B. ~~Child care~~Childcare (no more than five children ~~for whom compensation is received~~at a time).
- C. ~~Church~~Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- D. Government ~~s~~Structures, fire district stations, sheriff's facilities and their ~~accessory uses~~Accessory Uses.
- E. Group ~~h~~Home, subject to the requirements set forth in PCDSC § 2.150.200.
- F. ~~Guest house/casita~~Accessory Dwelling Unit, subject to the requirements set forth in PCDSC § 2.150.240.
- G. Home ~~e~~Occupation, subject to the requirements set forth in PCDSC § 2.150.260.
- H. Noncommercial Kennel
- I. Parks.
- J. Public sSchools.
- ~~J~~K. Solar ~~energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210 PCDSC.
- ~~K~~L. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.
- ~~L~~M. Agriculture Use and/or Animal Keeping for non-commercial purposes, subject to the requirements set forth in PCDSC § 2.150.340.
- N. Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 33)

2.260.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- A. Assisted Living Facility
- B. Beauty salon or barbershop.
- ~~B~~C. Childcare (more than five children ~~for whom compensation is received~~at a time).
- ~~C~~D. Clubs, lLodges, and ~~assembly halls~~Assembly Halls.

- ~~D~~E. Golf course, subject to the requirements set forth in PCDSC § 2.150.230.
- ~~E.~~ Group home of 11 or more residents or assisted living center.
- F. Private ~~s~~School.
- G. ~~Wireless communication facility~~Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 33)

2.260.040. Development standards.

- A. ~~Minimum lot~~ Lot area: 20,000 square feet.
- B. ~~Minimum lot width~~Lot Width: 50 feet.
- C. ~~Minimum front s~~Setback: 25 feet.
- D. ~~Minimum side s~~Setbacks: ~~Ten~~10 feet each.
- E. ~~Minimum rear s~~Setback: 25 feet.
- F. ~~Maximum building height~~Building Height: 30 feet.
- G. When processing a Building permit application, any lawfully established and recorded Lot in a Subdivision subject to a final plat approved by the Board of Supervisors that does not meet the minimum Lot area standards, as specified in this section, is deemed lawfully nonconforming, subject to the provisions enumerated in PCDSC §§ 2.05.060 through 2.05.100, and the Lot shall adhere to the Development standards of the Zoning District as shown in the Comparable Zoning District Table (see PCDSC § 2.10.010). A Flag Lot and/or a Lot that does not meet the minimum Lot Width requirements of a Zoning District can apply for a variance in accordance with PCDSC § 2.155.
- H. ~~Detached accessory buildings~~Accessory Buildings.
 1. Permitted coverage: 33 percent of the total area of the Parcel minus the required front, rear and side s~~s~~Setbacks;
 2. Maximum height: 20 feet;
 3. Minimum distance to ~~main building~~: ~~Seven~~Main Building: 10 feet; unless otherwise permitted by applicable Building Codes;
 4. Minimum distance to ~~front lot line~~Front Lot Line: 60 feet; and
 5. Minimum distance to side and ~~rear lot lines~~: ~~Four~~Rear Lot Lines: 5 feet.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 33)

CHAPTER 2.265. R-12 SINGLE RESIDENCE ZONING DISTRICT

2.265.010. Purpose.

The purpose of this ~~chapter~~Chapter is to provide for medium density single-family residential ~~u~~Use.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 34)

2.265.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter:

- A. One dwelling, ~~conventional construction~~Conventional Construction.
- B. ~~Child care~~Childcare (no more than five children ~~for whom compensation is received~~at a time).
- C. ~~Church~~Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- D. Government ~~s~~Structures, fire district stations, sheriff's facilities and their ~~accessory uses~~Accessory Uses.
- E. Group ~~h~~Home, subject to the requirements set forth in PCDSC § 2.150.200.
- F. ~~Guest house/casita~~Accessory Dwelling Unit, subject to the requirements set forth in PCDSC § 2.150.240.
- G. Home ~~o~~Occupation, subject to the requirements set forth in PCDSC § 2.150.260.
- H. Parks.
- I. Public ~~s~~Schools.
- J. Solar ~~energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210 PCDSC.
- K. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.
- L. Agriculture Use and/or Animal Keeping for non-commercial purposes, subject to the requirements set forth in PCDSC § 2.150.340.
- M. Some uUses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 34)

2.265.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- A. Assisted Living Facility.
- B. Beauty salon or barbershop.
- ~~B.~~ ~~Child care~~C. Childcare (more than five children ~~for whom compensation is received~~at a time).
- ~~C~~D. Clubs, ~~l~~lodges, and ~~assembly halls~~Assembly Halls.
- ~~D~~E. Golf course, subject to the requirements set forth in PCDSC § 2.150.230.
- ~~E.~~ Group home of 11 or more residents or assisted living center.

- F. Private ~~s~~School.
- G. ~~Wireless communication facility.~~ Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 34)

2.265.040. Development standards.

- A. Minimum ~~lot~~ Lot area: 12,000 square feet.
- B. Minimum ~~lot width~~ Lot Width: 50 feet.
- C. Minimum front ~~s~~Setback: 25 feet.
- D. Minimum side ~~s~~Setbacks: ~~Ten~~ 10 feet each.
- E. Minimum rear ~~s~~Setback: 25 feet.
- F. Maximum ~~building height~~ Building Height: 30 feet.
- G. When processing a Building permit application, any lawfully established and recorded Lot in a Subdivision subject to a final plat approved by the Board of Supervisors that does not meet the minimum Lot area standards, as specified in this section, is deemed lawfully nonconforming, subject to the provisions enumerated in PCDSC §§ 2.05.060 through 2.05.100, and the Lot shall adhere to the Development standards of the Zoning District as shown in the Comparable Zoning District Table (see PCDSC § 2.10.010). A Flag Lot and/or a Lot that does not meet the minimum Lot Width requirements of a Zoning District can apply for a variance in accordance with PCDSC § 2.155.
- H. ~~Detached accessory buildings.~~ Accessory Buildings.
 1. Permitted coverage: 33 percent of the total area of the Parcel minus the required front, rear and side ~~s~~Setbacks;
 2. Maximum height: 20 feet;
 3. Minimum distance to ~~main building.~~ Main Building: 10 feet; unless otherwise permitted by applicable Building Codes;
 4. Minimum distance to ~~front lot line.~~ Front Lot Line: 60 feet; and
 5. Minimum distance to side and rear ~~lot lines.~~ Rear Lot Lines: ~~Four~~ 5 feet.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 34)

CHAPTER 2.270. R-9 SINGLE RESIDENCE ZONING DISTRICT

2.270.010. Purpose.

The purpose of this ~~chapter~~ Chapter is to provide for medium density single-family residential ~~u~~Use.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 35)

2.270.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~ Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~ this Title, including, but not limited to, ~~chapter~~ PCDSC § 2.150 ~~PCDSC~~; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~ Chapter:

- A. One dwelling, ~~conventional construction~~ Conventional Construction.
- B. ~~Child care~~ Childcare (no more than five children ~~for whom compensation is received~~ at a time).
- C. ~~Church~~ Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- D. Government ~~s~~Structures, fire district stations, sheriff's facilities and their ~~accessory uses~~ Accessory Uses.
- E. Group ~~h~~Home, subject to the requirements set forth in PCDSC § 2.150.200.
- F. ~~Guest house/casita~~ Accessory Dwelling Unit, subject to the requirements set forth in PCDSC § 2.150.240.
- G. Home ~~o~~Occupation, subject to the requirements set forth in PCDSC § 2.150.260.
- H. Parks.
- I. Public ~~s~~Schools.
- J. Solar ~~energy device~~ Energy Device, subject to the requirements set forth in ~~chapter~~ PCDSC § 2.210 ~~PCDSC~~.
- K. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~ PCDSC § 2.205 ~~PCDSC~~.
- L. Agriculture Use and/or Animal Keeping for non-commercial purposes, subject to the requirements set forth in PCDSC § 2.150.340.
- M. Some uUses are allowed in all zoning districts Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 35)

2.270.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~ Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~ Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~ this Title, including, but not limited to, ~~chapter~~ PCDSC § 2.150 ~~PCDSC~~; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~ Chapter. Special ~~u~~Uses that are not listed are prohibited.

- A. Assisted Living Facility.
- B. Beauty salon or barbershop.
- ~~B. Child care~~ C. Childcare (more than five children ~~for whom compensation is received~~ at a time).
- ~~C~~ D. Clubs, lodges, and assembly halls Assembly Halls.
- ~~D~~ E. Golf course, subject to the requirements set forth in PCDSC § 2.150.230.
- ~~E. Group home of 11 or more residents or assisted living center.~~

- F. Private ~~s~~School.
- G. ~~Wireless communication facility.~~ Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 35)

2.270.040. Development standards.

- A. Minimum ~~lot~~ Lot area: 9,000 square feet.
- B. Minimum ~~lot width~~ Lot Width: 50 feet.
- C. Minimum front ~~s~~Setback: 20 feet.
- D. Minimum side ~~s~~Setbacks: ~~Ten~~ 7 feet each.
- E. Minimum rear ~~s~~Setback: 25 feet.
- F. Maximum ~~building height~~ Building Height: 30 feet.
- G. When processing a Building permit application, any lawfully established and recorded Lot in a Subdivision subject to a final plat approved by the Board of Supervisors that does not meet the minimum Lot area standards, as specified in this section, is deemed lawfully nonconforming, subject to the provisions enumerated in PCDSC §§ 2.05.060 through 2.05.100, and the Lot shall adhere to the Development standards of the Zoning District as shown in the Comparable Zoning District Table (see PCDSC § 2.10.010). A Flag Lot and/or a Lot that does not meet the minimum Lot Width requirements of a Zoning District can apply for a variance in accordance with PCDSC § 2.155.
- H. ~~Detached accessory buildings.~~ Accessory Buildings.
 1. Permitted coverage: 33 percent of the total area of the Parcel minus the required front, rear and side sSetbacks;
 2. Maximum height: 20 feet;
 3. Minimum distance to ~~main building.~~ Seven Main Building: 10 feet; unless otherwise permitted by applicable Building Codes;
 4. Minimum distance to ~~front lot line~~ Front Lot Line: 60 feet; and
 5. Minimum distance to side and ~~rear lot lines.~~ Four- Rear Lot Lines: 5 feet.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 35)

CHAPTER 2.275. R-7 SINGLE RESIDENCE ZONING DISTRICT

2.275.010. Purpose.

The purpose of this ~~chapter~~ Chapter is to provide for medium density single-family residential ~~u~~Use.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 36)

2.275.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter.

- A. One dwelling, ~~conventional construction~~Conventional Construction.
- B. ~~Child care~~Childcare (no more than five children ~~for whom compensation is received~~at a time).
- C. ~~Church~~Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- D. Government ~~s~~Structures, fire district stations, sheriff's facilities and their ~~accessory uses~~Accessory Uses.
- E. Group ~~h~~Home, subject to the requirements set forth in PCDSC § 2.150.200.
- F. ~~Guest house/casita~~Accessory Dwelling Unit, subject to the requirements set forth in PCDSC § 2.150.240.
- G. Home ~~o~~Occupation, subject to the requirements set forth in PCDSC § 2.150.260.
- H. Parks.
- I. Public ~~s~~Schools.
- J. Solar ~~energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210 PCDSC.
- K. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.
- L. Agriculture Use and/or Animal Keeping for non-commercial purposes, subject to the requirements set forth in PCDSC § 2.150.340.
- M. Some uUses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 36)

2.275.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- A. Assisted Living Facility.
- B. Beauty salon or barbershop.
- ~~B.~~ ~~Child care~~C. Childcare (more than five children ~~for whom compensation is received~~at a time).
- ~~C~~D. Clubs, ~~l~~odges, and ~~assembly halls~~Assembly Halls.
- ~~D~~E. Golf course, subject to the requirements set forth in PCDSC § 2.150.230.
- ~~E.~~ Group home of 11 or more residents or assisted living center.

- F. Private ~~s~~School.
- G. ~~Wireless communication facility.~~ Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 36)

2.275.040. Development standards.

- A. ~~Minimum lot~~ Lot area: 7,000 square feet.
- B. ~~Minimum lot width~~ Lot Width: 50 feet.
- C. ~~Minimum front s~~ Setback: 20 feet.
- D. ~~Minimum side s~~ Setbacks: ~~Ten~~ 5 feet each.
 1. For any Parcel that has a Side Yard under 7 feet wide, the placement of ground-mounted HVAC units shall be located in the same Side Yard of the Parcel to maintain a minimum of one free and clear path from the Front Yard to the Rear Yard in the other Side Yard.
- E. ~~Minimum rear s~~ Setback: 25 feet.
- F. ~~Maximum building height~~ Building Height: 30 feet.
- G. When processing a Building permit application, any lawfully established and recorded Lot in a Subdivision subject to a final plat approved by the Board of Supervisors that does not meet the minimum Lot area standards, as specified in this section, is deemed lawfully nonconforming, subject to the provisions enumerated in PCDSC §§ 2.05.060 through 2.05.100, and the Lot shall adhere to the Development standards of the Zoning District as shown in the Comparable Zoning District Table (see PCDSC § 2.10.010). A Flag Lot and/or a Lot that does not meet the minimum Lot Width requirements of a Zoning District can apply for a variance in accordance with PCDSC 2.155.040.
- H. ~~Detached accessory buildings.~~ Accessory Buildings.
 1. Permitted coverage: 33 percent of the total area of the Parcel minus the required front, rear and side s Setbacks;
 2. Maximum height: 20 feet;
 3. Minimum distance to ~~main building.~~ Main Building: 10 feet; unless otherwise permitted by applicable Building Codes;
 4. Minimum distance to ~~front lot line~~ Front Lot Line: 60 feet; and
 5. Minimum distance to side and ~~rear lot lines.~~ Rear Lot Lines: 5 feet.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 36)

CHAPTER 2.280. MD MIXED DWELLING ZONING DISTRICT

2.280.010. Purpose.

The purpose of this ~~chapter~~ Chapter is to provide for a wide range of ~~h~~ Housing types, including single-family detached, single-family attached and limited multifamily dwellings. This ~~zone~~ Zoning District may serve as a transition between residential and commercial or mixed ~~u~~ Use.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 37)

2.280.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter:

- A. One dwelling, ~~conventional construction~~Conventional Construction.
- B. Single-family attached (townhouse).
- C. Duplex or triplex dwelling.
- D. Multifamily dwelling for not more than four families.
- E. ~~Child care~~Childcare (no more than five children for whom compensation is received), at a time).
- F. ~~Church~~Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- G. Government ~~s~~Structures, fire district stations, sheriff's facilities and their ~~accessory uses~~Accessory Uses.
- H. Group ~~h~~Home, subject to the requirements set forth in PCDSC § 2.150.200.
- I. ~~Guest house/casita~~Accessory Dwelling Unit, subject to the requirements set forth in PCDSC § 2.150.240.
- J. Home ~~o~~Occupation, subject to the requirements set forth in PCDSC § 2.150.260.
- K. Parks.
- L. Public ~~s~~Schools.
- M. Solar ~~energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210 PCDSC.
- N. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.
- O. Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 37)

2.280.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use~~Special Use permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- A. Beauty salon or barbershop.
- B. Bed and ~~h~~Breakfast, subject to the requirements set forth in PCDSC § 2.150.210.
- C. ~~Child care~~Childcare (more than five children for whom compensation is received), at a time).
- D. Clubs, ~~l~~Lodges, and ~~assembly halls~~Assembly Halls.
- E. Golf course, subject to the requirements set forth in PCDSC § 2.150.230.

- F. ~~Group Home of 11 or more residents,~~ Group Care Facility, or assisted living center~~facility.~~
- G. Clubs, ~~Lodges,~~ sorority/fraternal halls, senior centers and associated management offices, when located within community centers; cannot exceed 20% of floor area.
- H. Private ~~s~~School.
- I. ~~Wireless communication facility.~~ Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 37)

2.280.040. Development standards.

A. *Single-family detached.*

- 1. Minimum ~~lot~~ Lot area: 7,000 square feet;
- 2. Minimum ~~lot width~~ Lot Width: 50 feet;
- 3. Minimum front setback: 20 feet;
- 4. Minimum side setbacks: ~~Ten~~ 5 feet each;
 - a. For any Parcel that has a Side Yard under 7 feet wide, the placement of ground-mounted HVAC units shall be located in the same Side Yard of the Parcel to maintain a minimum of one free and clear path from the Front Yard to the Rear Yard in the other Side Yard.
- 5. Minimum rear setback: 25 feet; and
- 6. Maximum ~~building height~~ Building Height: 30 feet.

B. *Single-family attached.*

- 1. Minimum ~~lot~~ Lot area: 3,500 square feet;
- 2. Minimum ~~lot width~~ Lot Width: 25 feet;
- 3. Minimum front ~~s~~Setback: 20 feet;
- 4. Minimum side ~~s~~Setbacks: ~~Zero~~ 0 feet where attached; ~~ten~~ 10 feet unattached side;
- 5. Minimum rear ~~s~~Setback: 25 feet;
- 6. Minimum distance between ~~main buildings~~ Main Buildings: 20 feet;
- 7. Maximum ~~building height~~ Building Height: 30 feet.

C. *Multiple ~~d~~Dwelling.*

- 1. Minimum ~~lot~~ Lot area: 7,000 square feet;
- 2. Minimum area per each individual dwelling: 1,750 square feet;
- 3. Minimum ~~lot width~~ Lot Width: 50 feet;
- 4. Minimum front ~~s~~Setback: 20 feet;
- 5. Minimum side ~~s~~Setbacks: ~~Ten~~ 5 feet each;
 - a. For any Parcel that has a Side Yard under 7 feet wide, the placement of ground-mounted HVAC units shall be located in the same Side Yard of the Parcel to maintain a minimum of one free and clear path from the Front Yard to the Rear Yard in the other Side Yard.

6. Minimum rear ~~s~~Setback: 25 feet;
7. Minimum distance between ~~main buildings~~Main Buildings: 20 feet;
8. Maximum ~~building height~~Building Height: 30 feet.

D. Any lawfully established and recorded Lot that does not meet the minimum Lot area or Lot Width standards, as specified in this section, shall be deemed legal non-conforming and may adhere to the development standards of the Zoning District that is most comparable to the Lot area or width of the subject Lot as determined by the Community Development Director or his/her designee.

DE. Detached Accessory Buildings.

1. Permitted coverage: 33 percent of the total area of the Parcel minus the required front, rear and side sSetbacks;
2. Maximum height: 20 feet;
3. Minimum distance to ~~main building: Seven~~Main Building: Ten feet; unless otherwise permitted by applicable Building Codes;
4. Minimum distance to ~~front lot line~~Front Lot Line: 60 feet; and
5. Minimum distance to side and ~~rear lot lines: Four~~Rear Lot Lines: Five feet.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 37)

CHAPTER 2.285. MR MULTIPLE RESIDENCE ZONING DISTRICT

2.285.010. Purpose.

The purpose of this ~~chapter~~Chapter is to provide for multifamily residential development.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 38)

2.285.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter:

- A. Multiple ~~e~~Dwelling for any number of families.
- B. Assisted living ~~center~~facility.
- C. ~~Church~~Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- D. Government ~~s~~Structures, fire district stations, sheriff's facilities and their ~~accessory uses~~Accessory Uses.
- E. Group ~~h~~Home, subject to the requirements set forth in PCDSC § 2.150.200.
- F. Home ~~e~~Occupation, subject to the requirements set forth in PCDSC § 2.150.260.
- G. Parks.
- H. Public ~~s~~Schools.

