



**CITY OF SURPRISE**  
**Planning and Zoning Commission Meeting**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**  
Thursday, October 15, 2020 @ 6:00 PM  
**COUNCIL CHAMBERS**

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

**CALL TO THE PUBLIC:**

NOTICE: In an effort to protect health and safety of city employees, residents, and visitors, the Council Chambers will be partially open to the public with limited seating. The public may access the meeting by viewing a live stream or broadcast of the meeting. To watch live, please visit [www.surpriseaz.gov/surprisetv](http://www.surpriseaz.gov/surprisetv), the Surprise City Gov Facebook page at [www.facebook.com/cityofsurprise](http://www.facebook.com/cityofsurprise). Cox channel 11 and Century Link channel 8513 will also carry the meeting live. For instructions on how to comment on agenda items and public hearings, please go to <https://bit.ly/3k2NIV1>

**CONSENT AGENDA:**

- |    |          |                                                                                                                               |                                            |
|----|----------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| 1. | Internal | Consideration and action pertaining to approval or disapproval of the October 1, 2020 Planning and Zoning Commission Minutes. | Ashley Labhart<br>Community<br>Development |
|----|----------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|

**REGULAR AGENDA ITEM - PUBLIC HEARING:**

- |    |            |                                                                                                                                                                                                                                                                     |                                          |
|----|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| 2. | District 3 | Consideration and action regarding the approval or disapproval of a Rezone from Community Commercial (CC) to Community Commercial with a Planned Unit Development (CC-PUD) Overlay, generally located north of Waddell Road and west of Reems Road. (Case FS19-674) | Shirley Phan<br>Community<br>Development |
| 3. | District 3 | Consideration and action regarding a Conditional Use Permit to allow a new Minor Vehicle Service Center, generally located north of Waddell Road and west of Reems Road. (Case FS19-674)                                                                            | Shirley Phan<br>Community<br>Development |

**REGULAR AGENDA ITEM - NON-PUBLIC HEARING:**

- |    |            |                                                                                                                                                                                                                                                                                     |                                                     |
|----|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| 4. | District 4 | Consideration and action regarding a proposed Site Plan to allow an existing commercial facility to be updated into a small design center on Parcel B of the Southey's Place Minor Land Division generally located north of Central Street and east of Dysart Road. (Case FS19-410) | Shirley Phan<br>Community<br>Development            |
| 5. | Citywide   | Presentation and discussion regarding permitted land uses and Use Specific Standards within the proposed Land Development Ordinances.                                                                                                                                               | None<br><br>Joshua Mike<br>Community<br>Development |

G. Other Business and Future Agenda Items

H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

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SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Posted on Friday, October 9, 2020 @ Noon  
Amended Friday, October 9, 2020 @ 2 PM. Updated Call to Public.

**SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.**





**CITY OF SURPRISE**  
**Planning and Zoning Commission Meeting**

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Council Meeting Date: October 15, 2020      Contact Person: Ashley Labhart  
Submitting Department: Community Development      District: Internal  
Staff Recommendations:

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Consent: Yes      Regular: No      Public Hearing: No      Report/Discussion: No

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**Agenda Wording:**

Consideration and action pertaining to approval or disapproval of the October 1, 2020 Planning and Zoning Commission Minutes.

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**Motion:**

I move to approve the October 1, 2020 Planning and Zoning Commission minutes.

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**Background:**

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

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**Budget Impact:**

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**FTE Impact:**

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**ATTACHMENTS:**

1. 10-01-20 PZ MIN
-

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**October 1, 2020 / 6:00 PM**

**COUNCIL CHAMBERS  
16000 North Civic Center Plaza  
Surprise, AZ 85374**

**CALL TO ORDER.**

Chair Dennis Bash called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on October 1, 2020.

**A. ROLL CALL**

In attendance was Chair Dennis Bash, Vice-Chair Matthew Keating, Commissioner Scott Krous, Commissioner Ken Chapman, Commissioner Kevin Sartor, Commissioner Dennis Smith and Commissioner Mitchell Rosenbaum.

**STAFF PRESENT:**

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Hobart Wingard, Current Planner; Shirley Phan, Current Planner; Joshua Mike, Long Range Planner and Ashley Labhart, Planning and Zoning Secretary.

**COUNCIL MEMBERS PRESENT:**

None.

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

Mr. Boyd notified the Commissioners of an invitation received for the upcoming Maricopa County Community Famer Roundtable Virtual Zoom meeting that will be held on Thursday, October 15, 2020. The invitation will be forwarded on to the members of the Surprise Planning and Zoning Commission to provide detailed event information and the opportunity to participate.

**D. STAFF REPORT**

None.

**CALL TO THE PUBLIC:**

Chair Bash opened the call to the public to discuss any items not listed on the agenda.

Hearing no comments, Chair Bash closed the call to the public.

## **CONSENT AGENDA:**

### **Item 1 – Internal – Consideration and action pertaining to approval or disapproval of the September 17, 2020 Planning and Zoning Commission Minutes.**

Vice Chair Keating made a motion to approve the September 17, 2020, Planning and Zoning Commission Minutes as presented.

Commissioner Krous seconded the motion. Chair Bash abstained. Motion passes with 6 votes in favor.

## **REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:**

### **ITEM: 2 – District 5 - Rehearing of Case FS20-045 regarding approval or denial of a Conditional Use Permit to allow for a new Minor Automobile Service Center within the Sierra Verde PAD, generally located north of Waddell Road and east of 140th Drive.**

Shirley Phan, Current Planner, presented item 2 to the Commission.

Chair Bash opened the public hearing.

The following public comments received via the Planning and Zoning Commission Comments email were read into the record:

Letters of opposition:

Luke Atkins 10/01/2020 – Resident – Traffic concerns, noise, congestion, location, community safety

Debra Willard 10/01/2020 – Resident – Traffic concerns, noise, proximity to Hospice of the Valley

Catherine Hitchcox 10/01/2020 – Resident – Traffic concerns, noise, proximity to Hospice of the Valley

Ashley Tafoya 10/01/2020 – Resident – Traffic concerns, noise, proximity to Hospice of the Valley

Meredith Barone 10/01/2020 – Resident – Traffic concerns, community safety

Steven Oler 09/30/2020 – Resident – Traffic concerns, noise, proximity to Hospice of the Valley

Robyn Nally Oler 09/30/2020 –Resident – Traffic concerns, noise, proximity to Hospice of the Valley, commercial property

Jessica Cameron 09/30/2020 – Resident – Traffic concerns, noise, proximity to Hospice of the Valley

Dan Cameron 09/30/2020 – Resident – Groundwater contamination, chemical overflow to sewer, proximity to residential area

A letter of support dated September 30, 2020 was received from Deborah Shumway, Director of Hospice of the Valley.

Michael Zimmerman, Berry Riddell, LLC, was present and represented the applicant in this case. Mr. Zimmerman was granted the opportunity by Chair Bash to offer feedback and respond to comments of opposition received on the project, as well as to answer additional questions posed by the Commissioners.

Paul Gilbert, Beus Gilbert McGroder PLLC, was present and represented the property owner in this case. Mr. Gilbert was granted the opportunity by Chair Bash to offer additional input and comments with regard to the project.

Hearing no further comments, Chair Bash closed the public hearing.

The Commission discussed the following:

- CUP vs. other zoning requirements
- Noise concerns
- Traffic concerns
- Chemical spills

Vice Chair Keating made a motion to approve the Conditional Use Permit to allow for a new Minor Automobile Service Center within the Sierra Verde PAD generally located north of Waddell Road and east of 140th Drive, subject to stipulations “A” through “E”.

Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

#### **REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:**

**ITEM: 3 – District 5 - Consideration and action pertaining to the approval or disapproval of a Site Plan for Parkview Townhomes at Stadium Village within the Orchards PAD, generally located on the southeastern corner of Parkview Place and Young Street. (FS19-873)**

Hobart Wingard, Current Planner, presented item 3 to the Commission.

Dane Astle, Principal Architect for Edifice, was on the phone line and available to answer questions from the Commissioners if need be.

The Commission discussed the following:

- Trash removal
- Parking
- Practicality vs. requirement

Commissioner Smith made a motion to recommend approval of a Site Plan for Parkview Townhomes at Stadium Village, generally located on the southeastern corner of Parkview Place and Young Street, subject to Stipulations “A” through “E.”

Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

**ITEM: 4 – Citywide - Presentation and discussion regarding permitted land uses within the Land Development Ordinances compared to the Surprise Unified Development Code (SUDC).**

Joshua Mike, Long Range Planner, presented item 4 to the Commission.

The Commission discussed the following:

- Uniformity
- Discretionary approval
- PAD
- Facility types

#### **OTHER BUSINESS:**

**Item G – Other Business and Future Agenda Items.**

None.

#### **ADJOURNMENT:**

Hearing no further business, Chair Bash made a motion to adjourn. Commissioner Smith seconded the motion.

Meeting adjourned at 7:04 P.M.

\_\_\_\_\_  
Dennis Bash  
Planning and Zoning Commission Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: \_\_\_\_\_  
Ashley Labhart, Commission Secretary

DATE: \_\_\_\_\_



**CITY OF SURPRISE**  
**Planning and Zoning Commission Meeting**

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Council Meeting Date: October 15, 2020      Contact Person: Shirley Phan  
Submitting Department: Community Development      District: District 3  
Staff Recommendations:

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Consent: No      Regular: No      Public Hearing: Yes      Report/Discussion: No

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**Agenda Wording:**

Consideration and action regarding the approval or disapproval of a Rezone from Community Commercial (CC) to Community Commercial with a Planned Unit Development (CC-PUD) Overlay, generally located north of Waddell Road and west of Reems Road. (Case FS19-674)

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**Motion:**

I move to recommend approval/denial of the proposed Rezone from Community Commercial (CC) to Community Commercial with a Planned Unit Development (CC-PUD) Overlay.

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**Background:**

On September 23, 2019, Stewart Reindersma Architecture, submitted a request for a Rezone, Final Plat, and Conditional Use Permit for Christian Brothers Automotive.

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

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**Budget Impact:**

**FTE Impact:**

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**ATTACHMENTS:**

1. 00-FS19-674- Christian Brothers Automotive- RZ- Staff Report
2. 01-FS19-674- Christian Brothers Automotive-Vicinity Map
3. 02-FS19-674- Christian Brothers Automotive-Case Map

4. 03-FS19-674- Christian Brothers Automotive-Rezone Document
  5. 04-FS19-674- Christian Brothers Automotive-Citizen Participation Report
  6. FS19-674- Christian Brothers Automotive- Rezone
-

# Zone Change

## REPORT TO THE PLANNING AND ZONING COMMISSION

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1 **Case:** FS19-674

2  
3 **Project Name:** Christian Brothers Automotive

4  
5 **Council District:** 3- Mesquite

6  
7 **Meeting Date:** October 15, 2020

8  
9 **Planner:** Shirley Phan

10  
11  
12 **Owner:** Jonathan Wakefield, Christian Brothers Plumbing Co, INC

13  
14 **Applicant:** Sake Reindersma, Stewart Reindersma Architecture

15  
16 **Request:** Zone Change from Community Commercial (CC) to  
17 Community Commercial with a Planned Unit Development  
18 (CC-PUD) Overlay

19  
20 **Site Location:** Generally, located north of Waddell Road and west of Reems  
21 Road

22  
23 **Site Size:** 1.01 acres (approx.)

24  
25 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan  
26 2035.

27  
28 **Support/Opposition:** None known

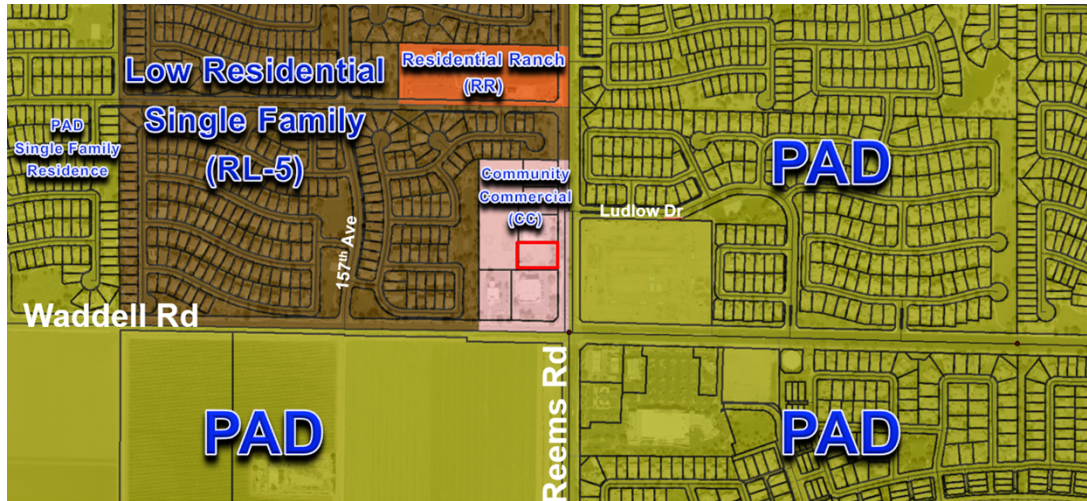
29  
30 **Staff Recommendation:** Staff recommends the Commission recommend approval of  
31 Case FS19-674, subject to Stipulation 'A' and 'B'.  
32



**Project Description:**

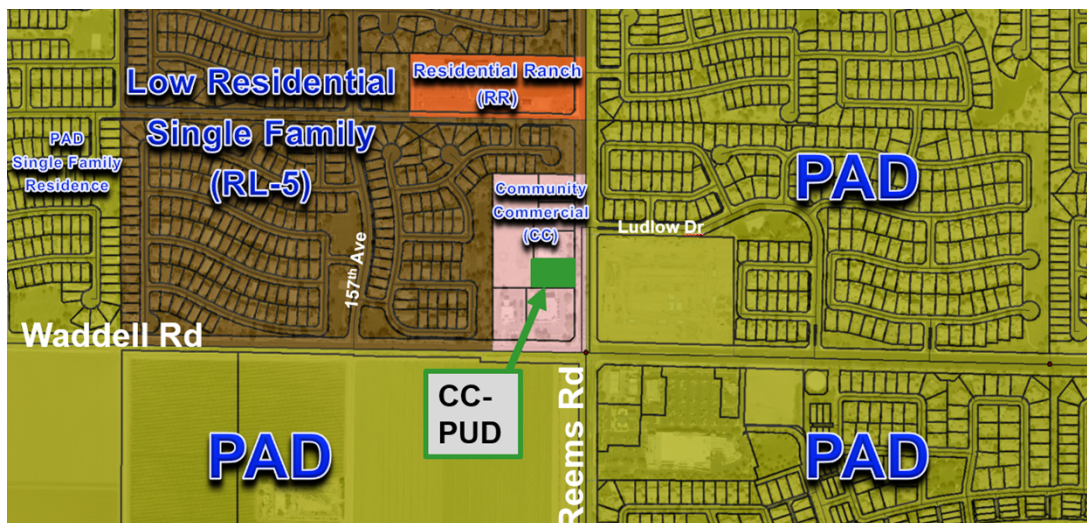
Sake Reindersma with Steward Reindersma Architecture, requests a Zone Change from Community Commercial (CC) to Community Commercial with a Planned Unit Development (CC-PUD) Overlay, located on a 1.01-acre (approx.) property located generally north of Waddell Road and west of Reems Road. The purpose of the PUD Overlay is to allow for a reduced setback along the north side of the property.

**Existing Zoning:**



|                           |                                  |     |
|---------------------------|----------------------------------|-----|
| Community Commercial (CC) | Community Commercial (CC)        | PAD |
| Community Commercial (CC) | <b>Community Commercial (CC)</b> | PAD |
| Community Commercial (CC) | Community Commercial (CC)        | PAD |

**Proposed Zoning:**



|                           |                                                       |     |
|---------------------------|-------------------------------------------------------|-----|
| Community Commercial (CC) | Community Commercial (CC)                             | PAD |
| Community Commercial (CC) | <b>Community Commercial with PUD Overlay (CC-PUD)</b> | PAD |
| Community Commercial (CC) | Community Commercial (CC)                             | PAD |

**Background:**

**September 10, 1998:** The subject parcel was annexed into the City under Ordinance 98-06.

**November 18, 1999:** The Mayor and City Council approved the zone change from R1-43 to R1-5 and C-2, with an F-2 floodplain overlay under RZ99-37.

**October 12, 2006:** The Mayor and City Council approved the Final Plat for Waddell Square under CS06-238.

**April 2, 2019:** Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-249.

**September 23, 2019:** The applicant filed a request for a Rezone, Final Plat, and Conditional Use Permit under case FS19-674, the subject request.

**October 24, 2019:** The applicant held a neighborhood outreach meeting to discuss the project.

**Citizen Outreach:**

As mentioned above, the applicant held a Citizen Review Meeting on October 24, 2019 in the Holiday Inn Express located at 16540 N. Bullard Avenue. Residents from the vicinity were notified to attend and to ask questions about the project and voice their concerns. No residents attended the meeting besides Council Member Duffy.

**Analysis and Discussion:**

The subject property is located on 1.01 acres (approx.) which is a vacant lot located north of Waddell Road and west of Reems Road. The current zoning of the subject property is Community Commercial (CC), and the applicant seeks to rezone the site. A related Conditional Use Permit to allow Minor Automotive Repair is discussed under separate cover. A Final Plat is also in process and is scheduled for the November 17, 2020 City Council.

The proposed Zone Change includes a PUD Overlay for the purpose of amending certain development standards in support of site development. SUDC Section 122-68(d)(1) states any PUD overlay zoning districts containing dimensional standards shall be identified at the time of the PUD zoning approval and shall be set forth in the development plan. Since the surrounding area is zoned CC, those development standards would still apply; however, in order to ensure the site may be developed in a manner that best complies for both the adjacent Autozone and Christian Brothers Automotive, the applicant requests that the interior side setback be relaxed. The following table expresses the existing and proposed development standards for the site.

| DIMENSIONAL STANDARDS |               |                |                    |                   |                   |                      |
|-----------------------|---------------|----------------|--------------------|-------------------|-------------------|----------------------|
| Zoning District       | Min. Lot Area | Min. Lot Width | Min. Front Setback | Min. Side Setback | Min. Rear Setback | Max. Building Height |
| CC (Existing)         | 18,000 SF     | 100'           | 35'                | 24'               | 24'               | 35'                  |
| CC-PUD (Proposed)     | 18,000 SF     | 100'           | 35'                | <b>0'</b>         | 24'               | 35'                  |

#### **Conformance with Adopted Plans:**

**Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports Community Commercial uses, provided appropriate transitions are made between the various commercial types included within the character area. As such, the proposed zoning most closely aligns with the Community Commercial type and is consistent with the General Plan.

#### **Utility and Services Table:**

|             |                  |
|-------------|------------------|
| Water:      | EPCOR            |
| Wastewater: | City of Surprise |

#### **Reviewing Agencies:**

In addition to the standard city reviewing agencies, Arizona Department of Transportation, Flood Control District of Maricopa County, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the external reviewing agencies indicated any concerns over the request.

#### **Summary:**

The proposed Rezone meets the requirements of the SUDC and General Plan.

#### **Findings:**

- The proposed Rezone is consistent with the SUDC.
- The proposed PUD Overlay will decrease the side setback, which will allow the applicant ability to utilize the site.

- There is no known opposition to the request.

**Recommendation:**

Based on the findings noted above, staff recommends the Commission **approve** case **FS19-674**, subject to Stipulations 'A' and 'B' as outlined below:

- A. Development and use of the site shall be consistent with the Surprise Municipal Code as may be amended from time-to-time except that the minimum interior side setback shall be zero (0) feet.
- B. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

**Attachments:**

- 01 Vicinity Map
- 02 Case Map
- 03 Rezone document
- 04 Citizen Participation Report



# Vicinity MAP

Christian Brothers Automotive FS19-674





# Case Map

Christian Brothers Automotive FS19-674





STEWART + REINDERSMA ARCHITECTURE, PLLC.

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# Christian Brothers Automotive

## FS19-674 Rezone Proposal

### **Prepared By:**

SRA 360 STEWART + REINDERSMA ARCHITECTURE, PLLC.  
Sake Reindersma, AIA  
5450 E. High Street, Suite 200  
Phoenix, Arizona 85054  
T (480) 515-5123  
24 September 2019

### **Owner/ Developer:**

Christian Brothers Automotive Corporation  
Billy Green Jr.  
17725 Katy Freeway, Suite 200  
Houston, Texas 77094  
T (281) 675-6192

**Recieved**  
9-9-2020

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STEWART + REINDERSMA ARCHITECTURE, PLLC.

September 23rd, 2019

**RE: PROJECT NARRATIVE - Request for Planned Unit Development Overlay (PUD)**

Case No: FS19-674 Christian Brothers Automotive

13930 North Reems Road, Surprise, AZ 85379

Existing Zoning: CC / Proposed Zoning: CC with PUD overlay

The proposed project, Christian Brothers Automotive, is a new single-story light automotive repair facility with nine service bays to be located on an existing vacant lot at 13930 North Reems Road in the city of Surprise. The existing zoning is Community Commercial. The PUD overlay is to allow for a zero feet setback along the north side of the property. The existing 5' sidewalk easement is to remain.

The proposed stand-alone building will have a total of 6,154 S.F. comprised of two areas in an "L" shape configuration. The long leg of the "L" shape will consist of the office area and six service bays while the short leg will house the remaining three service bays. The building's nine service bays will not face the public right-of-way. The "L" configuration allows for better flow of customer traffic but also requires the building set closer to the property line to the north.

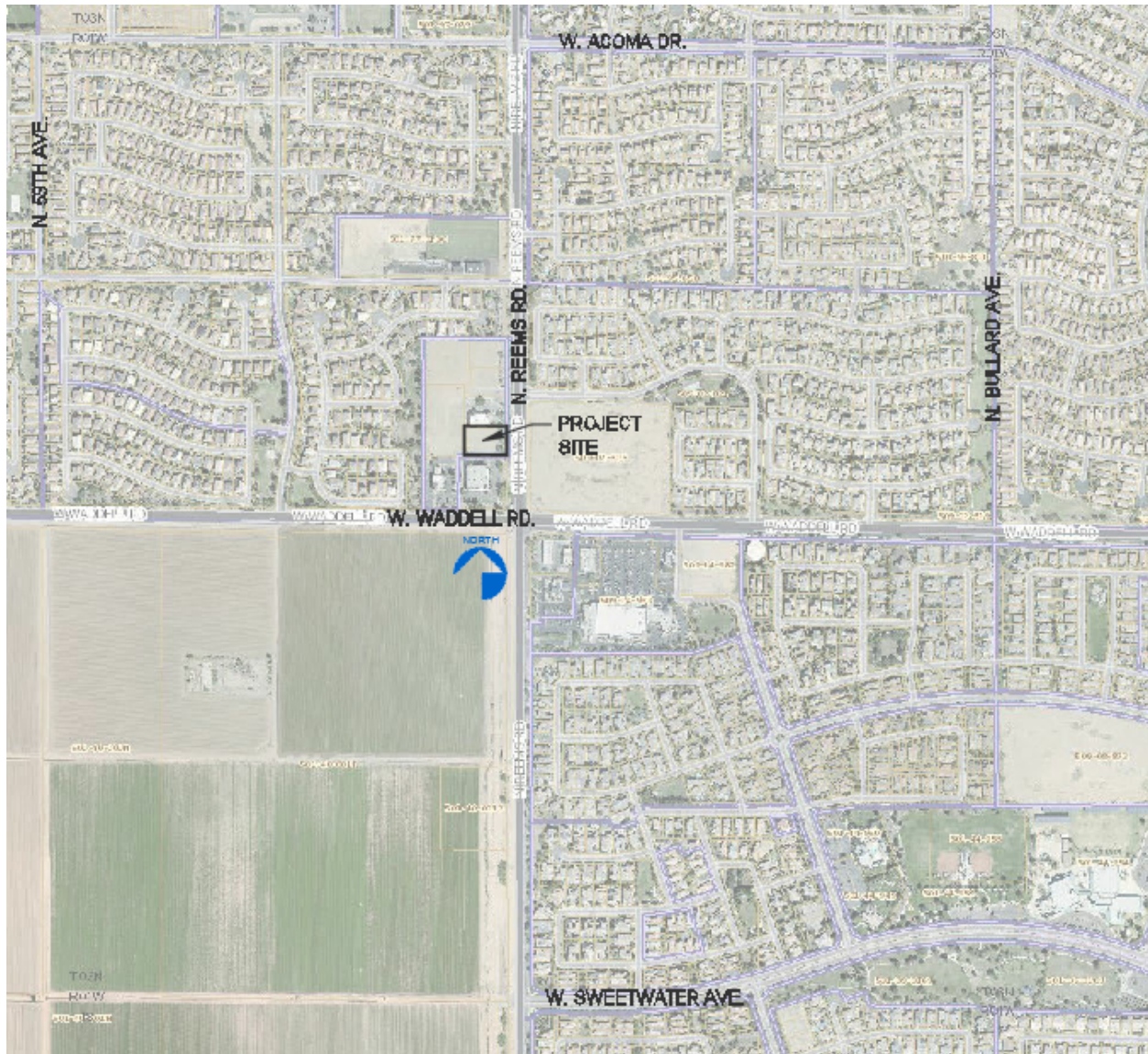
The project site is between an existing auto parts store to the north and an existing drug and convenience store to the south along North Reems Road. Christian Brothers Automotive Surprise will be designed with a painted stucco veneer, clay tile roofing over the office area and flat roof with stepped parapets over the tech area. The overall building architecture will communicate a contextual "Desert Southwest" aesthetic with strong design influences from the immediate context. Service bays will have sectional overhead doors for vehicular ingress and egress.

Site improvements will include a continuation of the approved shared access drive at the south of the property, extensions of utilities to the building pad, concrete sidewalks, new crosswalks to tie into existing crosswalks, new parking spaces, a new fully screened dumpster enclosure per City of Surprise guidelines, landscaping, and an irrigation system. Operationally, the store will be open Monday through Saturday from 7am to 6pm and will be staffed with 5 employees initially including the franchisee/operator. An additional 3 employees for a total of 8 may be added based on business performance. The store will be closed on Sundays and then on Saturdays after the first (6) six months of operation.

Sincerely,

**Stewart + Reindersma Architecture, PLLC**

Sake Reindersma, AIA,  
Sr. Partner





## Existing Zoning

NTS

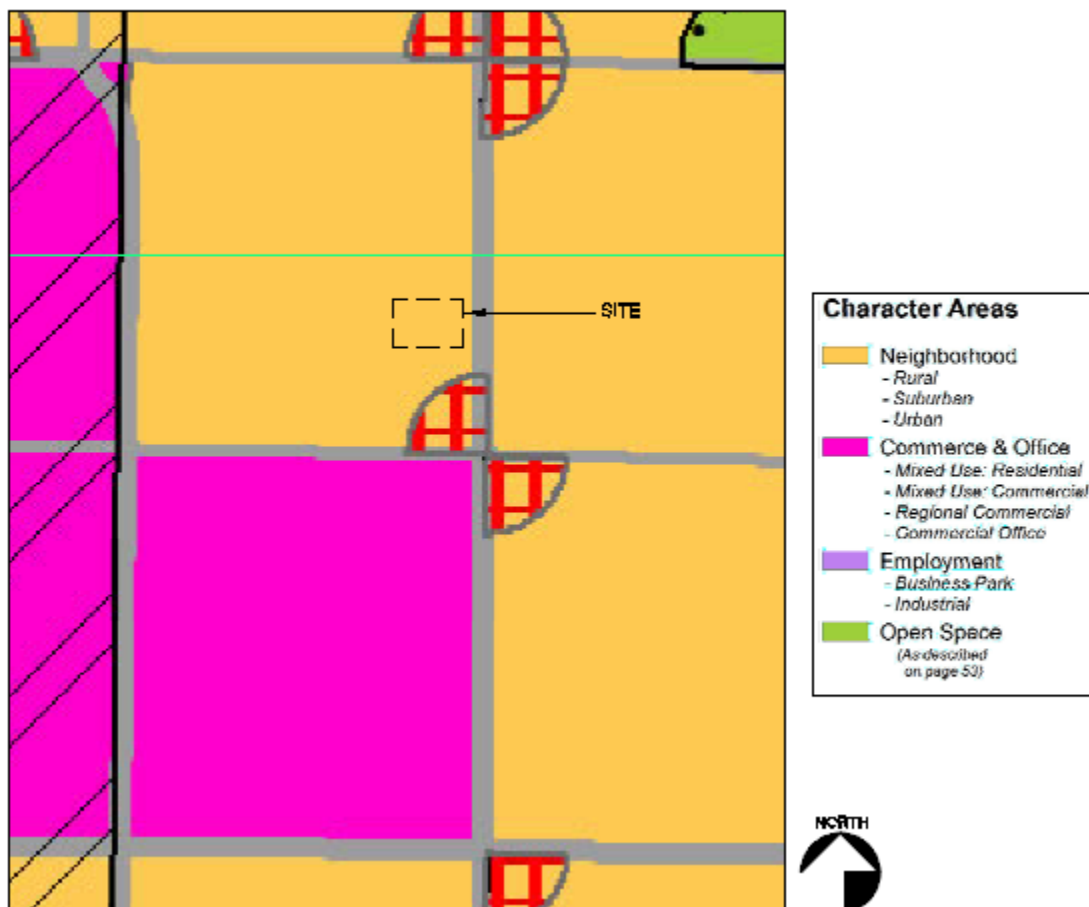


## Proposed Zoning

NTS



## General Plan Land Use



This project is located on a commercial corner adjacent to a recently approved commercial facility within the neighborhood character area. The project is located in between an existing auto parts store to the North and an existing drug and convenience store to the south along North Reems Road. while surrounding neighborhoods are predominantly residential areas they can also be supported by locally oriented commercial and public facility uses and can range from established to emerging and urban to rural in nature. the subject rezone would be in coherence with the General Plan.

## **Legal Description**

PARCEL NO. 1:

Lot 1D, of WADDELL SQUARE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 877 of Maps, Page 39;

PARCEL NO. 2:

That portion of Lot 1B, of WADDELL SQUARE, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, more particularly described as follows;

BEGINNING at the Southeast corner of said Lot 1B;

THENCE South 89 degrees 27 minutes 20 seconds West, along the south line of said Lot 1B, a distance of 40.00 feet;

THENCE leaving said South line, North 00 degrees 32 minutes 40 seconds West, a distance of 162.00 feet;

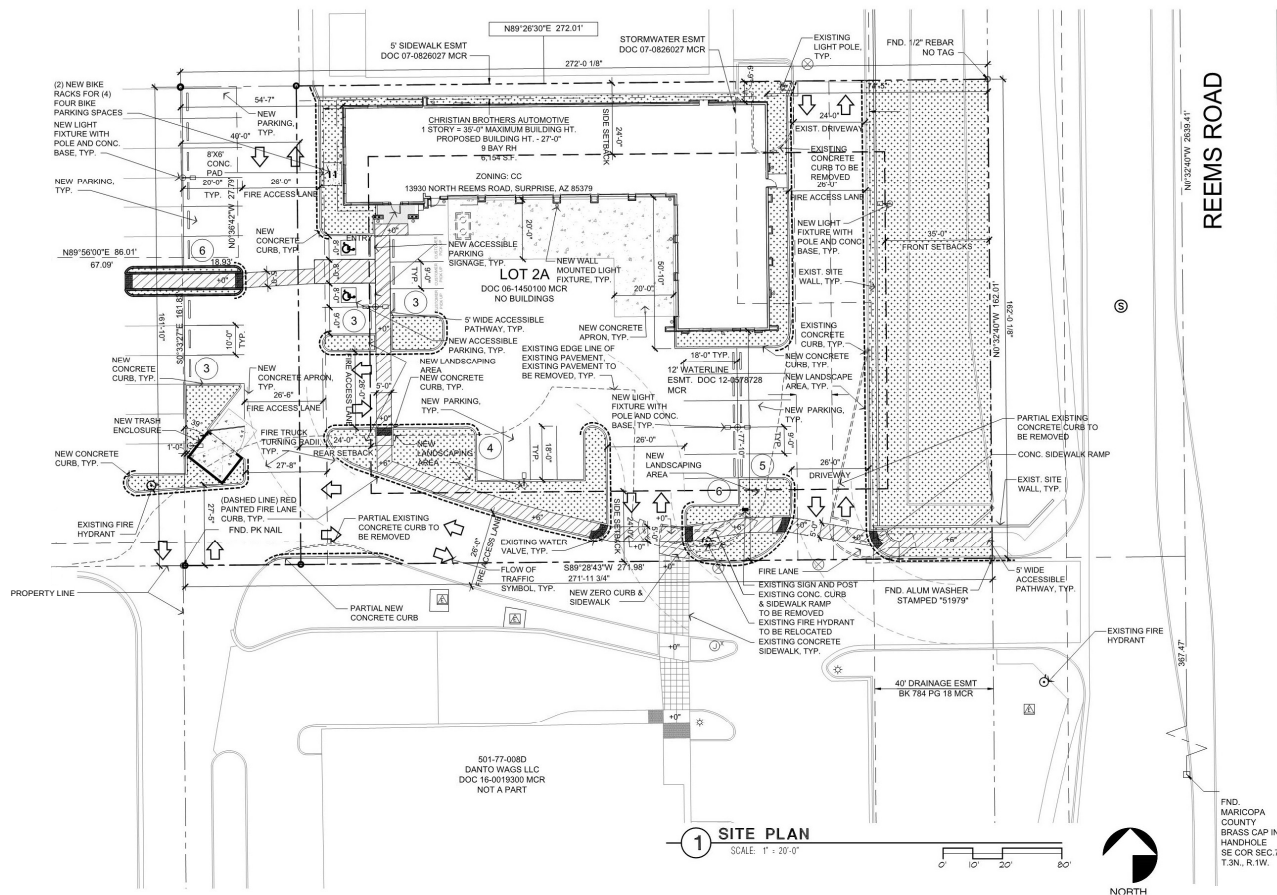
THENCE North 89 degrees 27 minutes 20 seconds East, a distance of 40.00 feet to the East line of said Lot 1B and the Northwest corner of Lot 1D according to said final plat for Waddell Square;

THENCE South 00 degrees 32 minutes 40 seconds East, along said East line of Lot 1B, a distance of 162.00 feet to the TRUE POINT OF BEGINNING.



## Existing Setbacks

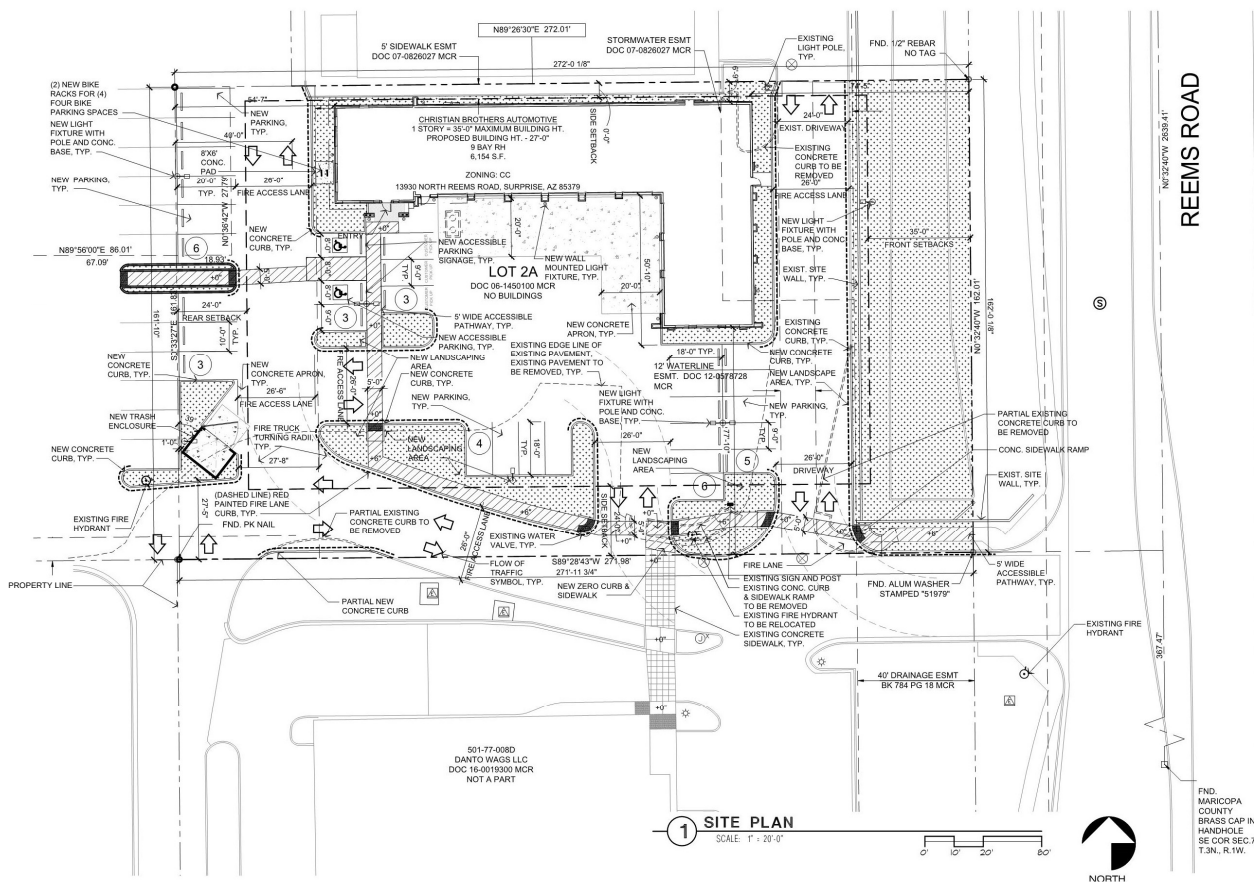
NTS





## Proposed Setbacks

NTS





STEWART + REINDERSMA ARCHITECTURE, PLLC.

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October 25, 2019

Shirley Phan  
City of Surprise  
Planner I, Community Development  
16000 N. Civic Center Plaza  
Surprise, AZ

RE: **Citizen Participation Report – case number FS19-674**  
Christian Brothers Automotive  
13930 North Reems Road  
Surprise, AZ 85379

Dear Shirley,

The following summary report provides the results of the Neighborhood Meeting that occurred on October 24<sup>th</sup>, 2019, for Christian Brothers Automotive. The meeting was held at the Holiday Inn Express, located at 16540 N Bullard Avenue, Surprise, AZ, in the Desert Cactus meeting room. The selected meeting area is in close proximity to the project site. Signage notification was placed on the project site providing notice of meeting per City of Surprise standards.

Those who attended the meeting are the following;

- Billy Green – Christian Brother's Automotive Corporation
- Patrick Duffy – Surprise Council member District 3
- Shirley Phan – Surprise Planner 1
- Robert Kuhfuss – Surprise Planning Supervisor
- Sake Reindersma – Stewart + Reindersma Architecture
- Nick Sherman – Stewart + Reindersma Architecture

During the course of the meeting, the proposed project was reviewed with Patrick Duffy, City Council member. Sake and I discussed the arrangement of the site, building position, site access, parking and the exterior architecture matching the overall center. Patrick was glad to see the new development on the site. We also discussed the adjacent businesses, both existing and future (per Master Site Plan).

To date, no comments, petitions or any other responses to the subject project have been received from the public. No comments, responses have been provided directly to SRA's attention.

Sincerely,

**Stewart + Reindersma Architecture, PLLC**

Sake Reindersma, AIA  
Sr. Partner



**FS19-674**

**Christian Brother Automotive  
Rezone**

Planning & Zoning Commission

October 15, 2020

# Vicinity MAP

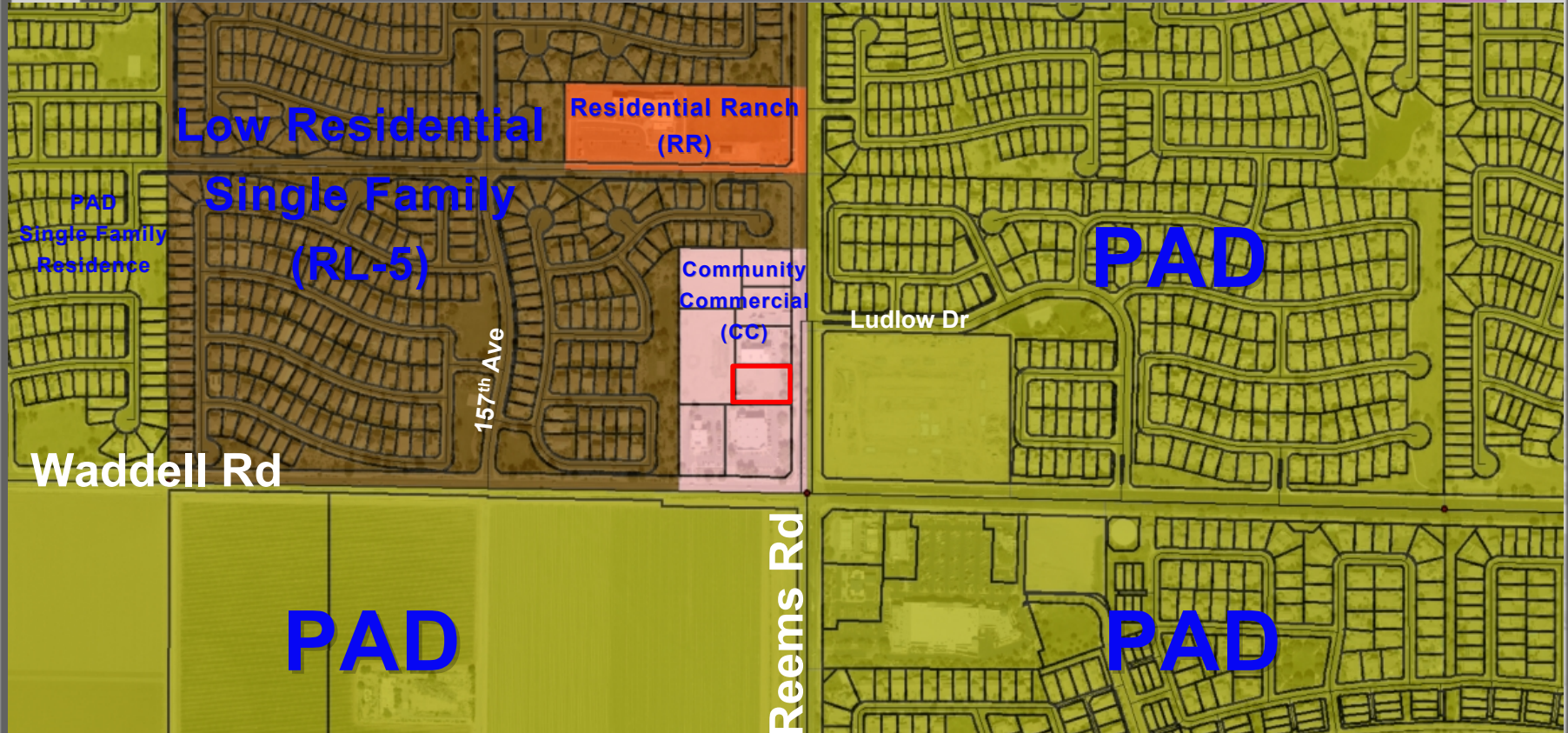
**Christian Brothers Automotive FS19-674**





# Case Map

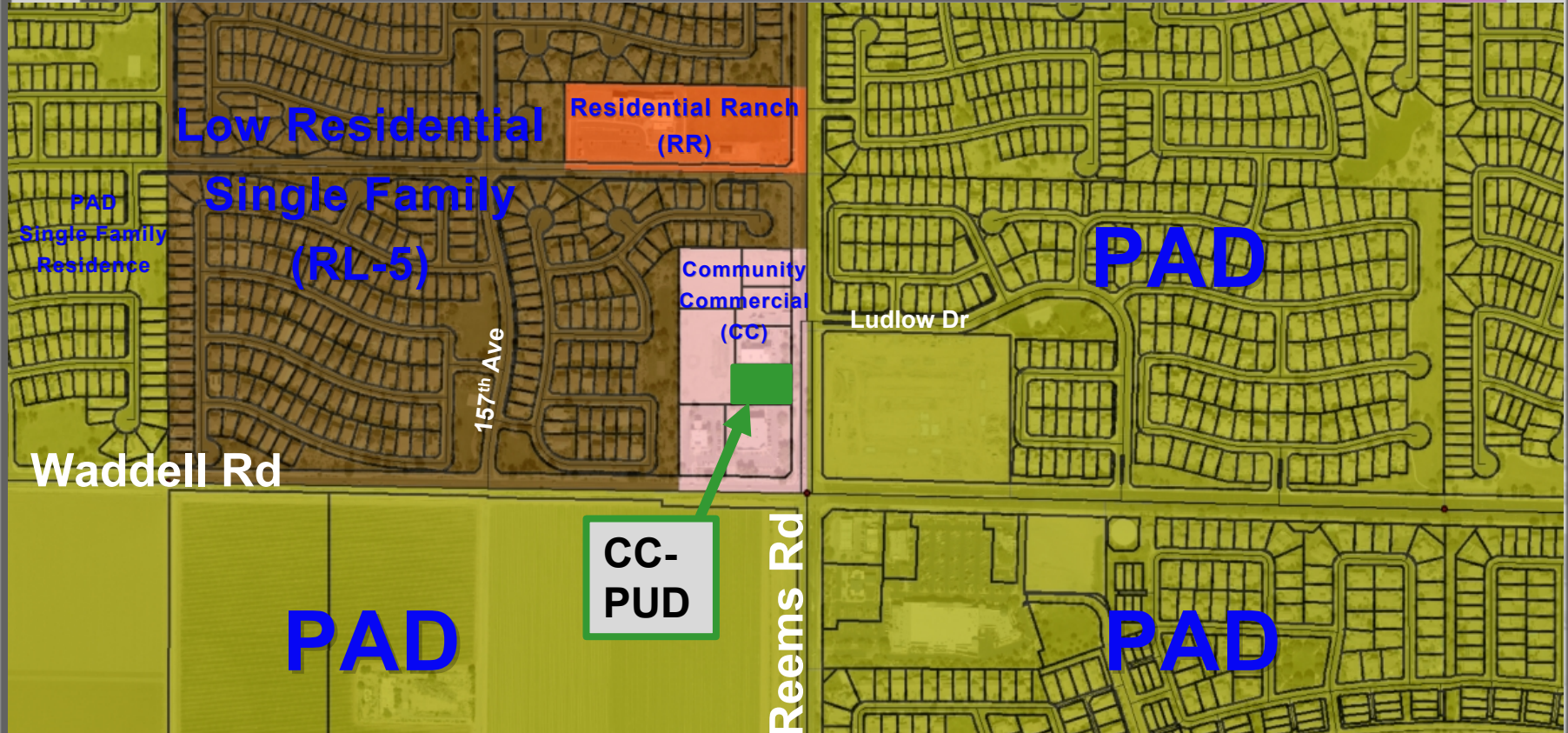
Christian Brothers Automotive FS19-674





# Case Map

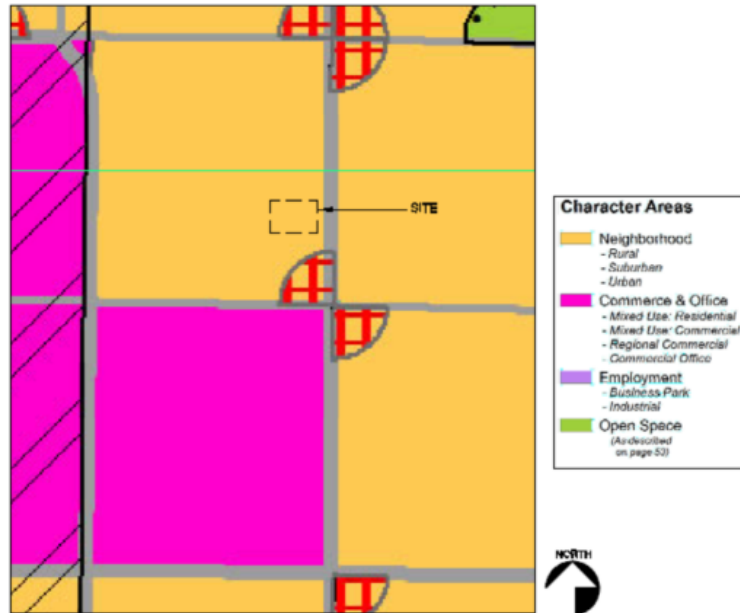
Christian Brothers Automotive FS19-674



# Proposed Development Standards

| DIMENSIONAL STANDARDS |               |                |                    |                   |                   |                      |
|-----------------------|---------------|----------------|--------------------|-------------------|-------------------|----------------------|
| Zoning District       | Min. Lot Area | Min. Lot Width | Min. Front Setback | Min. Side Setback | Min. Rear Setback | Max. Building Height |
| CR                    | 18,000 SF     | 100'           | 35'                | 24'               | 24'               | 35'                  |
| CC-PUD                | 18,000 SF     | 100'           | 35'                | 0'                | 24'               | 35'                  |

## General Plan Land Use



This project is located on a commercial corner adjacent to a recently approved commercial facility within the neighborhood character area. The project is located in between an existing auto parts store to the North and an existing drug and convenience store to the south along North Reems Road. While surrounding neighborhoods are predominantly residential areas they can also be supported by locally oriented commercial and public facility uses and can range from established to emerging and urban to rural in nature. The subject rezone would be in coherence with the General Plan.



# CITIZEN OUTREACH

## Citizen Outreach Meeting

- October 24, 2019



# STAFF RECOMMENDATION

## Staff Recommendation:

- Recommend approval to City Council subject to Stipulations 'A' and 'B'





**QUESTIONS OR  
COMMENTS?**

**Thank You**

- **Rezone Stip:**
- A. Development and use of the site shall be consistent with the Rezone Document entitled “Christian Brothers Automotive” consisting of ten (10) sheets prepared by Stewart + Reindersma Architecture, PLLC, dated revised and stamped received September 9, 2020.
- B. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.



**CITY OF SURPRISE**  
**Planning and Zoning Commission Meeting**

---

Council Meeting Date: October 15, 2020      Contact Person: Shirley Phan  
Submitting Department: Community Development      District: District 3  
Staff Recommendations:

---

Consent: No      Regular: No      Public Hearing: Yes      Report/Discussion: No

---

**Agenda Wording:**

Consideration and action regarding a Conditional Use Permit to allow a new Minor Vehicle Service Center, generally located north of Waddell Road and west of Reems Road. (Case FS19-674)

---

**Motion:**

I move to approve/deny the Conditional Use Permit to allow a new Minor Vehicle Service Center, generally located north of Waddell Road and west of Reems Road, subject to stipulations "A" through "F".

---

**Background:**

On September 23, 2019, Stewart Reindersma Architecture, submitted a request for a Rezone, Final Plat, and Conditional Use Permit for Christian Brothers Automotive.

---

**Objective Analysis:**

---

**Policy Compliant:**

---

**Financial Impact:**

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

---

**Budget Impact:**

---

**FTE Impact:**

---

**ATTACHMENTS:**

1. 00-FS19-674-Christian Brothers Automotive- CUP- Staff Report REVISED
2. 01-FS19-674- Christian Brothers Automotive-Vicinity Map

3. 02-FS19-674- Christian Brothers Automotive-Case Map
  4. 03-FS19-674- Christian Brothers Automotive- Site Plan
  5. 04-FS19-674- Christian Brothers Automotive- Landscape Plan
  6. 05-FS19-674- Christian Brothers Automotive- Elevation
  7. 06-FS19-674- Christian Brothers Automotive-Citizen Participation Report
  8. FS19-674- Christian Brothers Automotive-CUP REVISED
-

# Conditional Use Permit

## REPORT TO THE PLANNING AND ZONING COMMISSION

---

1 **Case:** **FS19-674**  
2  
3 **Project Name:** Christian Brothers Automotive  
4  
5 **Council District:** 3- Mesquite  
6  
7 **Meeting Date:** **October 15, 2020**  
8  
9 **Planner:** Shirley Phan  
10  
11  
12 **Owner:** Jonathan Wakefield, Christian Brothers Plumbing Co, INC  
13  
14 **Applicant:** Sake Reindersma, Stewart Reindersma Architecture  
15  
16 **Request:** Conditional Use Permit to allow for a new Minor Vehicle  
17 Service Center  
18  
19 **Site Location:** Generally, located north of Waddell Road and west of Reems  
20 Road  
21  
22 **Site Size:** 1.01 acres net (approx.)  
23  
24 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan  
25 2035.  
26  
27 **Support/Opposition:** None known  
28  
29 **Staff Recommendation:** Staff recommends the Commission **approve** Case FS19-674,  
30 subject to Stipulations 'A' through 'F'.  
31



32 **Project Description:**

33  
34 Stewart Reindersma Architecture requests a Conditional Use Permit to allow for a new  
35 Minor Vehicle Service Center generally located north of Waddell Road and west of Reems  
36 Road. The subject site is currently zoned Community Commercial (CC), but is the subject of  
37 a proposed Zone Change to Community Commercial with a Planned Unit Development (CC-  
38 PUD) Overlay, which is being presented this date under separate cover. The proposed  
39 Christian Brothers Automotive will include a new 6,154 square foot single-story building.  
40

41 In the Surprise Municipal Code lists "Vehicle Service Minor Repair" as Conditionally  
42 Permitted in Community Commercial zoning districts. In Section 122-109(B), these  
43 standards include the following, which have been addressed by the applicant:  
44

- 45 *1. If an installation service is offered, the service shall be restricted to the*  
46 *installation of minor parts only, including batteries, windshield wipers,*  
47 *hoses, fuses, lights, radios, tires and similar minor elements, but*  
48 *excluding engine, transmission and differential service, or similar*  
49 *installation.*
- 50 *2. All repair and service work shall be performed within a completely*  
51 *enclosed building with the exception of gasoline sales.*
- 52 *3. Openings to the service bays shall not face public rights-of-way and*  
53 *shall be designed to minimize the noise and visual intrusion into*  
54 *adjoining properties.*
- 55 *4. No new stock, or used or discarded automotive parts or equipment,*  
56 *shall be located or stored in any open area outside of the enclosed*  
57 *building.*
- 58 *5. No dismantling, re-manufacturing or rebuilding shall be permitted.*
- 59 *6. All vehicles waiting for repair shall be concealed from view through the*  
60 *use of a landscape screen such as berming and dense landscaping.*
- 61 *7. Outdoor storage and displays are prohibited.*  
62

63 The site will take access from one (1) existing driveway on Reems Road. The site will also  
64 take indirect access from the adjacent parking lot, which in turn takes access from Waddell  
65 Road. The proposed CUP Site Plan will also provide pedestrian connectivity to the existing  
66 sidewalks along Reems Road.  
67

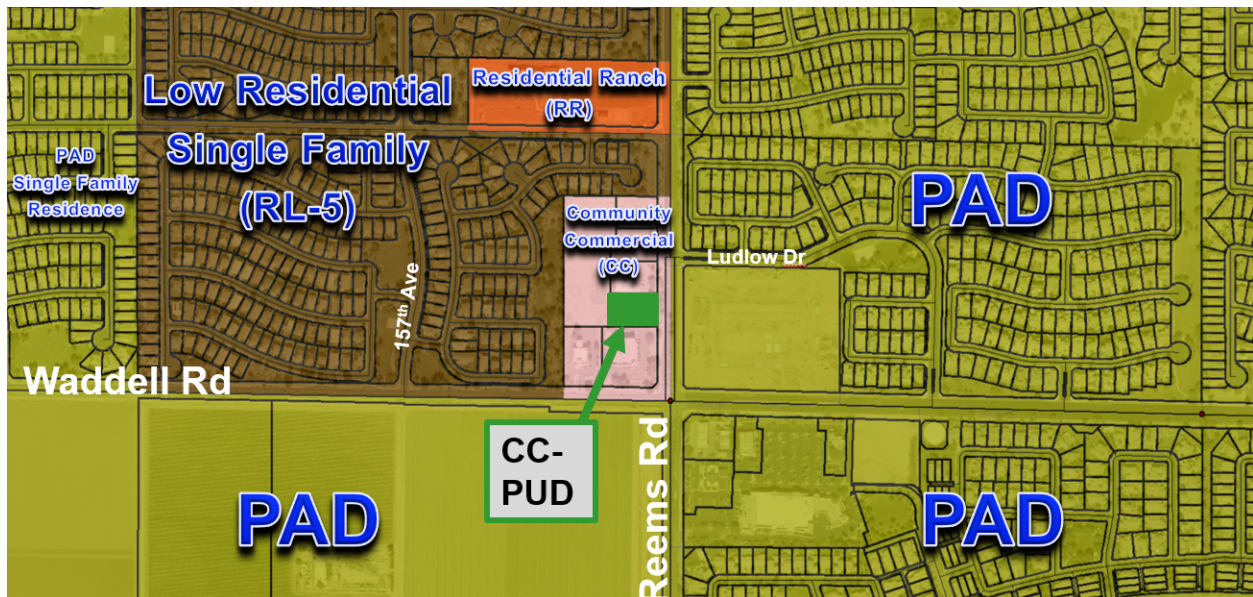
68 A total of 30 parking spaces will be provided on site which will meet the City standards,  
69 of one (1) space per 500 square foot gross floor area. The parking spaces are placed in  
70 close proximity to all of the buildings for convenience of the employees and customers.  
71 Two (2) of the spaces will be handicap-accessible.  
72

73 The applicant is proposing 16% landscape coverage, which meets the minimum requirement  
74 of the SUDC. Refuse enclosures are proposed to be located on the west side of the property  
75 and will be screened from the public view with a decorative CMU wall.

The proposed building colors and material palette will match the existing buildings and complement the surrounding area.

The applicant also included a lighting photometric study with the application, which meets the lighting requirements of the SUDC.

### Zoning:



|                                                                                                                  |                                                       |     |
|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-----|
| Community Commercial (CC)                                                                                        | Community Commercial (CC)                             | PAD |
| Community Commercial (CC)                                                                                        | <b>Community Commercial with PUD Overlay (CC-PUD)</b> | PAD |
| Community Commercial (CC)                                                                                        | Community Commercial (CC)                             | PAD |
| Note: The above zoning of the subject site presumes the approval of the related Zone Change by the City Council. |                                                       |     |

### Background:

**September 10, 1998:** The subject parcel was annexed into the City under Ordinance 98-06.

**November 18, 1999:** The Mayor and City Council approved the zone change from R1-43 to R1-5 and C-2, with an F-2 floodplain overlay under RZ99-37.

**October 12, 2006:** The Mayor and City Council approved the Final Plat for Waddell Square under CS06-238.

**April 2, 2019:** Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-249.

**September 23, 2019:** The applicant filed a request for a Rezone, Final Plat, and Conditional Use Permit under case FS19-674, the subject request.

**October 24, 2019:** The applicant held a neighborhood outreach meeting to discuss the project.

**Utility and Services Table:**

|             |                   |
|-------------|-------------------|
| Water:      | City of El Mirage |
| Wastewater: | City of Surprise  |

**Reviewing Agencies:**

In addition to the standard city reviewing agencies, Arizona Department of Transportation, Flood Control District of Maricopa County, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the external reviewing agencies indicated any concerns over the request.

**Summary:**

The proposed Site Plan meets the requirements of the SUDC.

**Findings:**

- The proposed Conditional Use Permit is consistent with the SUDC, as amended by the related Zone Change being processed under case FS19-674.

**Recommendation:**

Based on the findings noted above, staff recommends the Commission **approve** case **FS19-674**, subject to stipulations 'A' - 'F' as outlined below:

- A. Development and use of the site shall be consistent with the Site Plan entitled "Christian Brothers Automotive" consisting of one (1) sheet prepared by SRA and stamped received September 9, 2020.
- B. Landscaping of the site shall be consistent with the Landscape Plan entitled "Christian Brothers Automotive" consisting of two (2) sheets prepared by SRA and stamped received July 24, 2020.
- C. Building elevations shall be consistent with the Elevations entitled "Christian Brothers Automotive" consisting of two (2) sheets prepared by SRA and stamped received November 22, 2019.

143  
144 D. This Site Plan is valid for one (1) year after approval by the Planning and  
145 Zoning Commission. This Site Plan shall expire on the one (1) year anniversary  
146 of approval, unless construction commences prior to that date.  
147

148 E. Non-compliance with the approved plan for this case will be treated as a  
149 violation in accordance with the provisions of Article XIV of the Surprise Unified  
150 Development Code.  
151

152 F. Approval of this Site Plan is contingent upon the subsequent City Council  
153 approval of the related Zone Change being processed under case FS19-674.  
154

155 However, should the Commission wish to deny the request, the Commission should make  
156 its own findings and base its decision on those alternative findings.  
157

158 **Attachments:**  
159

160 01 Vicinity Map

161 02 Case Map

162 03 Site Plan

163 04 Landscape Plan

164 05 Elevations

165 06 Citizen Participation Report



# Vicinity MAP

Christian Brothers Automotive FS19-674



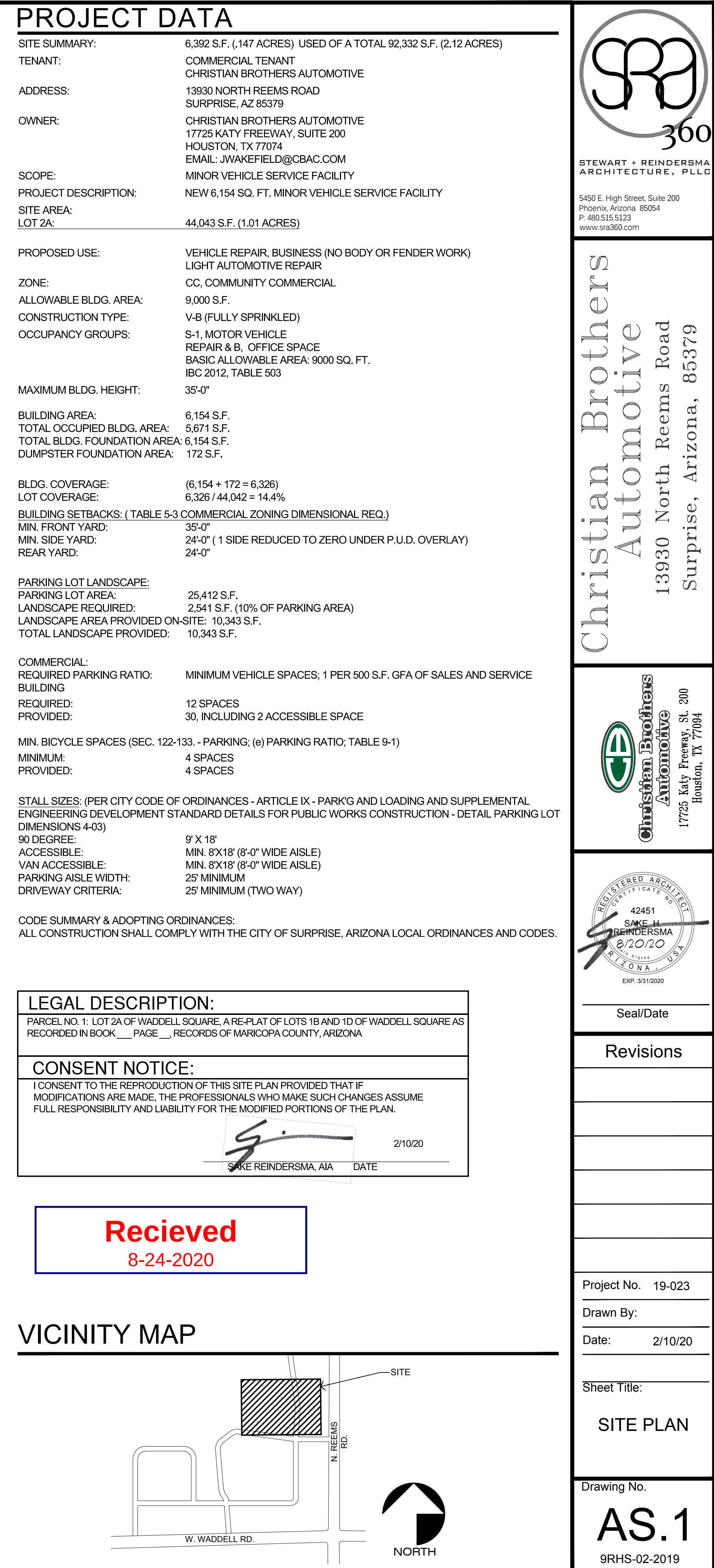


# Case Map

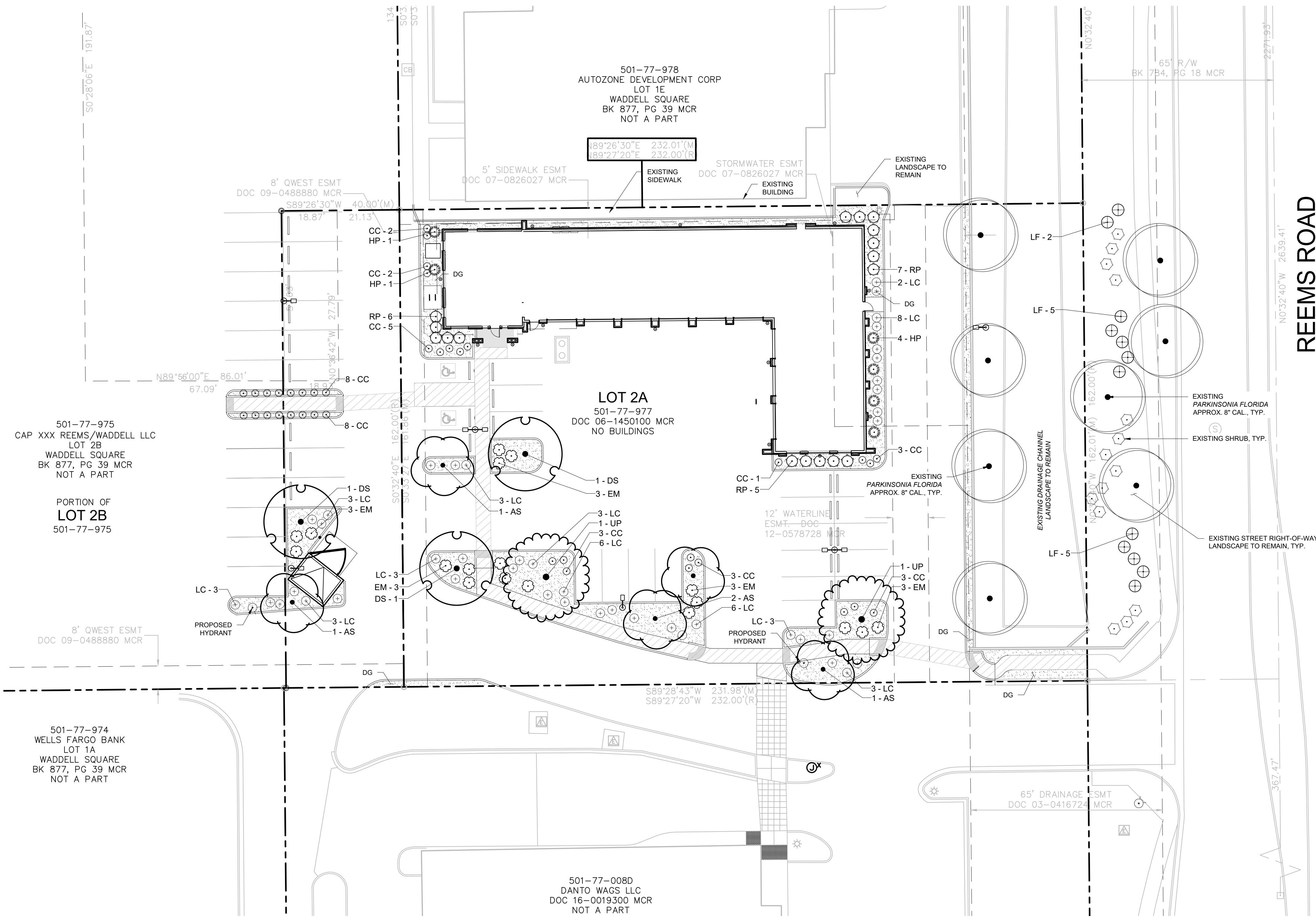
Christian Brothers Automotive FS19-674











PLANT SCHEDULE ALL PLANT MATERIALS SELECTED PER WADDELL SQUARE MASTER LANDSCAPE PLAN

| TREES         | CODE | QTY | BOTANICAL / COMMON NAME                                                                                                                                                                        | CONT     | CAL          | SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME                                    | CONT    |
|---------------|------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|--------|------|-----|------------------------------------------------------------|---------|
|               | AS   | 5   | ACACIA SALICINA<br>WILLOW ACACIA                                                                                                                                                               | 24" BOX  | 1.5" CAL MIN |        | DS   | 3   | DALBERGIA SISSOO<br>ROSEWOOD                               | 36" BOX |
|               | EX   | 9   | EXISTING TREE<br>EXISTING TREE TO REMAIN                                                                                                                                                       | EXISTING |              |        | ES   | 14  | EXISTING SHRUB<br>EXISTING SHRUB TO REMAIN                 | N/A     |
|               | UP   | 2   | ULMUS PARVIFOLIA<br>CHINESE ELM                                                                                                                                                                | 48" BOX  | 3" CAL       |        | HP   | 6   | HERPESALOE PARVIFLORA<br>RED YUCCA                         | 5 GAL   |
|               |      |     |                                                                                                                                                                                                |          |              |        | LC   | 43  | LANTANA CAMARA 'NEW GOLD'<br>NEW GOLD LANTANA              | 1 GAL   |
|               |      |     |                                                                                                                                                                                                |          |              |        | LF   | 12  | LEUCOPHYLLUM FRUTESCENS 'COMPACTA'<br>COMPACT TEXAS RANGER | 5 GAL   |
|               |      |     |                                                                                                                                                                                                |          |              |        | RP   | 17  | RUPELLIA PENINSULARIS<br>RUPELLIA                          | 5 GAL   |
| GROUND COVERS | CODE |     | BOTANICAL / COMMON NAME                                                                                                                                                                        | CONT     |              |        |      |     |                                                            |         |
|               | DG   |     | DECOMPOSED GRANITE<br>1/2" MINUS, 2" DEEP, TAN<br>COLOR AND SIZE TO MATCH EXISTING DG<br>IN ADJACENT AREAS. CONTRACTOR TO<br>MATCH AND SUBMIT SAMPLES TO OWNER<br>REPRESENTATIVE FOR APPROVAL. | MULCH    |              |        |      |     |                                                            |         |

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF DECOMPOSED GRANITE MULCH IN ALL PLANTING AREAS. TOP DRESS ALL EXISTING LANDSCAPE AREAS IN PROJECT AREA. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

NOTE:  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

LANDSCAPE CALCULATIONS

STREET FRONTAGE (REEMS ROAD)

TREES REQUIRED: 7 (1 TREE / 25 LF) (162 LF)  
TREES PROVIDED: 8 EXISTING (APPROX. 8" CAL.)  
SHRUBS REQUIRED: 26 (4 SHRUBS / 25 LF) (162 LF)  
SHRUBS PROVIDED: 14 EXISTING (APPROX. 3" DIA.)  
12 NEW, 5 GAL.

PARKING LOT LANDSCAPING AND SCREENING

LANDSCAPE AREA REQUIRED: 1,850 SF (15% PARKING AREA)  
LANDSCAPE AREA PROVIDED: 1,892 SF (16%)  
TREES REQUIRED: 10 (2 PER 6 SPACES) 29 SPACES  
TREES PROVIDED: 10  
MIN. 20% @ 48" BOX:  
MIN. 30% @ 36" BOX:  
SHRUBS REQUIRED: 2 @ 48" BOX (20%)  
3 @ 36" BOX (30%)  
5 @ 24" BOX (50%)  
SHRUBS PROVIDED: 18 (3 PER ISLAND / 10 STALLS)  
18 (MAX 36" HT.)

SITE LANDSCAPING

GROSS LANDSCAPE AREA PROVIDED: 10,033 SF  
NET LANDSCAPE AREA PROVIDED: 4,179 SF (EXCLUDES DRAINAGE CHANNEL)  
TREES REQUIRED: 10 (1 TREE / 400 SF OF LANDSCAPE AREA)  
TREES PROVIDED: 14 (4 EXISTING + 10 PROPOSED)  
SHRUBS REQUIRED: 53 (5 SHRUBS / 400 SF OF LANDSCAPE AREA)  
SHRUBS PROVIDED: 53

TREE PLANTING SIZE REQUIREMENTS

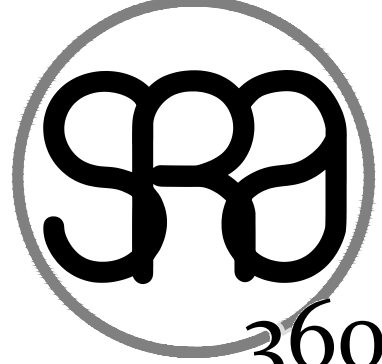
TOTAL ON-SITE TREES: 14 (4 EXISTING + 10 PROPOSED)  
MIN. 20% @ 48" BOX: 4 @ 48" BOX (28%) (INCLUDES EXISTING)  
MIN. 30% @ 36" BOX: 5 @ 36" BOX (36%)  
5 @ 24" BOX (36%)

CITY OF SURPRISE LANDSCAPE MAINTENANCE NOTES

- THE MAINTENANCE OF LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER, WHETHER AN INDIVIDUAL, CORPORATION, OR HOMEOWNER'S ASSOCIATION. MAINTENANCE OF MEDIANS AND MEDIAN LANDSCAPING ON ARTERIAL ROADS, OR ON PARKWAYS, SHALL BE THE RESPONSIBILITY OF THE CITY AFTER ACCEPTANCE.
- NO LANDSCAPED AREA SHALL BE USED FOR THE PARKING OF VEHICLES OR THE STORAGE OR DISPLAY OF MATERIALS, SUPPLIES OR MERCHANDISE.
- LANDSCAPING, IRRIGATION SYSTEMS, WALLS, SCREENING DEVICES, CURBING, LIGHTING, AND OTHER EQUIPMENT REQUIRED IN THIS SECTION SHALL BE REASONABLY MAINTAINED IN ACCORDANCE WITH THE APPROVED SITE AND LANDSCAPE PLAN. SUCH LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, DEBRIS, WEEDS, AND DEAD PLANT MATERIAL, AND SHALL IN ALL RESPECTS BE MAINTAINED IN A NEAT AND CLEAN CONDITION.
- THE REMOVAL OR DESTRUCTION OF LANDSCAPE MATERIAL, LIGHTING OR OTHER MATERIAL OR EQUIPMENT REQUIRED IN THIS SECTION PREVIOUSLY APPROVED BY THE CITY, AS PART OF THE LIGHTING PLAN, LANDSCAPE PLAN, SHALL CONSTITUTE A VIOLATION OF CHAPTER 122. ALL DEAD OR REMOVED PLANTS SHALL BE REPLACED WITH PLANTS OF THE SAME VARIETY, AND SIZE IN ACCORDANCE WITH THE APPROVED FINAL LANDSCAPE PLAN.
- ANY PLANT MATERIAL, LIGHTING OR OTHER MATERIAL OR EQUIPMENT REQUIRED IN THIS SECTION THAT DOES NOT SURVIVE, FUNCTION PROPERLY OR IS IN NEED OF REPAIR SHALL BE REPLACED WITHIN 30 DAYS OF ITS DEMISE OR DAMAGE.
- PLANT MATERIAL SHALL NOT BE SEVERELY PRUNED SUCH THAT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM IS SIGNIFICANTLY ALTERED.
- PALM TREES SHALL BE PRUNED ONCE EACH YEAR TO REMOVE DRIED FRONDS TO ELIMINATE FIRE HAZARD AND INSECT INFESTATION. THIS PROVISION APPLIES TO ALL PUBLIC AND PRIVATE PROPERTY.
- TREE LIMBS AT STREET INTERSECTIONS, WITHIN THE PUBLIC RIGHT-OF-WAY AND ADJACENT TO PUBLIC RIGHT-OF-WAY MUST REMAIN A SUFFICIENT DISTANCE ABOVE THE SURFACE OF THE ROAD SO AS NOT TO IMPAIR VISIBILITY OF INTERSECTIONS AND TO PREVENT DAMAGE TO LARGE VEHICLES. A MINIMUM VERTICAL CLEARANCE OF 14 FEET FROM THE TOP OF ROAD PAVEMENT SHALL BE REQUIRED. PLANT MATERIAL SHALL NOT BE PRUNED IN SUCH A MANNER THAT THE TREE APPEARS TO HAVE A BOX LIKE CUT OUT FORM. THE NATURAL GROWTH CHARACTERISTIC SHALL BE MAINTAINED TO THE EXTENT POSSIBLE.
- EVERY OWNER OF ANY TREE OVERHANGING ANY STREET OR RIGHT-OF-WAY WITHIN THE CITY SHALL PRUNE THE BRANCHES SO THAT SUCH TREE SHALL NOT OBSTRUCT THE VIEW OF ANY STREET INTERSECTION OR INTERFERE WITH PERSONS UTILIZING THE SIDEWALK OR STREET. SAID OWNERS SHALL REMOVE ALL DEAD, DISEASED OR DANGEROUS TREES OR BROKEN OR DECAYING LIMBS WHICH THE CITY MANAGER OR DESIGNEE DETERMINES CONSTITUTES A HAZARD OR DANGER TO THE SAFETY OF THE PUBLIC. IF THE OWNER FAILS TO REMOVE SUCH TREES OR LIMBS WITHIN THE TIME PERIOD PROVIDED IN A NOTICE BY THE CITY CODE ENFORCEMENT DEPARTMENT, OR IF AN IMMEDIATE HAZARD EXISTS BY VIRTUE OF SUCH TREE OR LIMBS, THE CITY SHALL HAVE THE RIGHT, AT THE EXPENSE OF THE PROPERTY OWNER, TO PRUNE OR REMOVE ANY TREE OR SHRUB UPON PRIVATE PROPERTY THAT INTERFERES WITH THE PROPER SPREAD OF LIGHT ALONG THE STREET FROM A STREET LIGHT, INTERFERES WITH THE VISIBILITY OF ANY TRAFFIC CONTROL DEVICE OR SIGN, OR OTHERWISE POSES A THREAT TO THE PUBLIC SAFETY AS DETERMINED BY THE CITY. THE COSTS OF PRUNING OR REMOVING SUCH HAZARDOUS TREE OR LIMBS FROM THE PUBLIC PROPERTY OR RIGHT-OF-WAY SHALL BE ASSESSED AGAINST THE PROPERTY OWNER AND SHALL CONSTITUTE A LIEN ON THE PROPERTY UNTIL PAID.

Recieved  
7-24-2020

Scale 1" = 20'



STEWART + REINDERSMA  
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Phoenix, Arizona 85054  
P: 480.515.5123  
www.sra360.com

Christian Brothers  
Automotive  
(Lot 1D) 13930 North Reems Road  
Surprise, Arizona, 85379

Christian Brothers  
Automotive  
17725 Kay Freeway, St. 200  
Houston, TX 77044



Seal/Date

Revisions

Project No. 19-023  
Drawn By: CMR  
Date: 2/10/20

Sheet Title:  
LANDSCAPE  
PLANTING  
PLAN

Drawing No.

LP-1

9RHS-02-2019



PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.