- I. ~~Solar energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210 PCDSC.
- J. ~~Wireless e~~Communication fFacilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.
- K. Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 38)

2.285.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- A. ~~Child care~~Childcare.
- B. Clubs, ~~H~~lodges, and ~~assembly halls~~Assembly Halls.
 - 1. Community centers and associated management offices, when located within common area community recreation Buildings cannot exceed 20% of gross floor area.
- C. Golf course, subject to the requirements set forth in PCDSC § 2.150.230.
- D. Group Home of 11 or more residents or Group Care Facility
- E. Private sSchools.
- ~~EF.~~ Wireless communication facilityWireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 38)

2.285.040. Development standards.

- A. Minimum ~~lot~~Lot area: 7,000 square feet.
- B. Minimum land area per individual dwelling: 1,750 square feet.
- C. Minimum ~~lot width~~Lot Width: 50 feet.
- D. Minimum front ~~s~~Setback: 25 feet.
- E. Minimum side ~~s~~Setbacks: ~~Five~~5 feet each.
 - 1. For any Parcel that has a Side Yard under 7 feet wide, the placement of ground-mounted HVAC units shall be located in the same Side Yard of the Parcel to maintain a minimum of one free and clear path from the Front Yard to the Rear Yard in the other Side Yard.
- F. Minimum rear ~~s~~Setback: 25 feet.
- G. Minimum distance between ~~main buildings~~Main Buildings: 20 feet.
- H. Maximum ~~building height~~Building Height: 36 feet.

I. Any lawfully established and recorded Lot that does not meet the minimum Lot area or Lot Width standards, as specified in this section, shall be deemed legal non-conforming and may adhere to the development standards of the Zoning District that is most comparable to the Lot area or width of the subject Lot as determined by the Community Development Director or his/her designee.

J. ~~Detached accessory buildings.~~Accessory Buildings.

1. Permitted coverage: 33 percent of the total area of the Parcel minus the required front, rear and side setbacks;
2. Maximum height: 20 feet;
3. Minimum distance to ~~main building: Seven~~Main Building: Ten feet; unless otherwise permitted by applicable Building Codes;
4. Minimum distance to ~~front lot line~~Front Lot Line: 60 feet; and
5. Minimum distance to side and ~~rear lot lines: Four~~Rear Lot Lines: Five feet.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 38)

CHAPTER 2.290. AC-1 ACTIVITY CENTER ZONING DISTRICT

2.290.010. Purpose.

This ~~zoning district~~Zoning District is to be used in areas with a ~~comprehensive plan~~Comprehensive Plan designation of high intensity activity center transition, mid intensity activity center transition and low intensity activity center core.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 39)

2.290.020. Guidelines.

In planning activity centers for this ~~zoning district~~Zoning District, refer to the activity center development guidelines manual developed under the authority granted in PCDSC § 2.150.320.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 39)

2.290.030. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter.

- A. ~~Child care~~Childcare (no more than five children ~~for whom compensation is received~~at a time).
- B. ~~Church~~Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- C. Community ~~service agency~~Service Agency, library or museum.
- D. Government ~~s~~Structures, fire district stations, sheriff's facilities and their ~~accessory uses~~Accessory Uses.
- E. Group ~~h~~Home, subject to the requirements set forth in PCDSC § 2.150.200.
- F. Health ~~e~~Club or fitness center.

- G. Home ~~e~~Occupation, subject to the requirements set forth in PCDSC ~~§~~ 2.150.260.
- H. Offices.
- I. Parks.
- J. Private ~~e~~Club or ~~H~~Lodge, fraternal and service organizations (nonprofit).
- K. Public ~~s~~School.
- L. Residences, minimum of five du/ac., unless part of a ~~b~~Building with a vertical mix of land ~~u~~Uses.
- M. Solar ~~energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC ~~§~~ 2.210 PCDSC.
- N. Transit facility.
- O. University, college ~~and~~, art, ~~b~~Business, technical, or trade schools.
- P. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC ~~§~~ 2.205 PCDSC.
- Q. Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC ~~§~~ 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 39)

2.290.040. Uses permitted if all ~~b~~Buildings are located a minimum of 100 feet from any existing single-family residence or platted single-family ~~lot~~ Lot.

- A. Cocktail lounge or ~~b~~Bar.
- B. Gas ~~s~~Station.
- C. Hospital, medical or dental ~~e~~Clinic or ~~health care facility~~Health Care Facility.
- D. Light manufacturing in enclosed ~~b~~Buildings.
- E. Community ~~service agency~~Service Agency, library or museum.
- F. Performing arts center.
- G. Retail sales establishments up to 75,000 gross square feet for any single ~~u~~Use.
- H. Resort, ~~m~~Motel or ~~h~~Hotel with ~~accessory uses~~Accessory Uses, including ~~r~~Restaurant, incidental retail sales and services, personal services and recreational facilities.
- I. Restaurant. This allows the following:
 1. Indoor and outdoor food service with or without alcoholic beverage service; and
 2. Indoor ~~live entertainment~~Live Entertainment.
- J. Service ~~e~~Establishments up to 50,000 gross square feet for any single ~~u~~Use.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 39)

2.290.050. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC ~~§~~ 2.151.010 and the general

regulations of this title ~~this Title~~, including, but not limited to, ~~chapter PCDC § 2.150-PCDC~~; parking, signage, and lighting regulations; and the development standards in this ~~chapter Chapter~~. Special ~~u~~Uses that are not listed are prohibited.

- A. Auto repair, mechanical or steam ~~wash racks~~ wash racks, battery service (no body or fender work, painting or upholstery, except as incidental).
- B. Car ~~wash, automated~~ Wash, Automated or ~~full-service~~ Full Service.
- C. ~~Child care~~ Childcare (more than five children ~~for whom compensation is received~~ at a time).
- D. Fire station.
- E. Golf course, subject to the requirements set forth in PCDC § 2.150.230.
- F. Group ~~h~~ Home of 11 or more residents, Group Care Facility, or assisted living ~~center~~ facility.
- G. Private ~~s~~ School.
- H. ~~Wireless communication facility~~ Wireless Communication Facilities, subject to the requirements set forth in PCDC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 39)

2.290.060. Development standards.

- A. *Single-family detached residential standards.*
 - 1. Minimum ~~lot~~ Lot area: 3,000 square feet.
 - 2. Minimum ~~lot width~~ Lot Width: 40 feet.
 - 3. Minimum front ~~s~~ Setback: ~~Ten~~ 10 feet from back of planned curb for living space unless this will result in ~~s~~ Structures within the ~~right-of-way~~ Right-of-Way or any ~~e~~ Easement, front porch and/or side entry garage; 20 feet from back of planned curb for front-facing garage.
 - 4. Minimum side (interior) ~~s~~ Setbacks: ~~Five~~ 5 feet.
 - 5. Minimum side (to ~~s~~ Street or common space) ~~s~~ Setbacks: ~~Ten~~ 10 feet.
 - 6. Minimum rear ~~s~~ Setback: 25 feet; except four feet for rear-facing garage on a ~~a~~ Alley or private driveway.
 - 7. Maximum ~~building height~~ Building Height: 30 feet.
- B. *Non-single-family detached residential standards.*
 - 1. Uses can be vertically mixed.
 - 2. Minimum ~~lot~~ Lot area: None.
 - 3. Minimum ~~lot width~~ Lot Width: None.
 - 4. Minimum front ~~s~~ Setback: 15 feet from back of planned curb unless this will result in ~~s~~ Structures within the ~~right-of-way~~ Right-of-Way or any ~~e~~ Easement.
 - 5. Minimum side ~~s~~ Setbacks: None except where the ~~commercial use~~ Commercial Use abuts rural or residential ~~zones~~ Zoning Districts, then 15-foot side ~~s~~ Setbacks are required.
 - 6. Minimum rear ~~s~~ Setback: None, except as required for off-street loading and trash storage.
 - 7. Minimum distance between ~~b~~ Buildings: None.
 - 8. Maximum ~~building height~~ Building Height: 40 feet, except shall not exceed 30 feet within 100 feet of any single-family residence or platted single-family ~~lot~~ Lot.

C. ~~Detached accessory buildings~~Accessory Buildings.

1. Permitted coverage: 40 percent of the total area of the Parcel minus the required front, rear and side sSetbacks;
2. Maximum height: 20 feet within the required rear sSetback; 30 feet within the ~~buildable area~~Buildable Area;
3. Minimum distance to ~~main building: Seven~~Main Building: 10 feet, unless otherwise permitted by applicable Building Codes;
4. Minimum distance to ~~front lot line~~Front Lot Line: 20 feet;
5. Minimum distance to ~~side lot lines: None~~Side Lot Lines: 5 feet, except where it abuts rural or residential ~~zones~~Zoning Districts, then 15-foot side sSetbacks are required; and
6. Minimum distance to ~~rear lot line: Four~~Rear Lot Line: 5 feet.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 39)

CHAPTER 2.295. AC-2 ACTIVITY CENTER ZONING DISTRICT

2.295.010. Purpose.

This ~~zoning district~~Zoning District is to be used in areas with a ~~comprehensive plan~~Comprehensive Plan designation of high intensity activity center core periphery and mid intensity activity center core. It is designed to create a vibrant area, while allowing for some less intense ~~uUses~~ in the short term.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 40)

2.295.020. Guidelines.

In planning activity centers for this ~~zoning district~~Zoning District, refer to the activity center development guidelines manual developed under the authority granted in PCDSC § 2.150.320.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 40)

2.295.030. Uses permitted.

The following ~~uUses~~ and their ~~accessory buildings~~Accessory Buildings and ~~uUses~~ are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter.

- A. ~~Child care~~Brewpub
- B. Childcare center.
- ~~B. Church~~C. Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- ~~C~~D. Cocktail lounge or bBar.
- ~~D~~E. Community service agencyService Agency, library or museum.
- ~~E-F. Craft Distillery, Farm Winery and Microbrewery~~ subject to the requirements set forth in PCDSC § 2.150.330.

- ~~G.~~ G. Government ~~s~~Structures, fire district stations, sheriff's facilities and their ~~accessory uses~~Accessory Uses.
- ~~FH.~~ FH. Garage, storage.
- ~~GI.~~ GI. Group ~~h~~Home, subject to the requirements set forth in PCDSC § 2.150.200.
- ~~HJ.~~ HJ. Health ~~e~~Club or fitness center.
- ~~I.~~ ~~Home occupation~~K. Home Occupation, subject to the requirements set forth in PCDSC § 2.150.260.
- ~~JL.~~ JL. Hospital, medical or dental ~~e~~Clinic or ~~health care facility~~Health Care Facility.
- ~~KM.~~ KM. Offices.
- ~~LN.~~ LN. Off-Site Tasting Rooms operated by a licensed Craft Distillery, Farm Winery or Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- ~~O.~~ O. Parks.
- ~~MP.~~ MP. Performing arts center.
- ~~NQ.~~ NQ. Private ~~e~~Club or ~~l~~Lodge, fraternal and service organizations (nonprofit).
- ~~OR.~~ OR. Public ~~s~~School.
- ~~PS.~~ PS. Residences, minimum of 15 du/ac., unless part of a ~~b~~Building with a vertical mix of land ~~u~~Uses.
- ~~QT.~~ QT. Resort, ~~m~~Motel or ~~h~~Hotel with ~~accessory uses~~Accessory Uses, including ~~r~~Restaurant, incidental retail sales and services, personal services and recreational facilities.
- ~~RU.~~ RU. Restaurant. This allows the following:
1. Indoor and outdoor food service with or without alcoholic beverage service;
 2. Indoor ~~live entertainment~~Live Entertainment; and
 3. Outdoor ~~live entertainment~~Live Entertainment.
- ~~SV.~~ SV. Retail sales establishments.
- ~~TW.~~ TW. Service ~~e~~Establishments.
- ~~UX.~~ UX. Solar ~~energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210 PCDSC.
- ~~VY.~~ VY. Transit facility.
- ~~WZ.~~ WZ. University, college ~~and~~, art, ~~b~~Business, technical, or trade schools.
- ~~XAA.~~ XAA. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.
- ~~YBB.~~ YBB. Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 40)

2.295.040. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and

lighting regulations; and the development standards in this ~~chapter~~ Chapter. Special ~~u~~ Uses that are not listed are prohibited.

- A. Auto repair, mechanical or steam ~~wash racks~~ wash racks, battery services (no body or fender work, painting or upholstery, except as incidental).
- B. Car ~~wash, automated~~ Wash, Automated or ~~full-service~~ Full Service.
- C. Fire station.
- D. Golf course, subject to the requirements set forth in PCDSC § 2.150.230.
- E. Group ~~h~~ Home of 11 or more residents, Group Care Facility, or assisted living ~~center~~ facility.
- F. Gas ~~s~~ Station.
- G. Private ~~s~~ School.
- H. ~~Wireless communication facility~~. Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 40)

2.295.050. Development standards.

- A. Uses can be vertically mixed.
- B. Minimum ~~lot~~ Lot area: None.
- C. Minimum ~~lot width~~ Lot Width: None.
- D. Minimum front ~~s~~ Setback: 15 feet from back of planned curb unless this will result in ~~s~~ Structures within the ~~right-of-way~~ Right-of-Way or any ~~e~~ Easement.
- E. Minimum side ~~s~~ Setbacks: None except where the ~~commercial-use~~ Commercial Use abuts rural or residential ~~zones~~ Zoning Districts, then 15-foot side ~~s~~ Setbacks are required.
- F. Minimum rear ~~s~~ Setback: None, except as required for off-street loading and trash storage.
- G. Minimum distance between ~~b~~ Buildings: None.
- H. Maximum ~~building height~~ Building Height: 65 feet, except shall not exceed 50 feet within 100 feet of any other ~~zoning district~~ Zoning District except for AC-3.
- I. ~~Detached accessory buildings~~. Accessory Buildings.
 1. Permitted coverage: 40 percent of the total area of the Parcel minus the required front, rear and side ~~s~~ Setbacks;
 2. Maximum height: 20 feet within the required rear ~~s~~ Setback; 30 feet within the ~~buildable area~~ Buildable Area;
 3. Minimum distance to ~~main building~~: Seven Main Building: 10 feet; unless otherwise permitted by applicable Building Codes;
 4. Minimum distance to ~~front lot line~~ Front Lot Line: 20 feet;
 5. Minimum distance to ~~side lot lines~~: None Side Lot Lines: 5 feet, except where it abuts rural or residential ~~zones~~ Zoning Districts, then 15-foot side ~~s~~ Setbacks are required; and
 6. Minimum distance to ~~rear lot line~~: Four Rear Lot Line: 5 feet.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 40)

CHAPTER 2.300. AC-3 ACTIVITY CENTER ZONING DISTRICT

2.300.010. Purpose.

This ~~zoning district~~Zoning District is to be used in areas with a ~~comprehensive plan~~Comprehensive Plan designation of high intensity activity center core. It is designed to create a vibrant urban center, while allowing for some less intense ~~u~~Uses in the short term.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 41)

2.300.020. Guidelines.

In planning activity centers for this ~~zoning district~~Zoning District, refer to the activity center development guidelines manual developed under the authority granted in PCDSC § 2.150.320.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 41)

2.300.030. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter.

- A. ~~Child care~~Brewpub
- B. Childcare center.
- ~~B.~~ C. Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- ~~C~~D. Cocktail lounge or bBar.
- ~~D~~E. Community service agencyService Agency, library or museum.
- ~~E~~F. Craft Distillery, Farm Winery and Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- G. Garage, storage.
- ~~F~~H. Government sStructures, fire district stations, sheriff's facilities and their ~~accessory uses~~Accessory Uses.
- ~~G~~I. Group hHome, subject to the requirements set forth in PCDSC § 2.150.200.
- ~~H~~J. Health eClub or fitness center.
- ~~K~~K. Home eOccupation, subject to the requirements set forth in PCDSC § 2.150.260.
- ~~L~~L. Hospital, medical or dental eClinic or health care facilityHealth Care Facility.
- ~~M~~M. Offices.
- ~~N~~N. Off-Site Tasting Rooms operated by a licensed Craft Distillery, Farm Winery or Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- O. Parks.

- ~~MP.~~ Performing arts center.
- ~~NQ.~~ Private ~~e~~Club or ~~L~~Lodge, fraternal and service organizations (nonprofit).
- ~~OR.~~ Public ~~s~~School.
- ~~PS.~~ Residences, minimum of 25 du/ac., unless part of a ~~b~~Building with a vertical mix of land ~~u~~Uses.
- ~~QT.~~ Resort, ~~m~~Motel or ~~h~~Hotel with ~~accessory uses~~Accessory Uses, including ~~#~~Restaurant, incidental retail sales and services, personal services and recreational facilities.
- ~~RU.~~ Restaurant. This allows the following:
1. Indoor and outdoor food service with or without alcoholic beverage service;
 2. Indoor ~~live entertainment~~Live Entertainment; and
 3. Outdoor ~~live entertainment~~Live Entertainment.
- ~~S-V.~~ Retail sales establishments.
- ~~TW.~~ Service ~~e~~Establishments.
- ~~UX.~~ Solar ~~energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210 PCDSC.
- ~~VY.~~ Transit facility.
- ~~WZ.~~ University, college ~~and~~, art, ~~b~~Business, technical, or trade schools.
- ~~XAA.~~ Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.
- ~~YBB.~~ Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 41)

2.300.040. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- A. Fire station.
- B. Group ~~h~~Home of 11 or more residents, Group Care Facility, or assisted living ~~center~~facility.
- C. Private ~~s~~School.
- D. ~~Wireless communication facility~~–Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 41)

2.300.050. Development standards.

- A. Uses can be vertically mixed.

- B. ~~Minimum lot~~ Lot area: None.
- C. ~~Minimum lot width~~ Lot Width: None.
- D. Minimum front ~~s~~Setback: 15 feet from back of planned curb unless this will result in ~~s~~Structures within the ~~right-of-way~~ Right-of-Way or any ~~e~~Easement.
- E. Minimum side ~~s~~Setbacks: None except where the ~~commercial use~~ Commercial Use abuts rural or residential ~~zones~~ Zoning Districts, then 15-foot side ~~s~~Setbacks are required.
- F. Minimum rear ~~s~~Setback: None, except as required for off-street loading and trash storage.
- G. Minimum distance between ~~b~~Buildings: None.
- H. Maximum ~~building height~~ Building Height: 100 feet, except shall not exceed 75 feet within 100 feet of an AC-2 district, and shall not exceed 50 feet within 100 feet of any other ~~zoning district~~ Zoning District.
- I. ~~Detached accessory buildings~~ Accessory Buildings.
 - 1. Permitted coverage: 40 percent of the total area of the ~~Parcel minus the required front,~~ rear and side ~~s~~Setbacks;
 - 2. Maximum height: 20 feet within the required rear ~~s~~Setback; 30 feet within the ~~buildable area~~ Buildable Area;
 - 3. Minimum distance to ~~main building: Seven~~ Main Building: 10 feet; ~~unless otherwise permitted by applicable Building Codes;~~
 - 4. Minimum distance to ~~front lot line~~ Front Lot Line: 20 feet;
 - 5. Minimum distance to ~~side lot lines: None~~ Side Lot Lines: 5 feet, except where it abuts rural or residential ~~zones~~ Zoning Districts, then 15-foot side ~~s~~Setbacks are required; and
 - 6. Minimum distance to ~~rear lot line: Four~~ Rear Lot Line: 5 feet.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 41)

CHAPTER 2.305. O-1 MINOR OFFICE ZONING DISTRICT

2.305.010. Purpose.

The purpose of this ~~chapter~~ Chapter is to provide for limited office ~~u~~Uses located in close proximity to residential development.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 42)

2.305.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~ Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~ this Title, including, but not limited to, ~~chapter~~ PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~ Chapter:

- A. Offices.
- B. ~~Child care~~ Childcare center.
- C. ~~Church~~ Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- D. College ~~and~~ art, ~~b~~Business, technical, or trade schools.

- E. Community ~~service agency~~Service Agency, library or museum.
- F. Government ~~s~~Structures, fire district stations, sheriff's facilities and their ~~accessory uses~~Accessory Uses.
- G. Parks.
- H. Private ~~e~~Club or ~~l~~Lodge, fraternal and service organizations (nonprofit).
- I. Private ~~s~~Schools.
- J. Public ~~s~~Schools.
- K. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 ~~PCDSC~~.
- L. Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 42)

2.305.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter.