B. SCOPE OF WORK

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

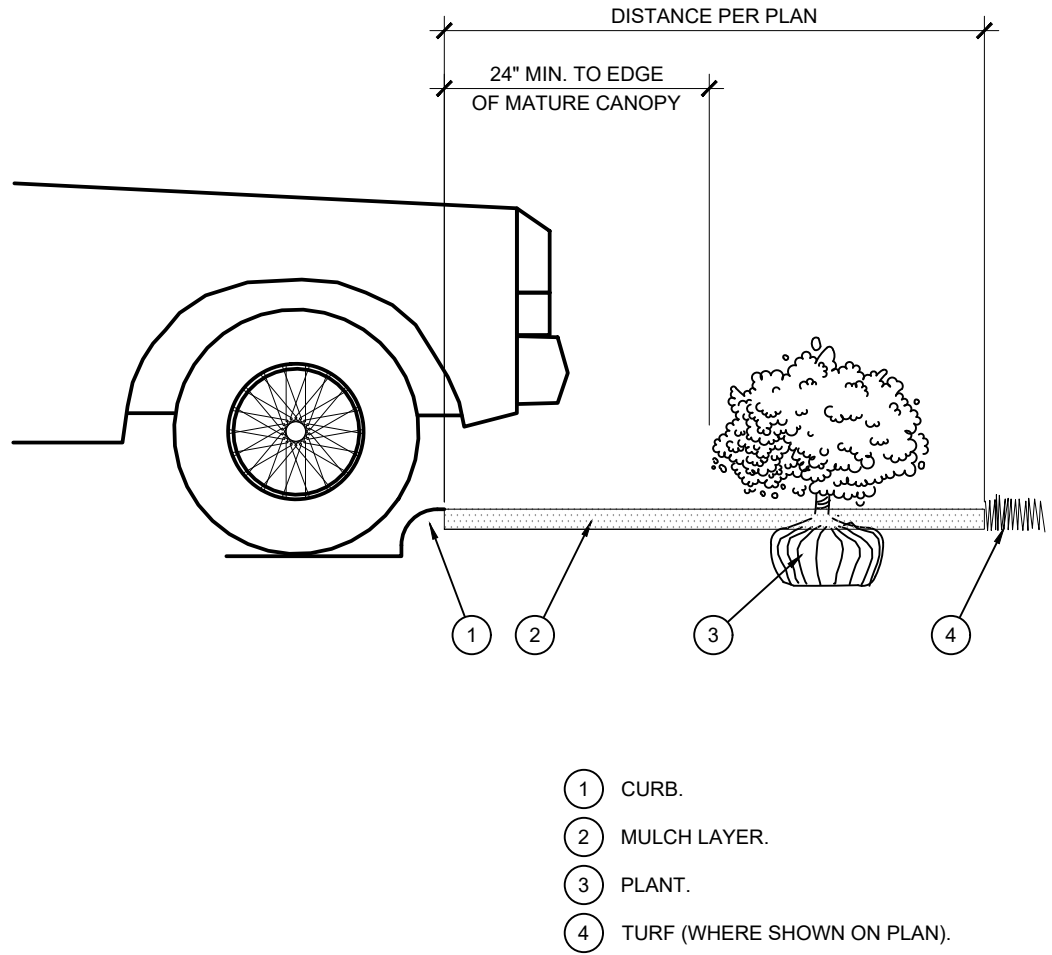
1. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
2. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
  1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUNK SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
  2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
  3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
  6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
  7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
3. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
4. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
5. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
6. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECIGRAMS/LITER, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
7. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
8. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
9. TREE STAKING AND GUYING
  1. STAKES: 6' LONG GREEN METAL T-POSTS.
  2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
  3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
10. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

1. SOIL PREPARATION
  1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  2. SOIL TESTING
    - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR), AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
    - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS, ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
  4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
    - a. "TURF": INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
      - iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
    - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
      - iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
      - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING

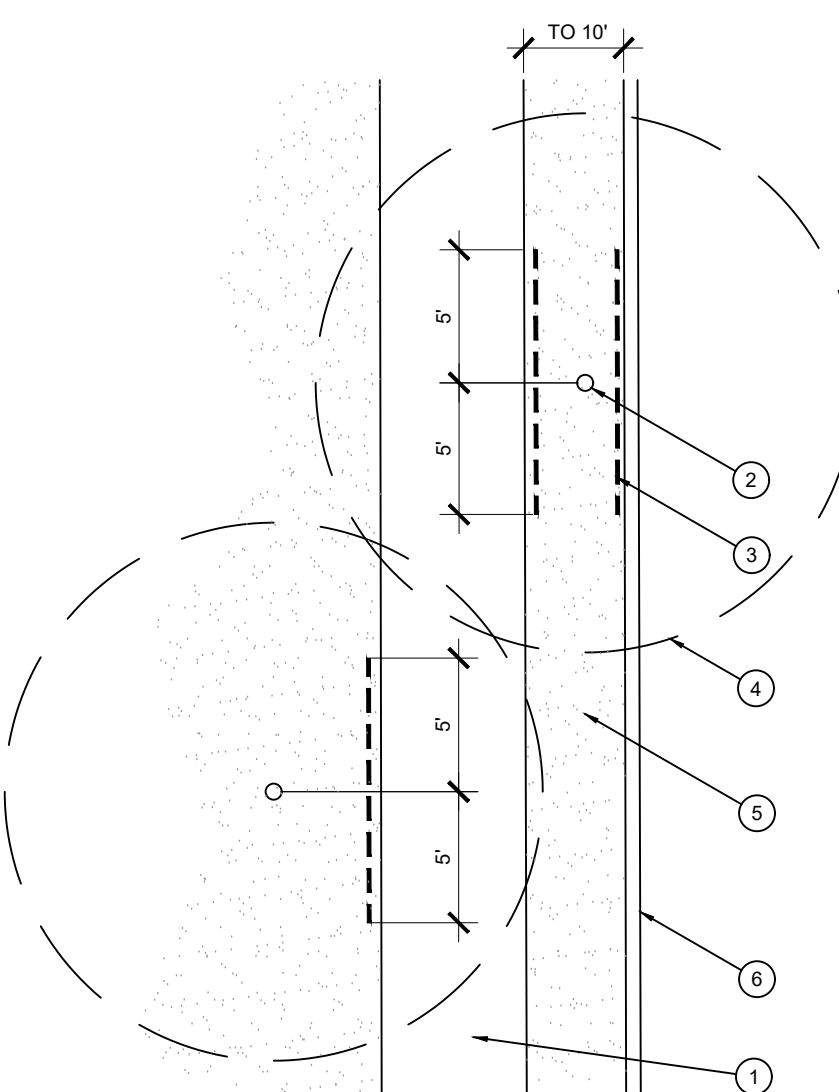
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
  - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
  - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
  - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
  - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
4. TREE PLANTING
  1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE.
  2. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS. THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
  3. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
  4. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
  5. THE TOTAL NUMBER OF TREE STAKES BEYOND THE MINIMUMS LISTED BELOW WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
    - a. #15 CONT. - 24" BOX TREES - TWO STAKES PER TREE
    - b. 36"-48" BOX TREES - THREE STAKES PER TREE
    - c. OVER 48" BOX TREES - 40' AS NEEDED
    - d. MULTI-TRUNK TREES - THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
  6. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
5. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
  1. DIG THE PLANTING HOLES THREE TIMES AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
  2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
6. CLEAN UP
  1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
  2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
7. INSPECTION AND ACCEPTANCE
  1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
  2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
  3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
8. LANDSCAPE MAINTENANCE
  1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
  2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
  3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
9. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
  1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEED, HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATES IMPROPERLY.
  2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
10. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



C. PLANTING AT PARKING AREA

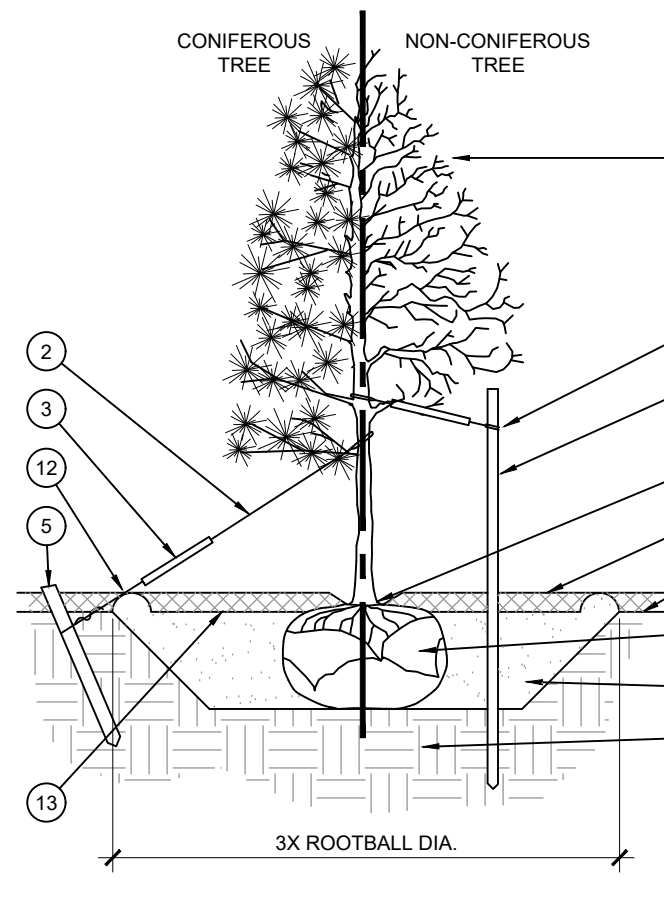
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OPEN LANDSCAPE PARKWAY

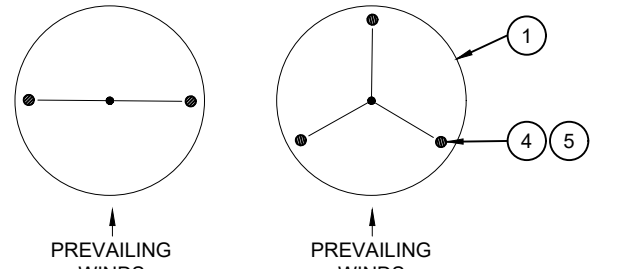


D. ROOT BARRIER - PLAN VIEW

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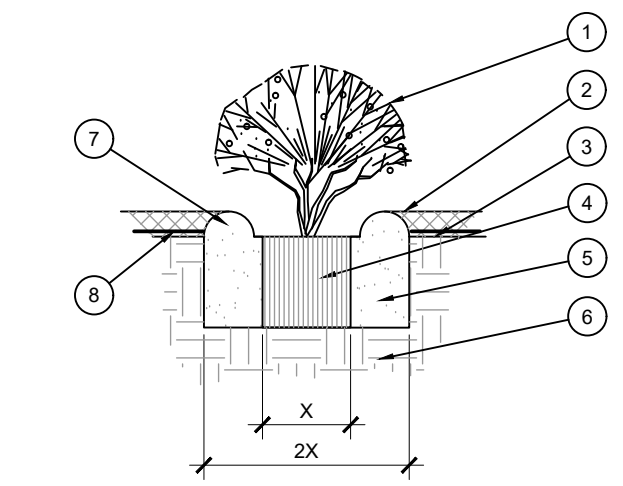


STAKING EXAMPLES (PLAN VIEW)



A. TREE PLANTING

SCALE: NOT TO SCALE



B. SHRUB AND PERENNIAL PLANTING

SCALE: NTS

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - d. AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
  - e. AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
  - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
  - b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
  - c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



Christian Brothers Automotive  
(Lot 1D) 13930 North Reems Road  
Surprise, Arizona, 85379

Christian Brothers Automotive  
17725 Katy Freeway, St. 200  
Houston, TX 77044



Seal/Date

Revisions

Project No. 19-023

Drawn By: CMR

Date: 2/10/20

Sheet Title:

LANDSCAPE  
DETAILS &  
SPECIFICATIONS

Drawing No.

LP-2

9RHS-02-2019



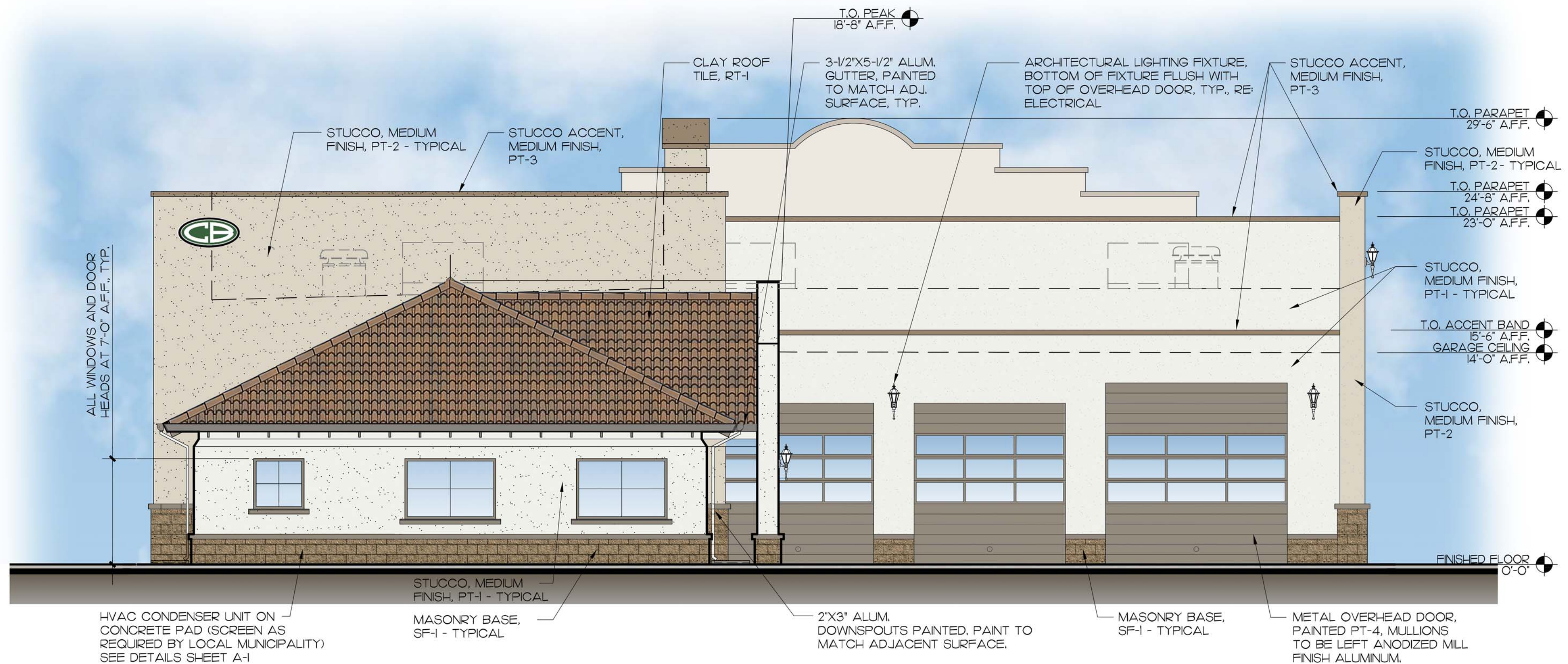




2 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

COLOR / MATERIAL PALETTE :

| COLOR                                                                                    | MATERIAL                                                 |
|------------------------------------------------------------------------------------------|----------------------------------------------------------|
| PT-1 'DEW380 WHITE' BY DUNN EDWARDS PAINTS                                               | STUCCO / MAIN FIELD WALL MEDIUM FINISH                   |
| PT-2 'DEC765 BONE' BY DUNN EDWARDS PAINTS                                                | STUCCO / ACCENT WALL MEDIUM FINISH                       |
| PT-3 'DEC718 MESA TAN' BY DUNN EDWARDS PAINTS                                            | STUCCO / CORNICE CAP MEDIUM FINISH                       |
| PT-4 'DEC750 BISON BEIGE' BY DUNN EDWARDS PAINTS                                         | STUCCO / CORNICE CAP FASCIA / RAFTER TAILS OVERHEAD DOOR |
| RT-1 B333-R 'RUSTIC SMOKE BLEND' VINTAGE EARTH TONE BLEND BY MCA SUPERIOR CLAY ROOF TILE | CLAY ROOF TILE                                           |
| SF-1 'HARVEST BROWN' INTEGRALLY COLORED C.M.U. BY SUPERLITE BLOCK AN OLD CASTLE COMPANY  | MASONRY WALL BASE                                        |



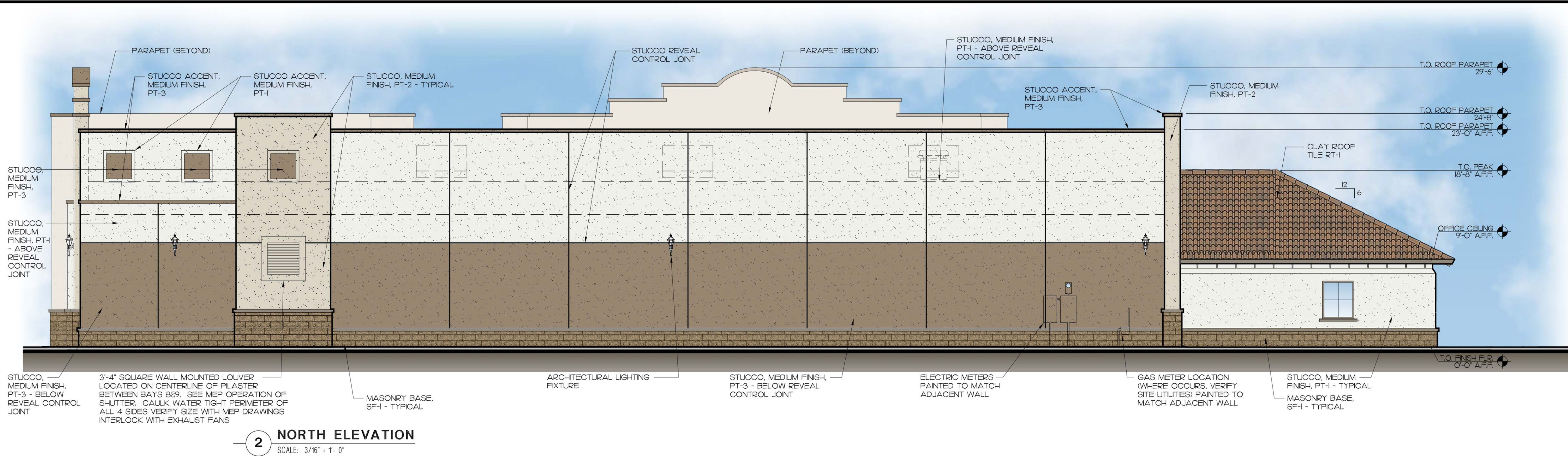
1 WEST ELEVATION  
SCALE: 3/16" = 1'-0"

TYPICAL NOTES  
FOR ALL ELEVATIONS

- ALL DOWN SPOUTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.
- ALL WOOD TRIM AT SOFFITS, EAVES, FASCIAS, RAKES, ETC. TO BE ALUMINUM OR VINYL SIDING OVER EXPOSED WOOD.
- ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL. TYPICAL OF ALL ELEVATIONS.

- NOTES:
- ALL SIGNAGE TO BE REVIEWED AND APPROVED SEPARATELY.
  - HVAC AIR HANDLER IS LOCATED IN ATTIC.
  - CONDENSER UNIT IS GROUND MOUNTED AS SHOWN.
  - ALL ROOF PENETRATIONS ARE PAINTED BLACK.





2 NORTH ELEVATION  
SCALE: 3/16" = 1'- 0"

COLOR / MATERIAL PALETTE :

| COLOR                                                                                    | MATERIAL                                                 |
|------------------------------------------------------------------------------------------|----------------------------------------------------------|
| PT-1 'DEW380 WHITE' BY DUNN EDWARDS PAINTS                                               | STUCCO / MAIN FIELD WALL MEDIUM FINISH                   |
| PT-2 'DEC765 BONE' BY DUNN EDWARDS PAINTS                                                | STUCCO / ACCENT WALL MEDIUM FINISH                       |
| PT-3 'DEC718 MESA TAN' BY DUNN EDWARDS PAINTS                                            | STUCCO / CORNICE CAP MEDIUM FINISH                       |
| PT-4 'DEC750 BISON BEIGE' BY DUNN EDWARDS PAINTS                                         | STUCCO / CORNICE CAP FASCIA / RAFTER TAILS OVERHEAD DOOR |
| RT-1 B333-R 'RUSTIC SMOKE BLEND' VINTAGE EARTH TONE BLEND BY MCA SUPERIOR CLAY ROOF TILE | CLAY ROOF TILE                                           |
| SF-1 'HARVEST BROWN' INTEGRALLY COLORED C.M.U. BY SUPERLITE BLOCK AN OLD CASTLE COMPANY  | MASONRY WALL BASE                                        |



1 EAST ELEVATION  
SCALE: 3/16" = 1'- 0"

TYPICAL NOTES  
FOR ALL ELEVATIONS

- ALL DOWN SPOUTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.
- ALL WOOD TRIM AT SOFFITS, EAVES, FASCIAS, RAKES, ETC. TO BE ALUMINUM OR VINYL SIDING OVER EXPOSED WOOD.
- ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL. TYPICAL OF ALL ELEVATIONS.

Recieved  
11-22-2019

- NOTES:
- ALL SIGNAGE TO BE REVIEWED AND APPROVED SEPARATELY.
  - HVAC AIR HANDLER IS LOCATED IN ATTIC.
  - CONDENSER UNIT IS GROUND MOUNTED AS SHOWN.
  - ALL ROOF PENETRATIONS ARE PAINTED BLACK.

Seal/Date

Revisions

Project No. 19-023

Drawn By:

Date: 9/20/19

Sheet Title:

EXTERIOR  
ELEVATIONS

Drawing No.

A-4.1  
9RHS-02-2019





STEWART + REINDERSMA ARCHITECTURE, PLLC.

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October 25, 2019

Shirley Phan  
City of Surprise  
Planner I, Community Development  
16000 N. Civic Center Plaza  
Surprise, AZ

RE: **Citizen Participation Report – case number FS19-674**  
Christian Brothers Automotive  
13930 North Reems Road  
Surprise, AZ 85379

Dear Shirley,

The following summary report provides the results of the Neighborhood Meeting that occurred on October 24<sup>th</sup>, 2019, for Christian Brothers Automotive. The meeting was held at the Holiday Inn Express, located at 16540 N Bullard Avenue, Surprise, AZ, in the Desert Cactus meeting room. The selected meeting area is in close proximity to the project site. Signage notification was placed on the project site providing notice of meeting per City of Surprise standards.

Those who attended the meeting are the following;

- Billy Green – Christian Brother's Automotive Corporation
- Patrick Duffy – Surprise Council member District 3
- Shirley Phan – Surprise Planner 1
- Robert Kuhfuss – Surprise Planning Supervisor
- Sake Reindersma – Stewart + Reindersma Architecture
- Nick Sherman – Stewart + Reindersma Architecture

During the course of the meeting, the proposed project was reviewed with Patrick Duffy, City Council member. Sake and I discussed the arrangement of the site, building position, site access, parking and the exterior architecture matching the overall center. Patrick was glad to see the new development on the site. We also discussed the adjacent businesses, both existing and future (per Master Site Plan).

To date, no comments, petitions or any other responses to the subject project have been received from the public. No comments, responses have been provided directly to SRA's attention.

Sincerely,

**Stewart + Reindersma Architecture, PLLC**

Sake Reindersma, AIA  
Sr. Partner



# **FS19-674**

# **Christian Brother Automotive**

# **CUP**

Planning & Zoning Commission

October 15, 2020



# Vicinity MAP

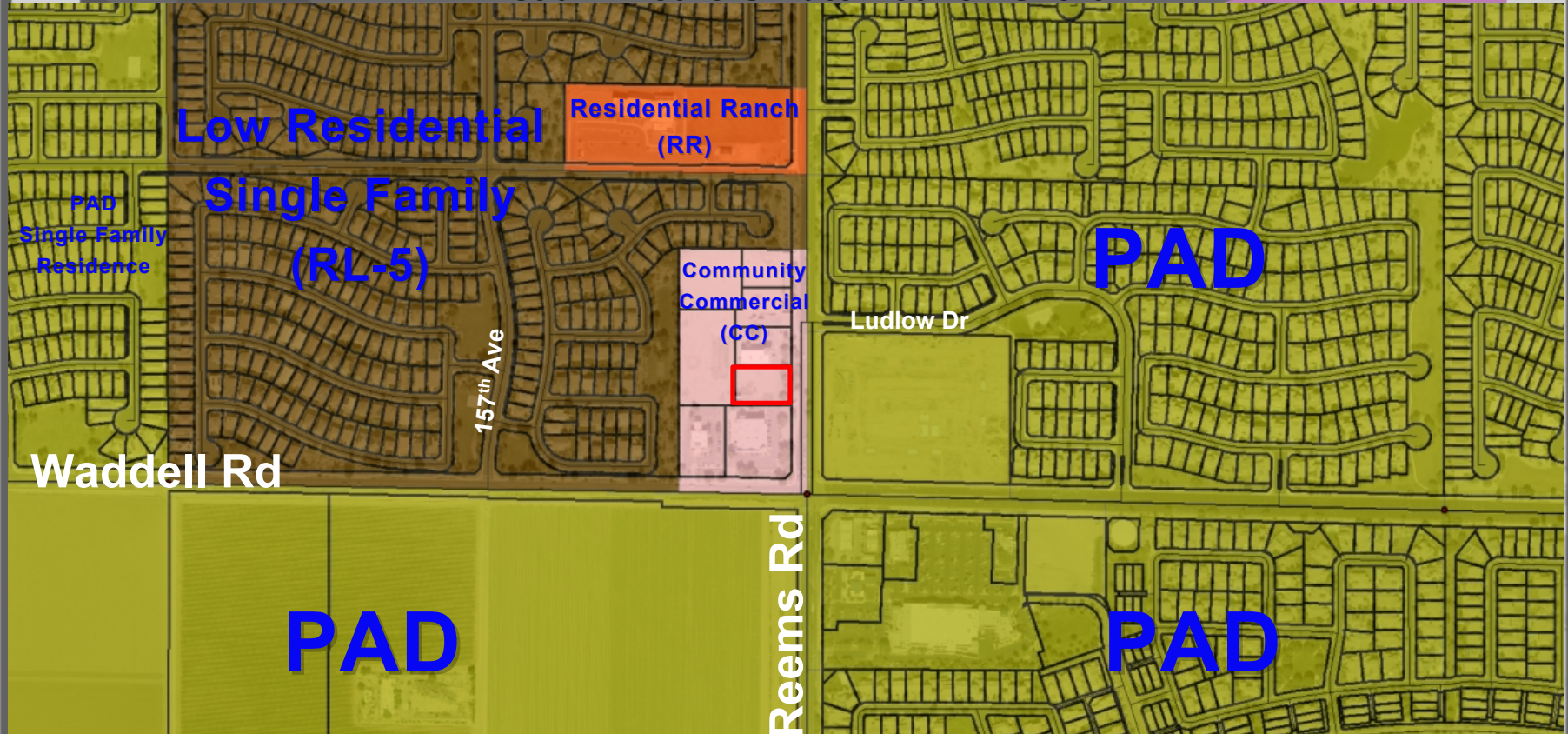
**Christian Brothers Automotive FS19-674**





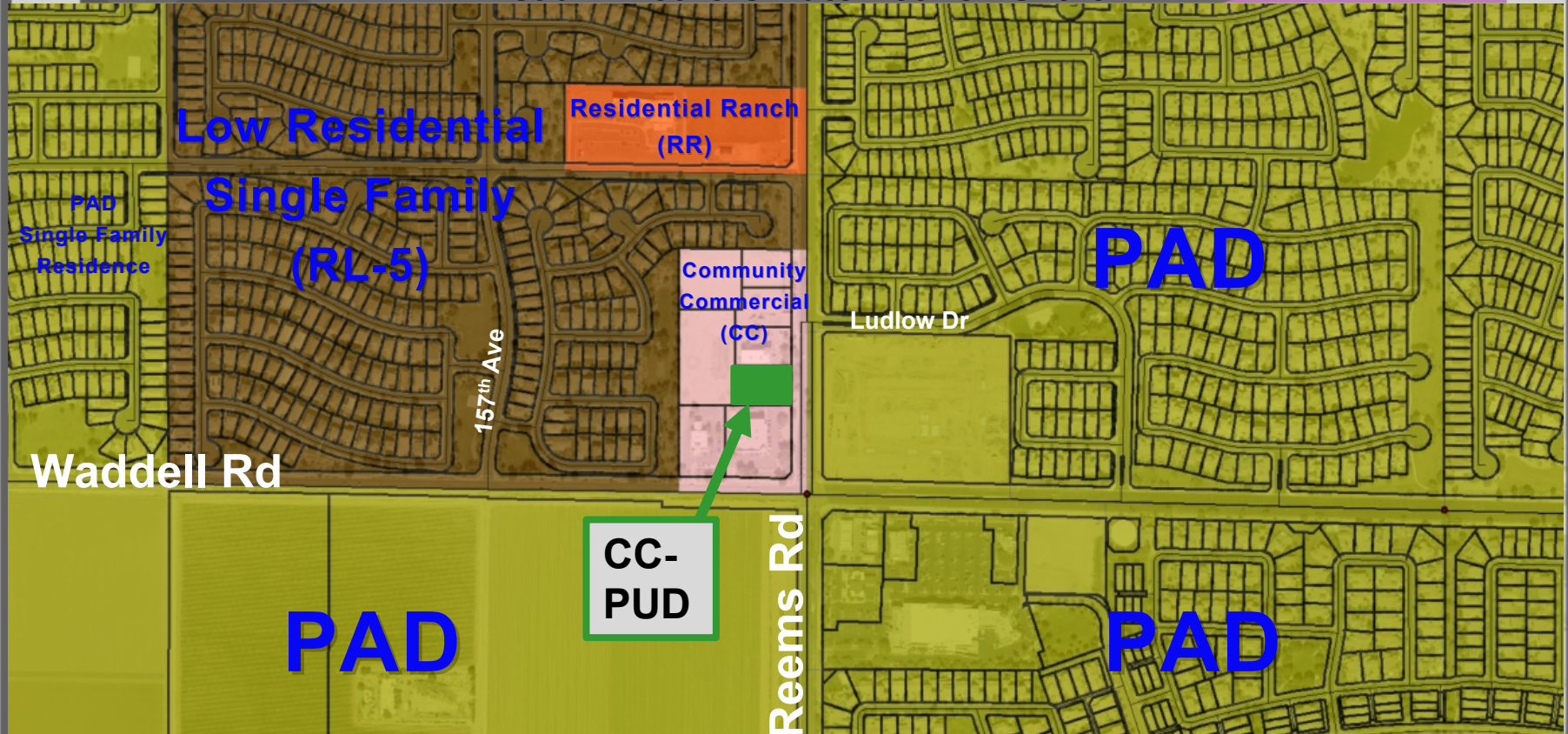
# Case Map

Christian Brothers Automotive FS19-674

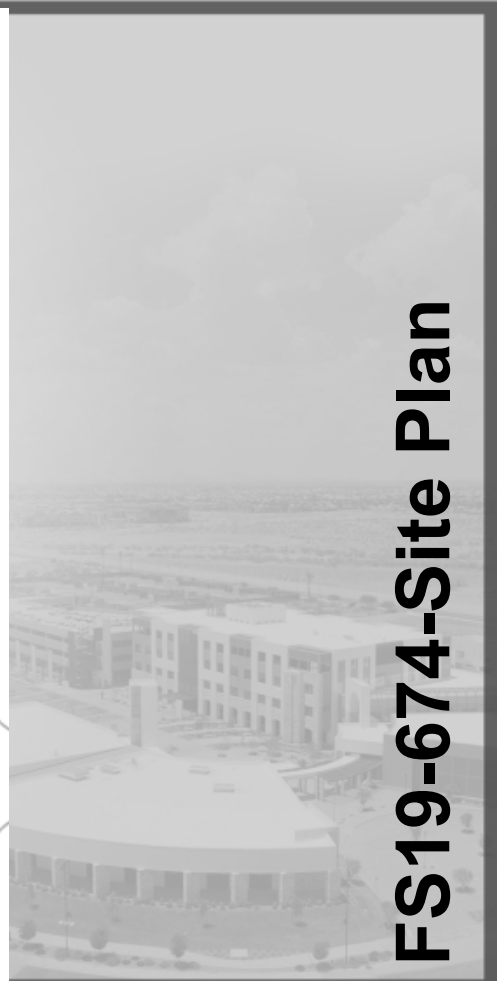


# Case Map

Christian Brothers Automotive FS19-674

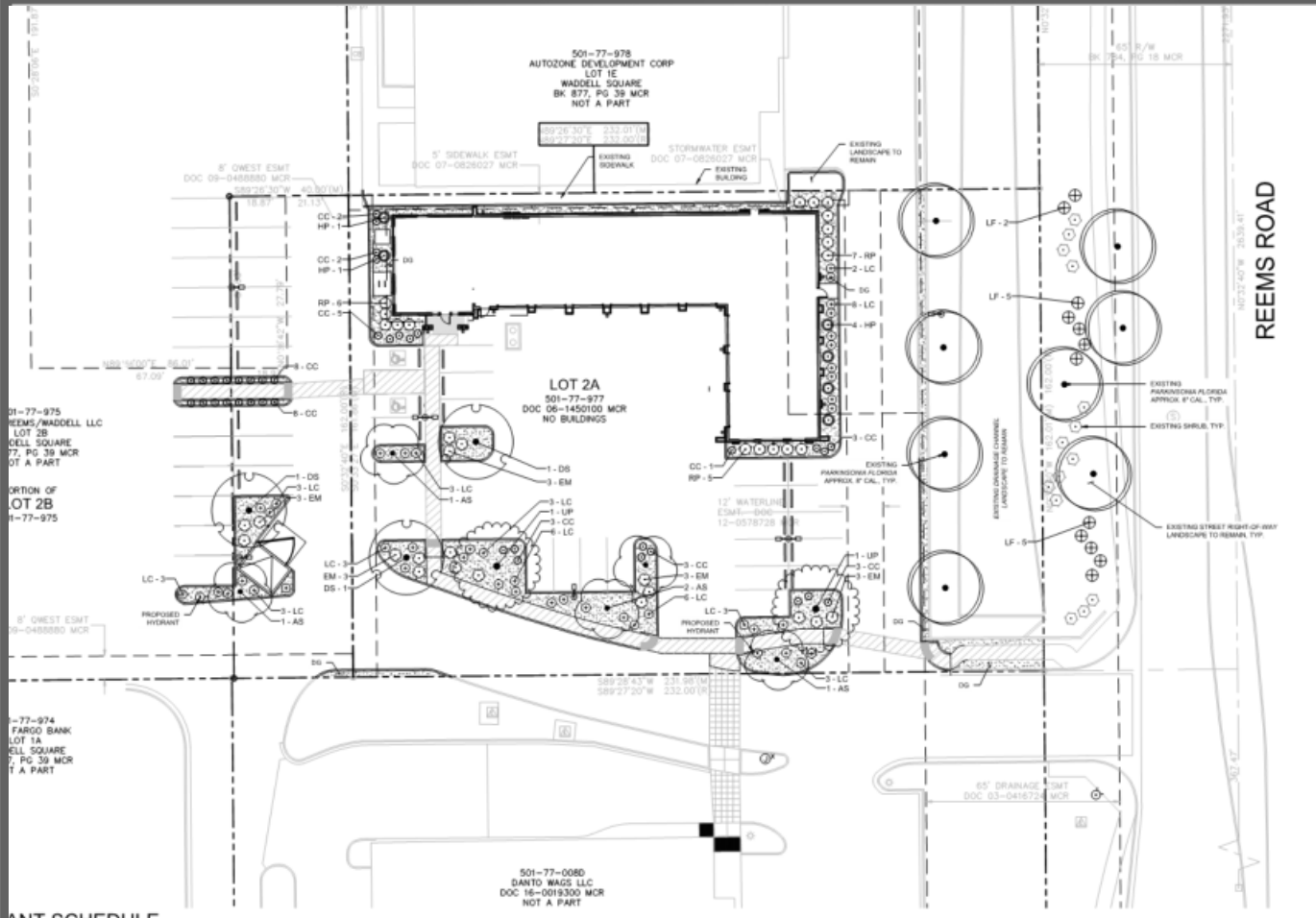








# FS19-674-Landscape Plan







| COLOR                                                                             |                                                       | NATURAL                                        |
|-----------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------|
|  | #101 Very light beige<br>100% natural untreated paper | STAINLESS STEEL/BLACK METAL<br>STAINLESS STEEL |
|  | #102 Light beige<br>100% natural untreated paper      | STAINLESS STEEL/BLACK METAL<br>STAINLESS STEEL |
|  | #103 Medium beige<br>100% natural untreated paper     | STAINLESS STEEL/BLACK METAL<br>STAINLESS STEEL |
|  | #104 Dark beige<br>100% natural untreated paper       | STAINLESS STEEL/BLACK METAL<br>STAINLESS STEEL |
|  | #105 Very dark beige<br>100% natural untreated paper  | STAINLESS STEEL/BLACK METAL<br>STAINLESS STEEL |
|  | #106 Dark brown<br>100% natural untreated paper       | STAINLESS STEEL/BLACK METAL<br>STAINLESS STEEL |
|  | #107 Very dark brown<br>100% natural untreated paper  | STAINLESS STEEL/BLACK METAL<br>STAINLESS STEEL |
|  | #108 Black<br>100% natural untreated paper            | STAINLESS STEEL/BLACK METAL<br>STAINLESS STEEL |

[illegible]



# CITIZEN OUTREACH

## Citizen Outreach Meeting

- October 24, 2019



# STAFF RECOMMENDATION

## Staff Recommendation:

- Recommend approval subject to Stipulations 'A' through 'F'





# QUESTIONS OR COMMENTS?

Thank You

- A. Development and use of the site shall be consistent with the Site Plan entitled “Christian Brothers Automotive” consisting of one (1) sheet prepared by SRA and stamped received September 9, 2020.
- B. Landscaping of the site shall be consistent with the Landscape Plan entitled “Christian Brothers Automotive” consisting of two (2) sheets prepared by SRA and stamped received July 24, 2020.
- C. Building elevations shall be consistent with the Elevations entitled “Christian Brothers Automotive” consisting of two (2) sheets prepared by SRA and stamped received November 22, 2019.
- D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
- E. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.
- F. Approval of this Site Plan is contingent upon the subsequent City Council approval of the related Zone Change being processed under case FS19-674.

Section 122-109(B) for Vehicle Service Minor:

(1) If an installation service is offered, the service shall be restricted to the installation of minor parts only, including batteries, windshield wipers, hoses, fuses, lights, radios, tires and similar minor elements, but excluding engine, transmission and differential service, or similar installation.

(2) All repair and service work shall be performed within a completely enclosed building with the exception of gasoline sales.

(3) Openings to the service bays shall not face public rights-of-way and shall be designed to minimize the noise and visual intrusion into adjoining properties.

(4) No new stock, or used or discarded automotive parts or equipment, shall be located or stored in any open area outside of the enclosed building.

(5) No dismantling, re-manufacturing or rebuilding shall be permitted.

(6) All vehicles waiting for repair shall be concealed from view through the use of a landscape screen such as berming and dense landscaping.

(7) Outdoor storage and displays are prohibited.





**CITY OF SURPRISE**  
**Planning and Zoning Commission Meeting**

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Council Meeting Date: October 15, 2020      Contact Person: Shirley Phan  
Submitting Department: Community Development      District: District 4  
Staff Recommendations:

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Consent: No      Regular: Yes      Public Hearing: No      Report/Discussion: No

---

**Agenda Wording:**

Consideration and action regarding a proposed Site Plan to allow an existing commercial facility to be updated into a small design center on Parcel B of the Southey's Place Minor Land Division generally located north of Central Street and east of Dysart Road. (Case FS19-410)

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**Motion:**

I move to approve/deny the Site Plan to allow an existing commercial facility to be updated into a small design center on Parcel B of the Southey's Place Minor Land Division generally located north of Central Street and east of Dysart Road, subject to stipulations "A" through "E".

---

**Background:**

On June 10, 2019, ISOS Architecture submitted a request for a Site Plan to allow an existing commercial facility to be updated into a small design center on Parcel B of the Southey's Place Minor Land Division generally located north of Central Street and east of Dysart Road.

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**Objective Analysis:**

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**Policy Compliant:**

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**Financial Impact:**

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

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**Budget Impact:**

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**FTE Impact:**

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**ATTACHMENTS:**

1. 00-FS19-410-Surprise Design Center- Staff Report

2. 01-FS19-410- Surprise Design Center-Vicinity Map
  3. 02-FS19-410- Surprise Design Center-Case Map
  4. 03-FS19-410- Surprise Design Center-Site Plan
  5. 04-FS19-410- Surprise Design Center-Landscape Plan
  6. 05-FS19-410- Surprise Design Center-Elevations
  7. 06 FS19-410- Surprise Design Center- Presentation
-

# Site Plan

## REPORT TO THE PLANNING AND ZONING COMMISSION

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1 **Case:** FS19-410

2  
3 **Project Name:** Surprise Design Center

4  
5 **Council District:** 4- Mulberry

6  
7 **Meeting Date:** October 15, 2020

8  
9 **Planner:** Shirley Phan

10  
11  
12 **Owner:** Spear Street Equities, LLC

13  
14 **Applicant:** Brent Armstrong of ISOS Architecture

15  
16 **Request:** Site Plan to allow an existing commercial facility to be  
17 updated into a small design center on Parcel B of the  
18 Southey's Place Minor Land Division in the Surprise Heritage  
19 District - Commercial Overlay (SHD-CO) zoning district.

20  
21 **Site Location:** Generally, north of Central Street and east of Dysart Road

22  
23 **Site Size:** 0.93 acres net (approx.)

24  
25 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan  
26 2035.

27  
28 **Support/Opposition:** None known

29  
30 **Staff Recommendation:** Staff recommends the Commission **approve** case FS19-410,  
31 subject to stipulations 'A' through 'E'.  
32



**Project Description:**

ISOS Architecture submitted a request for a Site Plan to allow an existing commercial facility to be updated into a small design center on New Parcel B of the Southey's Place Minor Land Division in the Surprise Heritage District - Commercial Overlay (SHD-CO) zoning district. The proposal includes three (3) buildings: Building 1 will be a 1,430 square foot show room and office building; Building 2 will be a 2,400 square foot retail and office building; and Building 3 will be a 2,893 square foot storage and small business building.

Primary access to the site will be via a new driveway on Central Street. Emergency fire access will occur on the southwest corner of the property. The proposed Site Plan will connect to the existing sidewalk along Central Street.

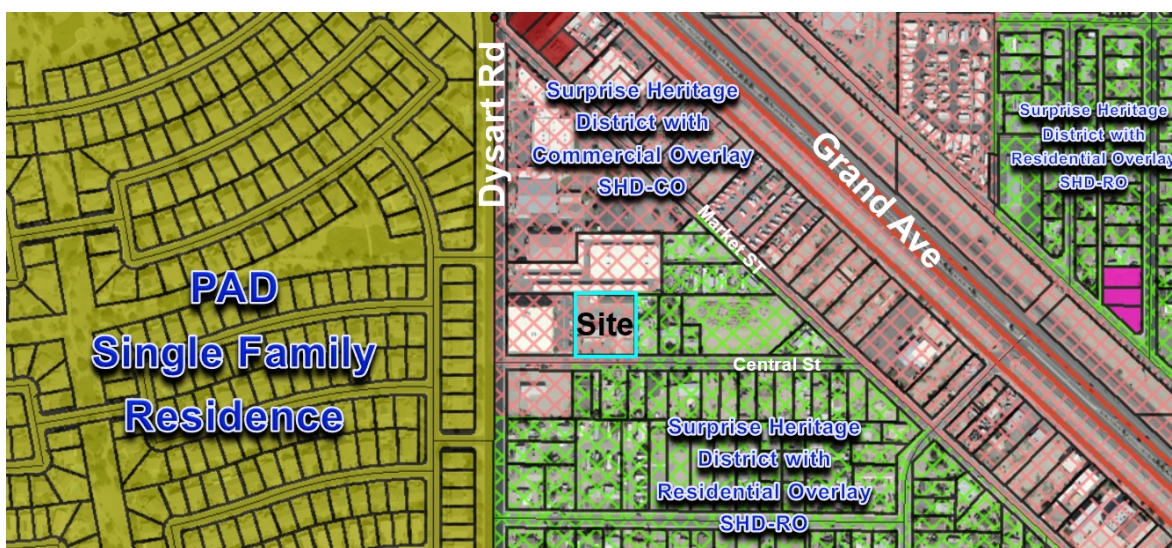
A total of 27 parking spaces will be provided on site, which meets the City standards of one (1) space per 300 sq. ft. of gross floor area for retail uses. The spaces are in close proximity to all of the buildings for convenience of the employees and customers. Six (6) of the spaces will be handicap-accessible.

The applicant proposes 15% of landscape coverage, which meets the minimum requirement set forth by the SUDC. The proposed refuse enclosures will be located on the northwest side of the property and will be screened from the public view with a decorative CMU wall.

The proposed exterior design complies with the SUDC, and will complement the surrounding area in the Surprise Heritage District.

The applicant also included a lighting photometric study with the application, which meets the lighting requirements of the SUDC.

**Surrounding Land Zoning:**



|        |               |        |
|--------|---------------|--------|
| SHD-CO | SHD-CO        | SHD-CO |
| SHD-CO | <b>SHD-CO</b> | SHD-RO |
| SHD-RO | SHD-RO        | SHD-RO |

**Background:**

**1990:** The Board of Adjustment approved a Variance to allow a 3' side setback for "Southey's Plumbing" under case VA90-003.

**December 26, 2002:** The Minor Land Division for "Southey's Place" was approved Administratively under case MLD02-270.

**January 25, 2019:** Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-077.

**June 10, 2019:** The applicant filed a request for a Site Plan under case FS19-410, the subject request.

**Utility and Services Table:**

|             |                   |
|-------------|-------------------|
| Water:      | City of El Mirage |
| Wastewater: | City of Surprise  |

**Reviewing Agencies:**

In addition to the standard city reviewing agencies, Arizona Department of Transportation, Flood Control District, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the external reviewing agencies indicated any concerns over the request.

**Summary:**

The proposed Site Plan meets the requirements of the SUDC.

**Findings:**

- The proposed Site Plan is consistent with the SUDC.