- A. Bank.
- B. Beauty salon or barbershop.
- C. Laundry and dry-~~c~~leaning establishment.
- D. Health ~~e~~Club or fitness center.
- E. Restaurant with or without drive-through.
 1. No larger than 1,000 square feet total interior space;
 2. No more than 100 square feet exterior seating;
 3. No alcoholic beverage service; and
 4. No ~~live entertainment~~Live Entertainment.
- F. Retail sales establishment up to 5,000 gross square feet for any single ~~u~~Use.
- G. ~~Wireless communication facility~~Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 42)

2.305.040. Development standards.

- A. Minimum-~~lot~~ Lot area: None.
- B. Minimum width: None.
- C. Minimum front ~~s~~Setback: 20 feet.
- D. Minimum side ~~s~~Setbacks.

1. Where development abuts a rural or a residential district: 15 feet; or
 2. Where development abuts any other district: ~~Zero~~0 feet.
- E. Minimum rear ~~s~~Setback: 25 feet.
- F. Maximum ~~building height~~Building Height: 25 feet.
- G. Detached ~~accessory buildings~~Accessory Buildings.
1. Permitted coverage: 40 percent of the total area of the Parcel minus the required front, rear and side sSetbacks;
 2. Maximum height: 15 feet within the required rear ~~s~~Setback; 20 feet within the ~~buildable area~~Buildable Area;
 3. Minimum distance to ~~main building~~ Main Building: 10 feet; unless otherwise permitted by applicable Building Codes;
 4. Minimum distance to ~~front lot line~~Front Lot Line: 20 feet;
 5. Minimum distance to ~~side lot lines~~ Side Lot Lines: 5 feet; and
 6. Minimum distance to ~~rear lot line~~ Rear Lot Line: 5 feet.
- H. Minimum six-foot wall between this ~~zone~~Zoning District and a ~~rural or residential zone~~Zoning District; minimum ~~ten~~10-foot landscape strip between the wall and any ~~u~~Use in this ~~zone~~Zoning District, including parking. The landscape strip shall be planted with trees 30 feet on center and with mature trees next to any existing homes.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 42)

CHAPTER 2.310. O-2 GENERAL OFFICE ZONING DISTRICT

2.310.010. Purpose.

The purpose of this ~~chapter~~Chapter is to provide for a variety of office ~~u~~Uses.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 43)

2.310.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter:

- A. Offices.
- B. ~~Child care~~Childcare center.
- C. ~~Church~~Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- D. College ~~and~~ art, ~~b~~Business, technical, or trade schools.
- E. Community ~~service agency~~Service Agency, library or museum.
- F. Government ~~s~~Structures, fire district stations, sheriff's facilities and their ~~accessory uses~~Accessory Uses.

- G. Health ~~e~~Club or fitness center.
- H. Parks.
- I. Private ~~e~~Club or ~~H~~Lodge, fraternal and service organizations (nonprofit).
- J. Private ~~s~~Schools.
- K. Public ~~s~~Schools.
- L. Restaurant with or without drive-through:
 1. No larger than 1,000 square feet total interior space;
 2. No more than 100 square feet exterior seating;
 3. No alcoholic beverage service; and
 4. No ~~live entertainment~~Live Entertainment.
- M. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.
- N. Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 43)

2.310.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- A. Bank.
- B. Beauty salon or barbershop.
- C. Laundry and dry-cleaning establishment.
- D. Retail sales establishments up to 5,000 gross square feet for any single ~~u~~Use.
- E. ~~Wireless communication facility~~Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 43)

2.310.040. Development standards.

- A. Minimum ~~lot~~Lot area: None.
- B. Minimum ~~lot width~~Lot Width: None.
- C. Minimum front ~~s~~Setback: 20 feet.
- D. Minimum side ~~s~~Setbacks.
 1. Where development abuts a rural or a residential district: 25 feet; and

- 2. Where development abuts any other district: ~~Zero~~ 0 feet.
- E. Minimum rear ~~s~~Setback: 25 feet.
- F. Maximum ~~building height~~ Building Height: 40 feet.
- G. Detached ~~accessory buildings~~ Accessory Buildings.
 - 1. Permitted coverage: 40 percent of the total area of the Parcel minus the required front, rear and side ~~s~~Setbacks;
 - 2. Maximum height: 15 feet within the required rear ~~s~~Setback; 20 feet within the ~~buildable area~~ Buildable Area;
 - 3. Minimum distance to ~~main building~~ Main Building: 10 feet; unless otherwise permitted by applicable Building Codes;
 - 4. Minimum distance to ~~front lot line~~ Front Lot Line: 20 feet;
 - 5. Minimum distance to ~~side lot lines~~ Side Lot Lines: 5 feet; and
 - 6. Minimum distance to ~~rear lot line~~ Rear Lot Line: 5 feet.
- H. Minimum six-foot wall between this ~~zone~~ Zoning District and a rural or ~~residential zone~~ residential Zoning District; minimum ~~ten~~ 10-foot landscape strip between the wall and any ~~u~~Use in this ~~zone~~ Zoning District, including parking. The landscape strip shall be planted with trees 30 feet on center and with mature trees next to any existing homes.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 43)

CHAPTER 2.315. C-1 NEIGHBORHOOD COMMERCIAL ZONING DISTRICT

2.315.010. Purpose.

The purpose of this ~~chapter~~ Chapter is to provide for limited ~~commercial uses~~ Commercial Uses in close proximity to residential development and to serve local neighborhood needs.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 44)

2.315.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~ Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~ this Title, including, but not limited to, ~~chapter~~ PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~ Chapter:

- A. Assisted living facility.
- B. Brewpub
- C. Childcare center.
- ~~B. Child care center~~ D. Places of Worship.
- ~~C. Church~~, subject to the requirements set forth in PCDSC § 2.150.220.
- ~~D. College and art, b~~ Business, technical, or trade schools.
- ~~E. Community service agency~~ Service Agency, library or museum.

- ~~FG.~~ FG. Craft Distillery, Farm Winery and Microbrewery subject to the requirements set forth in PCDCS § 2.150.330.
- ~~H.~~ H. Government ~~s~~Structures, fire district stations, sheriff's facilities, and their ~~accessory uses~~Accessory Uses.
- ~~GJ.~~ GJ. Health ~~e~~Club or fitness center.
- ~~HJ.~~ HJ. Massage Establishment
- ~~K.~~ K. Offices.
- ~~I.~~ I. ~~Parks.~~
- ~~JL.~~ JL. Off-Site Tasting Rooms operated by a licensed Craft Distillery, Farm Winery or Microbrewery subject to the requirements set forth in PCDCS § 2.150.330.
- ~~M.~~ M. Parks.
- ~~N.~~ N. Private ~~e~~Club or ~~l~~Lodge, fraternal and service organizations (nonprofit).
- ~~KO.~~ KO. Private ~~s~~Schools.
- ~~LP.~~ LP. Restaurant. This allows the following:
1. Indoor food service with or without alcoholic beverage service at the table;
 2. Outdoor food service without alcoholic beverage service; and
 3. Drive-through service for food and nonalcoholic beverages only.
- ~~Q.~~ Q. Retail sales establishments up to 75,000 gross square feet for any single ~~u~~Use.
- ~~NR.~~ NR. Self-storage facility.
1. The maximum site area shall not exceed three ~~a~~Acres;
 2. All access to the facility shall be from arterial or collector ~~s~~Streets;
 3. All access lanes within the facility shall be of paved or concrete surface;
 4. There shall be a landscaped ~~buffer setback~~Buffer Setback with a minimum six-foot or maximum eight-foot decorative masonry wall;
 5. There shall be no razor or barbed wire;
 6. The facility shall be single ~~s~~Story with a maximum height of 19 feet;
 7. The light source of any outdoor ~~security lighting~~Security Lighting shall not be visible from adjoining residential properties; and
 8. All storage shall be in an enclosed ~~b~~Building;
- ~~OS.~~ OS. Service ~~e~~Establishments up to 50,000 gross square feet for any single ~~u~~Use.
- ~~PT.~~ PT. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDCS § 2.205 PCDCS.
- ~~QU.~~ QU. One ~~dwelling unit, conventional construction~~Dwelling Unit, Conventional Construction, as an accessory to an established ~~u~~Use.
- ~~RV.~~ RV. Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDCS § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.
- ~~W.~~ W. Accessory Security Quarters, subject to the requirements set forth in PCDCS § 2.150.070.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 44)

2.315.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- A. Group Home of 11 or more residents or Group Care Facility
- B. Medical or dental ~~e~~Clinic or ~~health care facility~~Health Care Facility.
- ~~BC.~~ Motel or ~~h~~Hotel with ~~accessory uses~~Accessory Uses, including ~~r~~Restaurant, incidental retail sales and services, personal services and recreational facilities.
- ~~CD.~~ Retail sales establishments up to 100,000 gross square feet for any single ~~u~~Use.
- ~~DE.~~ Restaurant. This allows the following:
 - 1. Indoor and outdoor food service with or without alcoholic beverage service at the table;
 - 2. Indoor ~~live entertainment~~Live Entertainment; and
 - 3. Drive-through food service for food and nonalcoholic beverages only.
- ~~EF.~~ Service ~~e~~Establishments up to 100,000 gross square feet for any single ~~u~~Use.
- ~~FG.~~ Wireless communication facility.Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 44)

2.315.040. Development standards.

- A. Minimum ~~lot~~Lot area for commercial without a detached accessory dwelling: None.
- B. Minimum ~~lot~~Lot area for commercial with a detached accessory dwelling: 3,500 square feet.
- C. Minimum ~~lot width~~Lot Width: None.
- D. Minimum front ~~s~~Setback: 20 feet.
- E. Minimum side ~~s~~Setbacks: None except where the ~~commercial use~~Commercial Use abuts rural or residential ~~zones~~Zoning Districts, then 15-foot side ~~s~~Setbacks are required; seven feet each for detached accessory dwelling.
- F. Minimum rear ~~s~~Setback: 25 feet.
- G. Minimum distance between ~~main buildings~~Main Buildings: None; 14 feet between detached accessory dwelling and commercial.
- H. Maximum ~~building height~~Building Height: 30 feet.
- I. Detached ~~accessory buildings~~Accessory Buildings.
 - 1. Permitted coverage: 40 percent of the total area of the Parcel minus the required front, rear and side ~~s~~Setbacks;

2. Maximum height: 20 feet within the required rear ~~s~~Setback; 30 feet within the ~~buildable area;~~Buildable Area;
 3. Minimum distance to ~~main building;~~ Main Building: 10 feet; ~~, unless otherwise permitted by applicable Building Codes;~~
 4. Minimum distance to ~~front lot line~~Front Lot Line: 20 feet;
 5. Minimum distance to ~~side lot lines;~~ NoneSide Lot Lines: 5 feet, except where it abuts rural or residential ~~zones~~Zoning Districts, then 15-foot side ~~s~~Setbacks are required; and
 6. Minimum distance to ~~rear lot line;~~ FourRear Lot Line: 5 feet.
- J. Minimum six-foot wall between this ~~zone~~Zoning District and a rural or ~~residential zone~~residential Zoning District; minimum ~~ten~~10-foot landscape strip between the wall and any ~~u~~Use in this ~~zone~~Zoning District, including parking. The landscape strip shall be planted with trees 30 feet on center and with mature trees next to any existing homes.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 44)

CHAPTER 2.320. C-2 COMMUNITY COMMERCIAL ZONING DISTRICT

2.320.010. Purpose.

The purpose of this ~~chapter~~Chapter is to provide for a variety of ~~commercial uses~~Commercial Uses which enhance a community's livability and provide for employment opportunities.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 45)

2.320.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter:

- A. ~~Assisted living facility;~~Living Facility.
- B. ~~Child care;~~Brewpub
- C. Childcare center.
- C. ~~Church~~
- D. Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- ~~D~~E. ~~College and art, b~~Business, technical, or trade schools.
- ~~E~~F. ~~Community service agency;~~Service Agency, library or museum.
- ~~F~~G. Craft Distillery, Farm Winery and Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- H. Government sStructures, fire district stations, sheriff's facilities, and their ~~accessory uses~~Accessory Uses.
- ~~G~~J. Health club or fitness center.
- ~~H~~J. Hospital, medical or dental clinic or ~~health care facility~~Health Care Facility.

- ~~K.~~ K. Massage Establishment
- ~~L.~~ L. Motel or ~~Hotel~~ Hotel with accessory uses Accessory Uses, including ~~Restaurant~~, incidental retail sales and services, personal services and recreational facilities.
- ~~M.~~ M. Offices.
- ~~K.~~ Parks.
- ~~N.~~ N. Off-Site Tasting Rooms operated by a licensed Craft Distillery, Farm Winery or Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- O. Parks.
- ~~P.~~ P. Private ~~Club~~ or ~~Lodge~~, fraternal and service organizations (nonprofit).
- ~~Q.~~ Q. Private ~~Schools~~.
- ~~R.~~ R. Retail sales establishments up to 100,000 gross square feet for any single ~~Use~~.
- ~~S.~~ S. Restaurant. This allows the following:
1. Indoor and outdoor food service with or without alcoholic beverage service at the table;
 2. Indoor ~~live entertainment~~ Live Entertainment; and
 3. Drive-through food service for food and nonalcoholic beverages only.
- ~~T.~~ T. Restaurant, including a cocktail lounge or ~~Bar~~.
1. The cocktail lounge or ~~Bar~~ shall not have a separate outside entrance; and
 2. A dance floor with a maximum of 400 square feet.
- U. Self-storage facility.
1. All access to the facility shall be from arterial or collector ~~Streets~~;
 2. All access lanes within the facility shall be of paved or concrete surface;
 3. There shall be a landscaped ~~buffer setback~~ Buffer Setback with a minimum six-foot or maximum eight-foot decorative masonry wall;
 4. There shall be no razor or barbed wire;
 5. Maximum height shall not exceed 30 feet;
 6. The light source of any outdoor ~~security lighting~~ Security Lighting shall not be visible from adjoining residential properties; and
 7. All storage shall be in an enclosed ~~Building~~.
- ~~V.~~ V. Service ~~Establishments~~ up to 100,000 gross square feet for any single ~~Use~~.
- ~~W.~~ W. Wireless ~~Communication Facilities~~, subject to the requirements set forth in ~~chapter~~ PCDSC § 2.205 PCDSC.
- ~~X.~~ X. One ~~dwelling unit, conventional construction~~ Dwelling Unit, Conventional Construction, as an accessory to an established ~~Use~~.
- Y. Some ~~Uses~~ are allowed in all ~~zoning districts~~ Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.
- Z. Accessory Security Quarters, subject to the requirements set forth in PCDSC § 2.150.070.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 45)

2.320.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- A. Amusements such as billiard or pool hall, bowling ~~a~~Alley, theater, gymnasium, arcade, skating rink, miniature golf or practice driving or putting range, games of skill or science, swimming pool, or tennis court.
- B. Bar, cocktail lounge, night club, or tavern, not within a ~~r~~Restaurant, dance floor permitted.
- ~~C.~~ C. Group Home of 11 or more residents or Group Care Facility
- ~~D.~~ D. Light manufacturing or assembling incidental to retail sales by ~~b~~Business engaged in manufacturing, processing, assembling, treatment, installation and repair of products.
- ~~E.~~ E. Retail sales establishments larger than 100,000 gross square feet for any single ~~u~~Use.
- ~~F.~~ F. Sale, rental or display of automobiles, airplanes, boats, trucks, ~~recreational vehicles, travel trailers, motor homes, manufactured homes~~Recreational Vehicles, Manufactured Homes, motorcycles and accessories, agricultural supplies and machinery.
- ~~F.~~ G. Service ~~e~~Establishments larger than 100,000 gross square feet for any single ~~u~~Use.
- ~~G.~~ H. Veterinary ~~h~~Hospitals or ~~kennels~~Clinics, provided no ~~b~~Building or ~~structure housing~~Structure Housing animals is within 40 feet of any site boundary abutting property in a rural or residential ~~zone~~Zoning District.
- ~~H.~~ I. Commercial Kennel, provided no Building or Structure Housing animals is within 40 feet of any site boundary abutting property in a rural or residential Zoning District.
- J. Wireless communications facility.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 45)

2.320.040. Development standards.

- A. Minimum ~~lot~~Lot area for commercial without a detached accessory dwelling: None.
- B. Minimum ~~lot~~Lot area for commercial with a detached accessory dwelling: 3,500 square feet.
- C. Minimum ~~lot width~~Lot Width: None.
- D. Minimum front ~~s~~Setback: 20 feet.
- E. Minimum side ~~s~~Setbacks: None except where the ~~commercial use~~Commercial Use abuts ~~r~~Rural or ~~residential zones~~residential Zoning Districts, then 15-foot side ~~s~~Setbacks are required; seven feet each for detached accessory dwelling.
- F. Minimum rear ~~s~~Setback: 25 feet.
- G. Minimum distance between ~~main buildings~~Main Buildings: None; 14 feet between detached accessory dwelling and commercial.

- H. Maximum ~~building height~~Building Height: 40 feet.
- I. Detached ~~accessory buildings~~Accessory Buildings.
1. Permitted coverage: 40 percent of the total area of the Parcel minus the required front, rear and side ~~s~~Setbacks;
 2. Maximum height: 20 feet within the required rear ~~s~~Setback; 30 feet within the ~~buildable area~~Buildable Area;
 3. Minimum distance to ~~main building~~Main Building: 10 feet, unless otherwise permitted by applicable Building Codes;
 4. Minimum distance to ~~front lot line~~Front Lot Line: 20 feet;
 5. Minimum distance to ~~side lot lines~~Side Lot Lines: 5 feet, except where it abuts rural or residential ~~zones~~Zoning Districts, then 15-foot side ~~s~~Setbacks are required; and
 6. Minimum distance to ~~rear lot line~~Rear Lot Line: 5 feet.
- J. Minimum six-foot wall between this ~~zone~~Zoning District and a ~~rural or residential zone~~residential Zoning District; minimum ~~ten~~10-foot landscape strip between the wall and any ~~u~~Use in this ~~zone~~Zoning District, including parking. The landscape strip shall be planted with trees 30 feet on center and with mature trees next to any existing homes.
- (Ord. No. 011812-ZO-PZ-C-007-10 , § 45)

CHAPTER 2.325. C-3 GENERAL COMMERCIAL ZONING DISTRICT

2.325.010. Purpose.

The purpose of this ~~chapter~~Chapter is to provide for a variety of retail and wholesale business allowing for outdoor display of merchandise that is for sale or rent.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 46)

2.325.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter:

- A. Amusements such as billiard or pool hall, bowling ~~a~~Alley, theaters, gymnasium, arcade, ~~shooting gallery~~Shooting Gallery, skating rink, archery range, miniature golf or practice driving or putting range, games of skill or science, swimming pool, or tennis court.
- B. Assisted Living Facility.
- C. Automotive repair, garages, welding shops, machine shops, outdoor storage or sales.
- D. Bar, cocktail lounge, night club, or tavern, not within a ~~living facility~~restaurantRestaurant, dance floor permitted.
- E. Brewpub
- F. Builders' supplies including sales of lumber.
- F. ~~Child care center.~~

- G. ~~Church~~ Car Wash
- H. Childcare Center.
- I. Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- HJ. ~~College and~~ arts, ~~business~~, technical, and trade schools.
- ~~K.~~ Community service agency Service Agency, library or museum.
- ~~JL.~~ Craft Distillery, Farm Winery and Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- M. ~~Government s~~Structures, fire district stations, sheriff's facilities, and their ~~accessory uses~~ Accessory Uses.
- ~~KN.~~ Health eClub or fitness center.
- ~~LO.~~ Hospital, health care facility Health Care Facility or ~~urgent care facility~~ Urgent Care Facility.
- ~~MP.~~ Light manufacturing or assembling incidental to retail sales by bBusiness engaged in manufacturing, processing, assembling, treatment, installation and repair of products.
- ~~N.~~ Q. Massage Establishment
- R. Motel or hHotel with ~~accessory uses~~ Accessory Uses, including ~~r~~Restaurant, incidental retail sales and services, personal services and recreational facilities.
- ~~OS.~~ Offices.
- ~~PT.~~ Off-Site Tasting Rooms operated by a licensed Craft Distillery, Farm Winery or Microbrewery subject to the requirements set forth in PCDSC § 2.150.330.
- U. Outdoor vending machines
1. Provided no more than 25% of a Building's Frontage is not occupied by such appliances.
 2. When located in parking areas or in an area not immediately Adjacent to a Building may not exceed 400 square feet and must match the architecture and design of other Buildings in the vicinity.
- V. Parks.
- ~~QW.~~ Private eClub or ~~l~~Lodge, fraternal and service organizations (nonprofit).
- ~~RX.~~ Private sSchools.
- Y. Restaurant. This allows the following:
 1. Indoor and outdoor food service with or without alcoholic beverage service at the table;
 2. Indoor and outdoor live entertainment Live Entertainment; and
 3. Drive-through food service for food and nonalcoholic beverages only.
- ~~FZ.~~ Restaurant, including a cocktail lounge or bBar; dance floor permitted.
- ~~U.~~ AA. Retail sales establishments.
- ~~VB.~~ Sale, rental or display of automobiles, airplanes, boats, trucks, recreational vehicles, travel trailers, motor homes, manufactured homes Recreational Vehicles, Manufactured Homes, motorcycles and accessories, agricultural supplies and machinery.
- ~~WCC.~~ Service eEstablishments.