**Recommendation:**

Based on the findings noted above, staff recommends the Commission **approve** case **FS19-410**, subject to stipulations 'A' - 'E' as outlined below:

- 103 A. Development and use of the site shall be consistent with the Site Plan entitled  
104 "Surprise Design Center" consisting of one (1) sheet prepared by ISOS  
105 architecture and stamped received August 14, 2020.  
106
- 107 B. Landscaping of the site shall be consistent with the Landscape Plan entitled  
108 "Surprise Design Center" consisting of one (1) sheet prepared by ISOS  
109 architecture and stamped received August 14, 2020.  
110
- 111 C. Building elevations shall be consistent with the Elevations entitled "Surprise  
112 Design Center" consisting of three (3) sheet prepared by ISOS architecture  
113 and stamped received July 8, 2020.  
114
- 115 D. This Site Plan is valid for one (1) year after approval by the Planning and  
116 Zoning Commission. This Site Plan shall expire on the one (1) year  
117 anniversary of approval, unless construction commences prior to that date.  
118
- 119 E. Non-compliance with the approved plan for this case will be treated as a  
120 violation in accordance with the provisions of Article XIV of the Surprise Unified  
121 Development Code.  
122

123 However, should the Commission wish to deny the request, the Commission should make  
124 its own findings and base its decision on those alternative findings.  
125

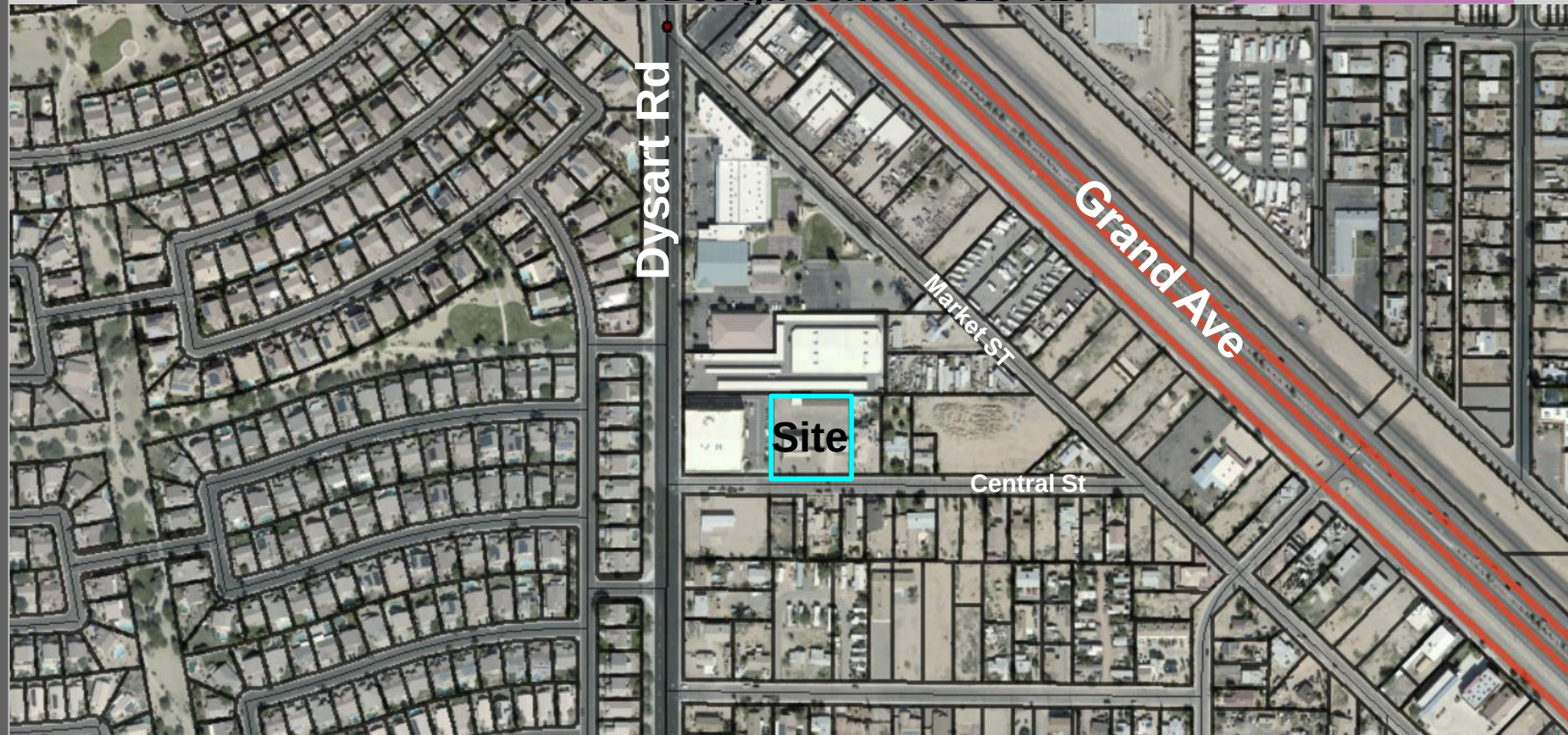
126 **Attachments:**  
127

- 128 01 Vicinity Map  
129 02 Case Map  
130 03 Site Plan  
131 04 Landscape Plan  
132 05 Elevations  
133 06 Presentation



# Vicinity MAP

Surprise Design Center FS19-410





# Case Map

Surprise Design Center FS19-410





SHEET INDEX: SITE PLAN APP

|         |                           |
|---------|---------------------------|
| A1.0    | Site Plan/ Project Data   |
| A1.1    | Code Study                |
| A1.2    | Site Details              |
| A3.1    | Elevations Building 1     |
| A3.2    | Elevations Building 2     |
| A3.3    | Elevations Building 3     |
| C1 of 2 | Cover Sheet and Info      |
| C2 of 2 | Grading and Drainage Plan |
| L1.0    | Landscape Plan            |
| E1.0    | Electrical Site Plan      |
| E1.1    | Site Photometric Plan     |
| 1 of 1  | Boundary Survey           |

Note: Fire sprinkler and fire alarm drawings will be a deferred submittal

Note: All signs under separate permit

|                         |                                                         |
|-------------------------|---------------------------------------------------------|
| Address:                | 13022 and 13052 W. Central Street<br>Surprise, AZ 85372 |
| APN #                   | 501-19-061                                              |
| Jurisdiction:           | City of Surprise                                        |
| Zoning:                 | SHD-CO                                                  |
| Occupancy:              | B, M                                                    |
| Construction Type:      | VB                                                      |
| Lot size:               | 40,497 sqft; .93 Acres                                  |
| Allowable Lot Coverage: | 85%                                                     |
| Proposed Lot Coverage:  | 18.5%                                                   |
| Building 1 Area:        | 1492 sqft                                               |
| Building 2 Area:        | 2400 sqft                                               |
| Building 3 Area:        | 3588 sqft including covered patio                       |
| Building 1 Height:      | 11'-6.5"                                                |
| Building 2 Height:      | 16'-0"                                                  |
| Building 3 Height:      | 16'-0"                                                  |
| Parking Calculation:    | Area/ 300= Required Parking Spaces                      |
| Parking required:       | 7480/300 = 24.93 (25 spaces)                            |
| Parking provided:       | 21 Spaces +6 Accessible= 27 Spaces                      |

Fire Sprinklers and Alarm: Required as deferred submittal

PROJECT TEAM:

OWNER:  
Spear Street Equities, LLC  
3230 E Washington St  
Phoenix AZ 85034  
Andy Zalkow  
602 540 6034

ARCHITECT:  
ISOS Architecture, LLC  
W. Brent Armstrong  
307 W. Latham Street  
Phoenix, AZ 85003  
480.323.6928  
brent@isosarchitecture.com  
www.isosarchitecture.com

SURVEYOR:  
EPS Group, Inc.  
Todd R. Leslie, CDP, LEED AP  
125 S. Avondale Blvd., Ste 115  
Avondale, AZ 85323  
C: 586.420.8545  
D: O: 623.547.4661 Todd.Leslie@epsgruoinc.com

CIVIL ENGINEER:  
Cypress Civil Development  
Jeff Hunt, PE  
4450 N 12th Street, Suite 228  
Phoenix, Arizona 85014  
mobile (623) 341-7892  
office (623) 282-2498  
www.cypresscivil.com

LANDSCAPE ARCHITECT:  
The Campbell Collaborative  
Landscape Architects and Planners  
Don Campbell, RLA  
111 E Dunlap, Suite 1-278  
Phoenix, Arizona 85020  
don@campbellcollaborative.com  
Office 602.266.1644  
Fax 602.266.1607  
Cell 602.377.1790

TRAFFIC STUDY:  
Andrew Smigielski, PE, PTOE, PTP  
Southwest Traffic Engineering, LLC  
p 602.266.SWTE (7983)  
smig@SWTE.US

ELECTRICAL ENGINEER:  
MW Engineering, LLC  
Tim O'Ferrell  
2001 W. Alameda Dr. Suite #102  
Tempe, Arizona 85282  
480-731-5050  
Email: timo@mwegroup.com

PROJECT DATA

Project Description:  
The project is intended to update the existing facility into a small design center. The concept is that separate tenants could occupy one or more spaces that allow a mix of retail and office space.

The project would take place in one single phase. The site requires a new asphalt parking lot, grading and drainage, and new landscape. A new driveways and sidewalk will be updated on the street side of the property. The rear chain link fence will be updated with a 6' block wall and a new low screen wall at the front of the property will screen parking. A new fire sprinkler system will be installed on the property. A new trash enclosure and parking lot lighting is also included.

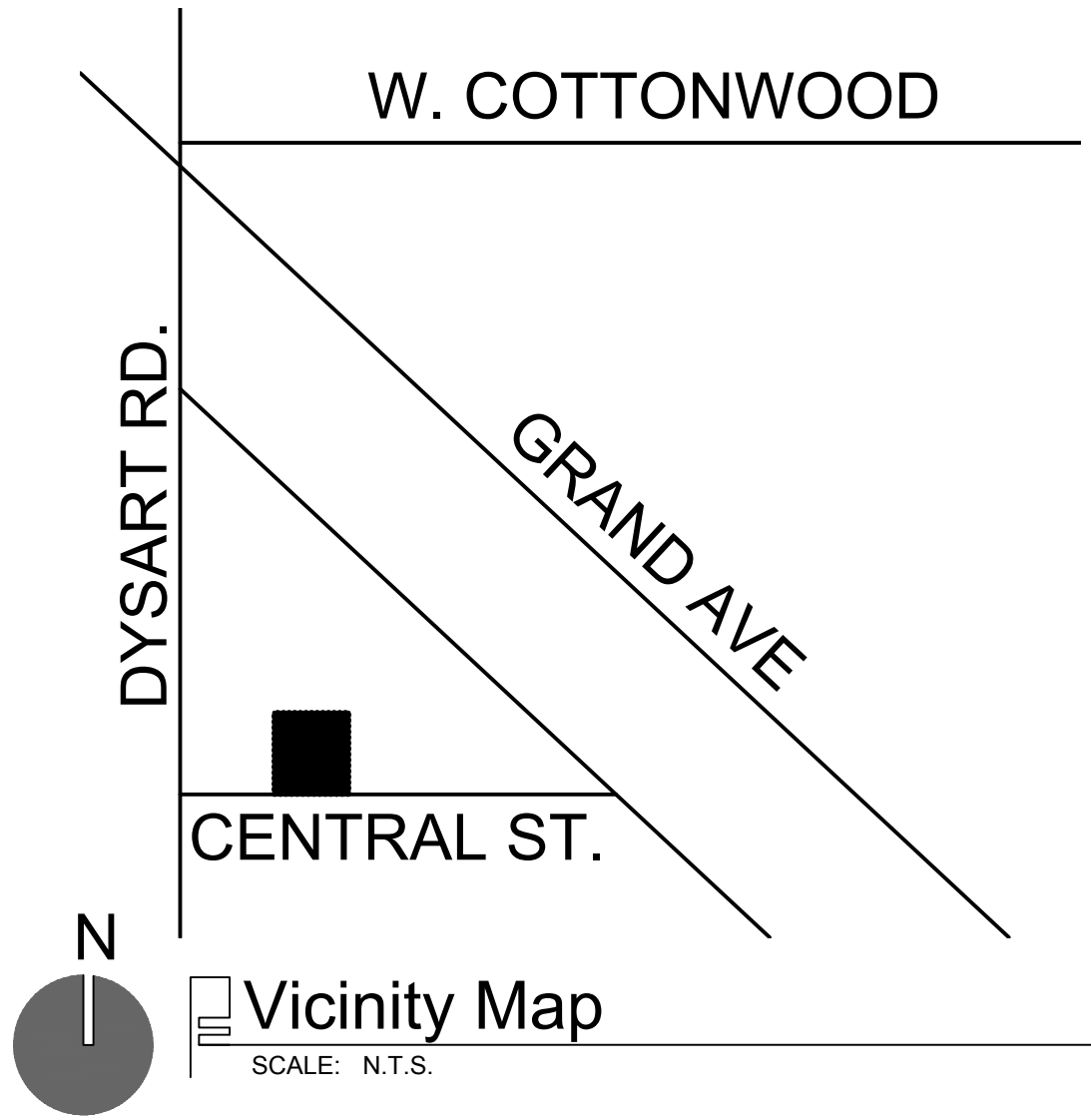
Building 1 on the south east corner of the property will be brought up to code, and contain a showroom and offices. This includes verifying the HVAC system, a new fire riser room, sprinklers and fire alarm along with verification of the garage door, and creation of a fire wall on the east side of the building. Paint, screening the HVAC unit, new windows on the street side of the building and other cosmetic enhancements will help update the building.

Building 2 located on the SW corner of the lot is also a mix of retail and offices with a small lobby. It requires new fire sprinklers to be brought up to code. It would also need paint, a new awning, and other cosmetic updates, and will get a new roll up door on the rear side of the building.

Building 3 is on the rear part of the lot, and will include renovating the existing structure consisting of individual commercial spaces for small businesses to operate and/or sell merchandise. This requires the most work, including new HVAC systems, electrical, and structural work for new openings and suite partitions. The building will get new bathrooms and significant cosmetic upgrades. Building three will also have fire sprinkler and alarm systems along with fire wall details for the north and east facades of the building.

INTERNATIONAL DESIGN CODES

Surprise Municipal Code (SMC)  
Engineering Development Standards  
2012 International Fire Code and Surprise amendments  
Surprise Fire Department Access and Guideline Book  
National Fire Protection Association  
AASHTO  
2012 International Building Code  
2012 International Residential Code  
2012 International Mechanical Code  
2012 International Fuel Gas Code  
2012 International Plumbing Code  
2011 National Electric Code  
2012 International Energy Conservation Code  
Ordinance 14-04A (Local Code Amendments)



KEYNOTES:

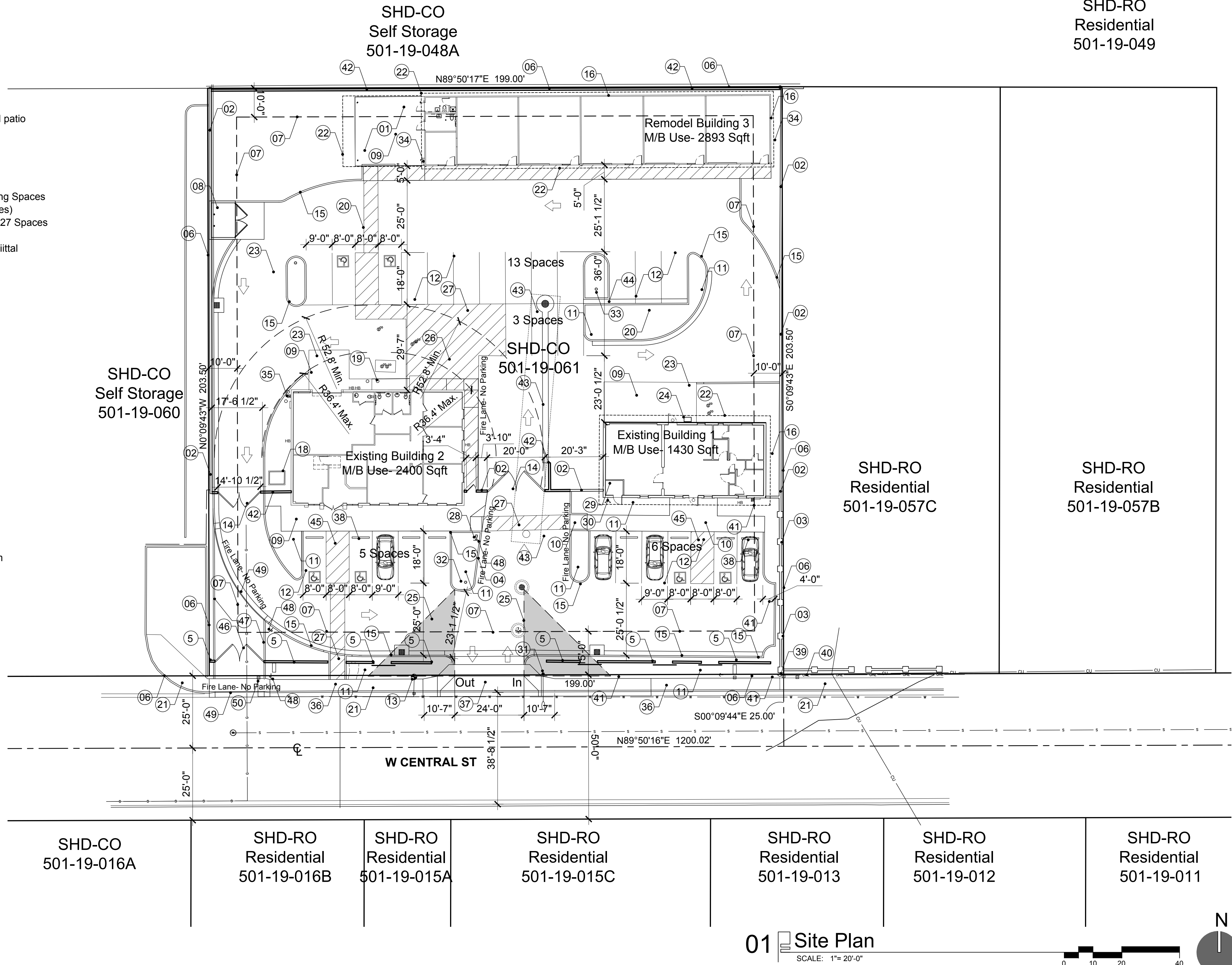
- Existing covered patio to remain
- Existing 6' block wall to remain
- Existing 3' block wall with iron fence to remain
- Existing curb to remain
- New 36" screen block wall with steel panel details 42" above finished grade- see details 1 & 2 on sheet A1.2
- Property line
- Setback line
- New trash enclosure - see detail number 3 on sheet A1.2
- Existing concrete pad to remain
- New concrete pad
- New landscaped area- See landscape drawings
- New asphalt with stripping per detail 4-03 on sheet A1.2
- Existing Fire hydrant
- Steel gate
- New concrete curb
- Existing variance for existing buildings over the required building setbacks
- Existing sewer clean out
- Existing utility cabinet
- Existing bollard to remain
- Existing dry well to be removed
- Existing sidewalk to remain
- Roof overhang
- Required turning radius for SU-40
- Community mailbox
- 30'x30' view triangle per detail 4-02 on sheet A1.2
- Loading zone
- Striped access aisle to all buildings and right of way
- Gate keypad
- Fire riser room
- FDC per fire sprinkler plans
- Existing street light to remain
- Existing parking lot light pole
- New parking lot light pole- See E1.0 for additional information
- New mini split condensing unit
- Electric Meter
- Existing sidewalk to remain- transition to detail 4-03 on sheet A1.2
- New concrete driveway per MAG detail 250-2 on sheet A1.2
- New concrete curb stop at parking space as shown- Typical
- Existing power pole to remain
- Existing overhead electrical lines to remain
- Existing overhead electrical lines to be placed underground
- New 6' site wall to match existing
- New underground retention- See civil drawings for additional info
- New gutter- see civil drawings for additional information
- Access Aisle- slope to provide access to building- 2% max.- See civil drawings for additional information
- Low steel FD access gate with knox box
- Compacted decomposed granite FD drive access contained within red painted curb with no parking stencil
- No parking sign to read "FIRE LANE CITY OF SURPRISE MUNICIPAL CODE SEC 54-89 (a)(14)- Must face direction of vehicle travel
- Mountable curb for FD access only
- Replace water meter box with heavy duty drivable meter box

Site Plan General Notes:

- The uses of general office and retail (includes showroom) are principally permitted in the subject zoning district. Outdoor storage and indoor storage not associated with an onsite commercial business are not permitted.
- Due to the change in occupancy and usage of the buildings, all three buildings will need to meet the current fire codes including adding a fire sprinkler in each building. Fire alarm system with full area smoke detection devices and notification appliances in each building and third party fire alarm monitoring for each building is required. A single fire riser room for the riser and alarm system will be added to building 1, with a single FDC for the property.

The Fire Equipment Room shall be located within the building footprint. The fire sprinkler riser assembly, the fire alarm control panel, fire alarm manual pull station, spare sprinkler heads storage box, and the document box for "as-built" drawings shall be located within the room. This room shall have an external door shall be installed inside the building with a door providing access into the fire equipment room. The fire equipment room shall be used for fire protection equipment and controls only. The minimum size of the equipment room shall allow adequate firefighter access and mobility with the following minimum clearance requirements: 1. Riser assembly shall have a minimum of 36 inches of clearance around the pipe. One side may be a minimum of 18 inches from a wall. 2. There shall be 36 inches of clearance in front of the Fire Alarm Control Panel (FACP)

- Building address numbers shall be plainly legible and visible from the street or road (public way) fronting the property. Numbers located on the building are 51 to 100 feet from the public way center-line – numbers shall be a minimum 12 inches high, 3 inches in width. The address numbers shall contrast with the building background.
- A complete building code review of plans will be performed during the development review process. Along with development review approval, submittal of a building permit application with required fees and review material is necessary for a complete building code review.
- Operations of the Main Gate: Remain open during normal business hours. Tenants may use keypad or key card for after hours access. One way exit gate can open with sensor.
- Power lines on site to be places below grade.



01 Site Plan

SCALE: 1"= 20'-0"



Recieved  
8-14-2020



surprise  
design  
center  
13022 W. Central St.  
Surprise, AZ 85372

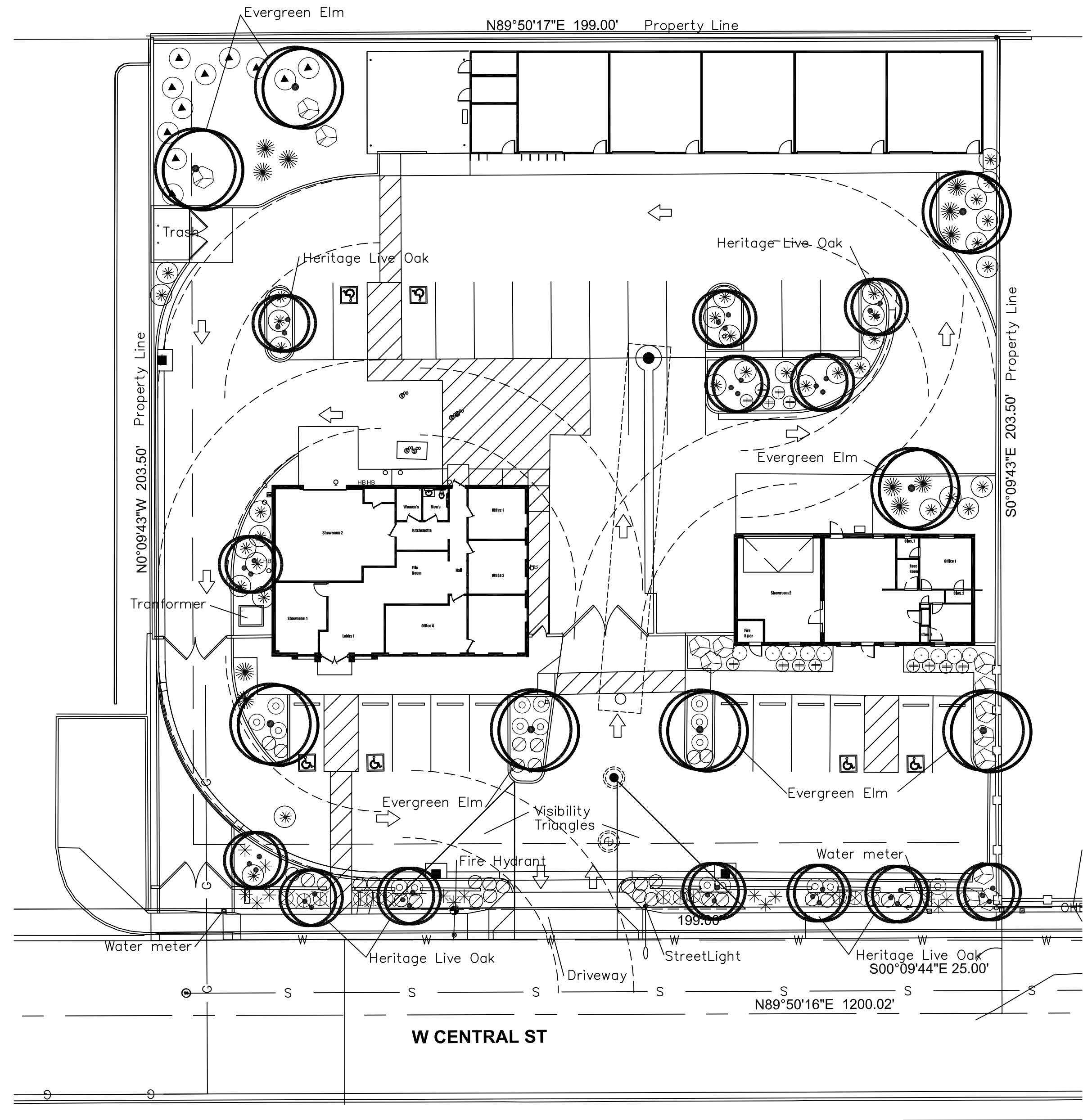
Case # FS 19-410  
07.June.2019

16 March 2020 City Site Plan Revisions  
29 May 2020 City Site Plan Revisions  
06 July 2020 City Site Plan Revisions  
10 Aug 2020 City Site Plan Revisions

SITE PLAN  
/ PROJECT DATA

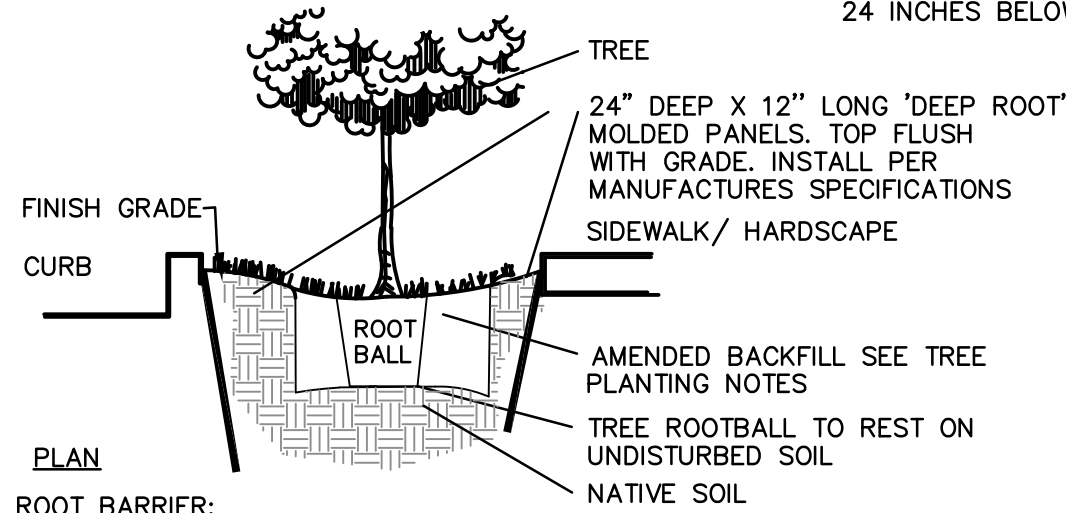
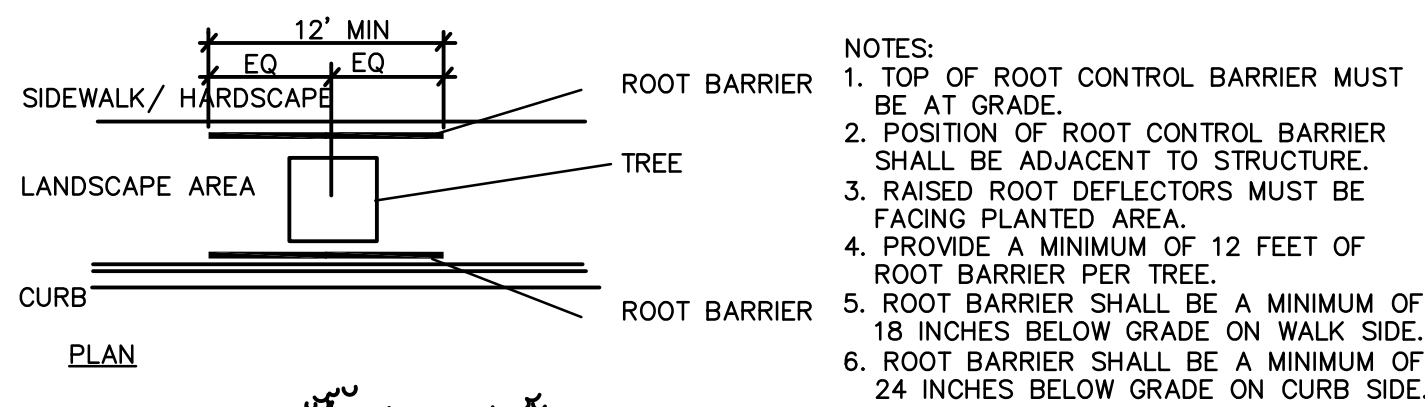
A1.0





## LANDSCAPE PLAN

SCALE 1"= 20'-0"

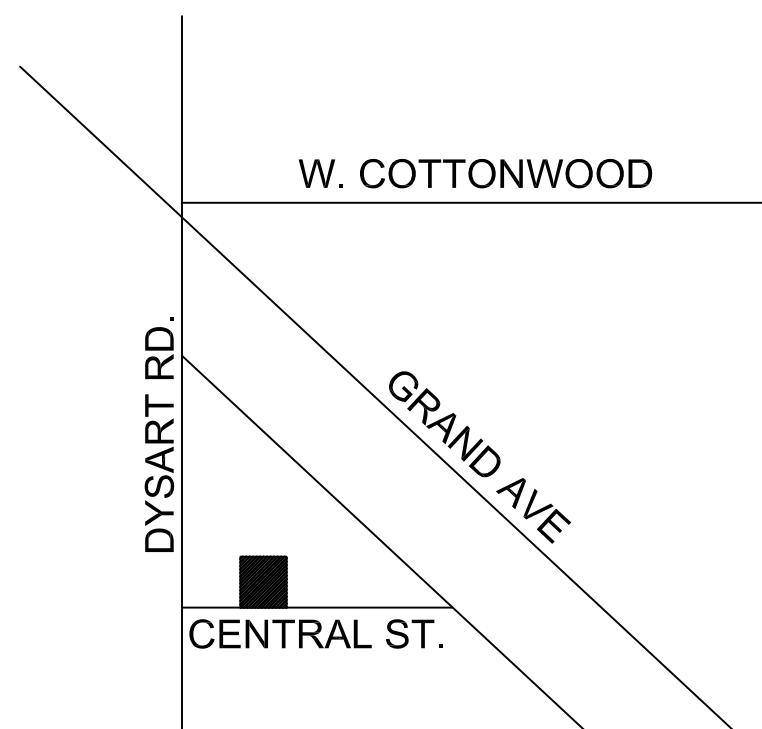


ROOT BARRIER:  
MANUFACTURER: DEEP ROOT  
MODEL #JB-24-2  
OR APPROVED EQUAL  
SIZE TO BE 24" DEEP

### 1 TREE ROOT BARRIER DETAIL L1.0 NOT TO SCALE PER EDS DETAIL 8-14

## PLANT MATERIAL LEGEND

| KEY                     | SYMBOL | BOTANICAL/COMMON NAME                                         | SIZE (Height, Canopy, & Caliper)           | QUANT. |
|-------------------------|--------|---------------------------------------------------------------|--------------------------------------------|--------|
| TREES                   |        |                                                               |                                            |        |
| ①                       |        | Quercus virginiana<br>Heritage Live Oak                       | 24" Box 9' 4' 1.25"<br>Double-Staked Typ.  | 13     |
| ②                       |        | Ulmus parvifolia<br>Evergreen Elm                             | 24" Box 7.5' 4' 1.5"<br>Double-Staked Typ. | 9      |
| LARGE SHRUBS            |        |                                                               |                                            |        |
| ③                       |        | Eremophila 'Valentine'<br>Valentine Bush                      | 5 Gallon                                   | 14     |
| ④                       |        | Leucophyllum langmaniae<br>Rio Bravo Texas Ranger             | 5 Gallon                                   | 34     |
| ⑤                       |        | Nerium o. 'Petite Pink'<br>Petite Pink Oleander               | 5 Gallon                                   | 11     |
| MEDIUM AND SMALL SHRUBS |        |                                                               |                                            |        |
| ⑥                       |        | Callistemon c. 'Little John'<br>Little John Bottle Brush      | 5 Gallon                                   | 9      |
| ⑦                       |        | Muhlenbergia capillaris "Regal Mist"<br>Regal Mist Deer Grass | 5 Gallon                                   | 12     |
| ⑧                       |        | Ruellia peninsularis<br>Baja Ruellia                          | 5 Gallon                                   | 18     |
| GROUNDCOVERS            |        |                                                               |                                            |        |
| ⑨                       |        | Lantana m. 'New Gold'<br>New Gold Lantana                     | 1 Gallon                                   | 31     |
| ⑩                       |        | Rosmarinus officinalis 'Prostratus'<br>Dwarf Rosemary         | 5 Gallon                                   | 6      |
| ACCENTS                 |        |                                                               |                                            |        |
| ⑪                       |        | Dasylirion wheeleri<br>Desert Spoon                           | 5 Gallon                                   | 15     |
| ⑫                       |        | Hesperaloe parviflora<br>Red Yucca                            | 5 Gallon                                   | 11     |
| LANDSCAPE MATERIALS     |        |                                                               |                                            |        |
| ⑬                       |        | Decomposed Granite<br>Desert Gold                             | 1/2" size screened<br>2" Deep              |        |



## VICINITY MAP

## LANDSCAPE CALCULATIONS

|                                                                           |                                       |
|---------------------------------------------------------------------------|---------------------------------------|
| NET AREA<br>40,386 Sq. Ft.                                                | LANDSCAPE AREA<br>6,011 Sq. Ft. (15%) |
| FRONTAGE LANDSCAPING:<br>Linear Feet of Frontage- 168<br>Trees Required-7 | Trees Provided- 7                     |
| INTERIOR LANDSCAPING:<br>Required - 8                                     | Provided - 11                         |

## LANDSCAPE NOTES

- CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO STARTING WORK.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL HE DEEMS UNACCEPTABLE BEFORE OR AFTER PLANTING.
- GROUND COVER AND/OR DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS UNLESS OTHERWISE NOTED AND ALL BEDS THRUOUT THIS SITE.
- SOIL PREPARATION:  
A: PLANTING PIT BACKFILL FOR ALL TREES (15 GALLON AND LARGER) AND SHRUBS- GROUNDCOVER (5 AND 1 GALLON) SHALL BE AS FOLLOWS:  
6 PARTS BY VOLUME ON SITE SOIL  
4 PARTS BY VOLUME NITROLIZED SAWDUST  
1 PART BY VOLUME GYPSUM  
1 POUND 16-20-0 PER CUBIC YARD OF MIX  
B: ALL PLANTS WITH THE EXCEPTION OF GROUND COVERS AND TURF AREAS TO RECEIVE AGRIFORM (20-10-5) PLANTS TABS AT THE FOLLOWING RATES:  
1 GALLON 1-21 GRAM TABLETS  
5 GALLON 2-21 GRAM TABLETS  
15 GALLON 4-21 GRAM TABLETS  
24" BOX 6-21 GRAM TABLETS
- ALL GRADING TO PLUS OR MINUS 1/10 OF ONE FOOT BY GENERAL CONTRACTOR. THE FINISH GRADING AND FINE RAKING BY LANDSCAPE CONTRACTOR.
- ALL GROUND COVER AREAS FROM (5) GALLON CONTAINERS OR LARGER SHALL RECEIVE 2" MINIMUM DEPTH OF DECOMPOSED GRANITE.
- ALL PLANTING AREAS TO HAVE DECOMPOSED GRANITE AS SPECIFIED.
- LANDSCAPE CONTRACTOR TO APPLY (2) APPLICATIONS OF PRE-EMERGENT HERBICIDE(S) COMPATIBLE WITH SEED MIXTURE(S) AND VEGETATIVELY PLANTED MATERIALS. CONTRACTOR TO USE ONLY APPROVED WEED CONTROL MATERIALS AND A LICENSED APPLICATOR NO MATERIAL OR METHOD SHALL EFFECT THE LANDSCAPE PLANTING AND ESTABLISHMENT MATERIALS AND METHODS MUST CONFORM TO FEDERAL, STATE AND LOCAL REGULATIONS.
- PLANT AS PER DETAILS PROVIDED. ADJUSTMENTS WILL BE BY THE L.A. ONLY. BRING ANY PROPOSED CHANGES TO L.A.'S ATTENTION PRIOR TO CHANGES. AREAS OF STANDING WATER SHALL BE BROUGHT TO THE ATTENTION OF THE L.A. AND THE CITY OF SURPRISE.
- THE CORRECTION OF ALL DRAINAGE PROBLEMS IN ALL PLANT BEDS IS A PART OF THIS CONTRACT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING APPROPRIATE GRADES TO ENSURE THAT ALL WATER SHALL NOT COLLECT IN ANY PLANT PITS OR PLANT BEDS OR AGAINST BUILDINGS AND WALKS.
- ANY SUBSTITUTIONS, DELETIONS, ETC. SHALL BE APPROVED ONLY BY L.A. AND THE CITY OF SURPRISE.
- CONTRACTOR SHALL PROVIDE THE OWNER WITH A ONE YEAR GUARANTEE ON ALL TREES AND IRRIGATION WORK AND WORKMANSHIP. CONTRACTOR SHALL PROVIDE THE OWNER WITH A 90 DAY GUARANTEE ON ALL SHRUBS, GROUNDCOVERS AND WORKMANSHIP. GUARANTEE SHALL BEGIN UPON FINAL ACCEPTANCE BY L.A. MAINTAIN ALL PLANTINGS UNTIL FINAL ACCEPTANCE BY THE L.A. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A SITE MEETING, AT THE CONCLUSION OF THE GUARANTEE PERIOD, WITH THE OWNER.
- VANDALISM CORRECTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT ALL WORK DURING CONSTRUCTION. PROVIDE FENCING/ROPING AS REQUIRED.
- CONTRACTOR SHALL PROVIDE L.A. WITH THREE WEEK NOTICE ON THE FOLLOWING INSPECTIONS:  
1. INSPECTION OF FINISHED GRADES, PRIOR TO PLANTING, AND PLANT MATERIALS INSPECTIONS.  
2. IRRIGATION INSPECTIONS  
3. FINAL INSPECTIONS.  
THESE INSPECTIONS ARE REQUIRED. IT IS THE CONTRACTORS RESPONSIBILITY TO CALL THE L.A. AND SCHEDULE A TIME. THE COST OF THESE INSPECTIONS WILL BE THE RESPONSIBILITY OF THE OWNER.
- SEE ALL GRADING, ENGINEERING, ARCH., SITE AND UTILITY PLANS. ALL LANDSCAPE WORK SHALL BE ADJUSTED AROUND SITE IMPROVEMENTS.
- ALL PLANTINGS SHALL BE IRRIGATED - SEE IRRIGATION PLAN
- OBTAIN ALL BONDS AS REQUIRED BY THE STATE AND LOCAL CODES TO PERFORM WORK AS SHOWN.
- ANY SLOPES 4:1 (HORZ. : VERT.) AND STEEPER WHICH SHALL BE PLANTED WITH TREES, SHRUBS OR GROUNDCOVERS SHALL BE STABILIZED TO PREVENT EROSION SEE CIVIL PLANS FOR THE PROPOSED SLOPES.
- ALL PERMITS AND BONDS, AS MAY BE REQUIRED BY THE CITY OR COUNTY, IN WHICH THIS PROJECT OCCURS, SHALL BE PAID FOR AND AVAILABLE AT THE TIMES REQUIRED BY THE GOVERNING BODY, AND PROVIDED FOR BY THE LANDSCAPE CONTRACTOR.
- ALL TREES WITHIN THE SIGHT TRIANGLE TO BE TRIMMED UP 7' AND SHRUBS TO BE BELOW 2'.
- PROVIDE 8% SLOPE AWAY FROM CURB OR WALK 5'-0" ALONG ALL SETBACKS
- SETBACK ALL SPRAY AND STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVERSPRAY.
- AREAS OF DECOMPOSED GRANITE WITH OUT PLANT MATERIALS OR GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN SEVEN FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/ OR COVERAGE.

### CITY OF SURPRISE NOTES:

- TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH THE CITY OF SURPRISE EDS PER CHAPTER 8.



EXP. 05/30/2021

*Handwritten signature of Donald Roger Campbell*

Recieved  
8-14-2020



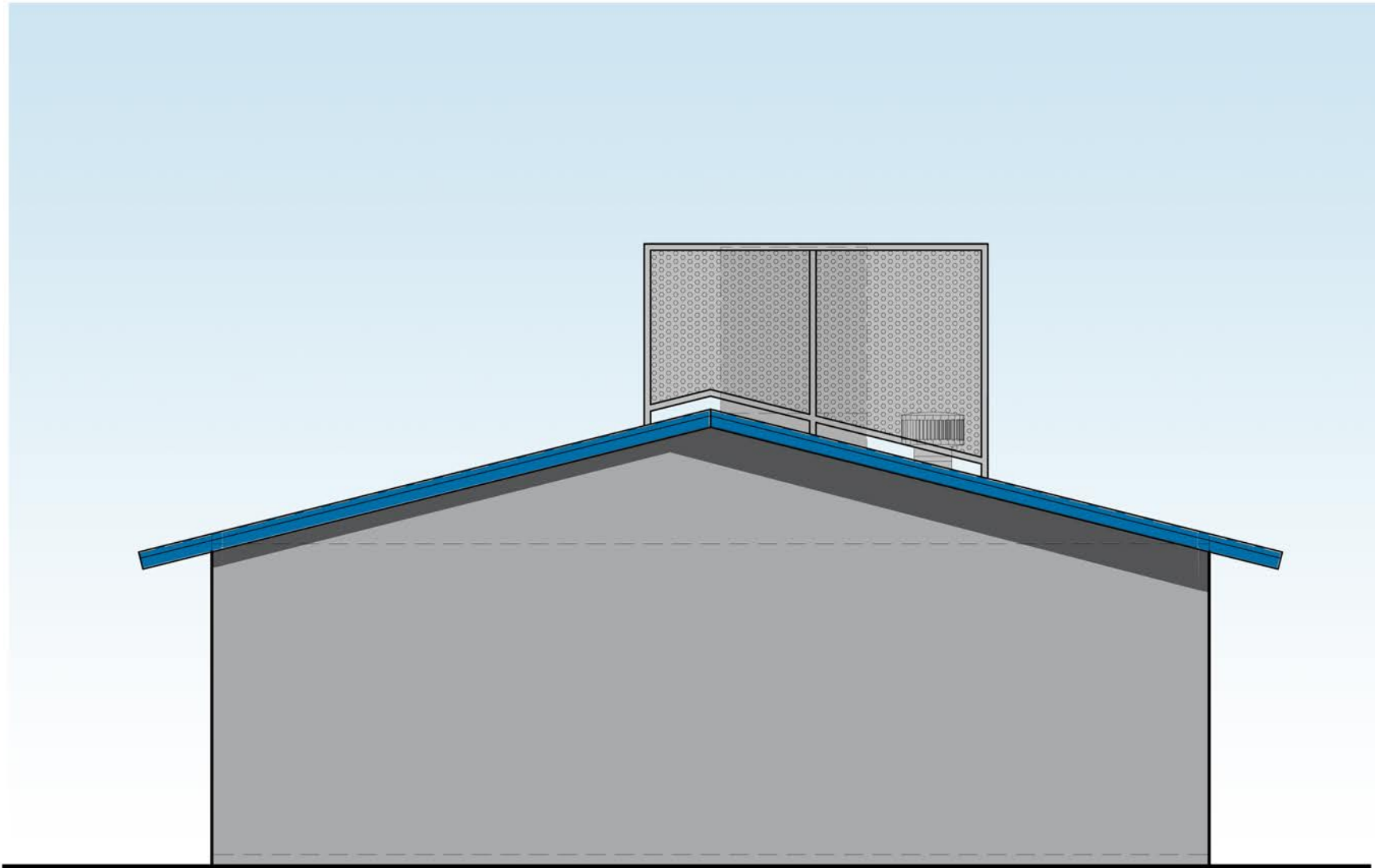
surprise  
design center

13022 W. Central St.  
Surprise, AZ 85372

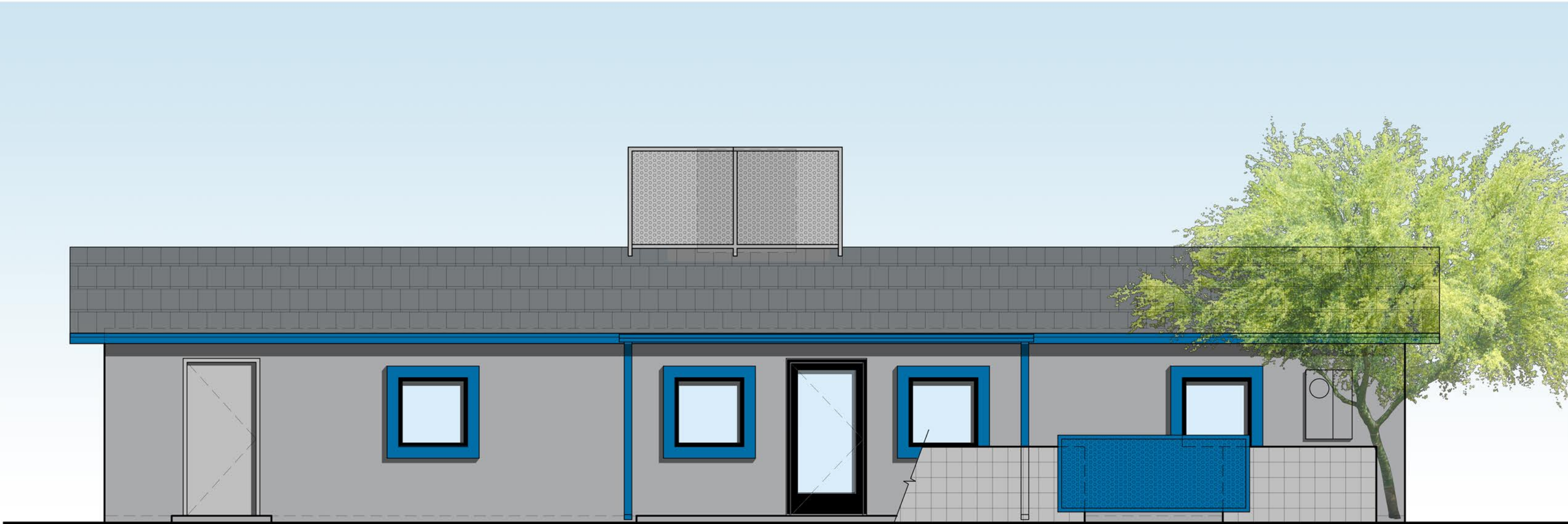
FS19-410  
05.29.2020

L1.0

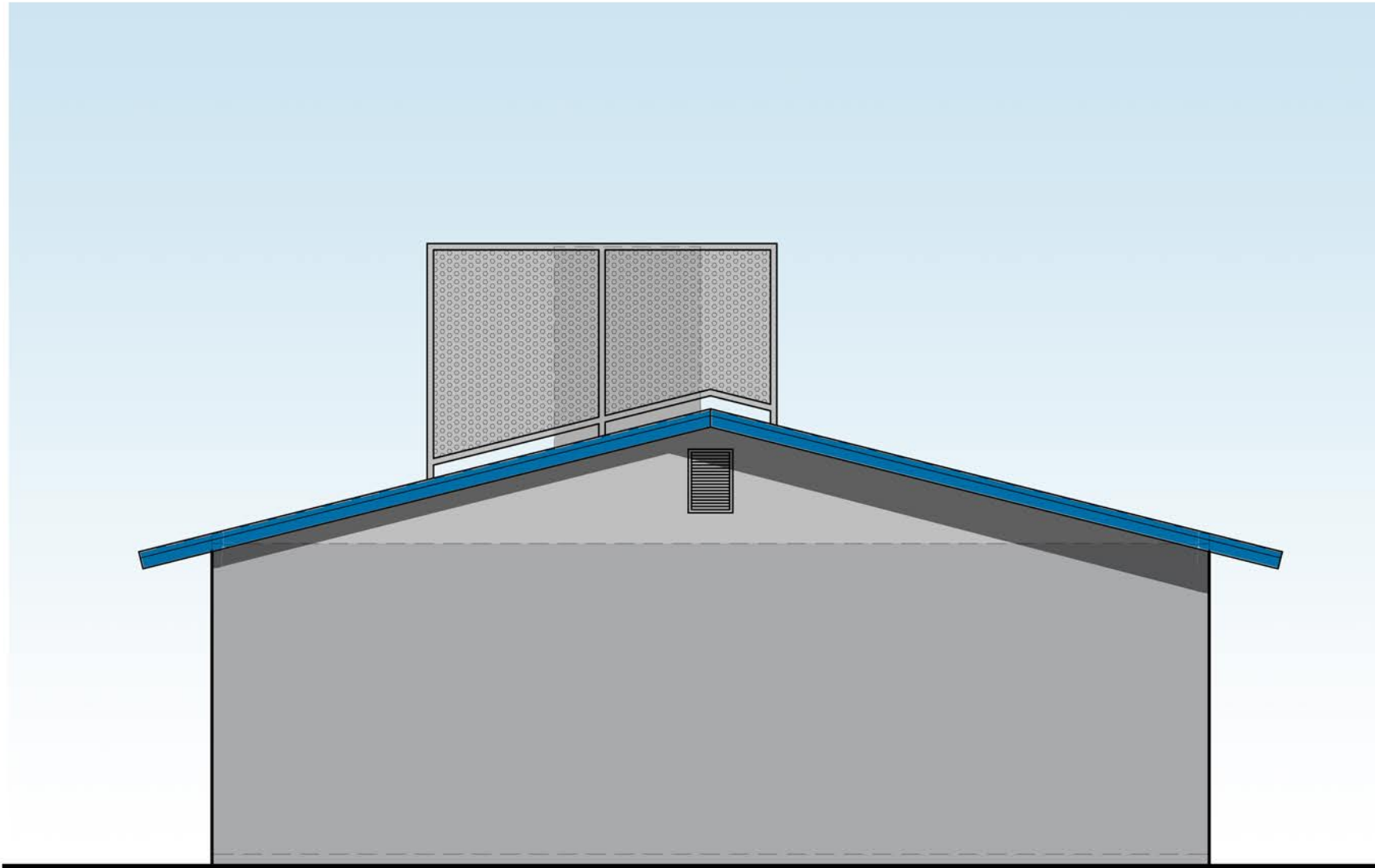




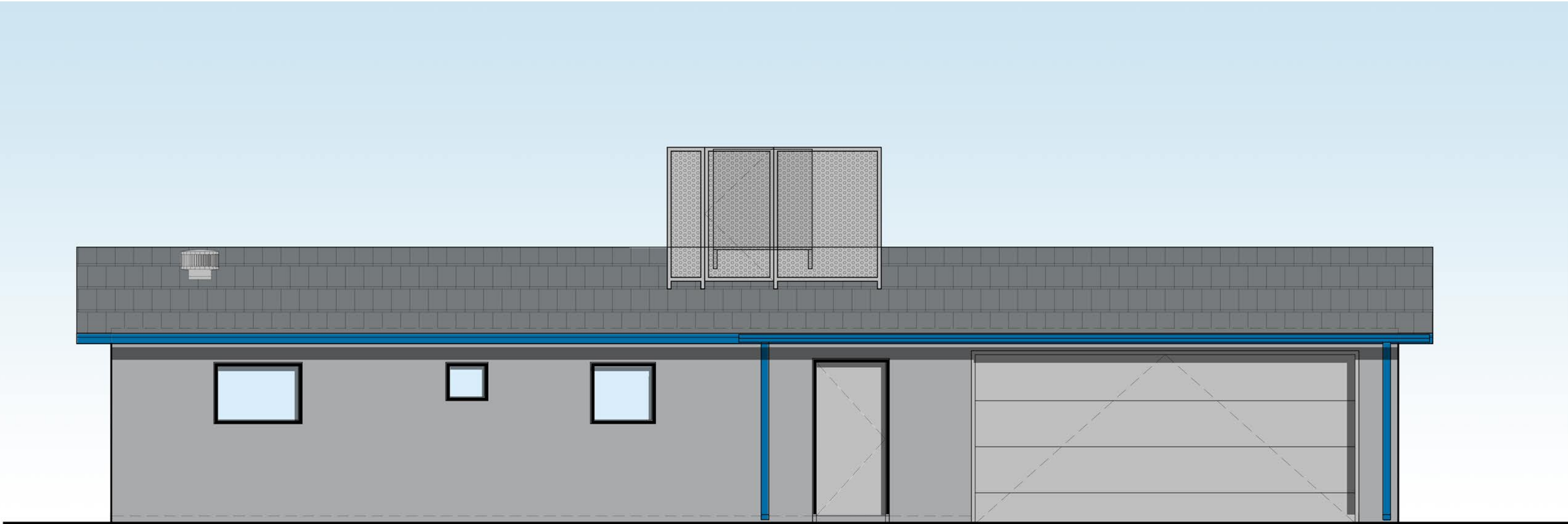
02 East Elevation Building 1  
SCALE: 1/4" = 1'-0"



01 South Elevation Building 1  
SCALE: 1/4" = 1'-0"



04 West Elevation Building 1  
SCALE: 1/4" = 1'-0"



03 North Elevation Building 1  
SCALE: 1/4" = 1'-0"

REGISTERED ARCHITECT  
46789  
W. BRENT  
ARMSTRONG  
07 June 2019  
DESIGNED  
ARIZONA U.S.A.  
EXPIRES 9/30/2022

surprise  
design  
center  
13022 W. Central St.  
Surprise, AZ 85372

0 4 8 16

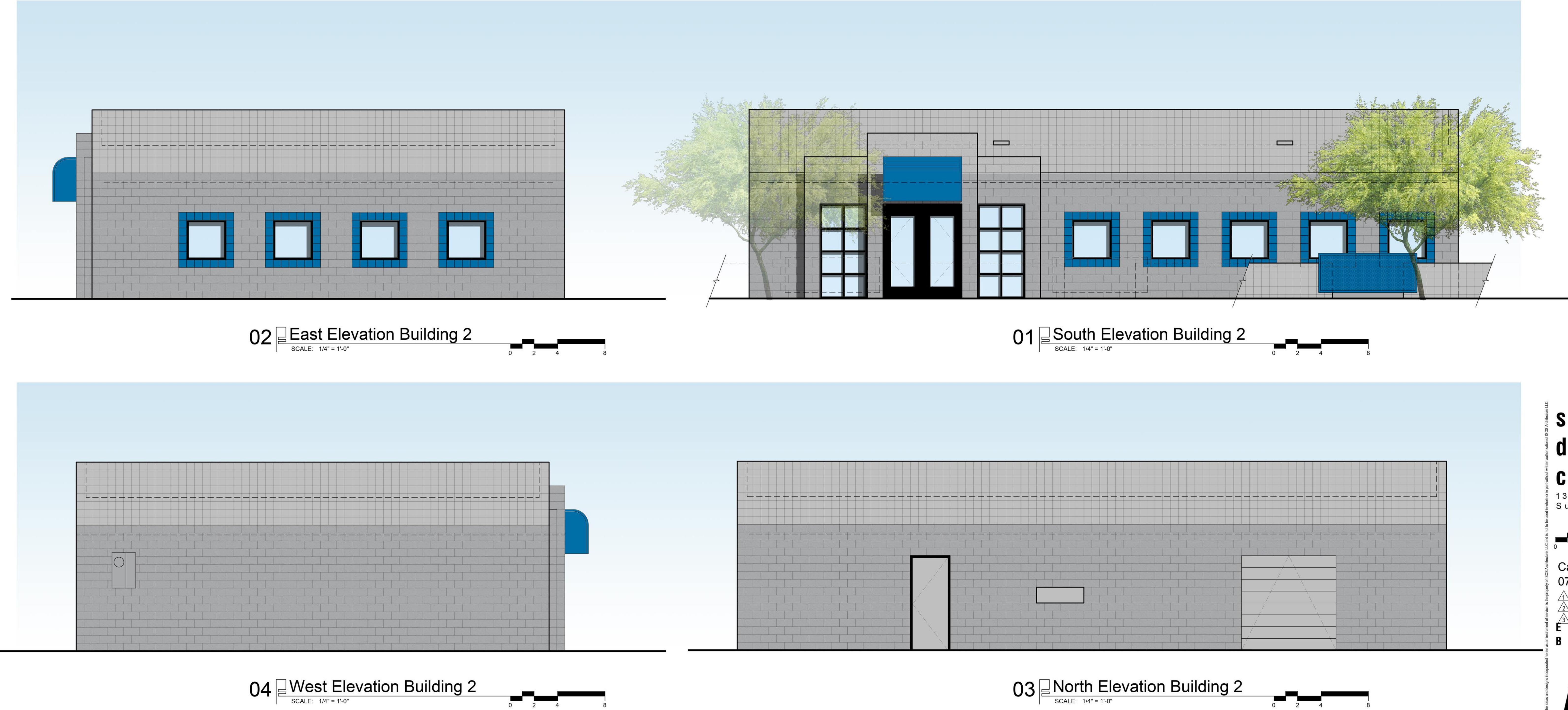
Case # FS 19-410  
07.June.2019  
16 March 2020 City Site Plan Revisions  
29 May 2020 City Site Plan Revisions  
06 July 2020 City Site Plan Revisions

Elevations  
Building 1

A3.1

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REGISTERED ARCHITECT  
46789  
W. BRENT  
ARMSTRONG  
07.June.2019  
Arizona, U.S.A.  
EXPIRES 9/30/2022

surprise  
design  
center

13022 W. Central St.  
Surprise, AZ 85372

0 4 8 16

Case # FS 19-410  
07.June.2019

1 16 March 2020 City Site Plan Revisions

2 29 May 2020 City Site Plan Revisions

3 06 July 2020 City Site Plan Revisions

Elevations  
Building 2

A3.2

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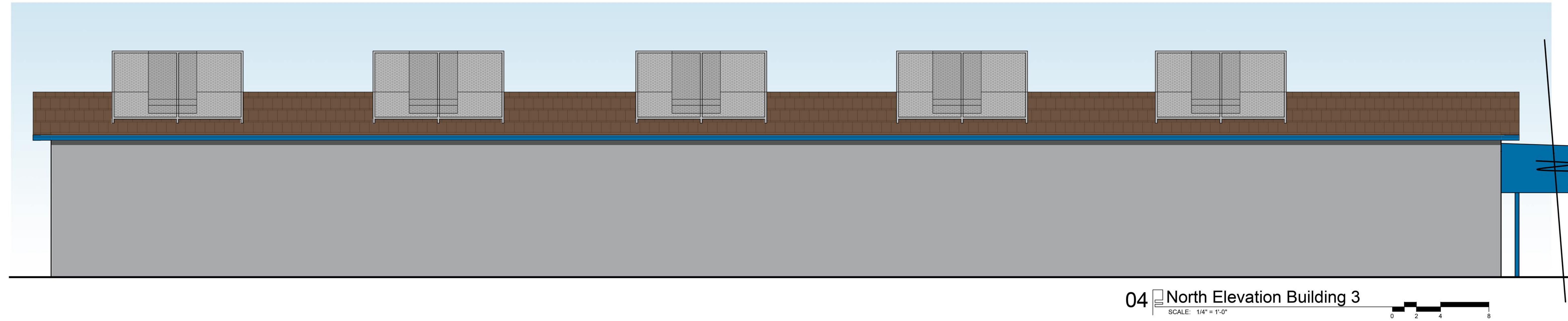
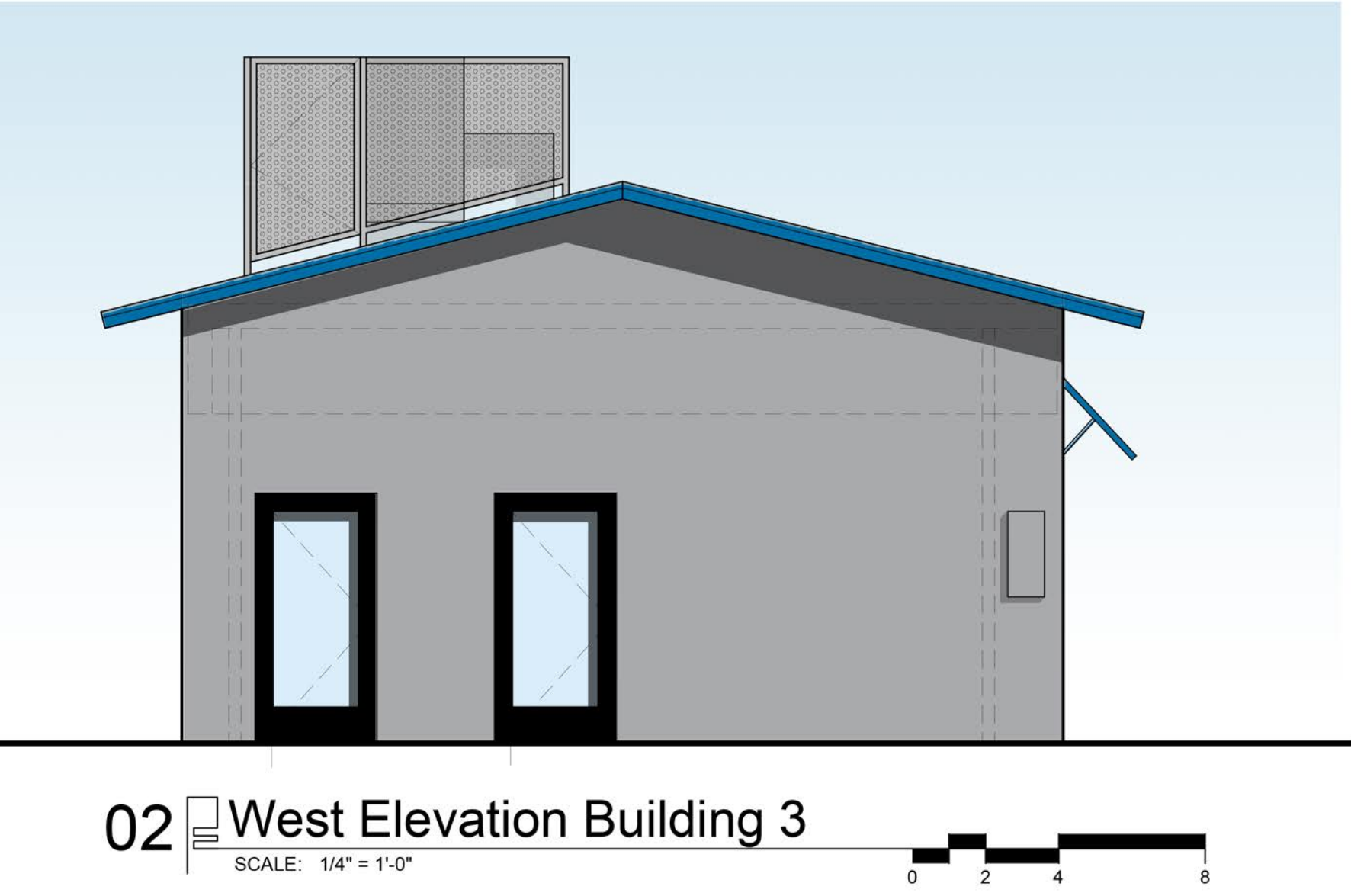
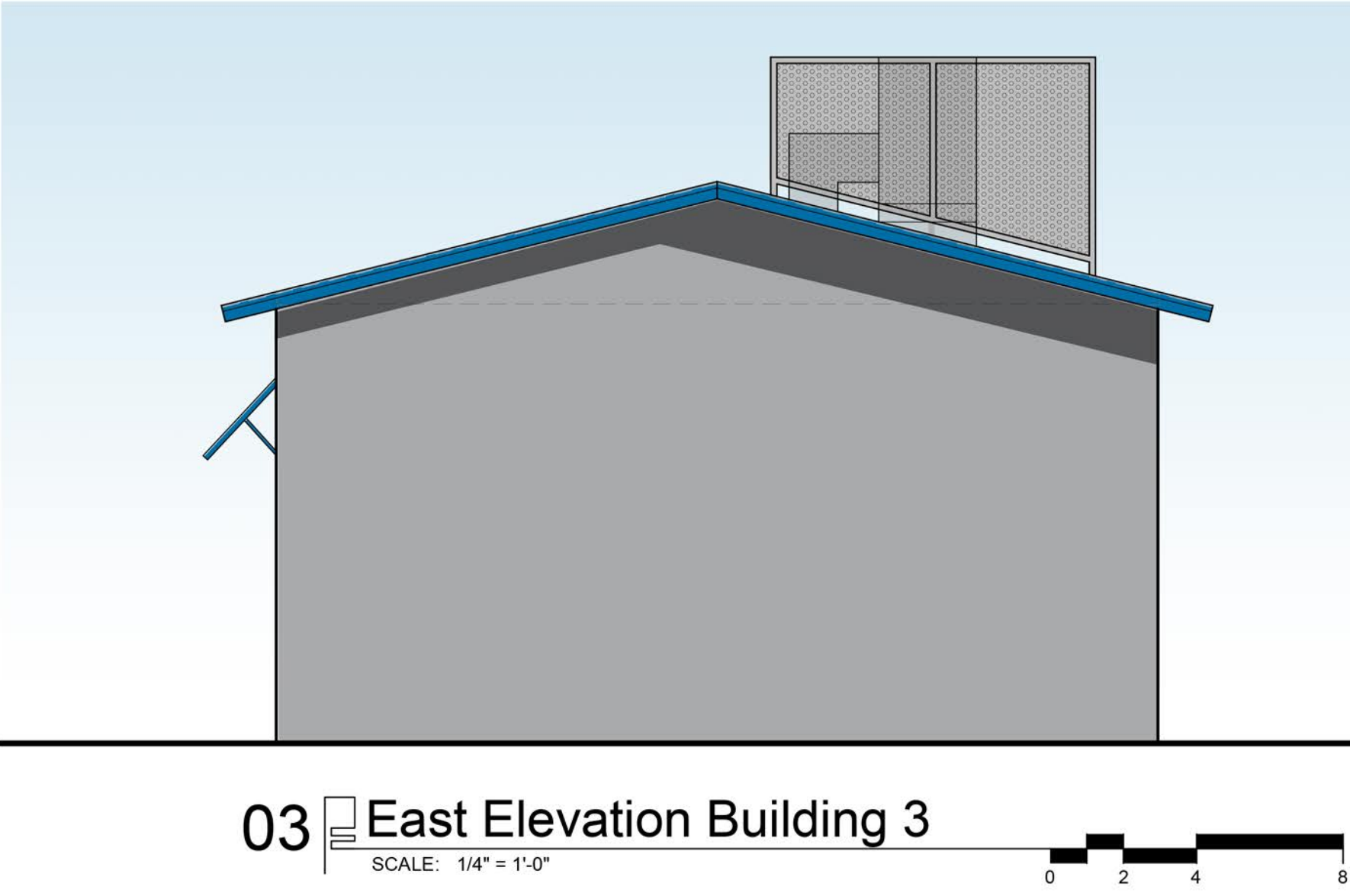
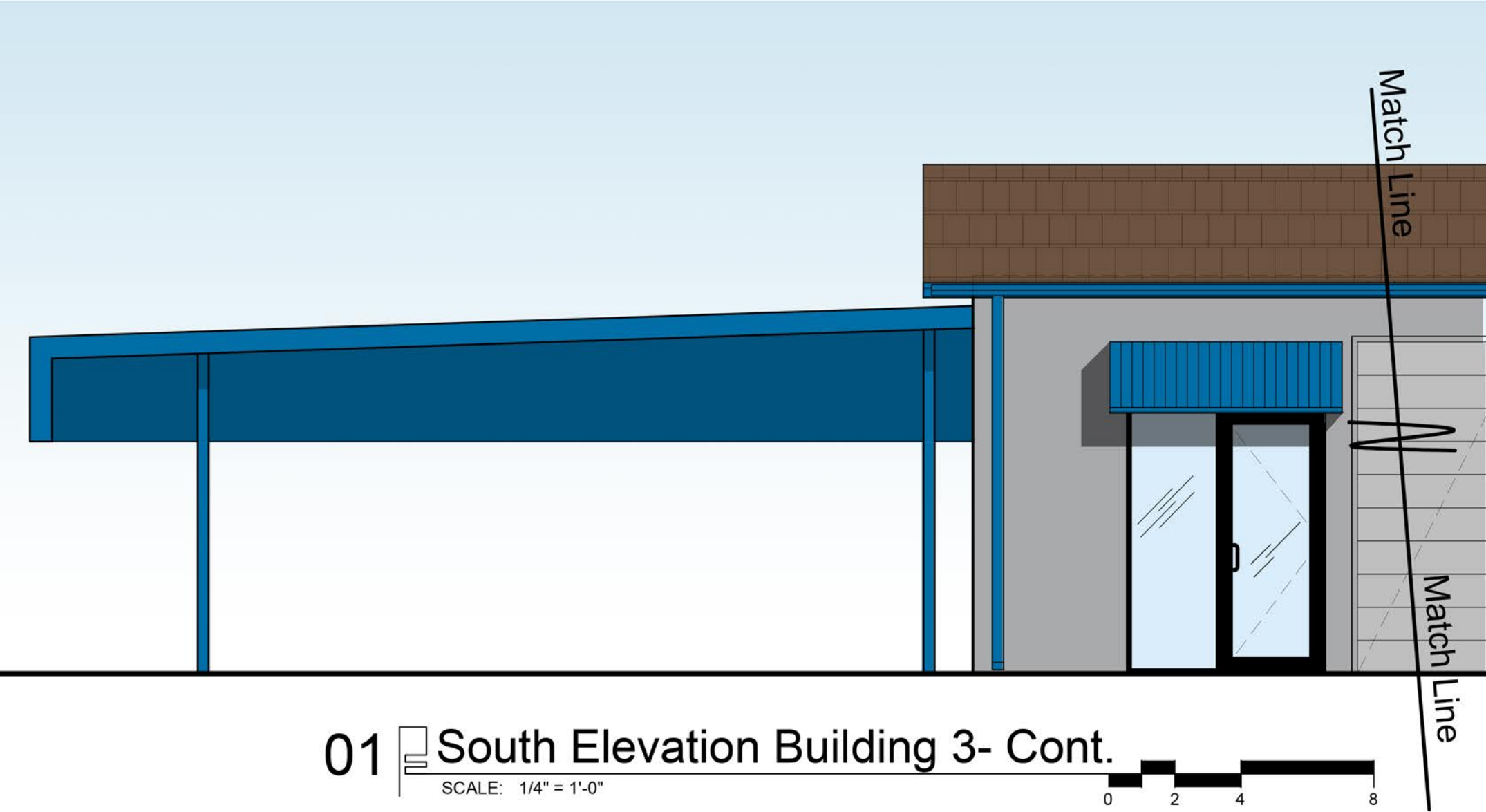


Recieved  
7-8-2020

isos  
architecture

307 W. Latham Street  
Phoenix, Arizona 85003  
www.isosarchitecture.com

Brent Armstrong 480 323 6928  
brent@isosarchitecture.com



REGISTERED ARCHITECT  
46789  
W. BRENT  
ARMSTRONG  
07 June 2019  
Arizona, U.S.A.  
EXPIRES 9/30/2022

surprise  
design  
center  
13022 W. Central St.  
Surprise, AZ 85372

0 4 8 16

Case # FS 19-410  
07.June.2019  
16 March 2020 City Site Plan Revisions  
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06 July 2020 City Site Plan Revisions  
Elevations  
Building 1

A3.3

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# **FS19-410**

## **Surprise Design Center- Site Plan**

Planning & Zoning Commission

October 15, 2020



# Vicinity MAP

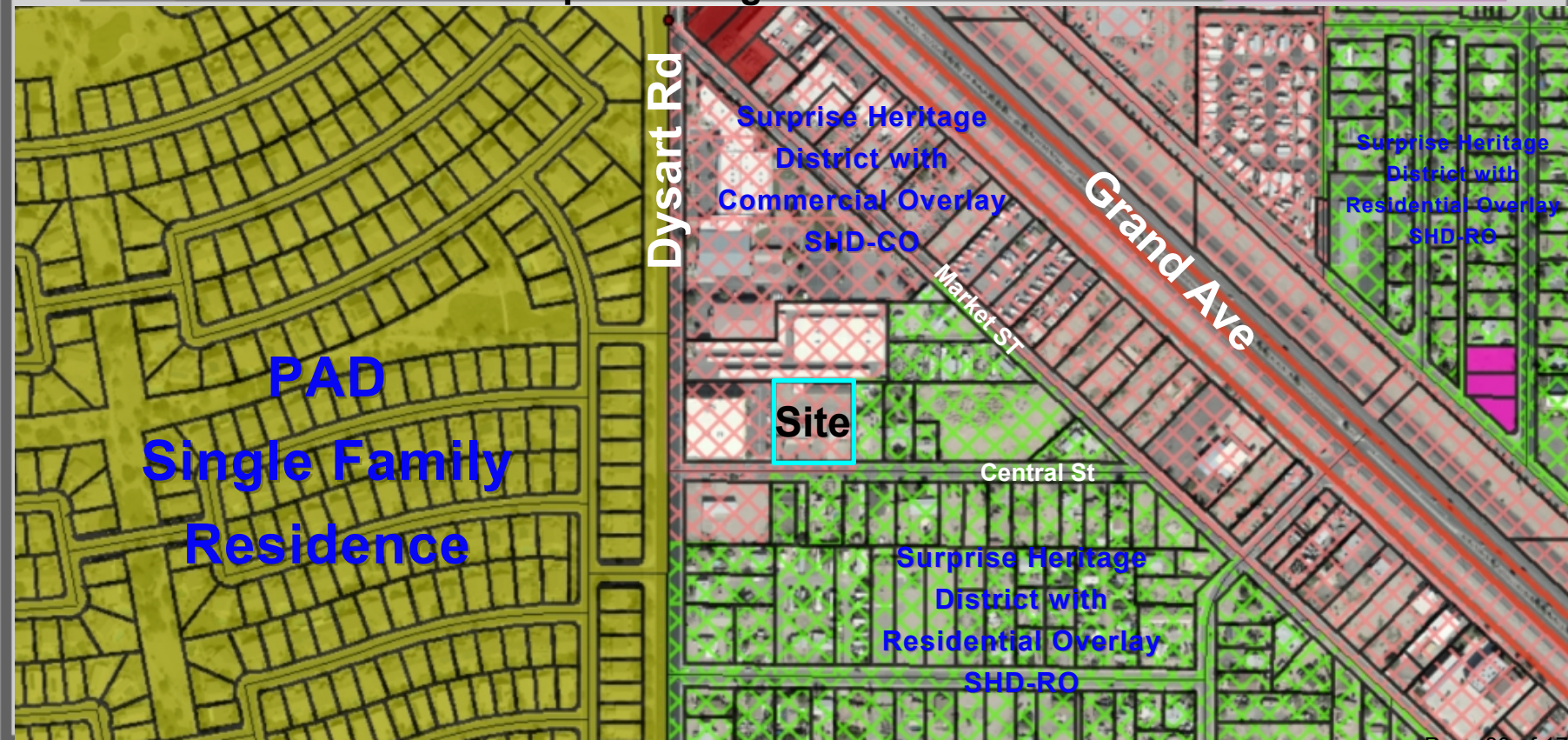
Surprise Design Center FS19-410





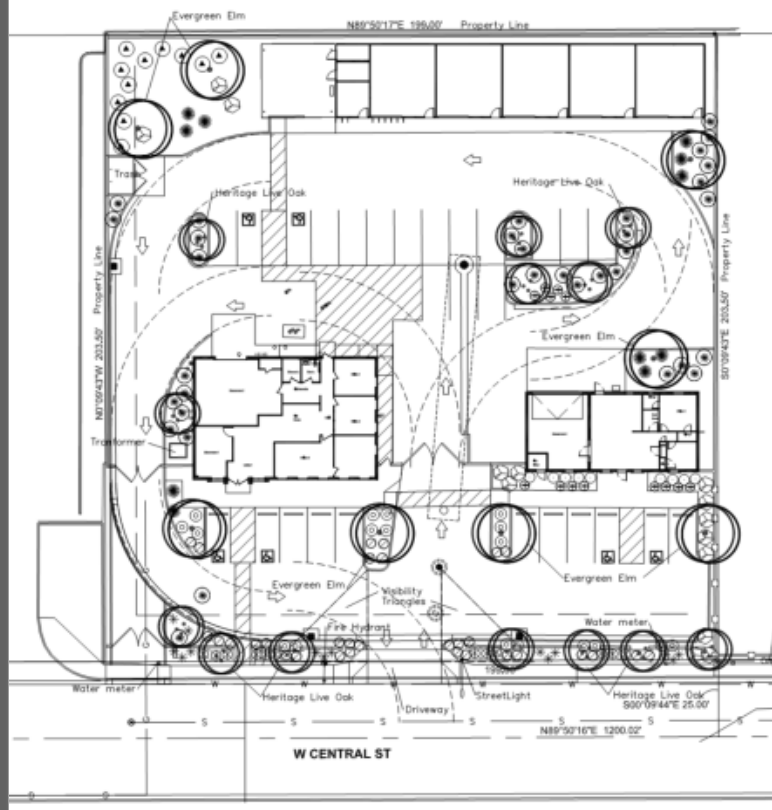
# Case Map

Surprise Design Center FS19-410









## LANDSCAPE PLAN

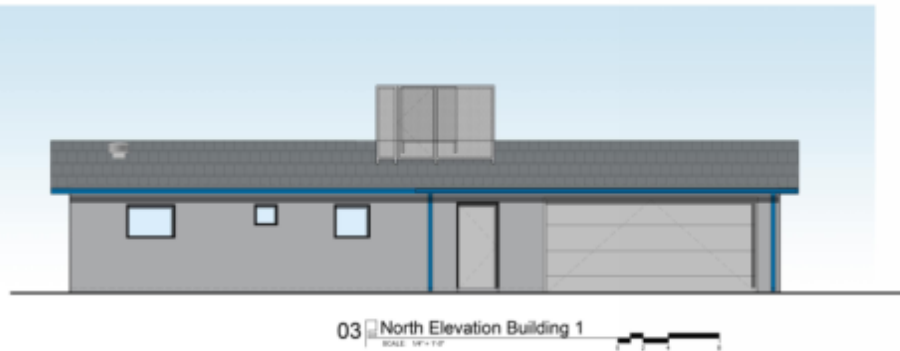
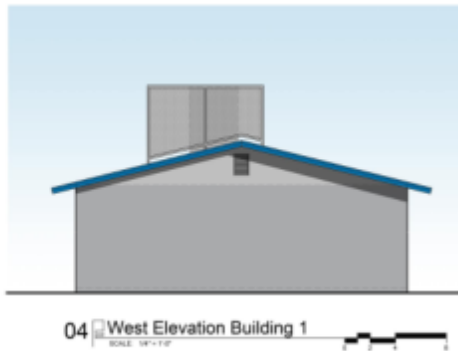
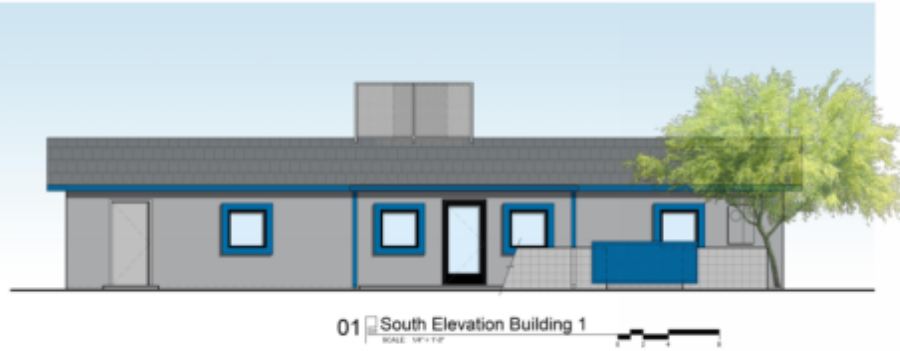
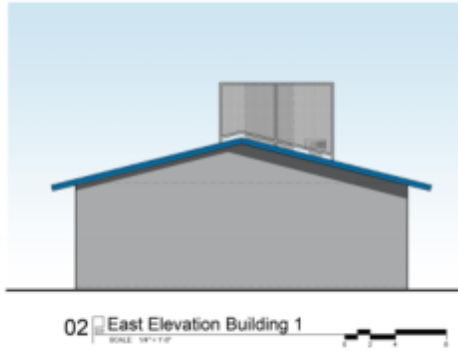
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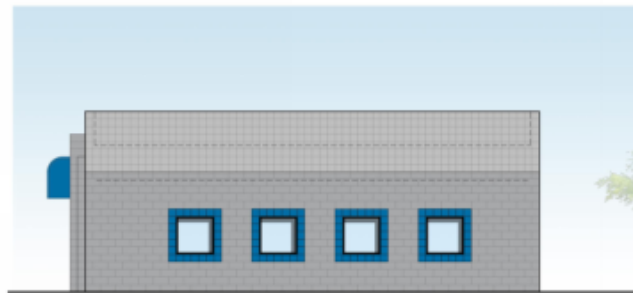


## PLANT MATERIAL LEGEND

| KEY                            | SYMBOL | BOTANICAL/COMMON NAME                                                | SIZE (Height, Canopy, & Caliper)            | QUANT. |
|--------------------------------|--------|----------------------------------------------------------------------|---------------------------------------------|--------|
| <b>TREES</b>                   |        |                                                                      |                                             |        |
| 1                              |        | <i>Quercus virginiana</i><br>Heritage Live Oak                       | 24" Box, 9' 4" 1.25"<br>Double-Staked Typ.  | 13     |
| 2                              |        | <i>Ulmus parvifolia</i><br>Evergreen Elm                             | 24" Box, 7.5' 4" 1.5"<br>Double-Staked Typ. | 9      |
| <b>LARGE SHRUBS</b>            |        |                                                                      |                                             |        |
| 3                              |        | <i>Eremophila 'Valentine'</i><br>Valentine Bush                      | 5 Gallon                                    | 14     |
| 4                              |        | <i>Leucophyllum langmaniae</i><br>Rio Bravo Texas Ranger             | 5 Gallon                                    | 34     |
| 5                              |        | <i>Nerium o. 'Petite Pink'</i><br>Petite Pink Oleander               | 5 Gallon                                    | 11     |
| <b>MEDIUM AND SMALL SHRUBS</b> |        |                                                                      |                                             |        |
| 6                              |        | <i>Callistemon c. 'Little John'</i><br>Little John Bottle Brush      | 5 Gallon                                    | 9      |
| 7                              |        | <i>Muhlenbergia capillaris</i> "Regal Mist"<br>Regal Mist Deer Grass | 5 Gallon                                    | 12     |
| 8                              |        | <i>Ruella peninsularis</i><br>Baja Ruella                            | 5 Gallon                                    | 18     |
| <b>GROUNDCOVERS</b>            |        |                                                                      |                                             |        |
| 9                              |        | <i>Lantana m. 'New Gold'</i><br>New Gold Lantana                     | 1 Gallon                                    | 31     |
| 10                             |        | <i>Rosmarinus officinalis 'Prostratus'</i><br>Dwarf Rosemary         | 5 Gallon                                    | 6      |
| <b>ACCENTS</b>                 |        |                                                                      |                                             |        |
| 11                             |        | <i>Dasylirion wheeleri</i><br>Desert Spoon                           | 5 Gallon                                    | 15     |
| 12                             |        | <i>Hesperaloe parviflora</i><br>Red Yucca                            | 5 Gallon                                    | 11     |
| <b>LANDSCAPE MATERIALS</b>     |        |                                                                      |                                             |        |
| 13                             |        | Decomposed Granite<br>Desert Gold                                    | 1/2" size screened<br>2" Deep               |        |

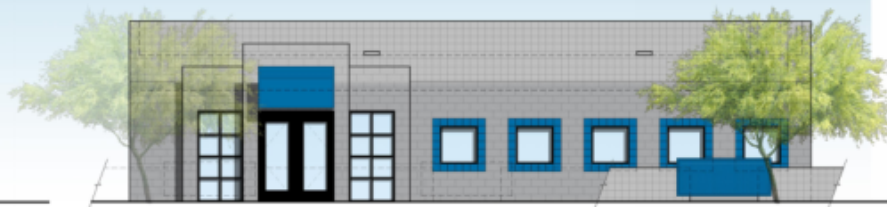






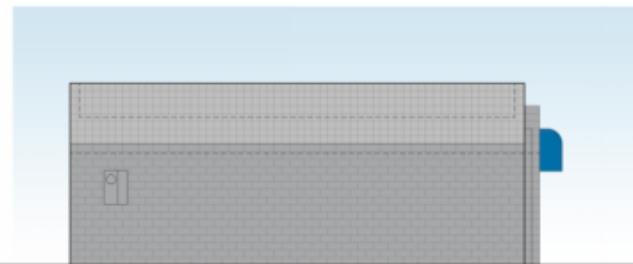
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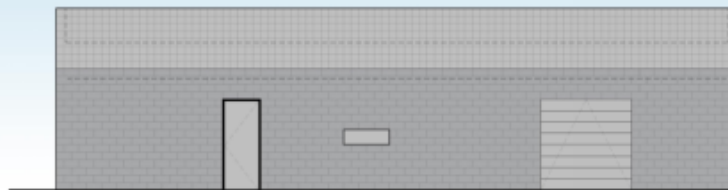
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04 West Elevation Building 2

SCALE: 1/8" = 1'-0"



03 North Elevation Building 2

SCALE: 1/8" = 1'-0"

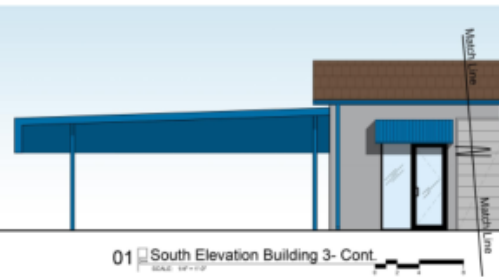


# FS19-410-Elevation

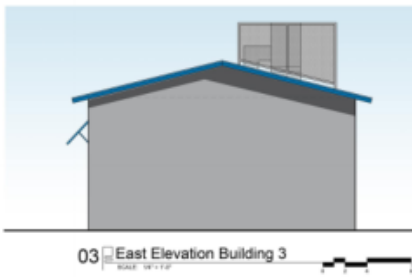




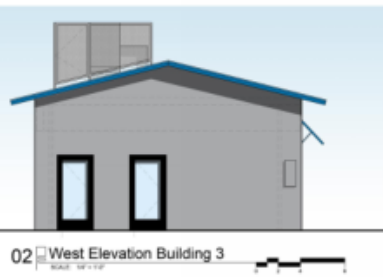
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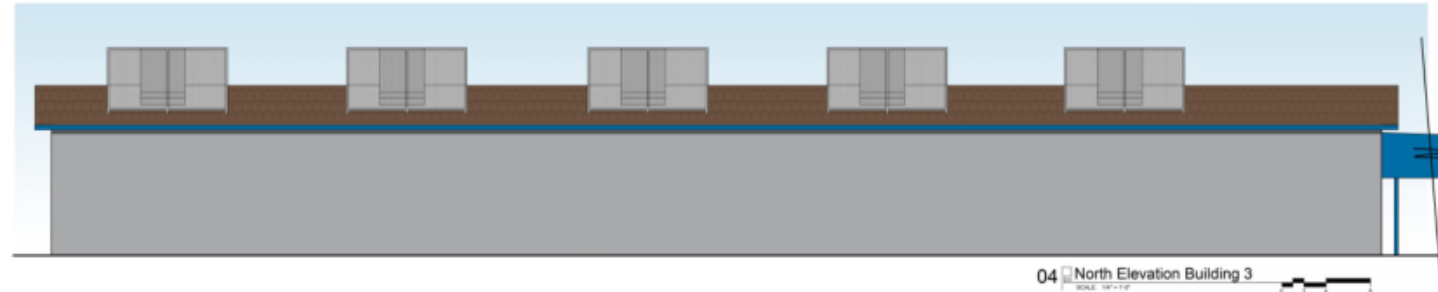
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03 East Elevation Building 3  
SCALE: 1/8"=1'-0"



02 West Elevation Building 3  
SCALE: 1/8"=1'-0"



04 North Elevation Building 3  
SCALE: 1/8"=1'-0"

# FS19-410-Elevation

# STAFF RECOMMENDATION

## Staff Recommendation:

- Recommend approval subject to Stipulations 'A' through 'E'





# QUESTIONS OR COMMENTS?

Thank You

- A. Development and use of the site shall be consistent with the Site Plan entitled “Surprise Design Center” consisting of one (1) sheet prepared by ISOS architecture and stamped received August 14, 2020.
- B. Landscaping of the site shall be consistent with the Landscape Plan entitled “Surprise Design Center” consisting of one (1) sheet prepared by ISOS architecture and stamped received August 14, 2020.
- C. Building elevations shall be consistent with the Elevations entitled “Surprise Design Center” consisting of three (3) sheet prepared by ISOS architecture and stamped received July 8, 2020.
- D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.
- E. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.