~~XXD~~. Self-storage facility.

1. All access to the facility shall be from arterial or collector Streets,
2. All access lanes within the facility shall be of paved or concrete surface;
3. There shall be a landscaped Buffer Setback with a minimum six-foot or maximum eight-foot decorative masonry wall;
4. There shall be no razor or barbed wire; and
5. The light source of any outdoor ~~security lighting~~Security Lighting shall not be visible from adjoining residential properties.

~~YEE~~. Veterinary ~~Hospitals or kennels~~Clinic, provided no ~~Building or structure housing~~Structure Housing animals is within 40 feet of any site boundary abutting property in a rural or residential ~~zone~~Zoning District.

~~ZFF~~. Commercial Kennel, provided no Building or Structure Housing animals is within 40 feet of any site boundary abutting property in a rural or residential Zoning District.

~~GG~~. Wireless ~~Communication~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.

~~HH~~. ~~AA~~.—One ~~dwelling unit, conventional construction~~Dwelling Unit, Conventional Construction, as an accessory to an established ~~Use~~.

~~BBII~~. Some ~~Uses~~ are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

~~JJ~~. Accessory Security Quarters, subject to the requirements set forth in PCDSC § 2.150.070.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 46)

2.325.030. Special ~~U~~ses.

The following ~~U~~ses and their ~~accessory buildings~~Accessory Buildings and ~~U~~ses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~U~~ses that are not listed are prohibited.

- A. Heliport.
- B. Light manufacturing and assembly of products from previously prepared materials.
- C. Group Home of 11 or more residents or Group Care Facility
- D. ~~Medical marijuana dispensary~~
- D. ~~Medical, recreational marijuana dispensary establishment, and off-site marijuana cultivation location~~locations and testing facilities.
- E. ~~Medical marijuana~~Marijuana food establishment.
- F. Wholesale activities.
- G. Warehouse.
- H. Wireless communications facility.

- I. Heavy ~~truck~~ parking, staging and point of operation for trucking operations and their accessory equipment.

(Ord. No. PZ-C-003-12, § 7; Ord. No. 011812-ZO-PZ-C-007-10, § 46)

2.325.040. Development standards.

- A. Minimum ~~lot~~ Lot area for commercial without a detached accessory dwelling: None.
- B. Minimum ~~lot~~ Lot area for commercial with a detached accessory dwelling: 3,500 square feet.
- C. Minimum width: None.
- D. Minimum front ~~setback~~ Setback: 20 feet.
- E. Minimum side ~~setbacks~~ Setbacks: None except where the ~~commercial use~~ Commercial Use abuts ~~rural or residential zones~~ residential Zoning Districts, then 25-foot side ~~setbacks~~ Setbacks are required; seven feet each for detached accessory dwelling.
- F. Minimum rear ~~setback~~ Setback: 25 feet; 25 feet for detached accessory dwelling.
- G. Minimum distance between ~~main buildings~~ Main Buildings: None; 14 feet between detached accessory dwelling and commercial.
- H. Maximum ~~building height~~ Building Height: 40 feet.
- I. ~~Detached accessory buildings~~ Accessory Buildings.
1. Permitted coverage: 40 percent of the total area of the Parcel minus the required front, rear and side setbacks;
 2. Maximum height: 20 feet within the required rear ~~setback~~ Setback; 35 feet within the ~~buildable area~~ Buildable Area;
 3. Minimum distance to ~~main building~~ Main Building: 10 feet; unless otherwise permitted by applicable Building Codes;
 4. Minimum distance to ~~front lot line~~ Front Lot Line: 15 feet;
 5. Minimum distance to ~~side lot lines~~ Side Lot Lines: 5 feet, except where it abuts rural or residential ~~zones~~ Zoning Districts, then 15-foot side ~~setbacks~~ Setbacks are required; and
 6. Minimum distance to ~~rear lot line~~ Rear Lot Line: 5 feet.
- J. Minimum six-foot wall between this ~~zone~~ Zoning District and a ~~rural or residential zone~~ Residential Zoning District; minimum ~~ten~~ 10-foot landscape strip between the wall and any ~~use~~ Use in this ~~zone~~ Zoning District, including parking. The landscape strip shall be planted with trees 30 feet on center and with mature trees next to any existing homes.

(Ord. No. 011812-ZO-PZ-C-007-10, § 46)

CHAPTER 2.330. I-1 INDUSTRIAL BUFFER ZONING DISTRICT

2.330.010. Purpose.

The purpose of this ~~chapter~~ Chapter is to provide for a wide range of low impact manufacturing and related ~~uses~~ Uses that result in employment opportunities and serve as a ~~buffer~~ Buffer area where industry abuts residential property.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 47)

2.330.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter:

- A. ~~Church~~Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- B. ~~Child care~~Childcare center.
- C. College and arts, ~~b~~Business, or vocational schools.
- D. Government ~~s~~Structures, fire district stations, sheriff's facilities and their ~~accessory uses~~Accessory Uses.
- E. Light manufacturing and assembly of products from previously prepared materials.
- F. Office.
- G. Private ~~s~~Schools.
- H. Restaurant with or without drive-through.
 - 1. No larger than 1,000 square feet total interior space;
 - 2. No more than 100 square feet exterior seating;
 - 3. No alcoholic beverage service; and
 - 4. ~~No live entertainment~~Live Entertainment.
- I. Retail sales establishments up to 10,000 gross square feet for any single ~~u~~Use.
- J. Scientific or research laboratories.
- K. Shooting ~~g~~Gallery or archery range.
- L. Wholesale activities.
- M. Warehouse.
- N. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.
- O. One dwelling, ~~conventional construction~~Conventional Construction, as a security/caretaker accessory to an established ~~u~~Use in this ~~zone~~Zoning District.
- P. Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.
- Q. Accessory Security Quarters, subject to the requirements set forth in PCDSC § 2.150.070.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 47)

2.330.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general

regulations of ~~this title~~ this Title, including, but not limited to, ~~chapter~~ PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~ Chapter. Special ~~u~~ Uses that are not listed are prohibited.

- A. Automobile or ~~trailer~~ Trailer assembling, painting, upholstering, rebuilding, reconditioning, sale of used parts, truck repair or overhauling, tire rebuilding or recapping, battery manufacture and the like.
- B. Blacksmith and welding shop or machine shop (excluding punch presses over 20 tons rated capacity, and drop hammer), foundry casting, electroplating and electro-winding lightweight nonferrous metals not causing noxious fumes or odors.
- C. Distribution plant.
- D. Gasoline or flammables ~~bulk station~~ Bulk Station, provided said products, butane, gasoline, petroleum, or propane shall:
 1. Not be stored in tanks of more than 10,000 gallons capacity each;
 2. Be located not less than 25 feet from ~~building~~ lot line Lot Line or similar tanks; be located no closer than 100 feet from any residential ~~zone~~ Zoning District; and
 3. Liquefied petroleum gases (LPG) ~~bulk station~~ Bulk Station shall be designed, constructed and maintained in compliance with provisions of National Fire Protection Association (N.F.P.A.) Standards No. 58.
- E. Heliport.
- F. Laboratories.
- G. Manufactured ~~home~~ Home and Recreational Vehicle sales.
- H. Medical marijuana dispensary, recreational vehicle sales, marijuana establishment, and off-site marijuana cultivation locations and testing facilities.
- ~~H~~ I. Marijuana food establishment.
- ~~J~~ J. Open storage area for commercial storage of personal property such as boats and ~~recreational vehicles~~ Recreational Vehicles.
- ~~K~~ K. Plumbing and sheet metal shops.
- ~~L~~ L. Heavy ~~truck~~ Truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment.

(Ord. No. PZ-C-003-12 , § 8; Ord. No. 011812-ZO-PZ-C-007-10 , § 47)

2.330.040. Development standards.

- A. All ~~u~~ Uses permitted shall be conducted wholly within an enclosed ~~building~~ Building, except a ~~child care~~ Childcare center may have an outdoor playground.
- B. Required ~~s~~ Setbacks fronting on a public ~~s~~ Street shall be entirely landscaped except for necessary driveways and walkways.
- C. All loading and service bays shall not front on a public ~~s~~ Street.
- D. Parking and maneuvering areas shall not be located in any required ~~s~~ Setback fronting on a public ~~s~~ Street.
- E. Displays are prohibited in any required ~~s~~ Setbacks fronting on a public ~~s~~ Street.
- F. Outdoor storage is prohibited in any required ~~s~~ Setbacks fronting on a public ~~s~~ Street.

- G. A minimum of 80 percent of all exterior ~~b~~Building wall surfaces that front on public ~~s~~Streets, excluding windows and doors, shall be of masonry ~~e~~Construction or shall be surfaced with wood, stucco or similar materials.
- H. Minimum ~~lot~~ Lot area: 10,000 square feet.
- I. Minimum ~~lot width~~ Lot Width: None.
- J. Minimum front ~~s~~Setback: 20 feet.
- K. Minimum side ~~s~~Setbacks.
1. Where development abuts a rural or a residential district: 25 feet; and
 2. Where development abuts any other district: ~~Zero~~ 0 feet.
- L. Minimum rear ~~s~~Setback: 25 feet.
- M. Maximum ~~building height~~ Building Height: 35 feet.
- N. Detached ~~accessory buildings~~ Accessory Buildings.
1. Permitted coverage: 40 percent of the total area of the Parcel minus the required front, rear and side setbacks;
 2. Maximum height: 20 feet within the required rear setback; 35 feet within the buildable area; Buildable Area;
 3. Minimum distance to ~~main buildings~~ Main Buildings: 10 feet; unless otherwise permitted by applicable Building Codes;
 4. Minimum distance to ~~front lot line~~ Front Lot Line: 20 feet;
 5. Minimum distance to ~~side lot lines~~ Side Lot Lines: 5 feet; except 15 feet on ~~s~~Street side; and
 6. Minimum distance to ~~rear lot lines~~ Rear Lot Lines: 5 feet.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 47)

CHAPTER 2.335. I-2 LIGHT INDUSTRIAL AND WAREHOUSE ZONING DISTRICT

2.335.010. Purpose.

The purpose of this ~~chapter~~ Chapter is to provide for manufacturing and related establishments and ~~commercial uses~~ Commercial Uses with limited external impact.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 48)

2.335.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~ Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~ this Title, including, but not limited to, ~~chapter~~ PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~ Chapter:

- A. ~~Adult-oriented businesses~~ Oriented Businesses and ~~adult service~~ Adult Service providers, subject to the requirements set forth in ~~chapter~~ PCDSC § 2.190-PCDSC.
- B. Aircraft engine, engine parts and auxiliary equipment manufacturing, if conducted wholly within a completely enclosed ~~b~~Building.

- C. Airport or landing strip including ~~a~~Airport operations and air traffic control; provided that runways shall be no closer than 600 feet from any boundary of a site of not less than 160 ~~a~~Acres.
- D. Automobile or ~~t~~Trailer assembling, painting, upholstering, rebuilding, reconditioning, sale of used parts, truck repair or overhauling, tire rebuilding or recapping, battery manufacture and the like.
- E. Blacksmith and welding shop or machine shop (excluding punch presses over 20 tons rated capacity, and drop hammer), foundry casting, electroplating and electro-winding lightweight nonferrous metals not causing noxious fumes or odors.
- F. Commercial Kennel, provided no Building or Structure Housing animals is within 40 feet of any site boundary abutting property in a rural or residential Zoning District.
- G. Craft Distillery and Microbrewery subject to the requirements set forth in PCDC § 2.150.330.
- H. Distribution plant, ice and cold storage plant, beverage bottling plant.
- ~~G~~I. Heavy ~~t~~Truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment.
- ~~H~~J. Gasoline or flammables ~~bulk station~~Bulk Station, provided said products, butane, gasoline, petroleum, or propane shall:
1. Not be stored in tanks of more than 10,000 gallons capacity each;
 2. Be located not less than 25 feet from ~~b~~Building or ~~lot line~~Lot Line or similar tanks; be located no closer than 100 feet from any residential ~~zone~~Zoning District; and
 3. Liquefied petroleum gases (LPG) ~~bulk station~~Bulk Station shall be designed, constructed and maintained in compliance with provisions of National Fire Protection Association (N.F.P.A.) Standards No. 58.
- ~~K~~. Government ~~s~~Structures, fire district stations, sheriff's facilities and their ~~accessory uses~~Accessory Uses.
- ~~J~~L. Laboratories.
- ~~K~~M. Manufacture, compounding, processing, packaging or treatment of: bakery goods, candy, cosmetics, dairy products, drugs and pharmaceutical products, perfumes, toiletries, soft drinks, and food products (except fish or meat products, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils).
- ~~L~~N. Manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials: bone, broom corn, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair or bristles, horn, leather, paper, plastics or plastic products, precious or semi-precious metals or stones, shell textiles, tobacco, wax (paraffin, tallow, etc.), wood (excluding sawmill or planning mill), yarns, paint.
- ~~M~~O. Manufacture of glass, pottery or other similar ceramic products (using only previously prepared sand or pulverized clay and kilns fired only by electricity or gas), concrete or cement products, musical instruments, toys, novelties, rubber or metal stamps.
- ~~N~~P. Manufacture and maintenance of electric and ~~neon signs~~Neon Signs, commercial ~~advertising structures~~Advertising Structures and displays, sheet metal products, including heating or cooling and ventilating ducts and equipment, cornices, eaves and the like.
- ~~O~~Q. Manufacturing of search, detection, navigation, guidance, aeronautical and nautical systems and instruments if conducted wholly within a completely enclosed ~~b~~Building.
- ~~P~~R. Manufacturing of plastics and resin, semiconductors and related devices, noncorrosive storage batteries, electrical and electronic equipment and components, if conducted wholly within a completely enclosed ~~b~~Building.

- ~~QS~~. Manufacturing of medical and dental equipment and supplies manufacturing, if conducted wholly within a completely enclosed ~~building~~.
- ~~RT~~. Medicinal and botanical manufacturing, excluding medical marijuana dispensaries, recreational marijuana establishment, marijuana food establishments and off-site marijuana cultivation or testing facility locations.
- ~~SU~~. Missile and space ~~vehicle~~ parts and auxiliary equipment manufacturing, if conducted wholly within a completely enclosed ~~building~~.
- ~~TV~~. Manufactured ~~Home and recreational vehicle~~ Recreational Vehicle sales.
- ~~UW~~. Office.
- ~~VX~~. Open storage area for commercial storage of personal property such as boats and ~~recreational vehicles~~ Recreational Vehicles.
- ~~WY~~. Plumbing and sheet metal shops.
- ~~XZ~~. Private ~~schools~~.
- ~~Y~~. Restaurant.
1. No larger than 1,000 square feet total interior space;
 2. No more than 100 square feet exterior seating;
 3. No alcoholic beverage service; and
 4. No ~~live entertainment~~ Live Entertainment.
- ~~ZAA~~. Warehouses, storage ~~buildings~~, and wholesale ~~business~~.
- ~~AABB~~. Wireless ~~communication facilities~~, subject to the requirements set forth in ~~chapter~~ PCDSC § 2.205 PCDSC.
- ~~BBCC~~. One ~~dwelling unit, conventional construction~~ Dwelling Unit, Conventional Construction, or manufactured home Manufactured Home, as a security/caretaker accessory to an established ~~use~~ Use in this ~~zone~~ Zoning District.
- ~~CCDD~~. Some ~~uses~~ are allowed in all ~~zoning districts~~ Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.
- ~~EE~~. Accessory Security Quarters, subject to the requirements set forth in PCDSC § 2.150.070.

(Ord. No. PZ-C-003-12 , § 9; Ord. No. 011812-ZO-PZ-C-007-10 , § 48)

2.335.030. Special ~~uses~~.

The following ~~uses~~ and their ~~accessory buildings~~ Accessory Buildings and ~~uses~~ are permitted subject to obtaining approval of a ~~special use permit~~ Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~ this Title, including, but not limited to, ~~chapter~~ PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~ Chapter. Special ~~uses~~ that are not listed are prohibited.

- A. Airport or landing strip.
- B. Gasoline or flammables ~~bulk station~~ Bulk Station, provided said products, butane, gasoline, petroleum, or propane shall:

1. Be located not less than 25 feet from ~~b~~Building or ~~lot line~~Lot Line or similar tanks; be located no closer than 100 feet from any residential ~~zone~~Zoning District; and
 2. Liquefied petroleum gases (LPG) ~~bulk station~~Bulk Station shall be designed, constructed and maintained in compliance with provisions of National Fire Protection Association (N.F.P.A.) Standards No. 58.
- C. Heliport.
- D. Impounded or towed ~~v~~Vehicle storage yard; provided, that:
1. The site is enclosed by an eight-foot-tall solid masonry wall;
 2. There is no stacking of ~~v~~Vehicles.
- E. Medical marijuana dispensary, recreational marijuana establishment, and off-site marijuana cultivation locations and testing facilities.
- F. Marijuana food establishment.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 48)

2.335.040. Industrial ~~b~~Buffer required.

Where industry abuts property zoned ~~rural or residential or arterial~~abuts a Road or ~~collector streets~~Street, such industrial ~~u~~Use shall provide a ~~s~~Setback of not less than ten percent of the ~~lot depth~~Lot Depth or width on the side or sides abutting said ~~u~~Uses, but such ~~s~~Setback need not exceed 50 feet unless a greater depth or width is required by the general ~~s~~Setback provisions of ~~this title~~this Title. Such ~~s~~Setback shall be improved with one or more of the following:

- A. Landscaping.
- B. Parking lot, wherein a minimum width of ten feet along the ~~lot line~~Lot Line closest to the residential property or arterial or collector ~~s~~Streets, shall be landscaped; and a decorative screening device of opaque fencing, walls, landscaped earth berms or any combination thereof, shall be installed between the landscaped area and the parking lot, to a minimum height of three feet.
- C. Recreational space for ~~e~~Employees, wherein a minimum width of ten feet along the ~~lot line~~Lot Line closest to the residential property or arterial or collector ~~s~~Streets shall be landscaped.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 48)

2.335.050. Development standards.

- A. Minimum ~~lot~~Lot area: None.
- B. Minimum ~~lot width~~Lot Width: None.
- C. Minimum front ~~s~~Setback: 20 feet, except as provided in PCDSC § 2.335.040.
- D. Minimum side ~~s~~Setbacks.
 1. Where development abuts a rural or a residential district: 25 feet; and
 2. Where development abuts any other district: ~~Zero~~0 feet.
- E. Minimum rear ~~s~~Setback: Ten feet, except as provided in PCDSC § 2.335.040.

- F. Minimum distance between ~~main buildings~~Main Buildings: None for ~~commercial uses~~Commercial Uses; 14 feet between detached accessory dwelling and ~~b~~Business.
- G. Maximum height: 40 feet.
- H. Detached ~~accessory buildings~~Accessory Buildings.
1. Permitted coverage: 40 percent of the required rear ~~s~~Setback and any additional space within the ~~buildable area~~Buildable Area;
 2. Maximum height: 20 feet within the required rear ~~s~~Setback; 35 feet within the ~~buildable area~~Buildable Area;
 3. Minimum distance to ~~main building: Seven~~Main Building: 10 feet; unless otherwise permitted by applicable Building Codes;
 4. Minimum distance to ~~front lot line~~Front Lot Line: 15 feet, except as provided in PCDSC § 2.335.040;
 5. Minimum distance to ~~side lot line~~Side Lot Line: None, except as provided in PCDSC § 2.335.040; and
 6. Minimum distance to ~~rear lot line: Four~~Rear Lot Line: 5 feet, except as provided in PCDSC § 2.335.040.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 48)

CHAPTER 2.340. I-3 INDUSTRIAL ZONING DISTRICT

2.340.010. Purpose.

The purpose of this ~~chapter~~Chapter is to provide, protect and recognize areas suited for medium and heavy industrial development and ~~u~~Uses free from conflict with commercial, residential and other incompatible land ~~u~~Uses. This ~~zone~~Zoning District is intended to be applied generally to those areas that have available ~~H~~Highway, rail or other access.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 49)

2.340.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter:

- A. Adult-oriented ~~b~~Businesses and Adult Service providers, subject to the requirements set forth in ~~chapter~~PCDSC § 2.190-PCDSC.
- B. Airport or landing strip; provided that:
 1. The site is a minimum of 160 Acres; and
 2. The runway is a minimum of 600 feet from any site boundary.
- C. Commercial Kennel, provided no Building or Structure Housing animals is within 40 feet of any site boundary abutting property in a rural or residential Zoning District.
- D. Gasoline or flammables ~~bulk station~~Bulk Station, provided said products, butane, gasoline, petroleum, or propane shall:
 1. Be located not less than 25 feet from ~~b~~Building or ~~lot line~~Lot Line or similar tanks; be located no closer than 100 feet from any residential ~~zone~~Zoning District; and

2. Liquefied petroleum gases (LPG) Bulk Station shall be designed, constructed and maintained in compliance with provisions of National Fire Protection Association (N.F.P.A.) Standards No. 58.
- ~~2.~~ ~~Liquefied petroleum gases (LPG) bulk station~~DE. Government ~~s~~Structures, fire district stations, sheriff's facilities and their ~~accessory uses~~Accessory Uses.
- ~~E.~~ E. Heliport.
- ~~F.~~ F. Impounded or towed Vehicle storage yard; provided, that:
1. The site is enclosed by an eight-foot-tall solid masonry wall;
 2. There is no stacking of Vehicles.
- ~~H.~~ H. Junk, salvage or auto wrecking yards.
- ~~H.~~ H. Landfill and transfer stations.
- ~~I.~~ I. Manufacture, maintenance, assembling, painting, upholstery, compounding, processing, packaging or treatment operations.
- ~~J.~~ J. Power plants, sanitary sewer and septic package plants, wastewater treatment plants and ancillary offices and ~~b~~Buildings.
- ~~K.~~ K. Prisons, detention facilities and their ~~accessory uses~~Accessory Uses.
- ~~L.~~ L. Private ~~s~~Schools.
- ~~N.~~ N. Restaurant.
1. No larger than 1,000 square feet total interior space;
 2. No more than 100 square feet exterior seating;
 3. No alcoholic beverage service; and
 4. No Live Entertainment.
- ~~O.~~ O. Sports arena.
- ~~P.~~ P. Vocational schools.
- ~~Q.~~ Q. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.
- ~~R.~~ R. Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.
- ~~S.~~ S. Heavy ~~t~~Truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment.
- T. AC/DC converter stations.
- U. Accessory Security Quarters, subject to the requirements set forth in PCDSC § 2.150.070.

(Ord. No. PZ-C-003-12 , § 10; Ord. No. 011812-ZO-PZ-C-007-10 , § 49)

2.340.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and

lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- A. ~~One dwelling unit, conventional construction~~Dwelling Unit, Conventional Construction, or ~~manufactured home~~Manufactured Home, as a security/caretaker accessory to an established ~~u~~Use in this ~~zone~~.
- B. Medical marijuana dispensary, recreational marijuana establishment, and off-site marijuana cultivation locations and testing facilities.
- C. Marijuana food establishment.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 49)

2.340.040. Industrial ~~b~~Buffer required.

Where industry abuts ~~residentially zoned property zoned rural or residential~~abuts a Road or ~~arterial or collector streets~~Street, such industrial ~~u~~Use shall provide a ~~s~~Setback of not less than ten percent of the ~~lot depth~~Lot Depth or width on the side or sides abutting said ~~u~~Use, but such ~~s~~Setback need not exceed 50 feet unless a greater depth or width is required by the general ~~s~~Setback provisions of ~~this title~~this Title. Such ~~s~~Setback shall be improved with one or more of the following:

- A. Landscaping.
- B. Parking lot, wherein a minimum width of ten feet along the ~~lot line~~Lot Line closest to the residential property or arterial or collector ~~s~~Streets shall be landscaped; and a decorative screening device of opaque fencing, walls, landscaped earth berms or any combination thereof shall be installed between the landscaped area and the parking lot, to a minimum height of three feet.
- C. Recreational space for ~~e~~Employees, wherein a minimum width of ten feet along the ~~lot line~~Lot Line closest to the residential property or arterial or collector ~~s~~Streets shall be landscaped.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 49)

2.340.050. Development standards.

- A. ~~Minimum lot~~ Lot area: None.
- B. ~~Minimum lot width~~ Lot Width: None.
- C. Minimum front ~~s~~Setback: 20 feet except as provided in PCDSC § 2.340.040.
- D. Minimum side ~~s~~Setbacks.
 - 1. Where development abuts a rural or a residential district: 25 feet; and
 - 2. Where development abuts any other district: ~~Zero~~0 feet.
- E. Minimum rear ~~s~~Setback: ~~Ten~~10 feet, except when abutting property zoned rural or residential, then 25 feet and subject to PCDSC § 2.340.040.
- F. Maximum height: 50 feet.
- G. ~~Detached accessory buildings~~Accessory Buildings.
 - 1. Permitted coverage: 40 percent of the total area of the Parcel minus the required front, rear and side ~~s~~Setbacks ~~and any additional space within the buildable area~~;

2. Maximum height: 20 feet within the required rear ~~s~~Setback; 35 feet within the ~~buildable area;~~Buildable Area;
3. Minimum distance to ~~main building: Seven~~Main Building: 10 feet; ~~unless otherwise permitted by applicable Building Codes~~;
4. Minimum distance to ~~front lot line~~Front Lot Line: 15 feet;
5. Minimum distance to ~~side lot line~~Side Lot Line: None; and
6. Minimum distance to ~~rear lot line: Four~~Rear Lot Line: 5 feet.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 49)

CHAPTER 2.345. MH-8 MANUFACTURED HOME ZONING DISTRICT

2.345.010. Purpose.

The purpose of this ~~chapter~~Chapter is to provide for needed and planned ~~manufactured home~~Manufactured Home developments with developed open space within a reasonable walking distance and permit a wider latitude of design without increasing existing densities.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 50)

2.345.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of this ~~title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150 ~~PCDSC~~; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter:

- A. ~~Manufactured h~~Home or conventional construction.Conventional Construction.
- B. ~~Child care~~Childcare (no more than five children for whom compensation is received) ~~at a time~~).
- C. ~~Church~~Places of Worship, subject to the requirements set forth in PCDSC § 2.150.220.
- D. Government ~~s~~Structures, fire district stations, sheriff's facilities and their ~~accessory uses~~.Accessory Uses.
- E. Group ~~h~~Home, subject to the requirements set forth in PCDSC § 2.150.200.
- F. Home ~~o~~Occupation, subject to the requirements set forth in PCDSC § 2.150.260.
- G. ~~Horses~~Up to two horses, subject to the requirements set forth in PCDSC § 2.150.340 ~~following~~:
 1. ~~Must have one acre (43,560 square feet) or greater;~~
 - ~~No more than two horses more than six months of age.~~
- H. Model ~~e~~Complex with sales office.
- I. Public ~~s~~School.
- J. Recreation areas, laundry, rest rooms, offices, and service ~~b~~Buildings; provided, that the only purpose of any such ~~u~~Use is service to residents and guests of a ~~manufactured home subdivision~~.Manufactured Home Subdivision.
- K. Solar ~~energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210 ~~PCDSC~~.

- L. ~~Wireless eCommunication #Facilities~~, subject to the requirements set forth in ~~chapterPCDSC § 2.205~~ PCDSC.
- M. Some ~~uUses~~ are allowed in all ~~zoning districtsZoning Districts~~ based on statutory exemptions (see PCDSC § 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 50)

2.345.030. Special ~~uUses~~.

The following ~~uUses~~ and their ~~accessory buildingsAccessory Buildings~~ and ~~uUses~~ are permitted subject to obtaining approval of a ~~special use permitSpecial Use Permit~~ as set forth in PCDSC § 2.151.010 and the general regulations of ~~this titlethis Title~~, including, but not limited to, ~~chapterPCDSC § 2.150-PCDSC~~; parking, signage, and lighting regulations; and the development standards in this ~~chapterChapter~~. Special ~~uUses~~ that are not listed are prohibited.

- A. Beauty salon or barbershop.
- B. Bed and ~~bBreakfast~~, subject to the requirements set forth in PCDSC § 2.150.210.
- C. ~~Child careChildcare~~ (more than five children ~~for whom compensation is receivedat a time~~).
- D. Golf course, subject to the requirements set forth in PCDSC § 2.150.230.
- E. ~~Guest house/casitaAccessory Dwelling Unit~~, subject to the requirements set forth in PCDSC § 2.150.240.
- F. Private ~~sSchools~~.
- G. ~~Wireless communication facility-Wireless Communication Facilities~~, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 50)

2.345.040. Development standards.

- A. Minimum ~~lot Lot~~ area: 8,000 square feet.
- B. Minimum ~~lot widthLot Width~~: 60 feet.
- C. Minimum front ~~sSetback~~: 20 feet.
- D. Minimum side ~~sSetbacks~~: ~~Ten10~~ feet.
- E. Minimum rear ~~sSetback~~: ~~Ten10~~ feet.
- F. Minimum distance between ~~manufactured homesManufactured Homes~~: 20 feet.
- G. Maximum ~~bBuilding~~ Height: 30 feet.
- H. Detached ~~accessory buildingsAccessory Buildings~~.
 1. Permitted coverage: 25 percent of the total area of the Parcel minus the required front, rear and side sSetbacks;
 2. Maximum height: 20 feet;
 3. Minimum distance to ~~main buildingsMain Buildings~~: ~~Seven7~~ feet;
 4. Minimum distance to ~~front lot lineFront Lot Line~~: 60 feet; and

5. Minimum distance to side and rear lot lines: Four Rear Lot Lines: 5 feet if ~~h~~Building is not used to ~~h~~House horses; 50 feet if ~~h~~Building is used to ~~h~~House horses.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 50)

CHAPTER 2.350. MHP-435 MANUFACTURED HOME PARK ZONING DISTRICT

2.350.010. Purpose.

The purpose of this ~~chapter~~Chapter is to provide for planned ~~manufactured home parks~~Manufactured Home Parks.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 51)

2.350.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150~~PCDSC~~; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter:

- A. ~~Manufactured home park~~Home Park (MHP), subject to the following:
 1. The MHP ~~lot~~Lot or ~~p~~Parcel shall be a minimum of ten ~~a~~Acres, inclusive of rights-of-way, ~~e~~Easements or dedications; and
 2. The MHP shall be screened from adjoining ~~lot~~Lots or ~~p~~Parcels not in ~~manufactured home park use~~Manufactured Home Park Use by a solid ~~f~~Fence or wall of not less than six (6) feet in height. The screening ~~f~~Fence or wall shall be constructed before the first ~~manufactured home~~Manufactured Home installation permit is issued.
- B. Home ~~o~~Occupation, subject to the requirements set forth in ~~PCDSC § 2.150.260~~.
- C. Model ~~e~~Complex with sales office as detailed on the submitted ~~site plan~~Site Plan and approved by the ~~planning department~~Planning Division.
- D. Recreation areas, laundry, rest rooms, offices, service ~~b~~Buildings and storage yards; provided, that the only purpose of such ~~u~~Use is service to residents and guests of the park.
- E. Solar ~~energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210~~PCDSC~~.
- F. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205~~PCDSC~~.
- G. Some ~~u~~Uses are allowed in all ~~zoning districts~~Zoning Districts based on statutory exemptions (see ~~PCDSC § 2.05.050~~) or because a governmental entity or governmental agency is performing a governmental function.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 51)

2.350.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in ~~PCDSC § 2.151.010~~ and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150~~PCDSC~~; parking, signage, and

lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- A. ~~Child care~~Childcare.
- B. Golf course, subject to the requirements set forth in PCDC § 2.150.230.
- C. Private ~~s~~Schools.
- D. ~~Wireless communication facility~~Wireless Communication Facilities, subject to the requirements set forth in PCDC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 51)

2.350.040. Plan approval required.

- A. Prior to issuance of permits for ~~e~~Construction or development of the MHP, at least eight copies of the park plans shall be submitted to the ~~planning department~~Planning Division and shall include the following:
 - 1. Name of park, legal description of property to be developed, ownership, name of developer, scale, north arrow, name of civil engineer or surveyor, date of plans and key map showing the location of tract;
 - 2. A chart of square footage per space, a chart of radii and curves and a drawing of typical spaces; and
 - 3. All ~~manufactured home spaces~~Manufactured Home Spaces on the plan shall show the dimensions and be clearly numbered for proper identification.
- B. In addition to the above requirements, no permit shall be issued until the sanitation facilities and water supply have been approved by the Arizona Department of Environmental Quality.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 51)

2.350.050. Streets.

- A. All ~~s~~Streets within the MHP shall be private. Installation and maintenance will be the responsibility of the owner.
- B. If the MHP is bordered by a potential arterial or collector ~~s~~Street as described in the Pinal County ~~s~~Subdivision regulations, that portion bordering the MHP shall be dedicated for public ~~u~~Use and constructed to Pinal County ~~r~~Road standards.
- C. If it is determined that the dedication and ~~e~~Construction of the ~~s~~Street will be required, as described in subsection (B) of this section, then ~~e~~Construction of the ~~s~~Streets shall begin within six months from the date of approval of the park plans and shall be completed within 12 months after approval of the park plans.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 51)

2.350.060. Development standards.

- A. ~~Manufactured home park~~Home Park.
 - 1. Minimum ~~lot~~ Lot area: ~~Fen~~10 ~~a~~Acres.
 - 2. Minimum front ~~s~~Setback: 15 feet.
 - 3. Minimum side ~~s~~Setbacks: ~~Fen~~10 feet each.

-
4. Minimum rear ~~s~~Setback: ~~Ten~~10 feet.
 5. Maximum height: 30 feet.
 6. Detached ~~accessory buildings~~Accessory Buildings.
 - a. Maximum height: 30 feet.
 - b. Minimum distance to ~~front lot line~~Front Lot Line: 15 feet.
 - c. Minimum distance to ~~side lot line~~: ~~Four~~Side Lot Line: 5 feet.
 - d. Minimum distance to ~~rear lot line~~: ~~Four~~Rear Lot Line: 5 feet.
- B. ~~Manufactured home space~~Home Space within the park.
1. Minimum space area: 4,000 square feet.
 2. Minimum space width: 45 feet.
 3. Minimum front ~~s~~Setback: ~~Eight~~8 feet.
 4. Minimum side and rear ~~s~~Setback: ~~Five~~5 feet.
 5. Minimum Street side Setback: 10 feet for Corner Lots
 6. Maximum height: 30 feet.
 - ~~7.~~ Minimum distance between ~~manufactured homes~~Manufactured Homes in the same ~~manufactured home park~~Manufactured Home Park: ~~Ten~~10 feet.
 - ~~7.~~ Detached ~~accessory buildings~~Accessory Buildings.
 - a. Permitted coverage: 33 percent of the total area of the Parcel minus the required front, rear and side sSetbacks.
 - b. Maximum height: 20 feet.
 - c. Minimum distance to ~~manufactured home~~: ~~Seven~~Manufactured Home: 5 feet.
 - d. Minimum distance to front space line: 15 feet.
 - e. Minimum distance to side and rear space lines: ~~Four~~5 feet.
- (Ord. No. 011812-ZO-PZ-C-007-10 , § 51)

CHAPTER 2.355. PM/RVP-435 PARK MODEL/RECREATIONAL VEHICLE PARK ZONING DISTRICT

2.355.010. Purpose.

The purpose of this ~~chapter~~Chapter is to provide for planned ~~park model and recreational vehicle parks~~Park Model and Recreational Vehicle Parks.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 52)

2.355.020. Uses permitted.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to all regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter:

- A. Park ~~m~~Model and ~~recreational vehicle park~~Recreational Vehicle Park (PM/RVP).
- B. Model ~~e~~Complex with sales office as detailed on the submitted ~~site plan~~Site Plan and approved by the ~~planning and development department~~Community Development Department.
- C. Recreation areas, laundry, rest rooms, offices, service ~~b~~Buildings and storage yards; provided, that the only purpose of such ~~u~~Use is service to residents and guests of the subject park.
- D. Solar ~~energy device~~Energy Device, subject to the requirements set forth in ~~chapter~~PCDSC § 2.210 PCDSC.
- E. Wireless ~~e~~Communication ~~f~~Facilities, subject to the requirements set forth in ~~chapter~~PCDSC § 2.205 PCDSC.

(Ord. No. PZ-C-005-12 , § 7; Ord. No. 011812-ZO-PZ-C-007-10 , § 52)

2.355.030. Special ~~u~~Uses.

The following ~~u~~Uses and their ~~accessory buildings~~Accessory Buildings and ~~u~~Uses are permitted subject to obtaining approval of a ~~special use permit~~Special Use Permit as set forth in PCDSC § 2.151.010 and the general regulations of ~~this title~~this Title, including, but not limited to, ~~chapter~~PCDSC § 2.150-PCDSC; parking, signage, and lighting regulations; and the development standards in this ~~chapter~~Chapter. Special ~~u~~Uses that are not listed are prohibited.

- A. Golf course, subject to the requirements set forth in PCDSC § 2.150.230.
- B. Private ~~s~~Schools.
- C. ~~Wireless communication facility~~Wireless Communication Facilities, subject to the requirements set forth in PCDSC § 2.205.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 52)

2.355.040. Plan approval required.

- A. Prior to issuance of permits for ~~e~~Construction or development of the PM/RVP, at least four copies of the park plans shall be submitted to the ~~planning department~~Planning Division and shall include the following:
 1. Name of park, legal description of property to be developed, ownership, name of developer, scale, north arrow, name of civil engineer or surveyor, date of plans and key map showing the location of tract;
 2. All ~~park model~~Park Model and ~~recreational vehicle~~Recreational Vehicle spaces on the plan shall show the dimensions and be clearly numbered for proper identification.
- B. In addition to the above requirements, no permit shall be issued until the sanitation facilities and water supply have been approved by the Arizona Department of Environmental Quality.

(Ord. No. PZ-C-005-12 , § 8; Ord. No. 011812-ZO-PZ-C-007-10 , § 52)

2.355.050. Streets.

All streets within the ~~park model~~ Park Model and ~~recreational vehicle park~~ Recreational Vehicle Park shall be private. Installation and maintenance will be responsibility of the owner.