## CITY OF SURPRISE Planning and Zoning Commission Meeting

---

Council Meeting Date: October 15, 2020      Contact Person: Joshua Mike  
Submitting Department: Community Development      District: Citywide  
Staff Recommendations: None

---

Consent: No      Regular: Yes      Public Hearing: No      Report/Discussion: No

---

**Agenda Wording:**

Presentation and discussion regarding permitted land uses and Use Specific Standards within the proposed Land Development Ordinances.

---

**Motion:**

Presentation and discussion only.

---

**Background:**

Staff has prepared changes to the Land Development Ordinances that will implement the General Plan 2035. This code update has included across-the-board teamwork from all disciplines of the development community; homebuilders, architects, engineers, landscape architects, planners, etc. Since April 2020, after the stay-at-home order, staff continued to revise the drafts based on those meetings and other feedback such as phone calls and emailed suggestions. The newest draft is a comprehensive version, incorporating revisions that attempt to follow the direction set by City leaders and address the needs of developers in the City. This presentation will include feedback from the industry regarding provisions for residential zoning and community pool requirements.

---

**Objective Analysis:**

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**Policy Compliant:**

---

**Financial Impact:**

There is no direct financial impact. Any financial impact will be determined during the budget process.

---

**Budget Impact:**

---

**FTE Impact:**

---

**ATTACHMENTS:**

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1. 00 20.10.08 EVR LDO Code Update Memo-10.15.2020
  2. 01 FS18-296 Overview Comparison SUDCvLDO
  3. 02 FS18-296 LDO Land Use Matrix Comparison
  4. 03 FS18-296 LDO Use Specific Standards
  5. 04 Code Update Presentation 10.15.2020
-



|                           |                                                       |
|---------------------------|-------------------------------------------------------|
| <b>Case:</b>              | <b>FS18-296</b>                                       |
| <b>Project Name:</b>      | <b>Land Development Ordinances Update – Land Uses</b> |
| <b>Council Districts:</b> | <b>Citywide</b>                                       |
| <b>Meeting Date:</b>      | <b>October 15, 2020</b>                               |
| <b>Planner:</b>           | <b>Joshua Mike</b>                                    |
| <b>Attachments:</b>       | <b>Overview Comparison SUDC v LDO</b>                 |
|                           | <b>LDO Land Use Matrix Comparison</b>                 |
|                           | <b>LDO Use Specific Standards</b>                     |

---

## **Introduction:**

This memo presents the provisions in the Land Development Ordinances (LDO) as it relates to the permitted land uses and Use Specific Standards compared to the Surprise Unified Development Code (SUDC). It will also show the draft language presented to stakeholders. Direction from the Planning and Zoning Commission and City Council will help finalize standards in the next public draft of the LDO.

The topics below relate to discussions about converting zoning districts from the SUDC to the LDO and the allowed uses. The attachments show an overview of the changes in permitted land uses, dwelling unit ratios, setbacks, height limits, and open spaces as well as a supplemental table comparing the land use matrix between the SUDC and the LDO.

## **Conditional Use Permits (CUP)**

Conditional Use Permits (CUP) are required for certain land uses that may be incompatible with the other uses permitted by right in a zoning district. It is an individual review of design and configuration in order to ensure the appropriateness of the use at a particular location within a given zoning district based on the following criteria.

- Location and character of the use shall not burden or conflict with the established uses of the surrounding area;
- The proposed use shall not impair the integrity or character of the community nor shall it be detrimental to the public health, safety, or general welfare of the city;
- The proposed use shall conform to the goals and policies of the General Plan and any specific district or plans for the area;
- The proposed use shall conform to any applicable Use Specific Standards
- The proposed use shall conform to the development standards of the zoning district and shall take into account the following factors:
  - Site and building design;
  - Sensitivity to existing natural features;
  - Volume or character of traffic;
  - Circulation patterns;

- Connectivity;
- Parking and loading;
- Screening and buffering of uses;
- Landscaping;
- Exterior lighting;
- Signage;
- Storm water retention and drainage;
- Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
- A demonstrated need for such use.
- Necessary facilities and utilities will not overburden municipal services.

The burden of proof for satisfying the CUP requirements shall rest with the applicant. The approval or denial of a CUP is an administrative decision with the final approval authority lying with the Surprise Planning and Zoning Commission. A decision to deny a proposed CUP will not be construed as a diminution of property values or a restraint of development rights.

The table below is a comprehensive list of uses that require a CUP in the proposed LDO Land Use Matrix. It also shows uses that previously required a CUP in the SUDC but the requirement is removed from the LDO.

| Land Development Ordinance (LDO) |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Symbol                           | District Name              | Conditional Use Permits                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| RR                               | Rural Residential          | Aquifer Recharge<br>Agricultural Operations ( <b>CUP removed</b> )<br>Airport or Private Airstrip<br>Animal Clinic<br>Animal Shelter<br>Cemetery or Mausoleum (CUP added)<br>Equestrian Center, Stables, and Riding Academies<br>Fairground/Stadium (CUP added)<br>Farm and Landscaping Heavy Equipment<br>Graining, Milling, Drying, Storage<br>Sales, Service, or Storage<br>RV Park (CUP added)<br>Utility Service Yard<br>Feed and Tack (CUP added)<br>Plant Nursery (Growing & Wholesale) (CUP added)<br>Utility Service Yard (CUP added)<br>Zoos, Exotic Animal Keeping |
| R-1                              | Residential Low Density    | Cemetery or Mausoleum<br>Day Care Center<br>School: Pre-K-12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| R-2                              | Residential Medium Density | Cemetery or Mausoleum<br>Day Care Center<br>School: Pre-K-12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| R-3                              | Residential High Density   | Cemetery or Mausoleum<br>Day Care Center<br>School: Pre-K-12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| Land Development Ordinance (LDO) |                                                |                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Symbol                           | District Name                                  | Conditional Use Permits                                                                                                                                                                                                                                                                                                                                                              |
| SHD-RO                           | Surprise Heritage District-Residential Overlay | Multi-family Dwelling<br>Nursing Care Institution<br>Places of Assembly<br>Service Call Est.                                                                                                                                                                                                                                                                                         |
| SHD-CO                           | Surprise Heritage District-Commercial Overlay  | Dormitory (CUP added)<br>Bar/Nightclub (CUP added)<br>Food Manufacturing & Processing<br>Microbrewery, Distillery, & Winery (CUP added)<br>Minor Vehicle Repair<br>Park and Ride <b>(CUP removed)</b><br>Parking Lot, Parking Structure<br>Places of Assembly <b>(CUP removed)</b><br>Minor Vehicle Repair (CUP added)<br>Self-Storage<br>University or College<br>Vocational School |
| MU-1                             | Mixed Use Medium density                       | Bar/Nightclub (CUP added)<br>Parking Lot, Parking Structure (CUP added)<br>School: Pre-K-12                                                                                                                                                                                                                                                                                          |
| MU-2                             | Mixed Used High Density                        | Bar/Nightclub (CUP added)<br>Dormitory (CUP added)<br>Microbrewery, Distillery, & Winery (CUP added)<br>Parking Lot, Parking Structure (CUP added)<br>Retail Shopping <b>(CUP removed)</b><br>School: Pre-K-12<br>University or College                                                                                                                                              |
| MU-3                             | Mixed Use Resort                               | Amusement and/or Theme Park<br>Campground<br>Bar/Nightclub (CUP added)<br>Entertainment Est.-Outdoor <b>(CUP removed)</b><br>Fairground and/or Stadium<br>Microbrewery, Distillery, & Winery (CUP added)<br>Parking Lot, Parking Structure (CUP added)<br>Retail Shopping <b>(CUP removed)</b><br>Racetrack<br>RV Park                                                               |
| C-1                              | Neighborhood Commercial                        | Dormitory<br>Bank <b>(CUP removed)</b><br>Bar/Nightclub (CUP added)<br>Day Care <b>(CUP Removed)</b><br>School: Pre-K-12<br>University or College                                                                                                                                                                                                                                    |



| Land Development Ordinance (LDO) |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Symbol                           | District Name        | Conditional Use Permits                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| C-2                              | Community Commercial | Animal Shelter<br>Bar/Nightclub (CUP added)<br>Car Wash <b>(CUP removed)</b><br>Cemetery or Mausoleum<br>Cemetery—Pets<br>Dormitory (CUP added)<br>Bar/Nightclub<br>Day Care <b>(CUP Removed)</b><br>Medical Marijuana Dispensary<br>Medical Marijuana Offsite Cultivation<br>Minor Vehicle Repair<br>Parking Lot/Structure (CUP added)<br>Self-Storage (CUP added)<br>School: Pre-K-12<br>Tattoo/Body Piercing Est.<br>University or College<br>Vocational School (CUP added)                                                                                                                                                                                                                                                                                                                            |
| C-3                              | Regional Commercial  | Amusement and/or Theme Park<br>Animal Shelter<br>Bar/Nightclub (CUP added)<br>Cemetery or Mausoleum<br>Cemetery—Pets<br>Dormitory (CUP added)<br>Bar/Nightclub<br>Day Care <b>(CUP Removed)</b><br>Entertainment Est. Outdoor <b>(CUP removed)</b><br>Fairground and/or Stadium<br>Manufactured Home, Oversize vehicles Sales<br>Major Vehicle Repair<br>Minor Vehicle Repair<br>Medical Marijuana Dispensary<br>Medical Marijuana Offsite Cultivation<br>Park and Ride <b>(CUP removed)</b><br>Parking Lot/Structure (CUP added)<br>Recycling—Indoor Collection Facility<br>RV Park (CUP added)<br>RV Storage<br>OHV, Motorcycle, Boats Sales (CUP added)<br>Personal Vehicle Sales<br>Self-Storage<br>Tattoo/Body Piercing Est.<br>University or College<br>Vocational School<br>Wholesale Shopping Est |

| Land Development Ordinance (LDO) |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Symbol                           | District Name      | Conditional Use Permits                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| BP                               | Business Park      | Airport or Private Airstrip (CUP added)<br>Self-Storage<br>Dormitory (CUP added)<br>Parking Lot/Structure (CUP added)<br>Retail Shopping <b>(CUP removed)</b><br>OHV, Motorcycle, Boat Sales<br>Food Manufacturing & Processing (CUP added)<br>Freight Depot (CUP added)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| I-1                              | Light Industrial   | Airport or Private Airstrip<br>Animal Shelter<br>Auction – Vehicle <b>(CUP removed)</b><br>Dormitory (CUP added)<br>Freight Depot<br>Entertainment Est.-Outdoor <b>(CUP removed)</b><br>Fairground and/or Stadium<br>Freight Depot (CUP added)<br>Medical Marijuana Dispensary<br>Medical Marijuana Offsite Cultivation<br>Parking Lot/Structure (CUP added)<br>Racetrack<br>Retail Shopping <b>(CUP removed)</b><br>RV Storage <b>(CUP removed)</b><br>Commercial Vehicle Sales <b>(CUP removed)</b><br>Manufactured Home Sales <b>(CUP removed)</b><br>OHV, Motorcycle Sales <b>(CUP removed)</b><br>Personal Vehicle Sales <b>(CUP removed)</b><br>Self-Storage<br>Sexually Oriented Businesses<br>Truck Stop <b>(CUP removed)</b><br>University or College<br>Vocational School<br>Zoos, Exotic Animal Keeping |
| I-2                              | General Industrial | Medical Marijuana Dispensary<br>Medical Marijuana Offsite Cultivation<br>Parking Lot/Structure (CUP added)<br>Racetrack<br>Retail Shopping <b>(CUP removed)</b><br>RV Storage <b>(CUP removed)</b><br>Commercial Vehicle Sales <b>(CUP removed)</b><br>Manufactured Home Sales <b>(CUP removed)</b><br>OHV, Motorcycle Sales <b>(CUP removed)</b><br>Personal Vehicle Sales <b>(CUP removed)</b><br>Self-Storage<br>Sexually Oriented Businesses<br>Vehicle Towing & Impound Lot <b>(CUP removed)</b><br>Vocational School                                                                                                                                                                                                                                                                                         |

| Land Development Ordinance (LDO) |                         |                                                                                                                                                                                                        |
|----------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Symbol                           | District Name           | Conditional Use Permits                                                                                                                                                                                |
| I-3                              | Heavy Industrial        | Batch Plant<br>Correction Institution or Facility<br>Medical Marijuana Dispensary<br>Medical Marijuana Offsite Cultivation<br>Mining and Mineral Extraction<br>Sanitary Landfill, Solid Waste Facility |
| OS-1                             | Open Space Conservation | Aquifer Recharge (CUP added)                                                                                                                                                                           |
| OS-2                             | Open Space Recreation   | Aquifer Recharge (CUP added)<br>Zoos, Exotic Animal Keeping (CUP added)                                                                                                                                |
| PF                               | Public Facilities       | Animal Shelter<br>Correction Institution or Facility (CUP added)<br>Fairground and/or Stadium<br>Parking Lot/Structure (CUP added)<br>Zoos, Exotic Animal Keeping                                      |

#### USE SPECIFIC STANDARDS:

The Use Specific Standards outlined in the attached excerpt from Chapter 106 of the LDO identifies uses and standards with unique requirements for a proposed development. The Use Specific Standards address additional regulations to protect public health, safety, and welfare.

#### DIRECTION NEEDED:

Direction from the City Leaders on the concepts discussed in this memo will help prepare the next set of revisions for the LDO and the PEDS.

- Do any CUP uses need to be added or removed from the LDO
- Should any Use Specific Standards be revised to address public health, safety, and welfare

#### CONCLUSION:

Feedback from this meeting will be discussed and revisions to the LDO and PEDS will be made. Updated drafts will be published and distributed to the stakeholder and discussed at future stakeholder meetings, Planning and Zoning Commission meetings, and City Council Work Sessions.



PART II – The City of Surprise LAND DEVELOPMENT ORDINANCE (LDO)

| Overview Comparison Table SUDC vs LDO    |                                                |                                  |                                                |                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                    |                      |                     |                                                                     |                                                                                                   |                                                                            |                        |        |
|------------------------------------------|------------------------------------------------|----------------------------------|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|----------------------|---------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------------|--------|
| Surprise Unified Development Code (SUDC) |                                                | Land Development Ordinance (LDO) |                                                | Change in Land Uses                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                    | Dwelling Unit Ratios |                     | Change in Required Open Space                                       |                                                                                                   | Change in Setbacks                                                         | Max Height             |        |
| Symbol                                   | District Name                                  | Symbol                           | District Name                                  | Added                                                                                                                                                                                                                                                                                                                                                                                                   | Removed                                                                                            | SUDC                 | LDO                 | SUDC                                                                | LDO                                                                                               |                                                                            | SUDC                   | LDO    |
| RR or RE                                 | Residential Ranch or Residential Estate        | RR                               | Rural Residential                              | Manufactured Homes<br>Community Garden<br>Fairground/Stadium (CUP)<br>Library<br>Places of Worship<br>RV Park (CUP)<br>Utility Service Yard (CUP)<br>Feed and Tack (CUP)<br>Plant Nursery<br>(Growing Facility & Wholesale) (CUP)<br>Aquafer Recharge (CUP)                                                                                                                                             | Animal Hospital                                                                                    | max 1 du / ac        | min 1 du / ac       | None                                                                | min 10% for new subdivisions                                                                      | No change                                                                  | 40                     | 40'    |
| RL                                       | Residential Low Density                        | R-1                              | Residential Low Density                        | Community Garden<br>Places of Worship                                                                                                                                                                                                                                                                                                                                                                   | Athletic or Fitness Club<br>(less than 5000sf)                                                     | 2-5 du / ac          | min 4,950 sf / du   | Min of 20% for new RL subdivisions                                  | min of 10-20%<br>new subdivisions<br>(dependent on density)                                       | Increase: garage face setbacks<br>Decrease: front, rear, and side setbacks | 30                     | 30'    |
| RM                                       | Residential Medium Density                     | R-2                              | Residential Medium Density                     | Community Garden<br>Places of Worship                                                                                                                                                                                                                                                                                                                                                                   | Athletic or Fitness Club<br>(less than 5000sf)                                                     | 6-12 du / ac         | min 4,00 sf / du    | Min of 20% for new RM subdivisions                                  | min of 20-25%<br>new subdivisions<br>(dependent of density)                                       | Increase: garage face and side setbacks<br>Decrease: front and rear        | 35                     | 30'    |
| RH                                       | Residential High Density                       | R-3                              | Residential High Density                       | Places of Worship                                                                                                                                                                                                                                                                                                                                                                                       | Assisted Living Home<br>Live/Work Dwelling (CUP)<br>Model Home Complex<br>Athletic or Fitness Club | 15-21 du / ac        | min 8 du / ac       | 30-45% of rec space / du (dependent on character pattern standards) | 150sf/du of open space                                                                            | No change                                                                  | 35-72' (6 stories max) | 45-60' |
| SHD-RO                                   | Surprise Heritage District-Residential Overlay | SHD-RO                           | Surprise Heritage District-Residential Overlay | Community Facility<br>Community Garden<br>Places of Assembly (CUP)<br>Private Club<br>Repair Service Est. (AUP)<br>Service Call Est. (CUP)                                                                                                                                                                                                                                                              |                                                                                                    | max 8 du / ac        | min 5000 sf / du    |                                                                     |                                                                                                   | No change                                                                  |                        | 30-35' |
| SHD-CO                                   | Surprise Heritage District-Commercial Overlay  | SHD-CO                           | Surprise Heritage District-Commercial Overlay  | Dormitory (CUP)<br>Animal Grooming<br>Bar/Nightclub (CUP)<br>Catering Services<br>Community Facility<br>Community Garden<br>Entertainment Est. – Indoor<br>Microbrewery, Distillery, & Winery (CUP)<br>Park and Ride <b>(CUP removed)</b><br>Places of Assembly <b>(CUP removed)</b><br>Plant Nursery<br>Repair Service Est.<br>Service Call Est.<br>Showroom/Sales Office<br>Minor Vehicle Repair(CUP) |                                                                                                    | max 10 du / ac       | min 4000 sf / du    | Unlisted in SUDC                                                    | Open space based on either DU in multi-family projects or in setbacks of non-residential procects | No change                                                                  |                        | 35-45' |
| MU                                       | Mixed Use                                      | MU-1                             | Mixed Use Medium Density                       |                                                                                                                                                                                                                                                                                                                                                                                                         | Assisted Living Home<br>Funeral Home, Mortuary                                                     | TBD at Rezone        | min 5,500 sf / du   |                                                                     | Open space based on either DU in multi-family projects or in setbacks of non-residential procects | Unlisted in SUDC<br>Now defined in LDO                                     |                        | 45'    |
|                                          |                                                | MU-2                             | Mixed Used High Density                        | Assisted Living Center<br>Entertainment Est. – Indoor<br>Microbrewery, Distillery, & Winery (CUP)<br>Nursing Care Institution<br>Park and Ride<br>Personal Services<br>Places of Assembly<br>Places of Worship<br>Repair Service Est.<br>Restaurant, Convenience/Take Out<br>Retail Shopping <b>(CUP removed)</b><br>Service Call Est.<br>Showroom/Sales Office                                         | Hotels, Timeshares                                                                                 | TBD at Rezone        | 2,000-5,500 sf / du |                                                                     | Open space based on either DU in multi-family projects or in setbacks of non-residential procects | Unlisted in SUDC<br>Now defined in LDO                                     |                        | 50-60' |
| C-RS                                     | Resort Commercial                              | MU-3                             | Mixed Use Resort                               | Entertainment Est. – Indoor<br>Entertainment Est.-Outdoor <b>(CUP removed)</b><br>Microbrewery, Distillery, & Winery (CUP)<br>Personal Services<br>Places of Assembly<br>Repair Service<br>Restaurant, Convenience/Take Out<br>Repair Service Est.<br>Retail Shopping <b>(CUP removed)</b><br>Service Call Est.<br>Showroom/Sales Office<br>Equestrian Center                                           |                                                                                                    | TBD at Rezone        | 8-20 du / ac        |                                                                     | 30% net area                                                                                      | Unlisted in SUDC<br>Now defined in LDO                                     |                        | 30-50' |

PART II – The City of Surprise LAND DEVELOPMENT ORDINANCE (LDO)

| Overview Comparison Table SUDC vs LDO    |                         |                                  |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                       |                      |     |                               |     |                                                                  |            |     |
|------------------------------------------|-------------------------|----------------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----|-------------------------------|-----|------------------------------------------------------------------|------------|-----|
| Surprise Unified Development Code (SUDC) |                         | Land Development Ordinance (LDO) |                         | Change in Land Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                       | Dwelling Unit Ratios |     | Change in Required Open Space |     | Change in Setbacks                                               | Max Height |     |
| Symbol                                   | District Name           | Symbol                           | District Name           | Added                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Removed                                                                                                                               | SUDC                 | LDO | SUDC                          | LDO |                                                                  | SUDC       | LDO |
| CN                                       | Neighborhood Commercial | C-1                              | Neighborhood Commercial | Dormitory (CUP)<br>Animal Grooming<br>Athletic or Fitness Club (Commercial)<br>Bank (CUP removed)<br>Bar/Nightclub (CUP)<br>Catering Services<br>Day Care (CUP Removed)<br>Entertainment Est. – Indoor<br>Feed and Tack<br>Galleries, Museums<br>Personal Services<br>Places of Assembly<br>Places of Worship<br>Private Club<br>Repair Service Est.<br>Restaurant, Convenience/Take Out<br>Retail Shopping<br>Service Call Est.<br>Showroom/Sales Office<br>Vehicle Fueling Stations                                                                                       | Live/Work Dwelling (CUP)<br>Model Home Complex                                                                                        |                      |     |                               |     | Redifne setback in relation to ROW or residential property lines | 30'        | 35' |
| CC                                       | Community Commercial    | C-2                              | Community Commercial    | Dormitory (CUP)<br>Animal Grooming<br>Bar/Nightclub (CUP)<br>Catering Services<br>Day Care (CUP Removed)<br>Entertainment Est. – Indoor<br>Feed and Tack<br>Nursing Care Institution<br>Parking Lot/Structure (CUP)<br>Personal Services<br>Places of Assembly<br>Places of Worship<br>Repair Service Est.<br>Self-Storage (CUP)<br>Service Call Est.<br>Showroom/Sales Office<br>Vehicle Rental Facilities<br>Vehicle Washing                                                                                                                                              | Live/Work Dwelling (CUP)<br>Model Home Complex<br>Golf Course                                                                         |                      |     |                               |     | Redifne setback in relation to ROW or residential property lines | 35'        | 40' |
| CR                                       | Regional Commercial     | C-3                              | Regional Commercial     | Dormitory (CUP)<br>Bar/Nightclub (CUP)<br>Catering Services<br>Day Care (CUP Removed)<br>Entertainment Est. – Indoor<br>Entertainment Est. Outdoor ( <b>CUP removed</b> )<br>Feed and Tack<br>Overnight Surgical<br>Park and Ride ( <b>CUP removed</b> )<br>Parking Lot/Structure (CUP)<br>Places of Assembly<br>Places of Worship<br>RV Park (CUP)<br>Repair Service Est.<br>Service Call Est.<br>Showroom/Sales Office<br>Vehicle Rental Facilities<br>OHV, Motorcycle, Boats Sales(CUP)<br>Personal Vehicle Sales(CUP)<br>Fleet-Based Services<br>Wholesale Shopping Est | Live/Work Dwelling (CUP)<br>Model Home Complex<br>Animal Grooming<br>Community Facility<br>Golf Course<br>Zoos, Exotic Animal Keeping |                      |     |                               |     | Redifne setback in relation to ROW or residential property lines | 35-45'     | 45' |

PART II – The City of Surprise LAND DEVELOPMENT ORDINANCE (LDO)

| Overview Comparison Table SUDC vs LDO    |                                    |                                  |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                     |                      |     |                               |     |                                                                     |                  |                                                        |
|------------------------------------------|------------------------------------|----------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------|-----|-------------------------------|-----|---------------------------------------------------------------------|------------------|--------------------------------------------------------|
| Surprise Unified Development Code (SUDC) |                                    | Land Development Ordinance (LDO) |                    | Change in Land Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     | Dwelling Unit Ratios |     | Change in Required Open Space |     | Change in Setbacks                                                  | Max Height       |                                                        |
| Symbol                                   | District Name                      | Symbol                           | District Name      | Added                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Removed                                                                             | SUDC                 | LDO | SUDC                          | LDO |                                                                     | SUDC             | LDO                                                    |
| BP                                       | Business Park                      | BP                               | Business Park      | Dormitory (CUP)<br>Medical Hospital or Overnight Surgical<br>Personal Services<br>Places of Assembly<br>Restaurant, Convenience/Take Out<br>Repair Service Est.<br>Retail Shopping ( <b>CUP removed</b> )<br>School-Uni. or College<br>Service Call Est.<br>Showroom/Sales Office<br>Business Incubator<br>Vehicle Fueling Stations<br>OHV, Motorcycle, Boat Sales(CUP)<br>Data Center<br>Food Manufacturing & Processing (CUP)<br>Freight Depot (CUP)<br>Research Facility<br>Wholesale Shopping Est                                                                                                                                                                                                                                                                                                                                             | Places of Worship<br>Contractor Yard                                                |                      |     |                               |     | Unlisted in SUDC<br><br>Now defined in LDO                          | Unlisted in SUDC | 45'                                                    |
| IP                                       | Industrial Performance             | I-1                              | Light Industrial   | Dormitory (CUP)<br>Animal Boarding Facility<br>Catering Services<br>Entertainment Est.-Outdoor<br>( <b>CUP removed</b> )<br>Parking Lot/Structure (CUP)<br>Places of Assembly<br>Repair Service Est.<br>Retail Shopping ( <b>CUP removed</b> )<br>RV Storage ( <b>CUP removed</b> )<br>Service Call Est.<br>Showroom/Sales Office<br>Business Incubator<br>Vehicle Rental Facilities<br>Commercial Vehicle Sales ( <b>CUP removed</b> )<br>OHV, Motorcycle Sales ( <b>CUP removed</b> )<br>Personal Vehicle Sales ( <b>CUP removed</b> )<br>Auction – Vehicle ( <b>CUP removed</b> )<br>Data Center<br>Fleet-Based Services<br>Food Manufacturing & Processing<br>Freight Depot (CUP)<br>Research Facility<br>Manufactured Home Sales ( <b>CUP removed</b> )<br>Plant Nursery (Growing Facility & Wholesale)<br>Truck Stop ( <b>CUP removed</b> ) | Animal Grooming<br>Archery Range—Outdoor<br>Places of Worship<br>Wrecker Service    |                      |     |                               |     | Redifne setback in relation to<br>ROW or residential property lines | 40'              | 40'                                                    |
| IG                                       | Industrial General                 | I-2                              | General Industrial | Catering Services<br>Parking Lot/Structure (CUP)<br>Repair Service Est.<br>Retail Shopping ( <b>CUP removed</b> )<br>RV Storage ( <b>CUP removed</b> )<br>Service Call Est.<br>Showroom/Sales Office<br>Utility Service Yard<br>Vehicle Rental Facilities<br>Commercial Vehicle Sales ( <b>CUP removed</b> )<br>OHV, Motorcycle Sales ( <b>CUP removed</b> )<br>Personal Vehicle Sales ( <b>CUP removed</b> )<br>Minor Vehicle Repair<br>Fleet-Based Services<br>Food Manufacturing & Processing<br>Manufactured Home Sales ( <b>CUP removed</b> )<br>Research Facility<br>Plant Nursery (Growing Facility & Wholesale)<br>Vehicle Towing & Impound Lot ( <b>CUP removed</b> )<br>Aquafer Recharge<br>Reclamation or Wastewater Facility<br>Wholesale Shopping Est                                                                                | Archery Range—Outdoor<br>"Potentially Incompatible Use"                             |                      |     |                               |     | Redifne setback in relation to<br>ROW or residential property lines | 85'              | 85'<br>*Extra setbacks when adjacent to<br>residential |
| ILM                                      | Industrial Land Mineral Extraction | I-3                              | Heavy Industrial   | Aquafer Recharge<br>Contractor Yard<br>Reclamation or Wastewater Facility                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Archery Range—Outdoor<br>Junkyard or Salvage Yard<br>"Potentially Incompatible Use" |                      |     |                               |     | Redifne setback in relation to<br>ROW or residential property lines | 40'              | 40'                                                    |



PART II – The City of Surprise LAND DEVELOPMENT ORDINANCE (LDO)

| Overview Comparison Table SUDC vs LDO    |                   |                                  |                         |                                                                                                                                                                                                                    |         |                      |     |                               |     |                                        |            |     |
|------------------------------------------|-------------------|----------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----------------------|-----|-------------------------------|-----|----------------------------------------|------------|-----|
| Surprise Unified Development Code (SUDC) |                   | Land Development Ordinance (LDO) |                         | Change in Land Uses                                                                                                                                                                                                |         | Dwelling Unit Ratios |     | Change in Required Open Space |     | Change in Setbacks                     | Max Height |     |
| Symbol                                   | District Name     | Symbol                           | District Name           | Added                                                                                                                                                                                                              | Removed | SUDC                 | LDO | SUDC                          | LDO |                                        | SUDC       | LDO |
| OS                                       | Open Space        | OS-1                             | Open Space Conservation | Aquafer Recharge (CUP)                                                                                                                                                                                             |         |                      |     |                               |     | Unlisted in SUDC<br>Now defined in LDO |            | 15' |
|                                          |                   | OS-2                             | Open Space Recreation   | Community Facility<br>Community Garden<br>Golf Course<br>Aquafer Recharge (CUP)<br>Zoos, Exotic Animal Keeping (CUP)                                                                                               |         |                      |     |                               |     | Unlisted in SUDC<br>Now defined in LDO |            | 35' |
| PF                                       | Public Facilities | PF                               | Public Facilities       | Bus Terminal<br>Community Garden<br>Park and Ride<br>Parking Lot/Structure (CUP)<br>Places of Assembly<br>School-Uni. or College<br>Utility Service Yard<br>Aquafer Recharge<br>Reclamation or Wastewater Facility |         |                      |     |                               |     | Unlisted in SUDC<br>Now defined in LDO |            |     |

Primary Land Use Matrix

| LAND USE GROUP                                                               | SUDC                                 |     |            | LDO                                                                                                                                                      |                                  |                                                                                                                                               |                                                          |                                                        |
|------------------------------------------------------------------------------|--------------------------------------|-----|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------|
|                                                                              | Permitted                            | AUP | CUP        | Permitted                                                                                                                                                | AUP                              | CUP                                                                                                                                           | Min Parking                                              | Max Parking                                            |
| <b>Residential Uses</b>                                                      |                                      |     |            |                                                                                                                                                          |                                  |                                                                                                                                               |                                                          |                                                        |
| Assisted Living Center<br>( <a href="#">more than 10 residents</a> )         | RM, RH, MU                           |     |            | R-2, R-3,<br><a href="#">SHD-CO</a> ,<br><a href="#">TND-MU</a> ,<br><a href="#">MU-2</a>                                                                | SHD-RO,<br><a href="#">TND-R</a> |                                                                                                                                               | 0.5 per sleeping room                                    | 1 per room                                             |
| Assisted Living Home ( <a href="#">10 or less residents</a> )                | RE, RR, RL,<br>RM, RH, RC,<br>CS, MU |     |            | RR, R-1, R-2,<br><a href="#">SHD-RO</a> ,<br><a href="#">TND-R</a> , <del>R-3</del> ,<br><del>MU</del>                                                   |                                  |                                                                                                                                               | 2 per <i>dwelling unit</i> plus 0.5<br>per sleeping room | 2 per <i>dwelling unit</i> plus 1<br>per sleeping room |
| <a href="#">Dormitory</a><br><i>*added to Use Matrix<br/>and aligns with</i> |                                      |     |            |                                                                                                                                                          |                                  | <a href="#">SHD-CO</a> ,<br><a href="#">MU-2</a> ,<br><a href="#">C-2</a> , <a href="#">C-3</a> ,<br><a href="#">BP</a> , <a href="#">I-1</a> | 0.5 per sleeping room                                    | 2 per sleeping room                                    |
| <a href="#">Dwelling</a> ,<br>Live/Work/ <del>Work-Live</del>                | RH, CS, MU                           |     | CN, CC, CR | <a href="#">TND-MU</a> ,<br><a href="#">MU-1</a> , <a href="#">MU-2</a> ,<br><a href="#">MU-3</a> ,<br><del>R-3</del> , <del>CS</del> ,<br><del>MU</del> |                                  | <del>C-1</del> , <del>C-2</del> , <del>C-3</del>                                                                                              | 2 per DU                                                 |                                                        |

| LAND USE GROUP                                                          | SUDC                      |     |     | LDO                                                                                                   |        |        |                                                                                        |             |
|-------------------------------------------------------------------------|---------------------------|-----|-----|-------------------------------------------------------------------------------------------------------|--------|--------|----------------------------------------------------------------------------------------|-------------|
|                                                                         | Permitted                 | AUP | CUP | Permitted                                                                                             | AUP    | CUP    | Min Parking                                                                            | Max Parking |
| <u>Dwelling, Multi-family</u><br><del>High Density Dwellings</del>      | RH, RC, MU                |     |     | R-3,<br>SHD-CO,<br><u>TND-R,</u><br><u>TND-MU,</u><br><u>MU-1, MU-2,</u><br><u>MU-3</u> <del>MU</del> |        | SHD-RO | Studio-1B=1/unit,<br>2+B=2.0/unit<br>plus 1 per 250 sf of <i>office</i><br><i>uses</i> |             |
| Dwelling, Single-Family<br><del>Low Density Dwellings</del>             | RR, RE, RL,<br>RC, CS, MU |     |     | RR, R-1, R-2,<br>SHD-RO,<br><u>TND-R, MU-3</u><br><del>MU</del>                                       |        |        | 2 per DU                                                                               |             |
| <u>Dwelling, Three-family</u><br><del>Medium Density</del><br>Dwellings | RM, RC, MU                |     |     | R-2, <u>R-3,</u><br><u>TND-R,</u><br><u>MU-3</u> <del>MU</del>                                        | SHD-RO |        | 2 per DU                                                                               |             |



| LAND USE GROUP                                                                   | SUDC                                            |     |                        | LDO                                                                                        |        |                         |                                                                                   |                                           |
|----------------------------------------------------------------------------------|-------------------------------------------------|-----|------------------------|--------------------------------------------------------------------------------------------|--------|-------------------------|-----------------------------------------------------------------------------------|-------------------------------------------|
|                                                                                  | Permitted                                       | AUP | CUP                    | Permitted                                                                                  | AUP    | CUP                     | Min Parking                                                                       | Max Parking                               |
| <u>Dwelling, Two-family</u><br><del>Medium Density</del><br><del>Dwellings</del> | RM, RC, MU                                      |     |                        | R-2, <u>R-3,</u><br><u>TND-R,</u><br><u>MU-3</u> <del>MU</del>                             | SHD-RO |                         | 2 per DU                                                                          |                                           |
| Group Home                                                                       | RE, RR, RL,<br>RM, RH, RC,<br>CS, MU            |     |                        | RR, R-1, R-2,<br>R-3, SHD-RO<br><u>TND-R,</u> <del>MU</del>                                |        |                         | Same as Residence                                                                 |                                           |
| Manufactured Homes                                                               | CC                                              |     |                        | <u>RR,</u><br>SHD-RO <del>C-2</del>                                                        |        |                         | 2 per DU                                                                          |                                           |
| Model Home Complex                                                               | RE, RL, RM,<br>RH, RC, MU,<br>CS, CN, CC,<br>CR |     |                        | RR, R-1, R-2,<br><u>TND-R, MU-3</u><br><del>R-3, MU, C-1,</del><br><del>C-2, C-3</del>     |        |                         |                                                                                   |                                           |
| <b>Commercial</b>                                                                |                                                 |     |                        |                                                                                            |        |                         |                                                                                   |                                           |
| Airport <del>— or Private</del><br><u>Airstrip</u>                               |                                                 |     | RR, IP, IG             |                                                                                            |        | RR, <u>BP,</u> I-1, I-2 | 1 per 100 sf GFA of waiting room space or 2 spaces per craft staging/tie down pad |                                           |
| <del>General Aviation Airstrips</del>                                            |                                                 |     | <del>IP, IG</del>      |                                                                                            |        | <del>I-1, I-2</del>     |                                                                                   |                                           |
| Amusement and/or Theme Park, <del>Circus</del> (permanent)                       |                                                 |     | CR, C-RS               |                                                                                            |        | C-3, MU-3               | 1 per 600 sf outdoor public activity area                                         | 1 per 500 sf outdoor public activity area |
| Animal <u>Boarding Facility</u><br><del>Hotel/Overnight stay</del>               | SHD-CO, CC, CR                                  |     |                        | SHD-CO, C-2, C-3, <u>I-1</u>                                                               |        |                         | 1 per 375 sf GFA                                                                  |                                           |
| Animal <del>Hospitals, Clinic, and Boarding Facilities</del>                     | SHD-CO, CS, CC, CR, IP                          |     | RR, RE                 | SHD-CO, <u>TND-C,</u><br><u>C-1,</u> C-2, C-3, I-1                                         |        | RR, <del>RE</del>       | 1 per 200 sf GFA                                                                  |                                           |
| <u>Animal Grooming</u><br><u>*added to use matrix</u>                            |                                                 |     |                        | <u>SHD-CO,</u><br><u>TND-C,</u><br><u>MU-1,</u><br><u>CO, C-1, C-2,</u><br><u>C-3, I-1</u> |        |                         | 1 per 200 sf GFA                                                                  |                                           |
| Animal Hospitals, <del>Clinic, and Boarding Facilities</del>                     | SHD-CO, CS, CC, CR, IP                          |     | RR, RE                 | SHD-CO, C-2, C-3, I-1                                                                      |        | <del>RR, RE</del>       | 1 per 200 sf GFA                                                                  |                                           |
| Animal Shelter                                                                   |                                                 |     | RR, CS, CC, CR, PF, IP |                                                                                            |        | RR, C-2, C-3, PF, I-1   | 1 per 300 sf GFA                                                                  |                                           |