(Ord. No. PZ-C-005-12 , § 9; Ord. No. 011812-ZO-PZ-C-007-10 , § 52)

2.355.060. Development standards.**A. Overall park development standards.**

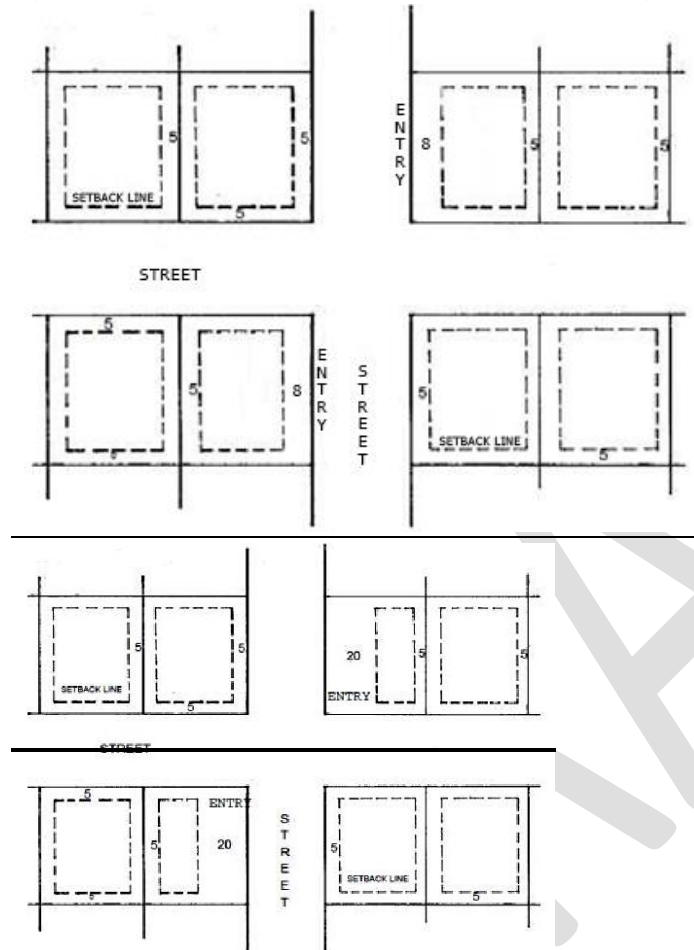
1. Minimum ~~lot~~ Lot area: ~~Ten~~ 10 ~~acres~~, inclusive of rights-of-way, ~~e~~ Easements or dedications.
2. The PM/RVP shall be screened from adjoining ~~lot~~ Lots or ~~p~~ Parcel(s) not in ~~park model~~ Park Model and ~~recreational vehicle park use~~ Recreational Vehicle Park Use by a solid ~~f~~ Fence or wall of not less than six (6) feet in height. The screening ~~f~~ Fence or wall shall be constructed within six months from the date of approval of the ~~park model~~ Park Model and ~~recreational vehicle park~~ Recreational Vehicle Park plans. The screening material does not include planting, vegetation, shrubbery and the like.
3. Minimum front ~~s~~ Setback: 15 feet.
4. Minimum side ~~s~~ Setbacks: ~~Ten~~ 10 feet each.
5. Minimum Corner Lot, Street side Setbacks: 20 feet
6. Minimum rear sSetback: Ten10 feet.
- ~~6~~ 7. Maximum height: 30 feet.
- ~~7. Detached accessory buildings.~~
8. Accessory Buildings.
 - a. Maximum height: 30 feet.
 - b. Minimum distance to ~~front lot line~~ Front Lot Line: 15 feet.
 - c. Minimum distance to ~~side lot line~~ Side Lot Line: ~~Four~~ 5 feet.
 - d. Minimum distance to ~~rear lot line~~ Rear Lot Line: ~~Four~~ 5 feet.

B. Park space development standards.

1. Minimum space area:
 - a. 2,000 square feet for ~~park model~~ Park Model.
 - b. 1,500 square feet for ~~recreational vehicle~~ Recreational Vehicle.
2. Minimum space width:
 - a. 40 feet for ~~park model~~ Park Model.
 - b. 30 feet for ~~recreational vehicle~~ Recreational Vehicle.
3. Minimum front ~~s~~ Setback: ~~Five~~ 5 feet.
4. Minimum side ~~s~~ Setback: ~~Five~~ 5 feet; except approved and permitted ~~a~~ Appurtenances on the entry side may be three feet.
5. Minimum Corner Lot, Street side Setbacks: 10 feet

- 6. Minimum rear setback: Five5 feet.
- 67. Maximum height: 20 feet.
- 78. Spaces having boundaries in common with two or more roads shall have a minimum setback from the nearest edge of the road of 20eight feet to the park model/recreational vehicle'sPark Model/Recreational Vehicle's entry side and five feet on the nonentry side (See Figure 27).

Figure A27: Park Model/Recreation Vehicle Setback Example



- 89. Detached/attached accessory structures.
 - a. Maximum height: 20 feet.
 - b. Minimum distance to front space line: Five5 feet.
 - c. Minimum distance to side and rear space lines: Five5 feet.
 - d. Any park modelPark Model or recreational vehicle awningsRecreational Vehicle Awnings shall require a building permit and be constructed in compliance with adopted Pinal County building codesBuilding Codes.
- 910. A minimum of one parking space shall be maintained on all spaces within the park. The minimum parking space shall be ten feet in width and 20 feet in length.

(Ord. No. PZ-C-005-12 , § 10; Ord. No. 011812-ZO-PZ-C-007-10 , § 52)

CHAPTER 2.360. MULTI-PURPOSE COMMUNITY MASTER PLAN (MP-CMP) ZONING DISTRICT

2.360.010. Legislative intent and purpose.

- A. The MP-CMP ~~zoning district~~Zoning District is established to provide an alternative to conventional ~~residential, commercial~~residential, commercial and industrial zoning districtsindustrial Zoning Districts by promoting imaginative and innovative planning consistent with the goals, objectives and policies of the ~~comprehensive plan~~Comprehensive Plan and ~~this title~~this Title by permitting flexibility in the development standards for large multi-purpose developments that possess at least three of the following characteristics:
1. A central component involving a sporting, recreational or open space, entertainment, amusement, cultural, industrial or transportation facility;
 2. Planned multimodal transportation systems;
 3. Coordinated residential, commercial, industrial and public facility ~~u~~Uses intended to complement the central component; and
 4. Exemplary examples of thoughtful innovative design ~~e~~Construction and agglomeration of land uUses.
- B. The MP-CMP ~~zoning district~~Zoning District is intended to accomplish the following purposes:
1. Permit and encourage innovative land development while maintaining appropriate limitations on the character and intensity of ~~u~~Use and assuring compatibility with adjoining and proximate properties;
 2. Permit greater flexibility within the development to best utilize the features of the particular site, in exchange for greater public benefits than could otherwise be achieved through standard development under ~~this title~~this Title;
 3. Ensure that larger, multi-purpose planned developments or employment centers function as integrated communities, with exemplary community amenities and benefits and with enhanced design not required or available in standard ~~s~~Subdivision development;
 4. Encourage integrated and unified design and function of the various ~~u~~Uses comprising the MP-CMP;
 5. Encourage a more productive ~~u~~Use of land consistent with the public objectives and standards of accessibility, safety, infrastructure and land ~~u~~Use compatibility; and
 6. Foster a strong sense of community based on the distinctive character of the development and a shared physical and economic environment.

(Ord. No. PZ-C-001-16 , § 1; Ord. No. 2021-PZ-C-004-21 , § 1)

2.360.020. Applicable existing ~~zoning districts~~Zoning Districts and relationship to ~~comprehensive plan~~Comprehensive Plan.

- A. An application to rezone to a MP-CMP ~~zoning district~~Zoning District may be submitted only for land located within a ~~rural zoning district~~rural Zoning District or combination of ~~rural zoning districts~~rural Zoning Districts. Approval of a MP-CMP is required prior to development in a MP-CMP ~~zoning district~~Zoning District. An approved MP-CMP establishes the location and character of the ~~u~~Uses and the unified overall development of individual development areas and phases within the MP-CMP ~~zoning district~~Zoning District. The MP-CMP

shall be adopted by the ~~e~~County together with an approved development agreement between the ~~e~~County and the applicant/master developer.

- B. Projects developed under a MP-CMP ~~zoning district~~Zoning District are only appropriate for, and deemed to be in conformance with, areas designated in the ~~county's comprehensive plan~~County's Comprehensive Plan land ~~u~~Use plan map as either:

1. Employment; or
2. Employment combined with primary ~~a~~Airport or secondary ~~a~~Airport designations, ~~a~~Airport reserve, aviation-based commerce center, high intensity activity center or general public services and facilities in any combination; provided, that the employment designation is no less than 50 percent of the total project area.

At the time of the approval by the ~~e~~County of the MP-CMP, the land shall be designated on the ~~county's comprehensive plan~~County's Comprehensive Plan land ~~u~~Use plan map consistent with one of the above land ~~u~~Use designations.

(Ord. No. PZ-C-001-16 , § 1; Ord. No. 2021-PZ-C-004-21 , § 2)

2.360.030. Minimum land/development requirements.

The minimum land/development requirements for a MP-CMP ~~zoning district~~Zoning District are:

- A. The land has not less than 1,000 contiguous ~~a~~Acres under the ownership or exclusive control of a single legal entity who shall be the applicant/master developer for the entire project;
- B. The land has direct access to a principal arterial or higher roadway classification and is located within one mile of a proposed or existing high-capacity roadway interchange or higher roadway classification;
- C. The development contains a central component comprised of a regional, sporting, recreational or open space, entertainment, amusement, cultural, or industrial or transportation facility;
- D. The development includes planned multimodal transportation systems; and
- E. The development includes at least three of the following elements: coordinated residential, commercial, industrial or public facility ~~u~~Uses intended to complement the central component, except that industrial ~~u~~Uses must be located at least 660 feet from the property boundary of an existing residential ~~u~~Use or platted ~~s~~Subdivision exterior to the MP-CMP on the date the ~~zoning district~~Zoning District is established, or 1,000 feet if the existing residential ~~u~~Use or platted ~~s~~Subdivision is zoned for ~~lot~~ Lots less than 20,000 square feet.

(Ord. No. PZ-C-001-16 , § 1; Ord. No. 2021-PZ-C-004-21 , § 3)

2.360.040. Application requirements.

An application for a MP-CMP ~~zoning district~~Zoning District shall comply with the ~~r~~Rezoning process and requirements set forth in ~~chapter~~PCDSC § 2.166-PCDSC, as amended. A MP-CMP ~~zoning district~~Zoning District application shall not be accepted for processing on any property that was part of a PAD overlay or ~~zoning district~~Zoning District application denied by the ~~s~~Supervisors within the previous six months.

(Ord. No. PZ-C-001-16 , § 1)

2.360.050. Multi-purpose community master plan Purpose Community Master Plan.

Approval of a MP-CMP is required prior to development in a MP-CMP ~~zoning district.~~Zoning District. The purpose of the MP-CMP is to establish the location and character of the ~~u~~Uses and the unified overall development of individual development areas and phases within the MP-CMP ~~zoning district.~~Zoning District. The MP-CMP shall include, at a minimum:

- A. *Title page.* Title page that states:
 1. Project name.
 2. Case number (to be added at the time of filing).
 3. Date of filing.
 4. Revision dates (with any resubmittals).
- B. *Principals and development team page.* This page will provide the name, address, telephone number and email address for the applicant/master developer and any members of the development team including, but not limited to, all architects, landscape architects, civil engineers, traffic engineers, legal representation and other Pprofessionals.
- C. *Table of contents page.*
- D. *Site conditions and location.* This section shall provide information regarding the current condition of the project site, including:
 1. Acreage;
 2. Current land ~~u~~Use and description of any ~~s~~Structures and/or ~~b~~Buildings;
 3. Parcel map;
 4. Ownership information for subject property;
 5. An ALTA survey prepared no more than 60 days prior to the date of filing;
 6. Ownership and ~~u~~Use information for surrounding properties within one mile; and
 7. Surrounding ~~zoning districts~~Zoning Districts within one mile.
- E. *Comprehensive ~~p~~Plan conformance.* This section shall describe how the proposal is in conformance with the ~~county's comprehensive plan.~~County's Comprehensive Plan.
- F. *Project ~~master plan~~Master Plan.* This section will provide a ~~master plan~~Master Plan prepared by a design ~~p~~Professional for the entire project site identifying, at minimum, the following:
 1. Roadway network and classifications thereof;
 2. Development areas;
 3. Drainage, washes or other natural features, either manmade or natural;
 4. Major open space areas including public safety facilities and public services and ~~u~~Utilities; and
 5. Trails network plan.
- G. *Project development table.* This section will provide the following:
 1. Area of each development area;
 2. Land ~~u~~Uses for each development area;
 3. Residential density of each development area;

-
4. Total possible ~~dwelling-unit~~Dwelling Unit count for each residential development area;
 5. Total square footage of commercial and mixed-use land ~~u~~Uses for each development area;
 6. Total square footage of office and industrial land ~~u~~Uses for each development area;
 7. Minimum area of open space for each development area.
- H. *Zoning ~~d~~Districts*. This section shall provide the ~~u~~Use, density and intensity classifications that will apply to each development area. Development areas may have more than one possible ~~u~~Use, density or intensity classification. The MP-CMP may include existing classifications or may provide custom ~~u~~Use classifications as provided therein. If custom ~~u~~Use classifications are proposed, each shall include, at minimum, the following standards:
1. Density (if residential) or intensity and total square footage of ~~u~~Use (if nonresidential);
 2. Lot coverage;
 3. Building ~~s~~Setbacks or build-to lines;
 4. Maximum height;
 5. Landscape ~~s~~Setbacks; and
 6. Permitted land ~~u~~Uses.
- Each custom ~~u~~Use classification shall be identified by a specific name to avoid confusion with standard ~~u~~Use classifications and used as sparingly as possible.
- I. *Master project design character and theming*. This section shall provide the overall project design and character themes, concepts and/or other illustrative guidance. These character and theming concepts shall include, at a minimum:
1. Overall project landscaping theme.
 2. Overall project lighting theme.
 3. Overall project architectural character theme.
- Themes shall include visual examples of theme concepts. Concepts may include specific materials, colors and/or vegetation options. Specific designs shall be required at the time of platting and/or specific ~~site plan~~Site Plan processing (PCDSC § 2.360.060).
- J. *Zoning implementation table*. This section shall provide the total amount of square footage of commercial, mixed-use, office and industrial or other nonresidential land ~~u~~Uses as well as the total number of residential dwellings allowed within the overall project area. As each development area, or portion thereof, is platted, the applicant/master developer shall provide an updated zoning implementation table that:
1. Identifies the assigned ~~u~~Uses for the specific development area or portions thereof;
 2. Identifies the ~~dwelling-units~~Dwelling Units and/or square footages assigned to the specific development area or portions thereof; and
 3. Updates the total remaining square footages and/or ~~dwelling-units~~Dwelling Units for the remaining project-wide unassigned development area.
- The zoning implementation table on the last processed approval is the controlling table and all prior tables are void. Any remaining square footages and/or ~~dwelling-units~~Dwelling Units remaining after full build-out of the project area shall be forfeited and are deemed no longer available.
- K. *Signage standards*. This section may either:
-

1. Refer to the typical standards of ~~this title~~this Title; or
 2. Provide specific standards for the entire project area or specific development areas.
- L. *Infrastructure.* This section will provide basic information about the circulation system, the grading and drainage for the overall site and how water and wastewater will be provided including utility and public safety facilities that can be used to enhance the provision of services to the region surrounding the development site.
- M. *Phasing plan.* This section shall provide a phasing plan for the overall project.
- N. *Additional information.* Nothing herein shall be construed as limiting what may be included in a MP-CMP. The ~~e~~County may require and/or the applicant/master developer may include additional information, development standards or other materials within the final MP-CMP including, but not limited to, ~~a~~Aircraft noise contour studies and archeological reports. Failure to submit the requested additional information, standards or materials will constitute an incomplete application and will not be processed.

(Ord. No. PZ-C-001-16 , § 1)

2.360.060. Plats and specific ~~site plans~~Site Plans.

Plats and/or specific ~~site plans~~Site Plans or individual ~~site plans~~Site Plans in substantial compliance with the approved MP-CMP shall be filed in accordance with ~~chapter~~PCDSC § 2.200 ~~PCDSC~~, the schedule for development, if any, or the ~~county's subdivision~~County's Subdivision regulations. Prior to development, the applicant/master developer shall formally subdivide the development area or areas in order to: (1) complete the required zoning implementation table as per PCDSC § 2.360.050(J) and to (2) finalize design requirements as per subsection (F) of this section.

- A. There may be more than one plat and/or specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan within the MP-CMP ~~zoning district~~Zoning District.
- B. Approval of a specific ~~site plan~~Site Plan in accordance with ~~chapter~~PCDSC § 2.200 ~~PCDSC~~ does not replace the plat process and shall not be used to circumvent the plat process required by the ~~county's subdivision~~County's Subdivision regulations.
- C. Where the plat process is required, no ~~site plan~~Site Plan, if required, may be approved prior to ~~final plat~~Final Plat approval.
- D. A plat, specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan shall be deemed in substantial compliance with the MP-CMP; provided, that the plat, specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan does not:
 1. Change the ~~u~~Uses or character of the approved MP-CMP.
 2. Increase the approved maximum density.
 3. Change the number or make a substantial change in the location of ~~s~~Streets with a collector or higher classification.
 4. Contain changes which would normally cause the MP-CMP to be disqualified under the applicable criteria.
- E. Dedications may be required with approval of the ~~final plat~~Final Plat or specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan when substantiated by final studies that are not completed until review of the ~~final plat~~Final Plat, specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan by ~~e~~County staff. Studies may be for, but are not limited to, drainage, hydrology, and traffic analysis.

- F. At the time of tentative ~~s~~Subdivision plat application for any development areas (or any part thereof), the applicant/master developer shall provide development area specific detailed architectural, lighting and landscaping guidelines that comply with the overall master character and theming provided in PCDSC ~~§ 2.360.050(I)~~. ~~The community development director~~The Community Development Director shall conduct a design review of any submitted plans to verify compliance with approved specific guidelines prior to issuance of any ~~b~~Building permits.
- G. If a plat, specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan does not substantially conform to the approved MP-CMP, the ~~community development department~~Community Development Department or ~~public works department~~Public Works Department shall notify the applicant/master developer of the deficiency, and ~~e~~County staff review shall be suspended until the deficiency is remedied.
- H. Minor land divisions are prohibited within the boundaries of an approved MP-CMP ~~zoning district~~Zoning District. All land divisions shall be processed as a ~~s~~Subdivision according to PCDSC ~~€~~€Title 3. Modifications and appeals of the ~~s~~Subdivision provisions under ~~chapter~~PCDSC § 3.60 PCDSC may only be used to modify the provisions of ~~chapter~~PCDSC §§ 3.20 and 3.50 PCDSC.