| LAND USE GROUP                                                                                                                                                                                                                                                                                                   | SUDC                                                                                                  |     |      | LDO                                                                                                                                   |     |                                                                                                        |                                                                  |                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-----|------|---------------------------------------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-------------------|
|                                                                                                                                                                                                                                                                                                                  | Permitted                                                                                             | AUP | CUP  | Permitted                                                                                                                             | AUP | CUP                                                                                                    | Min Parking                                                      | Max Parking       |
| Athletic or Fitness Club,<br>Commercial <del>Recreation</del><br><del>Facilities</del>                                                                                                                                                                                                                           | RH, MU, CC,<br>CR, C-RS, BP,<br>IP                                                                    |     |      | <del>R-3,</del><br>SHD-CO,<br><del>TND-C,</del><br><del>TND-MU,</del><br>MU-1, MU-2,<br>MU-3,<br><del>C-1,</del> C-2, C-3,<br>BP, I-1 |     |                                                                                                        | 1 per 250 sf GFA                                                 | 1 per 100 sf GFA  |
| <u>*size limitations are built into the zoning district</u><br>Athletic or Fitness Club,<br>Commercial Recreation<br>Facilities (Less than 5,000<br>gross sq. ft. and Indoor<br>Activities Only)                                                                                                                 | <del>RL, RM, RH,</del><br><del>CS, MU, CN,</del><br><del>CC, CR, C-RS,</del><br><del>BP, IP, IG</del> |     |      | <del>R-1, R-2, R-3,</del><br><del>MU, C-1, C-2,</del><br><del>C-3, MU-3,</del><br><del>BP, I-1, I-2</del>                             |     |                                                                                                        |                                                                  |                   |
| Banks                                                                                                                                                                                                                                                                                                            | SHD-CO, CC,<br>CR, MU, BP                                                                             |     | CN   | SHD-CO,<br><del>TND-C,</del><br><del>TND-MU,</del><br>MU-1, MU-2,<br><del>C-1,</del> C-2, C-3,<br>BP                                  |     | <del>C-1</del>                                                                                         | 1 per 250 sf GFA                                                 |                   |
| <u>Bar/Nightclub</u><br><u>(microbrewery listed as</u><br><u>separate use)</u><br><u>*CUP for potential</u><br><u>location conflicts when</u><br><u>adjacent to residential,</u><br><u>tied to series 6 &amp; 7 liquor</u><br><u>license</u><br><del>Alcohol—Bar and/or</del><br><del>Tavern, Microbrewery</del> | MU, CN, CC,<br>CR, C-RS                                                                               |     |      | <del>MU, C-1, C-2,</del><br><del>C-3, MU-3</del>                                                                                      |     | <del>SHD-CO,</del><br><del>TND-C,</del><br><del>TND-MU,</del><br>C-1, C-2, C-3,<br>MU-1, MU-2,<br>MU-3 | 1 per 100 sf GFA                                                 |                   |
| Bus Terminal                                                                                                                                                                                                                                                                                                     | CR, IP, IG                                                                                            |     |      | C-3, I-1, I-2,<br><del>PF</del>                                                                                                       |     |                                                                                                        | Determined by <i>Site Plan</i>                                   |                   |
| Campground                                                                                                                                                                                                                                                                                                       |                                                                                                       |     | C-RS |                                                                                                                                       |     | MU-3                                                                                                   | 1 per 4 camp sites, plus 2<br>per laundry and shower<br>facility | 1 per 1 camp site |

| LAND USE GROUP                                                                                             | SUDC                                                                      |     |                                          | LDO                                                                                                                                                                                                                            |                                                   |                                                              |                                                                         |                    |
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|                                                                                                            | Permitted                                                                 | AUP | CUP                                      | Permitted                                                                                                                                                                                                                      | AUP                                               | CUP                                                          | Min Parking                                                             | Max Parking        |
| <a href="#">Catering Services</a><br><i>*added to use matrix</i>                                           |                                                                           |     |                                          | <a href="#">SHD-CO,</a><br><a href="#">TND-C,</a><br><a href="#">TND-MU,</a><br><a href="#">CO, C-1, C-2,</a><br><a href="#">C-3</a>                                                                                           |                                                   |                                                              | 1 per 500 sf GFA                                                        |                    |
| Cemetery or Mausoleum                                                                                      |                                                                           |     | RE, RL, RM,<br>RH, CC, CR                |                                                                                                                                                                                                                                |                                                   | <a href="#">RR,</a> R-1, R-2,<br>R-3, C-2, C-3               | Determined by Site Plan                                                 |                    |
| Cemetery—Pets (limited<br>to small animals)                                                                |                                                                           |     | CC, CR, IP                               |                                                                                                                                                                                                                                |                                                   | C-2, C-3, I-1                                                | Determined by Site plan                                                 |                    |
| Community Facilities <del>or</del><br><del>Public Meeting Hall</del>                                       | RE, RL, RM,<br>RH, RC, CS,<br>MU, CN, CC,<br>CR. PF                       |     |                                          | RR, R-1, R-2,<br>R-3, <a href="#">SHD-CO,</a><br><a href="#">TND-R,</a><br><a href="#">TND-MU,</a><br><a href="#">TND-OS,</a><br><a href="#">MU-1, MU-2,</a><br>MU-3,<br><del>C-1, C-2, C-3,</del><br><a href="#">OS-2,</a> PF | <a href="#">SHD-RO,</a><br><a href="#">SHD-CO</a> |                                                              | 3 spaces when on-street<br>parking is prohibited or 1<br>per 500 sf GFA |                    |
| <i>*interpreted as</i><br><a href="#">Entertainment</a><br><a href="#">Establishment-Indoor</a><br>Library | <del>RL, RM, RH,</del><br><del>CS, MU, CN,</del><br><del>CC, CR, PF</del> |     |                                          | <del>R-1, R-2, R-</del><br><del>3, MU, C-1, C-</del><br><del>2, C-3, PF</del>                                                                                                                                                  |                                                   |                                                              |                                                                         |                    |
| <a href="#">Community Garden</a><br><i>*added to use matrix</i>                                            |                                                                           |     |                                          | <a href="#">RR, R-1, R-2,</a><br><a href="#">SHD-RO,</a><br><a href="#">SHD-CO,</a><br><a href="#">TND-R,</a><br><a href="#">TND-MU,</a><br><a href="#">TND-OS,</a><br><a href="#">MU-1, OS-2,</a><br><a href="#">PF</a>       |                                                   |                                                              | 2 spaces when on-street<br>parking is prohibited or 1<br>per 500 sf GFA |                    |
| Day Care Center—Child<br>and/or Adult Care                                                                 |                                                                           |     | RE, RL, RM,<br>RH, MU, CS,<br>CN, CC, CR | SHD-CO,<br><a href="#">TND-C,</a><br><a href="#">TND-MU,</a><br><a href="#">MU-1, MU-2,</a><br><a href="#">CO, C-1, C-2,</a><br>C-3                                                                                            | <a href="#">SHD-RO,</a><br><a href="#">TND-R</a>  | R-1, R-2, R-3,<br><del>MU, C-1, C-2,</del><br><del>C-3</del> | 1 per 375 sf GFA                                                        | 1.5 per 375 sf GFA |



| LAND USE GROUP                                                                                                                                                                                                   | SUDC                            |     |     | LDO                                                                                                                                                                            |     |     |                                                                                                                                                                                                                                                   |                                                                                                |
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|                                                                                                                                                                                                                  | Permitted                       | AUP | CUP | Permitted                                                                                                                                                                      | AUP | CUP | Min Parking                                                                                                                                                                                                                                       | Max Parking                                                                                    |
| <a href="#">Entertainment Establishment – Indoor</a><br>(previously listed separately as <a href="#">Bingo Parlor</a> , <a href="#">Bowling Alley</a> , <a href="#">Dance Hall</a> , <a href="#">Pool Hall</a> ) | MU, CC, CR, C-RS                |     |     | <a href="#">SHD-CO</a> ,<br><a href="#">TND-C</a> ,<br><a href="#">TND-MU</a> ,<br><a href="#">C-1</a> , C-2, C-3,<br><a href="#">MU-2</a> , MU-3,<br><a href="#">BP</a> , I-1 |     |     | 1 per 4 seats or 1 per 50 sf GFA if no permanent seats<br>Skating rinks-1 per 200 sf GFA<br>Bowling, billiards, pool, etc. 2 per lane or gaming table<br>Miniature golf establishment-1 per hole<br>Theater (movie and performance)-1 per 4 seats | 1 per 2 seats or 1 per 25 sf GFA if no permanent seats<br><br>2 per hole<br>1.5 per 200 sf GFA |
| <a href="#">*interpreted as Entertainment Establishment-Indoor</a><br>Theater—Indoor including Dinner Theatres                                                                                                   | <del>MU, CC, CR, C-RS</del>     |     |     | <del>MU, C-2, C-3, MU-3</del>                                                                                                                                                  |     |     |                                                                                                                                                                                                                                                   |                                                                                                |
| <a href="#">*interpreted as Entertainment Establishment-Indoor</a><br>Video Games—Commercial                                                                                                                     | <del>MU, CN, CC, CR, C-RS</del> |     |     | <del>MU, C-1, C-2, C-3, MU-3</del>                                                                                                                                             |     |     |                                                                                                                                                                                                                                                   |                                                                                                |
| <a href="#">*interpreted as Entertainment Establishment-Outdoor</a><br>Skating Rink—Ice or Roller Skating                                                                                                        | <del>CC, CR, IP</del>           |     |     | <del>C-2, C-3, I-1</del>                                                                                                                                                       |     |     |                                                                                                                                                                                                                                                   |                                                                                                |
| <a href="#">Entertainment Establishment – Outdoor</a><br>(previously listed as <a href="#">Driving Range</a> , and <a href="#">Miniature Golf Facilities</a> , <a href="#">Batting Cages</a> )                   |                                 |     |     | <a href="#">MU-3</a> ,<br><a href="#">C-3</a> , I-1                                                                                                                            |     |     | 1 per 4 seats or 1 per 50 sf of activity area if no permanent seats<br>Miniature golf -1 per hole<br>Driving Range - 2 per tee                                                                                                                    | 1 per 2 seats or 1 per 30 sf GFA if no permanent seats<br><br>2 per hole                       |

| LAND USE GROUP                                                                                                                                | SUDC                        |     |                        | LDO                                                               |     |                                    |                                     |                      |
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|                                                                                                                                               | Permitted                   | AUP | CUP                    | Permitted                                                         | AUP | CUP                                | Min Parking                         | Max Parking          |
| <a href="#">*interpreted as Entertainment Establishment-Outdoor Golf Course</a> , Driving Range, and Miniature Golf Facilities, Batting Cages | <del>MU, CC, CR, C-RS</del> |     |                        | <del>MU, C-2, C-3, MU-3</del>                                     |     |                                    |                                     |                      |
| <a href="#">*interpreted as Entertainment Establishment-Outdoor</a> Skateboard Track—Outdoor Commercial, Go-Cart Track, Driver Training       | <del>IP</del>               |     | <del>CC, CR</del>      | <del>I-1</del>                                                    |     | <del>C-2, C-3</del>                |                                     |                      |
| <a href="#">*interpreted as Entertainment Establishment-Outdoor</a> Theater—Outdoor including Drive-In and Amphitheaters                      | <del>IP</del>               |     | <del>CR, C-RS</del>    | <del>I-1</del>                                                    |     | <del>C-3, MU-3</del>               |                                     |                      |
| <a href="#">*interpreted as Entertainment Establishment-Outdoor</a> Archery Range—Outdoor                                                     |                             |     | <del>IP, IG, ILM</del> |                                                                   |     | <del>I-1, I-2, I-3</del>           |                                     |                      |
| Fairground and/or Stadium                                                                                                                     |                             |     | CR, C-RS, IP, PF       |                                                                   |     | <del>RR</del> , C-3, MU-3, I-1, PF | TBD by Parking Study with Site Plan |                      |
| Funeral Home, Mortuary                                                                                                                        | CC, CR                      |     | MU                     | <del>SHD-CO, C-2, C-3</del>                                       |     | <del>MU</del>                      | 1 per 4 seats                       | 1 per 2 seats        |
| Galleries, <del>Auditoriums</del> , Museums <a href="#">or similar facility</a>                                                               | MU, CC, CR, C-RS            |     |                        | <del>SHD-CO, TND-C, TND-MU, MU-1, MU-2, MU-3, C-1, C-2, C-3</del> |     |                                    | 1 per 1,000 sf GFA                  | 1.5 per 1,000 sf GFA |

| LAND USE GROUP                                                                                                                                                                   | SUDC                          |     |                     | LDO                                                                                                             |     |                                                                       |                                                                                |                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-----|---------------------|-----------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------|--------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|                                                                                                                                                                                  | Permitted                     | AUP | CUP                 | Permitted                                                                                                       | AUP | CUP                                                                   | Min Parking                                                                    | Max Parking                                                                  |
| Golf Course, <del>Driving Range, and Miniature Golf Facilities, Batting Cages</del>                                                                                              | MU, CC, CR, C-RS              |     |                     | <del>MU, C-2, C-3,</del><br><u>TND-OS,</u><br>MU-3, <u>OS-2</u>                                                 |     |                                                                       | 2 per hole plus ancillary uses                                                 |                                                                              |
| Hotels, <u>Motels, Resorts,</u><br>Timeshares                                                                                                                                    | MU, CC, CR, C-RS              |     |                     | SHD-CO,<br><u>TND-C,</u><br><u>TND-MU,</u><br>C-2, C-3,<br><u>MU-2,</u> MU-3                                    |     |                                                                       | 0.8 per room plus 1 per 800 sf GFA of public meeting area and restaurant space | 1 per room plus 1 per 400 sf GFA of public meeting area and restaurant space |
| Medical Hospital or <del>Outpatient Overnight</del><br><u>Surgical</u> Facility                                                                                                  | CR                            |     |                     | C-3, <u>BP</u>                                                                                                  |     |                                                                       | 1 per 400 sf GFA                                                               | 1 per 100 sf GFA                                                             |
| Medical Marijuana Dispensary                                                                                                                                                     |                               |     | CC, CR, IP, IG, ILM |                                                                                                                 |     | C-2, C-3, I-1, I-2, I-3                                               | 1 per 1000 sf GFA of activity area                                             |                                                                              |
| Medical Marijuana Offsite Cultivation Facility                                                                                                                                   |                               |     | CC, CR, IP, IG, ILM |                                                                                                                 |     | C-2, C-3, I-1, I-2, I-3                                               | 1 per 400 sf GFA                                                               |                                                                              |
| <u>Medical Marijuana Infusion Facility</u>                                                                                                                                       |                               |     |                     |                                                                                                                 |     | <u>BP, I-1</u>                                                        | 1 per 1000 sf GFA of activity area                                             |                                                                              |
| Medical <u>Office (Health Care Facility)</u> <del>Clinic or Laboratory</del>                                                                                                     | MU, CS, CN, CC, CR, BP        |     |                     | <u>SHD-CO,</u><br><u>TND-C,</u><br><u>TND-MU,</u><br><u>MU-1, MU-2,</u><br><u>MU-3, CO</u><br>C-1, C-2, C-3, BP |     |                                                                       | 1 per 200 sf GFA                                                               | 1 per 100 sf GFA                                                             |
| <del>Medical Office</del>                                                                                                                                                        | <del>MU, CS, CN, CC, CR</del> |     |                     | <del>MU, C-1, C-2, C-3</del>                                                                                    |     |                                                                       |                                                                                |                                                                              |
| <del>Alcohol — Bar and/or Tavern,</del> Microbrewery, <u>Distillery, Winery</u><br><u>*CUP for potential conflict with the residential nature of the certain zoning district</u> | MU, CN, CC, CR, C-RS          |     |                     | <del>MU,</del> <u>TND-C,</u><br>C-1, C-2, C-3                                                                   |     | <u>SHD-CO,</u><br><u>TND-MU,</u><br><u>MU-1, MU-2,</u><br><u>MU-3</u> | 1 per 100 sf GFA                                                               |                                                                              |



| LAND USE GROUP                                                                            | SUDC                                      |     |            | LDO                                                                                                                        |                                                             |                                                                                                                                     |                                     |                  |
|-------------------------------------------------------------------------------------------|-------------------------------------------|-----|------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------|
|                                                                                           | Permitted                                 | AUP | CUP        | Permitted                                                                                                                  | AUP                                                         | CUP                                                                                                                                 | Min Parking                         | Max Parking      |
| Nursing Care Institution                                                                  | RM, RH, MU, CR                            |     |            | R-2, R-3, SHD-CO, TND-R, <u>MU-2</u> , <u>C-2</u> , C-3                                                                    |                                                             | SHD-RO                                                                                                                              | 0.5 per room                        | 1 per room       |
| Office                                                                                    | CS, MU, CN, CC, CR, BP, IP, IG, ILM       |     |            | SHD-CO, <u>TND-C</u> , <u>TND-MU</u> , <u>MU-1</u> , <u>MU-2</u> , <u>CO</u> , C-1, C-2, C-3, BP, I-1, I-2, I-3, <u>PF</u> |                                                             |                                                                                                                                     | 1 per 250 sf GFA                    | 1 per 140 sf GFA |
| <u>*interpreted as Office</u><br>Call Center                                              | <u>MU, CR, BP</u>                         |     |            | <u>MU, C-3, BP</u>                                                                                                         |                                                             |                                                                                                                                     |                                     |                  |
| <del>Office/Warehouse—<br/>(Front Office Flex Space)</del>                                | <del>CR, BP, IP, IG, ILM</del>            |     |            | <del>C-3, BP, I-1, I-2, I-3</del>                                                                                          |                                                             |                                                                                                                                     |                                     |                  |
| Park, Recreation, and Open <u>Space Lands</u>                                             | All Districts                             |     |            | All Districts                                                                                                              |                                                             |                                                                                                                                     | 1 per 1000 sf GFA of activity area  |                  |
| <u>*interpreted as Park, Recreation, and Open Lands</u><br>Athletic Fields—Non-commercial | <del>RL, RM, RH, CS, MU, CN, CC, CR</del> |     |            | <del>R-1, R-2, R-3, MU, C-1, C-2, C-3</del>                                                                                |                                                             |                                                                                                                                     |                                     |                  |
| <u>Park and Ride</u><br><del>Passenger Depot</del>                                        | IP, IG                                    |     | SHD-CO, CR | <u>MU-1, MU-2</u> , I-1, I-2, <u>PF</u>                                                                                    | <u>SHD-CO</u> , <u>TND-R</u> , <u>TND-C</u> , <u>TND-MU</u> | <del>SHD-CO, C-3</del>                                                                                                              | TBD by Parking Study with Site Plan |                  |
| Parking <u>Lot</u> , Parking <u>Structure and/or Storage—Long Term</u>                    | IP, IG                                    |     |            | <u>SHD-CO</u> , I-1, I-2                                                                                                   | <u>TND-R</u> , <u>TND-C</u> , <u>TND-MU</u>                 | <u>SHD-RO</u> , <u>MU-1</u> , <u>MU-2</u> , <u>MU-3</u> , <u>C-2</u> , <u>C-3</u> , <u>BP</u> , <u>I-1</u> , <u>I-2</u> , <u>PF</u> | TBD by Parking Study with Site Plan |                  |

| LAND USE GROUP                                                                                                                             | SUDC                                                                      |        |                   | LDO                                                                                                                                |                         |                              |                                                           |                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------|-------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------------|-----------------------------------------------------------|--------------------------------------------------|
|                                                                                                                                            | Permitted                                                                 | AUP    | CUP               | Permitted                                                                                                                          | AUP                     | CUP                          | Min Parking                                               | Max Parking                                      |
| Personal Services Establishment                                                                                                            | MU, CC, CR                                                                | SHD-RO |                   | SHD-CO,<br><u>TND-C,</u><br><u>TND-MU,</u><br><u>MU-1, MU-2,</u><br><u>MU-3,</u><br><u>CO, C-1, C-2,</u><br><u>C-3, BP</u>         | SHD-RO,<br><u>TND-R</u> |                              | 1 per 400 sf GFA                                          |                                                  |
| <u>*size limitations are built into the zoning district</u><br>Personal Services Establishment (Uses Listed Above)—Less than 5,000 sq. ft. | <del>CS, MU, CN,</del><br><del>CC, CR, C-RS</del>                         |        |                   | <del>, MU, C-1, C-2, C-3, MU-3</del>                                                                                               |                         |                              |                                                           |                                                  |
| <u>Places of Assembly</u><br><del>Convention Facilities</del>                                                                              | CR, C-RS, PF                                                              |        | SHD-RO,<br>SHD-CO | <u>SHD-CO,</u><br><u>TND-C,</u><br><u>TND-MU,</u><br><u>MU-1, MU-2,</u><br>MU-3,<br><u>C-1, C-2, C-3,</u><br><u>BP, I-1, PF</u>    |                         | SHD-RO,<br><del>SHD-CO</del> | 1 per 4 seats or 1 per 50 sf GFA of if no permanent seats | 1 per 2 seats or 1 per 30 sf GFA of              |
| Places of Worship                                                                                                                          | RL, RM, RH,<br>CR, IP, BP                                                 |        |                   | <u>RR, R-1, R-2,</u><br>R-3, <u>SHD-RO,</u><br><u>SHD-CO,</u><br><u>MU-1, MU-2,</u><br><u>C-1, C-2, C-3,</u><br><del>I-1, BP</del> |                         |                              | 1 per 4 seats or 1 per 50 sf GFA of if no permanent seats | 1 per 2 seats                                    |
| <u>*size limitations are built into the zoning district</u><br>Places of Worship (Less than 5,000 sq. ft.)                                 | <del>RR, RE, RL,</del><br><del>RM, RH, CS,</del><br><del>MU, CN, CR</del> |        |                   | <del>RR, R-1, R-2,</del><br><del>R-3, MU, C-1,</del><br><del>C-3</del>                                                             |                         |                              |                                                           |                                                  |
| <u>Plant Nursery</u> ( <del>Growing, display, or sale of plant stock, seeds, or other horticultural items</del> )                          | CC, CR, IP                                                                |        | SHD-RO            | <u>SHD-CO,</u><br><u>TND-C,</u><br>C-2, C-3, I-1                                                                                   | <u>SHD-RO</u>           | <del>SHD-RO</del>            | 1 per 400 sf GFA of sales areas and service building      | 1.5 per 375 sf GFA of sales and service building |

| LAND USE GROUP                                                               | SUDC                             |     |               | LDO                                                                                                                                                   |                                |                                   |                                                                                                                                             |                                        |
|------------------------------------------------------------------------------|----------------------------------|-----|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
|                                                                              | Permitted                        | AUP | CUP           | Permitted                                                                                                                                             | AUP                            | CUP                               | Min Parking                                                                                                                                 | Max Parking                            |
| Post Office                                                                  | CS, MU, CN,<br>CC, CR, BP,<br>PF |     |               | SHD-RO,<br>SHD-CO,<br><u>TND-C,</u><br><u>TND-MU,</u><br>C-1, C-2, C-3,<br>BP, PF                                                                     |                                |                                   | TBD by Parking Study with<br>Site Plan                                                                                                      |                                        |
| Private<br>Clubhouse, including<br>Lodges                                    | CS, MU, CC,<br>CR                |     |               | SHD-CO,<br><u>TND-C,</u><br><u>TND-MU,</u><br><u>MU-1, MU-2,</u><br><u>C-1,</u> C-2, C-3                                                              | <del>SHD-CO</del>              |                                   | 1 per 300 sf GFA                                                                                                                            |                                        |
| <u>Public Facility</u><br><u>*added to use matrix</u>                        | <u>All Districts</u>             |     |               | <u>All Districts</u>                                                                                                                                  |                                |                                   | TBD by Parking Study with<br>Site Plan                                                                                                      |                                        |
| Racetrack                                                                    |                                  |     | C-RS, IP, IG  |                                                                                                                                                       |                                | MU-3, I-1, I-2                    | 1 per 4 seats or 1 per 50 sf<br>GFA of if no permanent<br>seats                                                                             | 1 per 2 seats or 1 per 30 sf<br>GFA of |
| Recreational Vehicle (RV)<br>Park                                            |                                  |     | C-RS          |                                                                                                                                                       |                                | <u>RR,</u><br>MU-3,<br><u>C-3</u> | 1 per 4 camp sites, plus 2<br>per laundry and shower<br>facility (camping related<br>establishments)<br>and 1 space adjacent to<br>each lot |                                        |
| <del>Vehicle Storage for</del><br>Recreational Vehicle<br><u>Storage</u>     |                                  |     | CR, IP, IG    | <u>I-1,</u><br><u>I-2</u>                                                                                                                             |                                | C-3, <del>I-1, I-2</del>          | 1 per 20 RV parking space                                                                                                                   |                                        |
| <u>Repair Service</u><br><u>Establishment</u><br><u>*added to use matrix</u> |                                  |     |               | <u>SHD-CO,</u><br><u>TND-C,</u><br><u>TND-MU,</u><br><u>MU-1, MU-2,</u><br><u>MU-3,</u><br><u>CO, C-1, C-2,</u><br><u>C-3,</u><br><u>BP, I-1, I-2</u> | <u>SHD-RO,</u><br><u>TND-R</u> |                                   | 1 per 400 sf GFA                                                                                                                            | 1 per 200 sf GFA                       |
| <u>*interpreted as Repair</u><br><u>service</u><br>Gunsmith                  | <del>IP</del>                    |     | <del>CR</del> | <del>I-1</del>                                                                                                                                        |                                | <del>C-3</del>                    |                                                                                                                                             |                                        |



| LAND USE GROUP                                                                                                                                                                            | SUDC                                        |     |     | LDO                                                                                                                                     |                                |               |                  |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-----|-----|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------|------------------|------------------|
|                                                                                                                                                                                           | Permitted                                   | AUP | CUP | Permitted                                                                                                                               | AUP                            | CUP           | Min Parking      | Max Parking      |
| Restaurant— <del>Sit-down</del><br>(Principally for the sale and consumption of food on the premises)                                                                                     | CS, MU, CN,<br>CC, CR, C-RS,<br>IP, IG      |     |     | SHD-CO,<br><u>TND-C,</u><br><u>TND-MU,</u><br><u>MU-1, MU-2,</u><br><u>MU-3,</u><br>C-1, C-2, C-3,<br>I-1, I-2                          | SHD-RO                         |               | 1 per 100 sf GFA | 1 per 50 sf GFA  |
| Restaurant,<br>Convenience/ <u>Take Out</u><br>( <del>Sale and consumption of food which has direct window service allowing customers to pick up food for off-premise consumption</del> ) | CC, CR, IP                                  |     |     | <u>SHD-CO,</u><br><u>TND-C,</u><br><u>TND-MU,</u><br><u>MU-1, MU-2,</u><br><u>MU-3,</u><br><u>CO, C-1,</u> C-2,<br>C-3, <u>BP,</u> I-1  | <u>TND-R</u>                   |               | 1 per 150 sf GFA | 1 per 75 sf GFA  |
| Retail Shopping<br>Establishment                                                                                                                                                          | CC, CR                                      |     | MU  | SHD-CO,<br><u>TND-C,</u><br><u>TND-MU,</u><br><u>MU-1, MU-2,</u><br><u>MU-3,</u><br><u>CO, C-1,</u> C-2,<br>C-3,<br><u>BP, I-1, I-2</u> | <u>SHD-RO,</u><br><u>TND-R</u> | <del>MU</del> | 1 per 400 sf GFA | 1 per 200 sf GFA |
| <u>*size limitations are built into the zoning district</u><br>Retail Shopping<br>Establishment—Less<br>than 5,000 sq. ft. (Uses<br>Listed Above in Retail<br>Shopping Establishment)     | <del>CS, MU, CN,</del><br><del>CC, CR</del> |     |     | <del>, MU, C-1, C-</del><br><del>2, C-3</del>                                                                                           |                                |               |                  |                  |
| <u>*interpreted as Retail</u><br>Alcohol—Beverage Retail<br>Sales                                                                                                                         | <del>MU, CC, CR,</del><br><del>C-RS</del>   |     |     |                                                                                                                                         |                                |               |                  |                  |
| <u>*interpreted as Retail</u><br>Ammunition and<br>Firearms Sales                                                                                                                         | <del>CC, CR, IP, IG</del>                   |     |     |                                                                                                                                         |                                |               |                  |                  |

| LAND USE GROUP                                                                                                                                            | SUDC               |     |                                    | LDO                 |     |                                            |                                                    |                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----|------------------------------------|---------------------|-----|--------------------------------------------|----------------------------------------------------|---------------------------------------------------|
|                                                                                                                                                           | Permitted          | AUP | CUP                                | Permitted           | AUP | CUP                                        | Min Parking                                        | Max Parking                                       |
| <u>*interpreted as Retail</u><br>Home Improvement Center (Typically home, lawn, and garden supplies, brick, lumber, and other similar building materials) | CR, IP, IG         |     |                                    | C-3, I-1, I-2       |     |                                            |                                                    |                                                   |
| <u>*Interpreted at Retail Sales</u><br>Pawn Shop/Resale Stores                                                                                            | CC, CR             |     |                                    | C-2, C-3            |     |                                            |                                                    |                                                   |
| <u>*size limitations are built into the zoning district</u><br>Retail—Industrial (Retail 10% or less of Gross Floor Area)                                 |                    |     | BP                                 |                     |     | BP                                         |                                                    |                                                   |
| <u>*size limitations are built into the zoning district</u><br>Retail—Industrial (Retail 20% or less of Gross Floor Area)                                 |                    |     | IP, IG                             |                     |     | I-1, I-2                                   |                                                    |                                                   |
| <u>*size limitations are built into the zoning district</u><br>Retail—Office                                                                              | CS, MU, CC, CR, IP |     |                                    | , MU, C-2, C-3, I-1 |     |                                            |                                                    |                                                   |
| <u>*size limitations are built into the zoning district</u><br>Retail—Residential/Office—Residential/Retail—Office—Residential                            | RH, CS, MU         |     | CN, CC, CR                         | R-3, MU             |     | C-1, C-2, C-3                              |                                                    |                                                   |
| School—Pre-K through 12                                                                                                                                   |                    |     | RC, RE, RL, RM, RH, CS, MU, CN, CC |                     |     | R-1, R-2, R-3, TND-C, MU-1, MU-2, C-1, C-2 | 2 per classroom, 1 per 6 students for grades 10-12 | 3 per classroom 1 per 2 students for grades 10-12 |
| School—University or College                                                                                                                              |                    |     | MU, CN, CC, CR, IP, PF             | BP, PF              |     | SHD-CO, MU-2, C-1, C-2, C-3, I-1, PF       | 1 per 4 students                                   | 1 per 2 students                                  |

| LAND USE GROUP                                                                 | SUDC                  |     |                | LDO                                                                                                                                                                                 |                                 |                                              |                                                                                                                              |                         |
|--------------------------------------------------------------------------------|-----------------------|-----|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|
|                                                                                | Permitted             | AUP | CUP            | Permitted                                                                                                                                                                           | AUP                             | CUP                                          | Min Parking                                                                                                                  | Max Parking             |
| School— <del>Vocation</del><br>( <del>Technical Specialty</del> or<br>Trade)   |                       |     | CC, CR, IP, IG | <u>BP</u>                                                                                                                                                                           |                                 | <u>SHD-CO</u> , C-2,<br>C-3, I-1, I-2        | 1 per 200 sf GFA                                                                                                             | 1 per 150 sf GFA        |
| <u>Self-storage</u> Warehouse<br><del>ing—Mini</del>                           |                       |     | BP, IP, IG, CR |                                                                                                                                                                                     |                                 | SHD-CO,<br><u>C-2</u> , C-3,<br>BP, I-1, I-2 | Drive-up Storage-1 per 300<br>sf GFA of office/retail<br>space<br>Multi-story/climate<br>controlled-1 per 50<br>storage unit | 1 per 35 storage spaces |
| <u>Service Call</u><br><u>Establishment</u>                                    |                       |     |                | <u>SHD-CO</u> ,<br><u>TND-C</u> ,<br><u>TND-MU</u> ,<br><u>MU-1</u> , <u>MU-2</u> ,<br><u>MU-3</u> ,<br><u>CO</u> , <u>C-1</u> , <u>C-2</u> ,<br><u>C-3</u> , <u>BP</u>             | <u>SHD-RO</u> ,<br><u>TND-R</u> |                                              | 1 per 400 sf GFA                                                                                                             |                         |
| Sexually Oriented<br>Businesses                                                |                       |     | IG, ILM        |                                                                                                                                                                                     |                                 | I-2, I-3                                     | 1 per 400 sf GFA                                                                                                             |                         |
| <del>Rifle and Pistol</del> <u>Shooting</u><br>Range—Indoor Only               | CR, IP, IG            |     |                | C-3, I-1, I-2                                                                                                                                                                       |                                 |                                              | 2 per stall                                                                                                                  |                         |
| <u>*interpreted as Shooting</u><br><u>Range-Indoor</u><br>Archery Range—Indoor | <del>IG, CR, IP</del> |     |                | <del>I-2, C-3, I-1</del>                                                                                                                                                            |                                 |                                              |                                                                                                                              |                         |
| <u>Showroom/Sales Office</u>                                                   |                       |     |                | <u>SHD-CO</u> ,<br><u>TND-C</u> ,<br><u>TND-MU</u> ,<br><u>MU-1</u> , <u>MU-2</u> ,<br><u>CO</u> , <u>C-1</u> , <u>C-2</u> ,<br><u>C-3</u> , <u>BP</u> ,<br><u>I-1</u> , <u>I-2</u> |                                 |                                              | 1 per 400 sf GFA                                                                                                             |                         |
| State Vehicle Inspection<br>Station                                            | CC, CR, IP,<br>IG, PF |     |                | SHD-CO,<br>C-2, C-3,<br>I-1, I-2, PF                                                                                                                                                |                                 |                                              | TBD by Parking Study with<br>Site Plan                                                                                       |                         |



| LAND USE GROUP                                                                                                                                                          | SUDC                   |     |        | LDO                                                      |     |                     |                                                                          |                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----|--------|----------------------------------------------------------|-----|---------------------|--------------------------------------------------------------------------|--------------------------------------------------------------------------|
|                                                                                                                                                                         | Permitted              | AUP | CUP    | Permitted                                                | AUP | CUP                 | Min Parking                                                              | Max Parking                                                              |
| <a href="#">*interpreted as retail or wholesale sales</a><br>Stone Monument—Retail and Wholesale                                                                        | <del>IP, IG, ILM</del> |     |        | <del>I-1, I-2, I-3</del>                                 |     |                     |                                                                          |                                                                          |
| Tattoo and/or Body Piercing Establishment                                                                                                                               | CR                     |     | CC     | C-3                                                      |     | C-2                 | 1 per 400 sf GFA                                                         | 1 per 200 sf GFA                                                         |
| Technology/Business Incubator Space                                                                                                                                     | SHD-CO                 |     |        | SHD-CO,<br><a href="#">BP, I-1</a>                       |     |                     | 1 per 300 sf GFA                                                         |                                                                          |
| Utility Equipment Infrastructure                                                                                                                                        | All Districts          |     |        | All Districts                                            |     |                     | 1 space when on-street parking is prohibited                             |                                                                          |
| <a href="#">Utility Service Yard</a>                                                                                                                                    |                        |     |        | <a href="#">I-2, PF</a>                                  |     | <a href="#">RR</a>  | TBD by Parking Study with Site Plan                                      |                                                                          |
| Vehicle Fueling Stations                                                                                                                                                | CC, CR, IP, IG, ILM    |     | CS, MU | <a href="#">SHD-CO, C-1, C-2, C-3, BP, I-1, I-2, I-3</a> |     | <del>MU</del>       | 1 per 300 sf GFA retail areas                                            | 1 per 375 sf GFA, including service bays, wash tunnels, and retail areas |
| <a href="#">Vehicle Rental Facilities</a>                                                                                                                               |                        |     |        | <a href="#">C-2, C-3, I-1, I-2</a>                       |     |                     | 1 per 500 sf GFA retail areas                                            | 1 per 200 sf GFA                                                         |
| <a href="#">Vehicle Sales &amp; Leasing: New or Used (Commercial, including Equipment)</a>                                                                              |                        |     |        | <a href="#">I-1, I-2</a>                                 |     |                     | 1 per 300 sf GFA of office and covered sales areas                       | 1.5 per 375 sf GFA of sales and service building                         |
| <a href="#">Vehicle Sales &amp; Leasing: New or Used (OHV, motorcycles, boats, or similar)</a>                                                                          |                        |     |        | <a href="#">BP, I-1, I-2</a>                             |     | <a href="#">C-3</a> | 1 per 300 sf GFA of office and covered sales areas                       | 1.5 per 375 sf GFA of sales and service building                         |
| <a href="#">Vehicle Sales &amp; Leasing: New or Used (Personal)</a><br><del>Vehicle Sales—Large Scale (Uses Listed Above in Vehicle Sales: Less than 15 vehicles)</del> |                        |     | CR, IP | <a href="#">I-1, I-2</a>                                 |     | C-3, <del>I-1</del> | 1 per 300 sf GFA of office and covered sales areas                       | 1.5 per 375 sf GFA of sales and service building                         |
| Vehicle Service—Major Repair                                                                                                                                            | IP, IG                 |     | CR     | I-1, I-2                                                 |     | C-3                 | 1 per 500 sf GFA, including service bays, wash tunnels, and retail areas | 1 per 375 sf GFA, including service bays, wash tunnels, and retail areas |

| LAND USE GROUP                                                                         | SUDC              |     |                                                              | LDO                                             |     |                                                                      |                                                                                        |                                                                          |
|----------------------------------------------------------------------------------------|-------------------|-----|--------------------------------------------------------------|-------------------------------------------------|-----|----------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
|                                                                                        | Permitted         | AUP | CUP                                                          | Permitted                                       | AUP | CUP                                                                  | Min Parking                                                                            | Max Parking                                                              |
| Vehicle Service—Minor Repair                                                           | IP                |     | CC, CR                                                       | I-1, <del>I-2</del>                             |     | <del>SHD-CO</del> , C-2, C-3                                         | 1 per 500 sf GFA, including service bays, wash tunnels, and retail areas               | 1 per 375 sf GFA, including service bays, wash tunnels, and retail areas |
| Vehicle Washing Facilities                                                             | CR, IP, IG        |     | CN, CC                                                       | <del>C-2</del> , C-3, I-1, I-2                  |     | <del>C-1, C-2</del>                                                  | 1 per 300 sf GFA office and retail areas<br>OR<br>Self-serve car washes-3 per property |                                                                          |
| <del>Wireless Communication Systems Regulated by Chapter 107</del>                     |                   |     | RE, RL, RM, RH, RC, CS, MU, CN, CC, CR, C-RS, BP, IG, ILM IP | <del>All Zoning Districts per Chapter 107</del> |     | <del>R-1, R-2, R-3, MU, C-1, C-2, C-3, MU-3, BP, I-2, I-3, I-1</del> |                                                                                        |                                                                          |
| Zoos, Exotic Animal Keeping                                                            |                   |     | RR, OS, PF, CR, IP                                           |                                                 |     | RR, OS <del>2</del> , PF, <del>C-3</del> , I-1                       | TBD by Parking Study with Site Plan                                                    |                                                                          |
| <b>Employment/Industrial</b>                                                           |                   |     |                                                              |                                                 |     |                                                                      |                                                                                        |                                                                          |
| Agricultural Related Operations                                                        | RR                |     |                                                              | RR                                              |     |                                                                      | 1 per 1,500 sf GFA                                                                     |                                                                          |
| <del>*interpreted as Agricultural Operations Farm Animal Keeping (Commercial)</del>    |                   |     | <del>RR</del>                                                |                                                 |     | <del>RR</del>                                                        |                                                                                        |                                                                          |
| <del>Farm Animal Keeping (Non-Commercial)</del>                                        | <del>RR</del>     |     |                                                              | <del>RR</del>                                   |     |                                                                      |                                                                                        |                                                                          |
| <del>*interpreted as Agricultural Operations Soil Crops (Commercial)</del>             | RR                |     |                                                              | RR                                              |     |                                                                      |                                                                                        |                                                                          |
| <del>Auction – Vehicle (Passenger, Commercial) Truck and Heavy Equipment—Auction</del> | IG                |     | IP                                                           | <del>I-1</del> , I-2                            |     | <del>I-1</del>                                                       | TBD by Parking Study with Site Plan                                                    |                                                                          |
| <del>Vehicle Auction</del>                                                             | <del>IP, IG</del> |     |                                                              | <del>I-1, I-2</del>                             |     |                                                                      |                                                                                        |                                                                          |
| Batch Plant, Paving Material Mixing Plant                                              |                   |     | ILM                                                          |                                                 |     | I-3                                                                  | TBD by Parking Study with Site Plan                                                    |                                                                          |

| LAND USE GROUP                                                                                                                                                                   | SUDC                   |     |         | LDO                                      |     |                |                                                                        |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----|---------|------------------------------------------|-----|----------------|------------------------------------------------------------------------|-------------|
|                                                                                                                                                                                  | Permitted              | AUP | CUP     | Permitted                                | AUP | CUP            | Min Parking                                                            | Max Parking |
| Brick, Clay, Concrete, or Similar Production —<br><del>Manufacturing</del>                                                                                                       | IG, ILM                |     |         | I-2, I-3                                 |     |                | TBD by Parking Study with Site Plan                                    |             |
| Contractor Yard Facility,<br><del>including Storage</del>                                                                                                                        | BP, IP, IG             |     |         | <del>BP</del> , I-1, I-2, <del>I-3</del> |     |                | 1 per 1,000 sf GFA plus 1 per 400 sf GFA of sales and service building |             |
| <u>*separated and interpreted as Contractor Yard retail or wholesale sales, outdoor sales areas moved to Accessory Use Matrix</u><br>Landscaping Materials—<br>Sales and Storage | <del>IP, IG, ILM</del> |     |         | <del>I-1, I-2, I-3</del>                 |     |                |                                                                        |             |
| Correction Institution <u>or Facility</u>                                                                                                                                        |                        |     | ILM     |                                          |     | I-3, <u>PF</u> | TBD by Parking Study with Site Plan                                    |             |
| <u>Data Center</u>                                                                                                                                                               |                        |     |         | <u>BP, I-1</u>                           |     |                | TBD by Parking Study with Site Plan                                    |             |
| Equestrian Center, Stables, and Riding Academies                                                                                                                                 | CS, CC, CR             |     | RR, RC, | <u>MU-3</u> ,<br>C-2, C-3                |     | RR             | 1 per 3 stalls                                                         |             |
| Farm and <del>Landscaping Heavy</del> Equipment Sales, Service, or Storage                                                                                                       | IP                     |     | RR      | I-1                                      |     | RR             | 1 per 300 sf GFA of office and covered sales areas                     |             |
| <u>Feed and Tack Sales</u>                                                                                                                                                       |                        |     |         | <u>C-1, C-2, C-3, I-1</u>                |     | <u>RR</u>      | 1 per 400 sf GFA                                                       |             |
| <u>Fleet-Based Services</u>                                                                                                                                                      |                        |     |         | <u>I-1, I-2</u>                          |     |                | TBD by Parking Study with Site Plan                                    |             |
| <u>*interpreted as Light-Fleet Based Services</u><br>Ambulance Service                                                                                                           | <del>CC, CR, IP</del>  |     |         |                                          |     |                |                                                                        |             |