(Ord. No. PZ-C-001-16 , § 1)

2.360.070. Amendments to the ~~multi-purpose community master plan~~Multi-Purpose Community Master Plan (MP-CMP).

- A. *Major MP-CMP amendment.* An amendment will be deemed major if it involves any of the following as determined by the ~~community development director~~Community Development Director:
1. A request for different type of land ~~u~~Use not included in the MP-CMP;
 2. A greater than ten percent change in development area boundaries when located within 600 feet of the exterior boundaries of the MP-CMP ~~zoning district~~Zoning District;
 3. A request to waive, or a change altering, any condition or stipulation of approval;
 4. Changes in locations of ~~s~~Streets classified as a collector or higher roadway classification;
 5. Changes in locations or ~~u~~Use of open space areas, excluding minor shifts in size, location and/or ~~u~~Uses that are consistent with the approved MP-CMP;
 6. Dwelling ~~u~~Unit density transfers or nonresidential intensity transfers between development areas which are greater than ten percent of the total density or intensity of the taking or receiving development areas;
 7. An increase in the overall project density or nonresidential intensity;
 8. A change in location of wastewater facilities or change in the wastewater system excluding collection lines;
 9. A deletion or addition of acreage to an approved MP-CMP ~~zoning district~~Zoning District;
 10. A severance of a portion of the MP-CMP ~~zoning district~~Zoning District;
 11. Abandonment of an existing approved MP-CMP by approval of a new MP-CMP over the entire property;
 12. Any significant change in the development phasing schedule;
 13. Any significant change to the content of the MP-CMP after a final MP-CMP has been approved;
 14. A change that would have a significant impact on surrounding properties;

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15. Changes in signage standards for the entire project area or specific development areas, if the proposed change is not in compliance with the standards set forth in ~~this title~~this Title, as amended; or
16. Any change to the approved development agreement that would have a substantial effect on the MP-CMP or stipulations of approval.
- B. *Major MP-CMP ~~a~~Amendment procedure.* Requests for major amendments shall follow the same procedure as the initial application for approval of a MP-CMP.
- C. *Minor MP-CMP ~~a~~Amendment.* Any request that is not major, as defined in subsection (A) of this section, or is otherwise determined by the ~~community development director~~Community Development Director to be a minor amendment. In general, ~~Minor MP-CMP ~~a~~Amendments~~ are small adjustments to the content of the MP-CMP that do not substantively or materially alter the original character and/or intent of the MP-CMP.
- D. *Minor MP-CMP ~~a~~Amendment procedure.*
1. Requests for minor MP-CMP ~~a~~Amendments shall be filed with the ~~community development department~~Community Development Department and subject to the applicable fee as specified in the ~~e~~County's fee schedule adopted from time to time.
 2. The request will be routed for comment to any affected ~~e~~County departments.
 3. Upon receipt of comments, but no later than ten working days, the ~~community development director~~Community Development Director will determine whether to approve, deny or request revisions to the requested amendment.
 4. Applicant/master developer will be notified by letter of the ~~community development director's~~Community Development Director's decision and a copy of the letter will be filed for public record.
- E. *Density/intensity transfers.* ~~The community development director~~The Community Development Director may permit residential unit density and/or nonresidential intensity transfers of ten percent or less between development areas within the MP-CMP, provided:
1. The procedures for such transfers are explicitly stated within the MP-CMP and will be allowed only once per residential development area;
 2. Density transfer proposals indicating donor and recipient areas are submitted to the ~~community development director~~Community Development Director for administrative review and approval; and
 3. The overall density of the MP-CMP is not exceeded.
- F. *Reduction or removal.* An approved MP-CMP ~~zoning district~~Zoning District may not be reduced or a portion removed or severed unless the remaining portion of the approved MP-CMP ~~zoning district~~Zoning District can stand alone without changing the character, circulation or open space as originally approved as determined by the ~~community development director~~Community Development Director.
- G. *Variances.* ~~The b~~Board of aAdjustment shall not grant any variances for an approved MP-CMP. However, the Board of Adjustment may grant variances to individual Lots in an approved MP-CMP on a case by case basis in accordance with PCDSC § 2.155.
- H. *Appeals.* Appeals of actions and/or decisions of the ~~community development director~~Community Development Director shall be made to the ~~b~~Board of aAdjustment and processed pursuant to ~~chapter~~PCDSC § 2.155-PCDSC, except for those specific plans required under PCDSC § 2.360.060(F), which shall be appealable to the ~~county manager~~County Manager. The county manager'sCounty Manager's decision shall be final.

(Ord. No. PZ-C-001-16 , § 1)

2.360.080. Authorization.

The various ~~e~~County officers and ~~e~~Employees are hereby authorized and directed to perform all acts necessary and desirable to give effect to this ~~chapter~~Chapter.

(Ord. No. PZ-C-001-16 , § 1)

2.360.090. Validity.

Should any provision of this ~~chapter~~Chapter be deemed or 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.

(Ord. No. PZ-C-001-16 , § 1)

CHAPTER 2.365. LARGE MASTER PLAN COMMUNITY (L-MPC) ZONING DISTRICT**2.365.010. Legislative intent and purpose.**

- A. The L-MPC ~~zoning district~~Zoning District is a floating ~~zoning district~~Zoning District that encourages creative land development. The intent and purpose of this ~~zoning district~~Zoning District is to provide an alternative to conventional ~~zoning districts~~Zoning Districts by promoting innovative land ~~u~~Use planning consistent with the goals, objectives and policies of the ~~comprehensive plan~~Comprehensive Plan and to ~~this title~~this Title by promoting flexibility for large master planned developments that possess the following characteristics:
1. Predominately residential land ~~u~~Uses with supporting ~~non-residential uses~~Nonresidential Uses.
 2. Property to be comprised of no less than 2,000 gross ~~a~~Acres;
 3. Provide ~~u~~Uses such as commercial, employment and public facilities and services that complement the residential component; and
 4. Exemplary design and placement of land ~~u~~Uses with proper transitions between dissimilar ~~u~~Uses, and adequate open space and other appropriate recreational amenities.
- B. The L-MPC ~~zoning district~~Zoning District is intended to accomplish the following:
1. Permit and encourage innovative large-scale land development while maintaining appropriate limitations on the character and intensity of ~~u~~Use and assuring compatibility with adjoining and proximate properties;
 2. Permit greater flexibility within a development to best utilize the features of a particular site, in exchange for greater public benefits that otherwise could not be achieved through standard development processes provided under ~~this title~~this Title;
 3. Ensure that large master planned developments function as integrated communities, with exemplary community amenities and benefits and with enhanced design elements such as but not limited to: community entry features, social clubs, community spaces, and large recreational facilities;
 4. Encourage integrated and unified design and function of the various ~~u~~Uses allowed in the accompanying ~~master plan~~Master Plan;
 5. Encourage a more productive ~~u~~Use of land consistent with the public objectives and standards of accessibility, safety, infrastructure and land ~~u~~Use compatibility; and

6. Foster a strong sense of community based on the distinctive character of the development and a shared physical environment.

(Ord. No. 2021 PZ-C-002-21 , § 1)

2.365.020. ~~Applicable existing zoning districts~~Zoning Districts and relationship to ~~comprehensive plan~~Comprehensive Plan.

- A. An application to rezone a ~~Zoning District~~ Zoning District to an L-MPC ~~zoning district~~Zoning District may be submitted for properties within any rural or ~~residential zoning district~~residential Zoning District or combination of rural, residential, activity center, office or commercial ~~zoning districts~~Zoning Districts. Approval of a ~~master plan~~Master Plan is required prior to development in an L-MPC ~~zoning district~~Zoning District. An approved ~~master plan~~Master Plan establishes the location and character of the ~~u~~Uses and the unified overall development of individual development areas and phases within the ~~zoning district~~Zoning District. The ~~master plan~~Master Plan shall be adopted by the ~~e~~County together with an approved development agreement between the ~~e~~County and the applicant/master developer.
- B. Projects developed under an L-MPC ~~zoning district~~Zoning District are only appropriate for, and deemed to be in conformance with, areas designated in the ~~county's comprehensive plan~~County's Comprehensive Plan land ~~u~~Use plan map as either:
 1. Residential land ~~u~~Use designations (including allowable commercial and employment ~~u~~Uses within these designations); or
 2. Residential land ~~u~~Uses combined with general commercial, employment, activity center or general public services and facilities land ~~u~~Uses in any combination.

At the time of the approval by the ~~e~~County of the L-MPC ~~zoning district~~Zoning District, the land shall be designated on the ~~county's comprehensive plan~~County's Comprehensive Plan land ~~u~~Use plan map consistent with the land ~~u~~Use designations that best aligns with the most common ~~zoning district~~Zoning District identified within the approved ~~master plan~~Master Plan.

(Ord. No. 2021 PZ-C-002-21 , § 1)

2.365.030. Minimum land/development requirements.

The minimum land/development requirements for an L-MPC ~~zoning district~~Zoning District are:

- A. The land has a minimum of 2,000 contiguous ~~a~~Acres under the ownership or exclusive control of a single legal entity who shall be the applicant/master developer for the entire project;
- B. The land has direct access to an arterial or higher roadway classification and is located within one mile of a proposed or existing high-capacity roadway interchange or higher roadway classification
- C. The development includes planned multimodal transportation systems; and
- D. The development includes coordinated residential that is supported by commercial, employment and public facility ~~u~~Uses intended to complement the residential component.

(Ord. No. 2021 PZ-C-002-21 , § 1)

2.365.040. Application requirements.

An application for an L-MPC ~~zoning district~~Zoning District shall comply with the ~~r~~Rezoning process and requirements set forth in ~~chapter~~PCDSC § 2.166-PCDSC. An L-MPC ~~zoning district~~Zoning District application shall

not be accepted for processing on any property that was part of a PAD overlay or change in ~~zoning district~~Zoning District application denied by the ~~s~~Supervisors within the previous six months.

(Ord. No. 2021 PZ-C-002-21 , § 1)

2.365.050_ Development ~~master plan~~Master Plan.

Approval of a ~~master plan~~Master Plan (MP) is required prior to development in an L-MPC ~~zoning district~~Zoning District. The purpose of the L-MPC is to establish the location and character of planned ~~u~~Uses and a unified development pattern with regards to balance and application, and phasing of amenities and supporting infrastructure. The L-MPC shall include, at a minimum:

- A. *Title page that states:*
 1. Project name.
 2. Case number (to be added at the time of filing).
 3. Date of filing.
 4. Revision dates (with any resubmittals).
- B. *Principals and development team page.* This page will provide the name, address, telephone number and email address for the applicant/master developer and any members of the development team including, but not limited to, all architects, landscape architects, civil engineers, traffic engineers, legal representation and other ~~professionals~~Professionals.
- C. *Table of contents page.*
- D. *Site conditions and location.* This section shall provide information regarding the current condition of the project site, including:
 1. Acreage;
 2. Current land ~~u~~Use and description of any ~~s~~Structures and/or ~~b~~Buildings;
 3. Parcel map;
 4. Ownership information for subject property;
 5. An ALTA survey prepared no more than 60 days prior to the date of filing;
 6. Ownership and ~~u~~Use information for surrounding properties within one mile;
 7. Surrounding ~~zoning districts~~Zoning Districts within one mile; and
 8. Access to an arterial or higher roadway classification and proximity to proposed or existing high-capacity roadway interchange or higher roadway classification.
- E. *Comprehensive ~~p~~Plan conformance.* This section shall describe how the proposal is in conformance with the ~~county's comprehensive plan~~County's Comprehensive Plan.
- F. *Development ~~p~~Plan.* This section will provide a ~~development plan~~Development Plan prepared by a design ~~p~~Professional for the entire project site identifying, at minimum, the following:
 1. Roadway network and classifications thereof, for all collector and higher roadway classifications;
 2. Development areas;
 3. Drainage, washes or other natural features, either manmade or natural;
 4. Major open space areas meeting a minimum of 18 percent of the L-MPC zoned area and shall also include public safety facilities and public services and ~~u~~Utilities; and

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5. Trails network plan.
- G. *Project development table.* This section will provide the following:
1. Area of each development area;
 2. Land ~~u~~Uses for each development area;
 3. Residential density of each development area;
 4. Total possible ~~dwelling unit~~Dwelling Unit count (if applicable) for each residential development area;
 5. Total square footage of ~~non-residential~~nonresidential land ~~u~~Uses for each development area; and
 6. Minimum area of open space for each development area.
- H. *L-MPC ~~u~~Use districts.* This section shall provide the ~~u~~Use, density and intensity classifications that will apply to each development area. Development areas may have more than one possible ~~u~~Use, density or intensity classification. The L-MPC ~~u~~Use districts shall utilize, to the greatest extent possible, existing Pinal County Zoning Classifications. If a development type cannot be achieved within any existing zoning classification, an applicant may propose a custom ~~u~~Use classification for consideration as provided herein. If custom ~~u~~Use classifications are proposed, each shall include, at minimum, the following standards:
1. Density (if residential) or intensity and total square footage of ~~u~~Use (if ~~non-residential~~nonresidential);
 2. Minimum ~~lot~~Lot area;
 3. Minimum ~~lot width~~Lot Width;
 4. Lot coverage;
 5. Building ~~s~~Setbacks or build-to lines;
 6. Maximum height;
 7. Landscape ~~s~~Setbacks; and
 8. Permitted land ~~u~~Uses.
- Each custom ~~u~~Use classification shall be identified by a specific name to avoid confusion with standard zoning classifications.
- I. *Master project design character and theming.* This section shall provide the overall project design and character themes, concepts and/or other illustrative guidance. These character and theming concepts shall include, at a minimum:
1. Overall project landscaping theme.
 2. Overall project lighting theme.
 3. Overall project architectural character theme, including entry monuments and streetscape elements.
- Themes shall include visual examples of theme concepts. Concepts may include specific materials, colors and/or vegetation options. Specific designs shall be required at the time of platting and/or specific ~~site plan~~Site Plan processing (PCDSC § 2.365.060).
- J. *Zoning implementation table.* This section shall provide the total number of residential dwellings as well as the total amount of square footage of ~~non-residential~~Nonresidential land ~~u~~Uses allowed within each development area and overall L-MPC area. As each development area, or portion thereof, is
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platted or site planned, the applicant/master developer shall provide an updated zoning implementation table that (1) identifies the assigned ~~u~~Uses for the specific development area or portions thereof; (2) identifies the ~~dwelling units~~Dwelling Units and/or square footages assigned to the specific development area or portions thereof; and (3) updates the total remaining square footages and/or ~~dwelling units~~Dwelling Units for the remaining project-wide unassigned development area. The zoning implementation table on the last processed approval is the controlling table and all prior tables are void. Any remaining square footages and/or ~~dwelling units~~Dwelling Units remaining after full build-out of the project area shall be forfeited and are deemed no longer available.

- K. *Signage standards.* This section may either (1) refer to the typical standards of ~~this title~~this Title, or (2) provide specific standards for the entire project area or specific development areas.
- L. *Infrastructure.* This section will provide a basic analysis for the project's circulation system, grading and drainage system for the overall site and how water and wastewater will be provided including utility and public safety facilities that can be used to enhance the provision of services to the region surrounding the development site.
- M. *Phasing plan.* This section shall provide a phasing plan for the overall project which includes infrastructure.
- N. *Additional information.* The ~~e~~County may require and/or the applicant/master developer may include additional information, development standards or other materials within the final application including, but not limited to, traffic studies and archeological reports. Failure to submit the requested additional information, standards or materials will constitute an incomplete application and will not be processed.

(Ord. No. 2021 PZ-C-002-21 , § 1)

2.365.060. ~~Plats and specific site plans~~Site Plans.

Plats and/or specific ~~site plans~~Site Plans or individual ~~site plans~~Site Plans in substantial compliance with the approved ~~master plan~~Master Plan shall be filed in accordance with ~~chapter~~PCDSC § 2.200-PCDSC, the schedule for development, if any, or the ~~county's subdivision~~County's Subdivision regulations. Prior to development, the applicant/master developer shall formally subdivide the development area or areas in order to (1) complete the required zoning implementation table as per PCDSC § 2.365.050(J) and to (2) finalize design requirements as per subsection (F) of this section.

- A. There may be more than one plat and/or specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan within the L- MPC ~~zoning district~~Zoning District.
- B. Approval of a specific ~~site plan~~Site Plan in accordance with ~~chapter~~PCDSC § 2.200 PCDSC does not replace the plat process and shall not be used to circumvent the plat process required by the ~~county's subdivision~~County's Subdivision regulations.
- C. Where the plat process is required, no ~~site plan~~Site Plan, if required, may be approved prior to ~~final plat~~Final Plat approval.
- D. A plat, specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan shall be deemed in substantial compliance with the ~~master plan~~Master Plan and development agreement; provided, that the plat, specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan does not:
 1. Change the ~~u~~Uses or character of the approved L-MPC, ~~development plan~~Development Plan or development areas.
 2. Increase the approved maximum density or intensity of the L-MPC or subject development area.

3. Change the number or make a substantial change in the location of ~~s~~Streets with an arterial or higher classification.
 4. Contain changes which would normally cause the plat or ~~site plan~~Site Plan to be disqualified under the applicable criteria.
- E. Dedications may be required with approval of the ~~final plat~~Final Plat or specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan when substantiated by final studies that are not completed until review of the ~~final plat~~Final Plat, specific ~~site plan~~Site Plan or individual ~~site plan~~Site Plan by ~~e~~County staff. Studies may be for, but are not limited to, water and wastewater, drainage, hydrology, and traffic analysis.
- F. At the time of tentative ~~s~~Subdivision plat application for any development areas (or any part thereof), the applicant/master developer shall provide development area specific detailed architectural, lighting and landscaping guidelines that comply with the overall master character and theming provided in PCDSC § 2.365.050(I). ~~The community development director~~The Community Development Director (or designee) shall conduct a design review of any submitted plans to verify compliance with approved specific guidelines prior to issuance of any ~~b~~Building permits.
- G. If a plat, or ~~site plan~~Site Plan does not substantially conform to the approved ~~master plan~~Master Plan, the ~~community development department~~Community Development Department or ~~public works department~~Public Works Department shall notify the applicant/master developer of the deficiency, and County staff review shall be suspended until the deficiency is remedied.
- H. Minor land divisions are prohibited within the boundaries of an approved L-MPC ~~zoning district~~Zoning District. All land divisions shall be processed as a ~~s~~Subdivision according to PCDSC Title 3. Modifications and appeals of the ~~s~~Subdivision provisions under ~~chapter~~PCDSC § 3.60 PCDCS may only be used to modify the provisions of ~~chapters~~PCDSC §§ 3.20 and 3.50-PCDSC.

(Ord. No. 2021 PZ-C-002-21 , § 1)

2.365.070. Amendments to the ~~master plan~~Master Plan.

- A. *Major amendment.* An amendment will be deemed major if it involves any of the following as determined by the ~~community development director~~Community Development Director:
1. A request for different type of land ~~u~~Use not included in the L-MPC;
 2. A greater than ten percent change in development area boundaries when located within 600 feet of the exterior boundaries of the L-MPC ~~zoning district~~Zoning District;
 3. A request to waive, or a change altering, any condition or stipulation of approval;
 4. Changes in locations or classifications of ~~s~~Streets identified as a collector or higher roadway classification;
 5. Changes in locations or ~~u~~Use of open space areas, excluding minor shifts in size, location and/or ~~u~~Uses that are consistent with the approved L-MPC;
 6. Dwelling ~~u~~Unit density transfers or ~~non-residential~~nonresidential intensity transfers between development areas which are greater than ten percent of the total density or intensity of the taking or receiving development areas;
 7. An increase in the overall project density or ~~non-residential~~nonresidential intensity;
 8. A change in location of wastewater facilities or change in the wastewater system excluding collection lines;

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9. A deletion or addition of acreage to an approved L-MPC boundary;
 10. A severance of a portion of the L-MPC ~~zoning district~~Zoning District;
 11. Abandonment of an existing approved L-MPC by approval of a new L-MPC over the entire property;
 12. Any change in the development phasing schedule that results in the delay of infrastructure improvements affecting properties beyond the approved L-MPC boundary;
 13. Any significant change to the content of the ~~master plan~~Master Plan after a ~~final master plan~~Final Master Plan has been approved;
 14. A change that would have a significant impact on surrounding properties;
 15. Changes in signage standards for the entire project area, if the proposed change is not in compliance with the standards set forth in ~~this title~~this Title, as amended; or
 16. Any change to the approved development agreement that would have a substantial effect on the ~~master plan~~Master Plan or stipulations of approval.
 17. Any change to the ~~master plan~~Master Plan roadway access at the perimeter of the L-MPC zoned district.
- B. *Major L-MPC ~~a~~Amendment procedure.* Requests for major amendments shall follow the same procedure as the initial application for approval of an L-MPC.
- C. *Minor L-MPC ~~a~~Amendments.* Any request that is not major, as defined in subsection A of this section, or is otherwise determined by the ~~community development director~~Community Development Director to be a ~~minor amendment~~Minor Amendment. In general, minor L-MPC amendments are small adjustments to the content of the L-MPC that do not substantively or materially alter the original character and/or intent of the L- MPC.
- D. *Minor L-MPC amendment procedure.*
1. Requests for ~~m~~Minor L-MPC ~~a~~Amendments shall be filed with the ~~community development department~~Community Development Department and subject to the applicable fee as specified in the ~~e~~County's fee schedule adopted from time to time.
 2. The request will be routed for comment to any affected ~~e~~County departments.
 3. Upon receipt of comments, but no later than ten working days, the ~~community development director~~Community Development Director will determine whether to approve, deny or request revisions to the requested amendment.
 4. Applicant/master developer will be notified by letter of the ~~community development director's~~Community Development Director's decision and a copy of the letter will be filed for public record.
- E. *Density/intensity transfers.* ~~The community development director~~The Community Development Director may permit residential unit density and/or nonresidential intensity transfers of ten percent or less between development areas within the L-MPC, provided:
1. The procedures for such transfers are explicitly stated within the L-MPC and will be allowed only once per residential development area;
 2. Density transfer proposals indicating donor and recipient areas are submitted to the ~~community development director~~Community Development Director for administrative review and approval; and
 3. The overall density of the L-MPC is not exceeded.
- F. *Reduction or removal.* An approved L-MPC ~~zoning district~~Zoning District may not be rezoned unless the remaining portion of the approved L-MPC can stand alone without changing the character, circulation or
-

open space as originally approved as determined by the ~~community development director~~Community Development Director.

- G. *Variances.* The ~~Board of a~~Board of a Adjustment shall not grant any variances for an approved L-MPC. However, the Board of Adjustment may grant variances to individual Lots in an approved L-MPC on a case by case basis in accordance with PCDSC § 2.155.
- H. *Appeals.* Appeals of actions and/or decisions of the ~~community development director~~Community Development Director shall be made to the ~~Board of a~~Board of a Adjustment and processed pursuant to ~~chapter~~chapter PCDSC § 2.155-PCDSC, except for those specific plans required under PCDSC § 2.365.060(F), which shall be appealable to the ~~county manager~~County Manager. The ~~county manager's~~County Manager's decision shall be final.

(Ord. No. 2021 PZ-C-002-21 , § 1)

2.365.080. Authorization.

The various ~~e~~e County officers and ~~e~~e Employees are hereby authorized and directed to perform all acts necessary and desirable to give effect to this ~~chapter~~Chapter.

(Ord. No. 2021 PZ-C-002-21 , § 1)

2.365.090. Validity.

Should any provision of this ~~chapter~~Chapter be deemed or 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.

(Ord. No. 2021 PZ-C-002-21 , § 1)

CHAPTER 2.370. LANDSCAPING AND LANDSCAPE PLAN

2.370.010. Purpose.

To establish reasonable, enforceable standards and guidelines for the design, installation and maintenance of landscaping for New Development within unincorporated Pinal County for the purpose of enhancing the County's aesthetics and preserving its desert, rural and agricultural heritage consistent with the water conservation principles of PCDSC § 2.150.290.

2.370.020. General application.

Except as otherwise provided herein, this Chapter shall apply to the installation of landscaping for properties of New Development subject to the following provisions:

- A. *Commercial and industrial Site Plans.* No commercial or industrial Site Plan shall be approved until a Landscape Plan required by and complying with the standards of this Chapter has been approved by the Pinal County Community Development Department.
- B. *Multifamily residential Site Plans.* No multifamily Site Plan shall be approved until a Landscape Plan required by and complying with the standards of this Chapter has been approved by the Pinal County Community Development Department.

- C. Residential Subdivisions. All common areas and Rights-of-Way within the boundaries of New Development residential Subdivisions that will not be improved with Buildings, driveways, pavement, parking or other Structures shall require the submission of a Landscape Plan for approval by the Pinal County Community Development Department, and be landscaped at the time of each phase of Development, and any undeveloped areas shall be treated for dust control in accordance with standards provided by the Community Development Director or the Pinal County Air Quality Control Division.
- D. Parking lots. No parking lots, or other paved areas exceeding 5,000 square feet, or parking lots with twenty-five (25) or more spaces, that are proposed in conjunction with commercial, industrial or multifamily New Developments shall be approved until a Landscape Plan complying with the standards of this Chapter has been approved by the Pinal County Community Development Department.
- E. Exemptions:
1. The provisions of this Chapter shall not apply to:
 - a. Sites developed prior to the adoption of this Chapter.
 - b. Unimproved Lots or sites within an approved planned area development (PAD) that has an approved and current Landscape Plan and/or written landscape standards prior to the adoption of these standards.
 - c. Site plans that include landscaping approved and/or submitted for review prior to the adoption of this Chapter.
 - d. Lots with agricultural Uses in accordance with A.R.S. § 11-812, Mining activities as defined in A.R.S. § 27-301, platted Subdivisions and single-family residential properties.
 - e. Any Building remodeling, alterations, additions or expansions of a commercial or industrial site which do not:
 - i. Increase the combined floor area areas of all Buildings on the Development Parcel or Lot by more than thirty percent (30%), or ten thousand (10,000) square feet, whichever is less; or
 - ii. Increase the parking coverage on the Lot by more than five thousand (5,000) square feet.
 2. Properties facing hardships such as poor soil conditions, lack of water access or other environmental factors may submit a written request to the Community Development Director from the standards of this Chapter, and such request shall be accompanied with documentation from a design professional on the hardship. The decision from the Community Development Director can be appealed to the Board of Adjustment.

2.370.030. Landscape design standards.

- A. A minimum Landscapable Area of ten percent (10%) of the total Lot area for residential and multifamily Development projects excluding public Rights-of-Way or Adjacent properties, shall be required. One (1) tree with a minimum caliper of three (3) inches is required for each one thousand (1,000) square feet of Landscapable Area, with a minimum of twenty percent (20%) groundcover and/or shrubs.
- B. A minimum Landscapable Area of eight percent (8%) of the total Lot area for commercial Development projects excluding public Rights-of-Way or Adjacent properties, shall be required. One (1) tree with a minimum caliper of three (3) inches is required for each one thousand five hundred (1,500) square feet of Landscapable

Area, with a minimum of fifteen percent (15%) groundcover and/or shrubs. The preservation of existing trees deemed healthy, salvageable and significant located outside of the proposed roadway pavement, within retention/detention basins, Adjacent to a preexisting watercourse or within the proposed Subdivision open space areas can substitute for the abovementioned tree planting requirement, provided the tree density standard is met and the substitution is detailed in the approved Landscape Plan.

- C. A minimum Landscapable Area of five percent (5%) of the total Lot area for industrial Development projects excluding public Rights-of-Way or Adjacent properties, shall be required. One (1) tree with a minimum caliper of three (3) inches is required for each two thousand five hundred (2,500) square feet of Landscapable Area, with a minimum of ten percent (10%) groundcover and/or shrubs. The preservation of existing trees deemed healthy, salvageable and significant located outside of the proposed roadway pavement, within retention/detention basins, Adjacent to a preexisting watercourse or within the proposed Subdivision open space areas can substitute for the above-mentioned tree planting requirement, provided the tree density standard is met and the substitution is detailed in the approved Landscape Plan.

2.370.040. General standards for all landscaping.

A. Landscapable Area and maintenance.

1. Property Owners are responsible for permanently maintaining all Landscapable Areas in a neat and orderly fashion, including but not limited to, keeping the vegetation growing from these areas in a healthy, living condition and promptly removing any dead plants, weeds, broken limbs, fallen trees and non-plant materials.
2. All portions of the site where existing vegetation has been damaged or removed, or where weeds dominate, must be revegetated using a mix of native and drought-tolerant grasses or ground covers.
3. Property Owners shall maintain trees, shrubs, ground cover and other vegetation growing on their property from encroaching on or over any public Right-of-Way to prevent interference with the movement of persons or vehicles or to prevent interference with the operations of Utilities.
 - a. The Landscape Plan will identify and designate the responsible party for maintenance for all Landscapable Areas, including common areas and within the public Rights-of-Way.
4. Pinal County enforces landscaping maintenance standards through its Code Compliance Division in accordance with PCDSC § 2.160 and the most current adopted version of the International Code Council, Property Maintenance Code.

B. Irrigation and water use efficiency.

1. All Landscapable Areas must incorporate water-efficient irrigation systems, including but not limited to, drip irrigation, micro-spray systems or other advanced water-saving technologies to prevent Waste of Water and promote water conservation while ensuring the health and vitality of plant materials.
2. Landscaping should align with the Arizona Department of Water Resources (ADWR) Low Water Use Plant List and Drought Management Guidelines for Arizona for the applicable active management area and the most current management plan iteration.

C. Location of landscaping.

1. All required landscaping must be located within the boundaries of the property it serves. Landscaping elements, such as trees, shrubs, walls or Buffer features on Adjacent properties or in public Rights-of-Way, do not count toward the property's landscaping standards.
2. On any Corner Lot, trees are not permitted within the Sight Visibility Triangle and no temporary or permanent object, Structure, Building, wall, Fence or landscaping shall exceed 24 inches in height within the Sight Visibility Triangle at intersections or driveway exits to ensure pedestrian and vehicle safety, in accordance with PCDSC § 2.150.080.
3. Additional landscaping in public Rights-of-Way may be allowed, but only with the approval of the appropriate jurisdiction (e.g., ADOT or Pinal County Public Works).

D. Preservation of native vegetation.

1. The retention of existing native trees, shrubs, vegetation and ground cover is highly encouraged to reduce maintenance needs and to provide natural resilience consistent with A.R.S. § 3-904.
2. Areas containing native vegetation shall be protected using protective fencing during construction to avoid accidental damage to preserve natural features.
3. The planting of vegetation identified on the University of Arizona Non-Native, Invasive Plants of Arizona list as a noxious or invasive species is prohibited.

E. Hardscaping.

1. Hardscaping should be used to minimize water use while maintaining visual appeal and functional outdoor spaces.
2. Permeable pavers or surfaces are encouraged in parking lots, walkways and plazas to improve stormwater infiltration and reduce runoff.
3. Areas between the sidewalk and the curb shall be landscaped with the exception for incidental paving for bus stops, paving to protect underground public Utilities and paving of returns to intersections.

F. Retaining Walls, screening and Fences.

1. Hillside Retaining Walls must follow the natural topography of the site. In accordance with PCDSC § 2.150.300(D)(2), the maximum length of any continuous Retaining Wall shall not be more than 100 linear feet. The maximum height of any Retaining Wall shall not be more than eight (8) feet. The height of a Retaining Wall is measured from the low side of natural Grade when retaining fill slopes and from finished Grade when retaining cut slopes to the top of the wall; whether the top is retaining earth or not.
2. A parking lot shall be fully screened from the view of Adjacent Streets by a solid wall or Fence of a height of no less than three (3) feet utilizing durable material and context-appropriate designs and colors to blend with surrounding aesthetics.
 - a. A minimum Landscapable Area of no less than five (5) feet in width shall be provided between any required screening and the paved parking lot area in accordance with PCDSC § 2.140.03(C).
3. Where landscape Buffers or screening is required by ordinance or through action by the Board of Supervisors or by the Planning & Zoning Commission, such landscaping shall be in addition to the general landscaping standards.

G. Use of turf.

1. All lawns and grassed areas will be Functional Turf. Non-functional Turf is not allowed in accordance with PCDSC § 2.150.290(A)(5)(b).

- 2. Synthetic/artificial turf is encouraged for residential and commercial Developments in lieu of Turf and may be used for aesthetic purposes where Non-Functional Turf is not allowed in accordance with PCDSC § 2.150.290(A)(5)(c).

H. Landscape Plan submission.

- 1. A Landscape Plan is required for all applicable Developments and shall be submitted for review with the Site Plan and tentative and final plats. At a minimum, the Landscape Plan shall include the following:
 - a. A layout drawn to scale of all Landscapable Areas, detailing tree, shrub, groundcover and decorative element placement, including both existing and proposed vegetation.
 - b. A plant list that specifies the species, size and quantities of plants to be installed. The plant species listed shall be plants that are both on the Arizona Department of Water Resources (ADWR) Low Water Use Plant List and Drought Management Guidelines for Arizona for the applicable active management area and the most current management plan iteration. The plant species listed shall also not include any species identified on the University of Arizona Non-Native, Invasive Plants of Arizona list as a noxious or invasive species.
 - c. Location of Buffers, screening areas and stormwater management features including, but not limited to, retention areas and Bio-swales.
 - d. Details on the irrigation system or alternate irrigation methods in compliance with any applicable Pinal County regulations.
 - e. Identification and designation of landscape maintenance responsibility for all Landscapable Areas, including common areas and within the public Rights-of-Way, to avoid ambiguity. The Landscape Plan may designate responsibility of landscape maintenance in common areas or within public Rights-of-Way to the individual property Owner immediately adjacent to the landscaping, subdivision developer or homeowners’ association.
- 2. A preliminary Landscape Plan may be submitted with general landscaping concepts. A detailed Landscape Plan including, but not limited to, specific vegetation plantings and landscape design is required at the Site Plan or Subdivision application submission.

2.370.050. Parking lot landscaping standards.

A. Applicability.

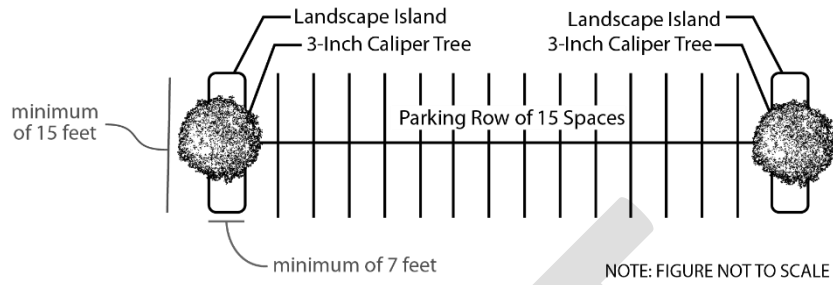
The provisions in the following sections shall apply to newly developed parking lots, or paved areas exceeding 5,000 square feet, and shall also apply to multifamily residential, commercial and industrial New Developments that require twenty-five (25) or more uncovered parking spaces. The provisions in the following section shall not apply to truck loading and service areas or truck only parking areas located in industrial Developments.

B. Landscape islands.

- 1. For parking rows of fifteen (15) or more spaces, staggered islands are encouraged but not mandatory, providing design flexibility based on parking lot size (See Figure 27).
- 2. To prevent interference with accessibility, landscape islands should be placed away from ADA parking stalls.
- 3. A landscape island is to have minimum dimensions of seven (7) feet by fifteen (15) feet (See Figure 27).

4. A landscape island must contain no less than one (1) tree with a minimum caliper of three (3) inches (See Figure 27).

Figure 27: Landscape Island Design and Dimensions.



C. Medians in parking lots.

1. Parking lots containing more than fifty (50) required parking spaces shall be required to include an additional landscaped area in a median of no less than ten (10) feet in width between the parking lot and each entrance to all the buildings served by the parking lot in order to promote pedestrian shaded connectivity.
2. A minimum of one (1) tree with a minimum caliper of three (3) inches shall be required in such a median for every fifteen (15) required parking spaces.

APPENDIX A. SIGN REVIEW COMMITTEE EVALUATION SHEET FOR PCDC § 2.145.1540

1.	Placement considerations		
	Are sSign(s) visible and readable?		
	Purpose of the sSign(s)		
	Location relative to:		
	traffic movement		
	access points		
	site features		
	sStructures		
	Sign orientation relative to:		
	viewing distances		
	viewing angles		
2.	Quantity considerations		
	Size of development		
	No. of subareas		
	Division/integration of sSign functions		
3.	Size considerations		
	Topography		
	Volume of traffic		
	Speed of traffic		
	Visibility range		
	Proximity to adjacent usesAdjacent Uses		
	Amount of sSign copy		

	Placement of display		
	Lettering style		
	Presence of distracting influences		
	50% + maximum height allowed requested		
	25% + maximum area allowed requested		
4.	Material considerations		
	Materials for sStructure and faces		
	Complementary colors		
	Similarity of architectural style		
	Consistent lettering style		
5.	Context		
	Lettering style		
	Sign placement		
	Architectural style		
6.	Additional considerations		
	A. Ensure views of or from aAdjacent properties are not impaired.		
	B. Ensure the sSigns do not interfere with public uUtilities, government uUses, transportation, landscaping, or other factors felt relevant by the SRC.		
	C. Ensure the width of the sStreet, traffic volume, and traffic speed warrant the proposed sSignage.		
	D. Ensure the sSigns do not pose a hazard to public safety.		

(Ord. No. 61862, App.)

APPENDIX B. NONCOMMERCIAL AND COMMERCIAL KENNELS PERMITTED AND SPECIAL USES BY ZONING DISTRICT

<u>Permitted and Special Uses by Zoning District for Noncommercial and Commercial Kennels</u>		<u>Noncommercial Kennels</u>		<u>Commercial Kennels</u>	
		<u>Class I (5-7 dogs)</u>	<u>Class II (8-12 dogs)</u>	<u>Class III (Non-profit Commercial)</u>	<u>Class IV (For-profit Commercial or 13+ Dogs)</u>
<u>Rural Zoning Districts:</u>					
<u>RU-10</u>	<u>Rural Zoning District</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>
<u>RU-5</u>	<u>Rural Zoning District</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>
<u>RU-3.3</u>	<u>Rural Zoning District</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>
<u>RU-2</u>	<u>Rural Zoning District</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>
<u>RU-1.25</u>	<u>Rural Zoning District</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>

<u>RU-C</u>	<u>Rural Commercial Zoning District</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>
<u>CAR</u>	<u>Commercial Agricultural Ranch Zoning District</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>
<u>Residential Zoning Districts:</u>					
<u>R-43</u>	<u>Single Residence Zoning District</u>	<u>P</u>	<u>P</u>	<u>◦</u>	<u>◦</u>
<u>R-35</u>	<u>Single Residence Zoning District</u>	<u>P</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>
<u>R-20</u>	<u>Single Residence Zoning District</u>	<u>P</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>
<u>R-12</u>	<u>Single Residence Zoning District</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>
<u>R-9</u>	<u>Single Residence Zoning District</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>
<u>R-7</u>	<u>Single Residence Zoning District</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>
<u>MD</u>	<u>Mixed Dwelling Zoning District</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>
<u>MR</u>	<u>Multiple Residence Zoning District</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>
<u>RV</u>	<u>Recreational Vehicle Homesite Zoning District</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>
<u>MHP</u>	<u>Manufactured Home Park Zoning District</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>
<u>TR</u>	<u>Transitional Zoning District</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>
<u>Activity Center Zoning Districts:</u>					
<u>AC-1</u>	<u>Activity Center Zoning District</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>
<u>AC-2</u>	<u>Activity Center Zoning District</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>
<u>AC-3</u>	<u>Activity Center Zoning District</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>
<u>Office Zoning Districts:</u>					
<u>O-1</u>	<u>Minor Office Zoning District</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>	<u>◦</u>

<u>O-2</u>	<u>General Office Zoning District</u>	◦	◦	◦	◦
<u>Commercial Zoning Districts:</u>					
<u>C-1</u>	<u>Neighborhood Commercial Zoning District</u>	◦	◦	◦	◦
<u>C-2</u>	<u>Community Commercial Zoning District</u>	◦	◦	<u>S</u>	<u>S</u>
<u>C-3</u>	<u>General Commercial Zoning District</u>	◦	◦	<u>P</u>	<u>P</u>
<u>Industrial Zoning Districts:</u>					
<u>I-1</u>	<u>Industrial Buffer Zoning District</u>	◦	◦	◦	◦
<u>I-2</u>	<u>Light Industrial and Warehouse Zoning District</u>	◦	◦	<u>P</u>	<u>P</u>
<u>I-3</u>	<u>Industrial Zoning District</u>	◦	◦	<u>P</u>	<u>P</u>
<u>Other Zoning Districts:</u>					
<u>MH-8</u>	<u>Manufactured Home Zoning District</u>	◦	◦	◦	◦
<u>MHP-435</u>	<u>Manufactured Home Park Zoning District</u>	◦	◦	◦	◦
<u>PM/RV-435</u>	<u>Park Model/Recreational Vehicle Park Zoning District</u>	◦	◦	◦	◦
<u>MP-CMP</u>	<u>Multi-Purpose Community Master Plan Zoning District</u>	◦	◦	◦	◦
<u>L-MPC</u>	<u>Large Master Plan Community Zoning District</u>	◦	◦	◦	◦