| LAND USE GROUP                                                                                               | SUDC              |     |                | LDO                  |     |                |                    |             |
|--------------------------------------------------------------------------------------------------------------|-------------------|-----|----------------|----------------------|-----|----------------|--------------------|-------------|
|                                                                                                              | Permitted         | AUP | CUP            | Permitted            | AUP | CUP            | Min Parking        | Max Parking |
| <a href="#">*interpreted as fleet services</a><br>Taxi/Limo Service—<br>Parking and Dispatch                 | IP, IG            |     |                | I-1, I-2             |     |                |                    |             |
| <a href="#">*interpreted as fleet services</a><br>Moving Company                                             | IP, IG            |     |                | I-1, I-2             |     |                |                    |             |
| <a href="#">Food Manufacturing &amp; Processing</a>                                                          |                   |     |                | I-1, I-2             |     | SHD-CO, BP     | 1 per 1,500 sf GFA |             |
| Freight Depot                                                                                                | IG                |     |                | I-2                  |     | BP, I-1        | 1 per 1,500 sf GFA |             |
| Graining, Milling, Drying,<br>Storage                                                                        | IP, IG            |     | RR             | I-1, I-2             |     | RR             | 1 per 1,500 sf GFA |             |
| <a href="#">*prohibited use</a><br>Junkyard or Salvage Yard                                                  |                   |     | <del>ILM</del> |                      |     | <del>I-3</del> |                    |             |
| Laundry or Dry<br>Cleaning—Bulk<br>Operation                                                                 | IP, IG            |     |                | I-1, I-2             |     |                | 1 per 1,500 sf GFA |             |
| <a href="#">*interpreted as Laundry, Bulk</a><br>Linen/Uniform/Diaper<br>Service (Pickup and<br>Supply Only) | MU, CR, IP,<br>IG |     |                | MU, C-3, I-1,<br>I-2 |     |                |                    |             |
| Machine, <a href="#">Welding</a> Shop                                                                        | BP, IP, IG        |     |                | BP, I-1, I-2         |     |                | 1 per 1,000 sf GFA |             |

| LAND USE GROUP                                                                                                                                                                                                                                            | SUDC                  |     |            | LDO                     |     |                          |                                                                              |                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----|------------|-------------------------|-----|--------------------------|------------------------------------------------------------------------------|-----------------------------------------------------|
|                                                                                                                                                                                                                                                           | Permitted             | AUP | CUP        | Permitted               | AUP | CUP                      | Min Parking                                                                  | Max Parking                                         |
| <del>Inside Manufacturing and Fabrication (All processing, fabricating, assembly, or disassembly takes place wholly within an enclosed building. Inside manufacturing use does not include other uses in this article that are specifically listed)</del> | BP, IP, IG            |     |            | BP, I-1, I-2            |     |                          | 1 per 1,500 sf GFA                                                           |                                                     |
| <u>*interpreted as Manufacturing</u><br>Biotechnical—<br>Manufacturing,<br>Processing                                                                                                                                                                     | IG                    |     | BP, IP     | <u>BP, I-1, I-2</u>     |     | <del>BP, I-1</del>       |                                                                              |                                                     |
| <u>*interpreted as Manufacturing</u><br>Cabinet or Carpenter<br>Shop, Millwork and<br>Wood Products                                                                                                                                                       | BP, IP, IG            |     |            | BP, I-1, I-2            |     |                          |                                                                              |                                                     |
| <u>*interpreted as Manufacturing</u><br>Computer and<br>Electronic—<br>Manufacturing                                                                                                                                                                      | BP, IP, IG            |     |            | BP, I-1, I-2            |     |                          |                                                                              |                                                     |
| <u>*interpreted as Manufacturing</u><br>Metal Products—<br>Manufacturing and<br>Fabrication                                                                                                                                                               | <del>BP, IP, IG</del> |     |            | <del>BP, I-1, I-2</del> |     |                          |                                                                              |                                                     |
| Manufactured Home,<br><u>Portable</u> , Oversized, and<br>Recreational (RV) Vehicle<br>Sales, Service, <del>or Storage</del>                                                                                                                              |                       |     | CR, IP, IG | <u>I-1, I-2</u>         |     | C-3, <del>I-1, I-2</del> | 1 per 375 sf GFA of sales<br>and service building                            | 1.5 per 375 sf GFA of sales<br>and service building |
| Mining and Mineral<br>Extraction                                                                                                                                                                                                                          |                       |     | ILM        |                         |     | I-3                      | 1 per 300 sf GFA of office<br>and covered sales areas<br>plus ancillary uses |                                                     |

| LAND USE GROUP                                                                                             | SUDC                       |     |                    | LDO                          |     |                     |                                                                                 |             |
|------------------------------------------------------------------------------------------------------------|----------------------------|-----|--------------------|------------------------------|-----|---------------------|---------------------------------------------------------------------------------|-------------|
|                                                                                                            | Permitted                  | AUP | CUP                | Permitted                    | AUP | CUP                 | Min Parking                                                                     | Max Parking |
| <a href="#">Plant Nursery (Growing Facility &amp; Wholesale)</a>                                           |                            |     |                    | <a href="#">I-1, I-2, PF</a> |     | <a href="#">RR</a>  | 1 per 1,000 sf growing area plus 1 per 400 sf GFA of sales and service building |             |
| <a href="#">*interpreted as Manufacturing</a><br>Paper Products—<br>Manufacturing                          | <del>BP, IG</del>          |     |                    | <del>BP, I-2</del>           |     |                     |                                                                                 |             |
| <del>Portable Building,</del><br><del>Oversized and</del><br><del>Recreational (RV) Vehicle</del><br>Sales | <del>IG</del>              |     |                    | <del>I-1, I-2</del>          |     | <del>C-3</del>      |                                                                                 |             |
| <del>Potentially Incompatible Use</del>                                                                    |                            |     | <del>IG, ILM</del> |                              |     | <del>I-2, I-3</del> |                                                                                 |             |
| Printer— <del>Large</del><br><a href="#">Commercial Scale</a>                                              | BP, IP, IG                 |     |                    | BP, I-1, I-2                 |     |                     | TBD by Parking Study with Site Plan                                             |             |
| Recycling— <del>Indoor</del><br>Collection Facility                                                        | IP, IG, ILM, PF            |     | CR                 | I-1, I-2, I-3, PF            |     | C-3                 | TBD by Parking Study with Site Plan                                             |             |
| <del>Recycling—Outdoor</del><br><del>Collection Facility</del>                                             | <del>IP, IG, ILM, PF</del> |     |                    | <del>I-1, I-2, I-3, PF</del> |     |                     | TBD by Parking Study with Site Plan                                             |             |
| Recycling—Processing Facility                                                                              | IG, ILM, PF                |     |                    | I-2, I-3, PF                 |     |                     | 1 per 1,500 sf GFA                                                              |             |
| <a href="#">Research Facility — Laboratory and Testing</a>                                                 | <a href="#">BP, IP, IG</a> |     |                    | <a href="#">BP, I-1, I-2</a> |     |                     | 1 per 300 sf GFA of office and covered sales areas plus ancillary uses          |             |
| Sand and Gravel Operation                                                                                  | ILM                        |     |                    | I-3                          |     |                     | TBD by Parking Study with Site Plan                                             |             |
| Sanitary Landfill, Solid Waste Facility                                                                    |                            |     | ILM                |                              |     | I-3                 | TBD by Parking Study with Site Plan                                             |             |
| Stone <a href="#">Product Curing, Fabrication</a> <del>Curing, Monument—Manufacturing</del>                | IG, ILM                    |     |                    | I-2, I-3                     |     |                     | TBD by Parking Study with Site Plan                                             |             |
| Taxidermist                                                                                                | IP, IG                     |     |                    | I-1, I-2                     |     |                     | TBD by Parking Study with Site Plan                                             |             |



| LAND USE GROUP                                                                                     | SUDC              |     |        | LDO                                 |     |                      |                                                           |             |
|----------------------------------------------------------------------------------------------------|-------------------|-----|--------|-------------------------------------|-----|----------------------|-----------------------------------------------------------|-------------|
|                                                                                                    | Permitted         | AUP | CUP    | Permitted                           | AUP | CUP                  | Min Parking                                               | Max Parking |
| Tile, Roofing, and Waterproofing<br><del>Product</del><br><del>Manufacturing</del>                 | IG                |     |        | I-2                                 |     |                      | 1 per 500 sf GFA, including service bays and retail areas |             |
| Truck Stop—Full Service and Repair Permitted                                                       | IG                |     | IP     | <u>I-1, I-2</u>                     |     | <del>I-1</del>       | 1 per 300 sf GFA of sales and service building            |             |
| <u>Vehicle Towing &amp; Impound Lot</u><br><del>Wrecker Service</del>                              |                   |     | IP, IG | <u>I-2</u>                          |     | <del>I-1, I-2</del>  | 1 per 600 sf GFA                                          |             |
| Warehousing,<br><u>Distribution</u>                                                                | IP, IG            |     |        | I-1, I-2                            |     |                      | TBD by Parking Study with Site Plan                       |             |
| <u>Water Aquifer Recharge/Storage Facility</u>                                                     |                   |     |        | <u>I-2, I-3, PF</u>                 |     | <u>RR, OS-1, O-2</u> | TBD by Parking Study with Site Plan                       |             |
| <u>Water Reclamation or Wastewater Facility</u>                                                    |                   |     |        | <u>I-2, I-3, PF</u>                 |     |                      |                                                           |             |
| <del>Welding Shop</del>                                                                            | <del>IP, IG</del> |     |        | <del>I-1, I-2</del>                 |     |                      |                                                           |             |
| Wholesale Shopping Establishment ( <del>Uses Listed Above in Retail Shopping Establishment</del> ) | CR                |     |        | C-3, <u>BP</u> ,<br><u>I-1, I-2</u> |     |                      | 1 per 400 sf GFA                                          |             |

#### Accessory Land Use Matrix

| LAND USE GROUP                       | SUDC                          | LDO |     |                                         |     |     |                                             |             |
|--------------------------------------|-------------------------------|-----|-----|-----------------------------------------|-----|-----|---------------------------------------------|-------------|
|                                      | Permitted                     | AUP | CUP | Permitted                               | AUP | CUP | Min Parking                                 | Max Parking |
| <u>Accessory Dwelling Unit (ADU)</u> | <u>RR, RE, RL, RM, CS, MU</u> |     |     | <u>RR, R-1, R-2, SHD-RO, TND-R</u>      |     |     | 1 per ADU plus spaces for primary residence |             |
| <u>Accessory Uses and Structure</u>  |                               |     |     | <u>All Zoning Districts</u>             |     |     |                                             |             |
| <u>Amateur Radio Antenna</u>         |                               |     |     | <u>RR, R-1, R-2, R-3, SHD-RO, TND-R</u> |     |     |                                             |             |

| LAND USE GROUP                                                                                  | SUDC      | LDO |                                |                                                                                                     |                                             |                         |                                     |             |
|-------------------------------------------------------------------------------------------------|-----------|-----|--------------------------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------------|-------------------------------------|-------------|
|                                                                                                 | Permitted | AUP | CUP                            | Permitted                                                                                           | AUP                                         | CUP                     | Min Parking                         | Max Parking |
| <a href="#">Animal Keeping (non-commercial, per Ch. 10)</a>                                     |           |     |                                | <a href="#">All residential zoning districts</a>                                                    |                                             |                         |                                     |             |
| Bed and Breakfast Establishments                                                                |           |     | RR, RE, RL, RM, RH, RC, CS, MU |                                                                                                     | <a href="#">RR, R-1, R-2, SHD-RO, TND-R</a> | <del>RR, R-1, R-2</del> |                                     |             |
| <a href="#">Common Area Open Space</a>                                                          |           |     |                                | <a href="#">All Zoning Districts</a>                                                                |                                             |                         |                                     |             |
| <a href="#">Community Facility</a>                                                              |           |     |                                | <a href="#">All Zoning Districts</a>                                                                |                                             |                         |                                     |             |
| Community Garden                                                                                |           |     |                                | <a href="#">RR, R-1, R-2, R-3, SHD-RO, SHD-CO, TND-R, TND-C, TND-MU, MU-1, MU-2, MU-3, OS-2, PF</a> |                                             |                         |                                     |             |
| <a href="#">Cottage Industry – Galleries, Studio (including display &amp; production space)</a> |           |     |                                |                                                                                                     | <a href="#">SHD-RO, TND-R</a>               |                         | 2 plus spaces for primary residence |             |
| <a href="#">Cottage Industry – Office</a>                                                       |           |     |                                |                                                                                                     | <a href="#">SHD-RO, TND-R</a>               |                         | 2 plus spaces for primary residence |             |
| <a href="#">Cottage Industry – Personal Service Establishment</a>                               |           |     |                                |                                                                                                     | <a href="#">SHD-RO, TND-R</a>               |                         | 2 plus spaces for primary residence |             |
| <a href="#">Cottage Industry – Restaurant</a>                                                   |           |     |                                |                                                                                                     | <a href="#">SHD-RO, TND-R</a>               |                         | 2 plus spaces for primary residence |             |
| <a href="#">Cottage Industry – Retail Shopping Establishment</a>                                |           |     |                                |                                                                                                     | <a href="#">SHD-RO, TND-R</a>               |                         | 2 plus spaces for primary residence |             |

| LAND USE GROUP                                                                                      | SUDC                   | LDO |        |                                                                                    |                               |                                  |                                     |             |
|-----------------------------------------------------------------------------------------------------|------------------------|-----|--------|------------------------------------------------------------------------------------|-------------------------------|----------------------------------|-------------------------------------|-------------|
|                                                                                                     | Permitted              | AUP | CUP    | Permitted                                                                          | AUP                           | CUP                              | Min Parking                         | Max Parking |
| <a href="#">Cottage Industry – Service Call Establishment</a>                                       |                        |     |        |                                                                                    | <a href="#">SHD-RO, TND-R</a> |                                  | 2 plus spaces for primary residence |             |
| <a href="#">Cottage Industry – Welding Shop in association with art gallery</a>                     |                        |     |        |                                                                                    | <a href="#">SHD-RO, TND-R</a> |                                  | 2 plus spaces for primary residence |             |
| Drive-Through Facilities                                                                            | CR, IP                 |     | CC     | <a href="#">C-2, C-3, I-1</a>                                                      |                               | <del>C-2</del>                   |                                     |             |
| Farm Stand                                                                                          | RR                     |     |        | RR                                                                                 |                               |                                  |                                     |             |
| Heliport                                                                                            |                        |     | CR, IP |                                                                                    |                               | <a href="#">RR, C-3, BP, I-1</a> |                                     |             |
| <a href="#">Home Occupation</a>                                                                     |                        |     |        | <a href="#">RR, R-1, R-2, R-3, SHD-RO, SHD-CO, TND-R, TND-MU, MU-1, MU-2, MU-3</a> |                               |                                  |                                     |             |
| <a href="#">Outdoor Dining</a>                                                                      |                        |     |        | <a href="#">SHD-CO, TND-C, TND-MU, MU-1, MU-2, MU-3, CO, C-1, C-2, C-3, BP</a>     |                               |                                  |                                     |             |
| <a href="#">Outdoor Display, Sales Area</a><br><del>Landscaping Materials – Sales and Storage</del> | <del>IP, IG, ILM</del> |     |        | <a href="#">C-3, I-1, I-2, I-3</a>                                                 |                               |                                  |                                     |             |
| <a href="#">Outdoor Play Area for Animal Boarding Facility</a>                                      |                        |     |        | <a href="#">C-2, C-3, I-1</a>                                                      |                               | <a href="#">SHD-CO</a>           |                                     |             |
| Outdoor Storage, Use Area                                                                           |                        |     |        | <a href="#">I-1, I-2, I-3</a>                                                      |                               | <a href="#">C-3</a>              |                                     |             |
| <a href="#">Portable Carports</a>                                                                   |                        |     |        | <a href="#">RR, R-1, R-2, R-3</a>                                                  |                               |                                  |                                     |             |



| LAND USE GROUP                                                     | SUDC               | LDO |     |                                                                                         |     |     |             |             |
|--------------------------------------------------------------------|--------------------|-----|-----|-----------------------------------------------------------------------------------------|-----|-----|-------------|-------------|
|                                                                    | Permitted          | AUP | CUP | Permitted                                                                               | AUP | CUP | Min Parking | Max Parking |
| <a href="#">Recycle, Reverse-Vending Machine</a>                   |                    |     |     | <a href="#">C-2, C-3</a>                                                                |     |     |             |             |
| <a href="#">Sport Courts</a>                                       |                    |     |     | <a href="#">All Zoning Districts</a>                                                    |     |     |             |             |
| <a href="#">Swimming Pool</a>                                      |                    |     |     | <a href="#">All Zoning Districts</a>                                                    |     |     |             |             |
| <a href="#">Temporary Use – Construction Trailer</a>               |                    |     |     | <a href="#">All Zoning Districts</a>                                                    |     |     |             |             |
| <a href="#">Temporary Use – Donation Bins</a>                      |                    |     |     | <a href="#">All Zoning Districts with TUP</a>                                           |     |     |             |             |
| <a href="#">Temporary Use – Mobile Vending (per Ch. 26)</a>        | CC, CR, BP, IP, IG |     |     | <del>C-2, C-3, BP,</del><br><del>I-1, I-2</del><br><a href="#">All Zoning Districts</a> |     |     |             |             |
| <a href="#">Temporary Use – Portable Storage Containers</a>        |                    |     |     | <a href="#">All Zoning Districts with TUP</a>                                           |     |     |             |             |
| <a href="#">Temporary Use – Seasonal Sales-Single Event Indoor</a> |                    |     |     | <a href="#">All Zoning Districts with TUP</a>                                           |     |     |             |             |
| <a href="#">Temporary Use – Special Events</a>                     |                    |     |     | <a href="#">All Zoning Districts with TUP</a>                                           |     |     |             |             |

## ARTICLE 10 – USE SPECIFIC STANDARDS

### 106-10.1 General Standards for all Use Specific Development

- A. The Use Specific Standards outlined in this Article set forth specific requirements that shall be met before approval may be given for a proposed development. These Use Specific Standards incorporate requirements to address *uses* that require additional regulations to protect public health, safety, and welfare.
- B. Specific proposals for new development may be subject to more than one (1) set of standards and shall also comply with the requirements listed elsewhere in this Ordinance. In the case of conflict with a *zoning district*, Use Specific Standards, or requirements of the Planning and Engineering Design Standards (“PEDs”) the more restrictive requirement shall apply; unless specifically provided to the contrary and clearly intended.
- C. Nothing in these provisions shall relieve any property *owner* or property *user* from satisfying any condition or requirement associated with a previous approval, special permit, conditional *use*, *Variance*, or other permit issued under any local, state, or federal ordinance or statute.

### 106-10.2 Accessory Dwelling Units (ADU).

- A. *Single-family residential uses* will be limited to only one (1) *accessory dwelling unit (ADU)* per *lot* of record in the RR, R-1 and R-2, SHD-RO, and TND-R *zoning districts*. A minor *site plan* review shall be required.
  - 1. New *accessory dwelling units* may not be constructed within the 65 DNL pursuant to A.R.S. §28-8481(E) after the adoption of this Ordinance.
- B. The *ADU* shall be located on the same *lot* as the *primary uses* and may not be sold or conveyed as a separate *dwelling unit* nor calculated as a separate *dwelling unit* for the purposes of determining *gross or net residential density*.
- C. An attached *ADU* shall have independent *access* and no direct, internal *access* to the primary *dwelling*. Detached *ADUs* shall not be located in the *front yard*.
- D. The design of any *ADU* shall respect the general *building* scale and architectural character of the primary *dwelling*, and placed to allow sharing of common space on the *lot*, such as driveways and *yards*.
- E. The *ADU* has a maximum area not to exceed fifty percent (50%) of the habitable space of the primary *dwelling unit* or eight hundred square feet (800 sf) of habitable space, whichever is less.

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- F. The *ADU* shall not have separate utility services unless the *public utility* determines that a separate meter is required for safety reasons.
- G. One (1) additional *off-street parking space* is required for the *ADU*. Existing required *off-street parking* for the primary *dwelling* shall be maintained or replaced onsite.
- H. Development Standards. **Table 106-10a** below identifies the dimensional standards required for an *ADU*.

| <b>Table 106-10a - Accessory dwelling units (ADU)</b> |                                  |                                         |                                          |                                        |                                      |
|-------------------------------------------------------|----------------------------------|-----------------------------------------|------------------------------------------|----------------------------------------|--------------------------------------|
|                                                       | Max <i>ADU</i> Size <sup>1</sup> | <i>Building Separation</i> <sup>2</sup> | <i>Setback (Front yard)</i> <sup>3</sup> | <i>Setback (Side and/or Rear yard)</i> | <i>Height</i>                        |
| Detached <i>ADU</i>                                   | 50% of primary <i>dwelling</i>   | 5'                                      | Not permitted                            | 5'                                     | 9' <sup>4, 6</sup>                   |
| Attached <i>ADU</i> <sup>5</sup>                      | 50% of primary <i>dwelling</i>   | n/a                                     | Same as <i>Zoning</i> min setbacks       | Same as <i>Zoning</i> min setbacks     | Same as <i>Zoning</i> allowed height |

**Notes:**

1. Calculated by the floor area of the first floor of the principal *building*. Maximum area of *ADU* shall not exceed 800 sf if the primary *dwelling* exceeds 1600 sf.
2. May be increased as required by the *building* and/or fire codes.
3. The entrance to the *ADU* shall not face be visible from the *street*, except for entrances that do not have *access* from the ground level, such as entrances from balconies or decks. *Access* shall not create the appearance of a *two-family dwelling*.
4. The *height* of an *ADU structure* shall not exceed nine feet (9') as measured at the five-foot (5') *setback* line. The *height* of the *ADU structure* may increase at a ratio of one foot vertical for every one foot horizontal (1':1') as measured relative to the property line to a maximum *height* equal to the *zoning district* (See **Figure 106-10a** and **106-b**).
5. The *ADU* shall be connected to the primary *dwelling* by a common roof, covered passageway, or *common wall* without direct *access* to the primary *dwelling unit*.
6. On *lots* 30,000 sf or greater each *ADU* has a maximum *height* equal to the *zoning district* when constructed within the *building envelope*.

### 106-10.3 Accessory Uses and Structures.

- A. All residential *accessory uses* (including *ADUs*), *buildings*, *structures*, and fencing shall be located on the same *lot* as the principal or main *use* and be at least five feet (5') from other *structure* or as required by the *building* and/or fire codes, except that fencing *used* to separate properties in a subdivision may straddle the common property line. *Accessory structures* in residential districts shall not be located within any easement.
- B. An *accessory structure* that is exempt from the *building permit* requirement still must comply with any other provisions, code, or regulation adopted by the city.
- C. No *accessory use*, *building*, or *structure* shall be constructed or developed on a *lot* prior to the establishment/construction of the *primary uses*, *building*, or *structure*;



except for open-wire fencing on an otherwise undeveloped residential *lot* in the Rural Residential (RR) *Zoning district* or retaining walls associated with site development.

- D. No *accessory building* shall at any time be *used* as a *dwelling unit*, unless specifically developed as an *ADU* in compliance with the standards outlined in **Section 106-10.2** above and otherwise complies with the applicable *building codes*.
- E. A *structure* shall not be considered *accessory* if it is connected to the principal *building* by a common roof *structure* or covered passageway, except an *ADU* may be connected to the primary *dwelling*.
- F. With the exception of attached *ADUs*, and decorative shade *structures* such as gazebos, pergolas, and arbors, a residential *accessory structure* shall not be located in the *front yard* of a residential *lot*; except in the RR *Zoning district*. *ADUs* and decorative shade *structures*, such as gazebos and arbors, may be in the *front yard*, but may not encroach into the minimum *front* or *side setbacks*.
- G. An *accessory structure* shall remain *accessory* to and under the same *ownership* as the *primary uses*, and shall not be *subdivided* or sold separately.
- H. No permit shall be issued for the construction of more than one (1) detached *garage accessory structure* for each *dwelling*.
- I. Apiaries may be permitted, provided the hives shall not be located closer than eighty feet (80') to any *dwelling*, *lot line*, or *right-of-way*.
- J. Development Standards. **Table 106-10b** below identifies the dimensional standards required for an *accessory structure*.

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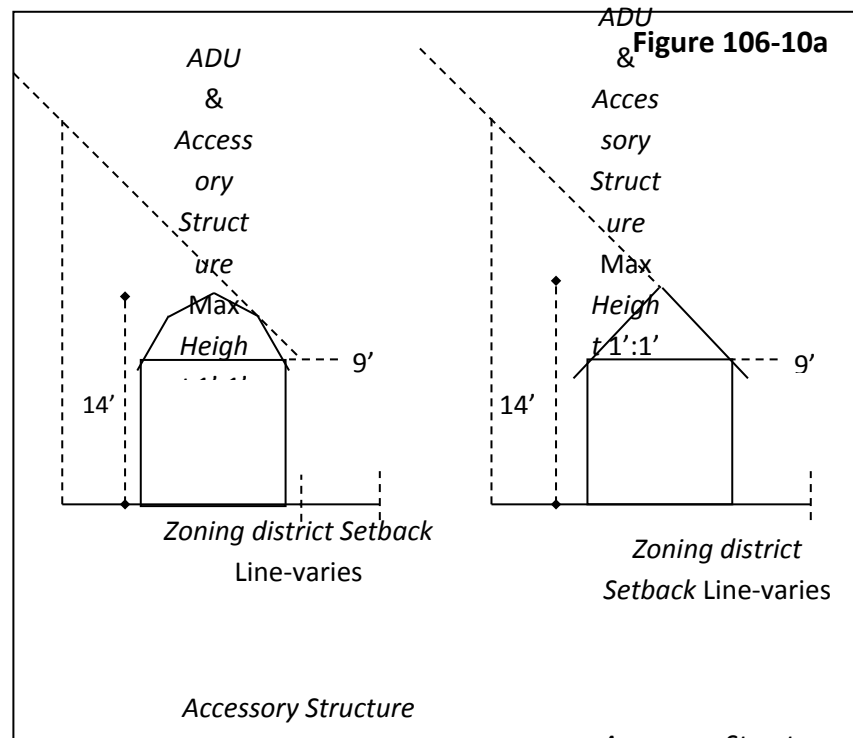
**Table 106-10b - Accessory Structures**

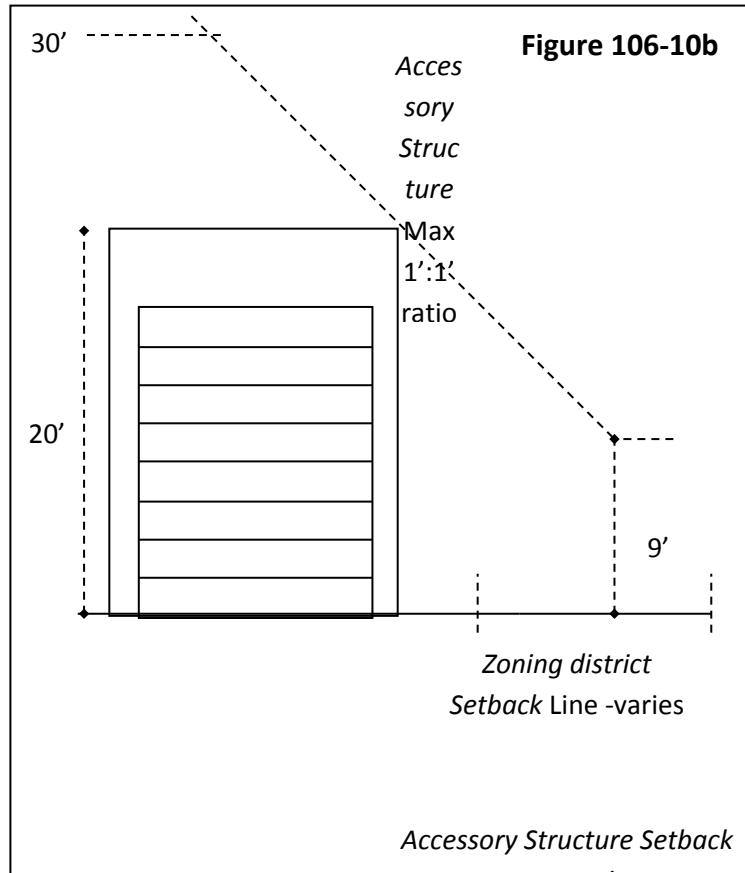
|                            | Max Accessory Structure Size           | Building Separation <sup>2</sup> | Setback (Front yard)        | Setback (Side and Rear yard) | Height            |
|----------------------------|----------------------------------------|----------------------------------|-----------------------------|------------------------------|-------------------|
| Shade Structures           | 400 sf                                 | 5'                               | Same as Zoning min setbacks | 5'                           | 9' <sup>3</sup>   |
| Other accessory structures | 50% of primary dwelling <sup>1,4</sup> | 5'                               | Not allowed <sup>7</sup>    | 5' <sup>5</sup>              | 9' <sup>3,6</sup> |

**Notes:**

1. Calculated by the finished floor area of the first floor of the principal *building*. Maximum area of *accessory structure* shall not exceed 800sf if primary *dwelling* exceeds 1600 sf.
2. May be increased as required by the *building* and/or fire codes
3. The *height* of an *accessory structure* shall not exceed nine feet (9') as measured at the five-foot (5') *setback* line. The *height* of the *accessory structure* may increase at a ratio of one foot vertical for every one foot horizontal (1':1') as measured relative to the property line to a maximum *height* of fifteen feet (15') (See **Figures 106-10a 106-10b**)
4. On *lots* 30,000 sf or greater each *accessory structure* has a maximum area not to exceed 3,000 sf
5. *Fences* used to separate properties in a subdivision may straddle the common property line
6. On *lots* 30,000 sf or greater each *accessory structure* has a maximum *height* equal to the *zoning district* when constructed within the *building envelope*.
7. In RR *zoning districts*, *accessory structures* are permitted in the *front yard* when constructed within the *building envelope*.

- K. *Accessory structures for multi-family, mixed use, commercial, and employment projects shall be included as part of an approved site plan and comply with setbacks of the zoning district.*





**106-10.4 Agricultural Animal Keeping.**

- A. When allowed, the production and sale, boarding and/or breeding of *agricultural animals* for commercial purposes shall meet the provisions as outlined in **Section 106-10.5** below.
- B. The keeping of *agricultural animals* for non-commercial or personal use shall comply with **Chapter 10** of the Municipal Code.
- C. Apiaries may be permitted for beekeeping, provided the *structures* containing the hives shall not be located closer than eighty feet (80') to any *dwelling*, property line or *right-of-way*.
- D. No shows or other activities that would generate more vehicular traffic than is normal to an area with *single-family* residences are permitted unless the site has direct access to an arterial or *collector street*. Occasional shows may be allowed provided a *Temporary Use Permit* is secured and adequate parking for such shows or other special events can be demonstrated.



**106-10.5      Agricultural Operations and Facilities.**

- A. *Agricultural operations* may be permitted provided the site is a minimum of forty (40 ac) acres.
- B. No commercial pen feeding or commercial feed/lots or the commercial feeding of garbage to animals shall be allowed.
- C. *Agricultural structures* for storage of and maintenance of specialized machinery and equipment shall not be located closer than 200 feet from any *lot line*.
- D. Open *outdoor storage* is limited to plants, bulk organic dirt, or packaged fertilizer.
- E. All *plant nursery* or greenhouse enclosures, for commercial and wholesale purposes, shall be located a minimum of fifty feet (50') from any *lot line*.
- F. Wholesale growing of plants, trees, bushes, flowers, vegetables, and other food crops, may include limited onsite retail sales as an *accessory use* provided the *sales areas* complies with the *Farm stand* regulations listed below.
- G. Application of pesticides shall comply with the *buffer* requirements of A.R.S. §3-365 for *schools*, *day cares*, and *adjacent residential uses*.
- H. A *Farm stand* may be permitted as an *accessory use* to *agricultural operations* for the purpose of selling produce or other products principally raised or produced on the premises. Exempt from the provisions in **Section 106-10.3**, the *Farm stand* shall be located and constructed to meet the following requirements:
  - 1. The stand shall be *setback* a minimum of thirty feet (30') from the nearest *right-of-way*.
  - 2. The stand shall be staked or anchored in such a way as to prevent movement into the *right-of-way*.
  - 3. The site has *access* and *off-street parking* shall be provided. When a stand is located *adjacent* to a *parkway*, *access* shall be from a frontage road or intersecting *roadway*. In no case shall *access* be allowed from a *parkway*.
  - 4. The *Farm stand* shall be of portable construction and shall be removed during the seasons when it is not in *use*.
  - 5. The *structure* shall not be more than ten feet (10') in *height* and not be more than four hundred square feet (400sf).
- I. Apiaries may be permitted, provided the hives shall not be located closer than eighty feet (80') to any *dwelling*, property line or *right-of-way*.

- J. In addition to this Section, keeping of animals shall comply with **Chapter 10** of the Surprise Municipal Code.

**106-10.6 Airstrip, Private.**

- A. Privately owned or operated airports or airstrips for the landing and take-off operations of aircraft and hang gliders; including any fixed-base operations shall be subject to the following requirements:
1. The land area shall be a minimum of twenty (20) acres.
  2. Landing areas and strips shall be *setback* a minimum of three hundred feet (300') from any property line.
  3. All *buildings* and *structures* shall be a minimum of one hundred feet (100') from any property line.
  4. Hours of operation for any fixed-base operation (FBO) shall not impact surrounding residential land *uses*.
  5. A minimum of one (1) *off-street parking space* per each hanger and/or tie-down space shall be required.
  6. Strobe lights shall be *used* only if no *alternative* lighting is permitted by federal regulation.
  7. Safety fencing, up to six feet (6') in *height* may be required around the fixed-base operations and/or landing strip areas.
  8. Must comply with all federal, state and local regulations, including licensing, and shall not interfere with any governmental or public airport operations.

**106-10.7 Amateur Radio Antennas.**

- A. Antennas Permitted. *Amateur radio antennas* and support *structures* are permitted in all residential *zoning districts* without a *Conditional use Permit* provided:
1. *Antenna structures* do not exceed a maximum *height* of thirty-five feet (35') or the maximum *building height* of the *zoning district* in which such *structure* is located;
  2. *Tower* shall comply with *setback* standards for the *zoning district* in which it is located;

3. Such *structures* shall not be located in the required *front setback*, in *front yard*, or in the *street side yard*;
  4. *Antennas*, including support *structures*, shall not extend beyond the property line;
  5. Not more than two (2) such *structures* may be erected per *lot* or *parcel*; and
  6. When a Federally Licensed Radio Amateur no longer occupies the subject property, the *antenna structure* shall be removed.
- B.** In addition to the provisions outlined in **106-10.7.A** above, all *amateur radio antennas* that exceed thirty-five feet (35') in *height* shall require approval of a *Conditional use Permit* and shall adhere to the following:
1. Such *antennas* shall be of telescoping design and lowered to a *height* of no more than the maximum *building height* of the *zoning district* in which such *structure* is located when not in *use*; and
  2. In no event shall an *amateur radio antenna* exceed the *height* of seventy-five feet (75').

**106-10.8 Amusement/Theme Park.**

- A.** When allowed, permanent *public features* and *structures* shall be constructed.
- B.** The *lot* area shall be a minimum of ten acres (10 ac).
- C.** The required *frontage* on a *public street* shall be at least four hundred feet 400 in length.
- D.** All points of vehicular *access* shall be from arterial roads, except Fire-Medical may take *access* where appropriate.

**106-10.9 Animal Hospital, Clinic, Shelter, or Boarding Facilities**

- A.** A report from a qualified acoustical and/or environmental engineer, either that there are no negative impacts on neighboring residential *uses* or that they can be mitigated through appropriate design may be required.
- B.** The *building* construction methods shall incorporate soundproof barriers and be designed to properly eliminate odors, waste, and other contaminants to protect *adjacent* properties.



- C.** Activities shall be located within a fully enclosed soundproof *building*. No outdoor boarding shall be permitted, except in the case of *animal hospital/clinics* that service large *agricultural animals*.
- D.** Outdoor exercise areas may not be placed immediately *adjacent* to or within one hundred feet (100') of an *adjacent* residential *use* or residentially zoned property.

**106-10.10 Assisted Living Home.**

- A.** An *assisted living home* shall comply with the following requirements:
  - 1. Shall be licensed by the state and shall remain so licensed for as long as the *assisted living home* is in operation.
  - 2. An *assisted living home* shall not be located on a *lot* within one thousand two hundred feet (1,200'), measured by a straight line in any direction, from another *assisted living home*, as measured from property line to property line.
  - 3. The separation requirements shall not apply to *assisted living homes* separated by arterial roads.
  - 4. An *assisted living home* shall contain three hundred square feet (300 sf) of overall living space for each resident.
  - 5. Shall include the installation of an automatic fire sprinkler system.
  - 6. In the event that the state revokes or terminates a *person's* license to operate an *assisted living home*, then the person operating the *assisted living home* shall immediately inform the city of such revocation or termination of their license.
- B.** The above regulations are not intended to apply to the following facilities, as defined by this Ordinance, provided the appropriate and/or required licensing by the state is obtained.
  - 1. Group home as defined by A.R.S. § 36-551.
  - 2. Adult development home as defined by A.R.S. § 36-551.
  - 3. *Assisted living center*.
  - 4. *Residential care institutions* as defined by A.R.S. § 36-581.
  - 5. *Nursing care facility*

- C. A *group home* or an *adult development home* shall not be permitted any *signage*, graphics, display, or other visual forms of identification, other than that permitted for a residential *dwelling*.

**106-10.11 Bar/Nightclub**

- A. *Bars* and *nightclubs* shall comply with A.R.S. § 4-207 separation requirements.
- B. A report from a qualified acoustical and/or environmental engineer, either that there are no negative impacts on neighboring residential *uses* or that they can be mitigated through appropriate design may be required.
- C. Site locations and *site plan* design, such as but not limited to compatibility with *adjacent* neighborhoods and/or being developed within an established entertainment *commerce center*, shall be factors to be considered with the application for a *CUP*.

**106-10.12 Bed and Breakfast Establishment.**

- A. The *bed and breakfast* establishment shall be owner-occupied, and the guest rooms shall be part of the *single-family dwelling*.
- B. No more than four (4) bedrooms per residence may be *used* for the *bed and breakfast* establishment.
- C. A fire escape plan shall be developed and graphically displayed in each guest room. Such plan shall be filed with and approved by the city fire department.
- D. Maximum guest stay at a *bed and breakfast* establishment is limited to thirty (30) consecutive days.
- E. Meals may be served only to overnight guests and residents.
- F. No *alterations* to the exterior of the residence that *alters* the residential character, except fire escapes, accessible entrances and other features may be added to protect public safety as required by the applicable life-safety codes.
- G. There shall be one (1) *off-street parking space* per rental room.

**106-10.13 Cemetery.**

- A. Cemeteries intended for human burial shall contain a minimum of ten acres (10'). Cemeteries intended for small animal burial shall contain a minimum of five acres (5'). Cemeteries shall be located on a collector or *arterial street*.

- B. The *cemetery* may include *accessory uses* and *structures* such as, but not limited to, a *business office*, chapel, columbarium, mausoleum, and equipment storage that are incidental to the operation of a *cemetery*. A crematorium is not an *accessory use*. *Accessory uses* and *structures* shall be set back at least fifty feet (50') from any property line.
- C. No required *setback* shall be occupied by graves. There shall be a minimum of a fifty-foot (50') landscaped *buffer* between the property line or *roadway right-of-way*; and any *building*, *structure*, or gravesite. The fifty-foot (50') *setback* shall not apply to roads designed for internal circulation within the *cemetery*.

**106-10.14 Community Gardens**

- A. A *fence* shall be provided on the perimeter of the garden built to a *height* not to exceed six feet (6') along the *side* or *rear lot lines* or thirty-six inches (36") along the front property line. The *fence* material shall be compatible with the design style and material of all *structures*
- B. The site shall be designed and maintained so that water and fertilizer will not drain to *adjacent* property or *right-of-way*.
- C. Hours of operation shall be limited to the hours between 6 a.m. and 8 p.m.
- D. Waste receptacles shall be provided and *screened* from neighboring properties. Refuse shall be removed so as not to be a nuisance.
- E. Composting equipment and containers, if provided, shall be specifically designed for that purpose and shall be located away from *adjacent* residences, *businesses*, and *parks* and *screened* from public view. Open composting piles are prohibited.
- F. Permitted *Buildings*:
  - 1. One (1) shed limited to two hundred square feet (200 sf) shall be permitted for the storage of any tools, fertilizers, equipment or other materials *used* in conjunction with the *community garden*. If provided it shall be adequately secured and meet *setback* requirements according to Section 106-10.3 of this article.
  - 2. Greenhouses, limited to two hundred square feet (200 sf), may be permitted if constructed of glass or other transparent materials and situated in compliance with all required *setbacks* of the *zoning district* in which it is located.
- G. *Amenities* such as raised/accessible planter beds, rain barrels, picnic tables, benches, bike racks, and garden art may be permitted.



- H. The property shall be maintained in a neat and orderly fashion as required by the Surprise Property Maintenance Code.
- I. Outdoor retailing of fresh produce or flowers grown on the site is permitted with an *Conditional use Permit* in accordance with **Section 106-10.5H**.
- J. The *community garden signage* shall comply with the Chapter 109 of this Ordinance.
- K. If a *community garden* is no longer in operation or left fallow, for longer than one hundred-eighty (180) days, the site shall be returned to its original form, unless otherwise developed in accordance with this Ordinance. Any reestablishment of a *community garden* on the same site shall require processing and approval of a new *Conditional use Permit*.

**106-10.15 Cottage Industry.**

- A. Not more than forty-nine percent (49%) of the *dwelling unit* may be used for *cottage industry*. Up to one hundred percent (100%) of *accessory buildings* may be used for a *cottage industry*. carry
- B. The aggregate *building area*, including portions of the *dwelling* together with any and all *accessory buildings used* in conjunction with a *cottage industry*, shall be limited to four thousand square feet 4,000 (sf) or not more than sixty-five percent (65%) *lot coverage*, whichever is less.
- D. A *cottage industry use* that receives patrons, students, or any *business-related* individuals may only do so between the hours of 8:00 a.m. and 8:00 p.m.
- E. *Accessory buildings* and outdoor areas used for *cottage industry* purposes are intended to be limited to low intensity *uses* that produce or repair a product, and operate in such a way that they do not adversely affect *adjacent* properties. Parking and storage of *business* related commercial-rated vehicles, equipment, and products shall be limited to an enclosed *building* or within the *rear yard* and *screened* by an opaque *fence* or landscaping of approved drought-tolerant plant materials in combination with a fence.
- F. Outdoor dining *ancillary* to a *cottage industry*:
  - 1. Shall not be located within the *front setback*, shall be a minimum of fifteen feet (15') from an *adjacent* residential use, and *screened* by a minimum three foot (3') high opaque *fence* or landscaping of approved drought-tolerant plant materials in combination with the barrier.
  - 2. Shall not be more than fifty percent (50%) of the *dwelling unit's* ground floor *gross area*.

- 3. Shall not operate outside of the indoor *restaurant's* hours of operation.
- G. A *cottage industry use* may not change the character of the *structure* or *alter* the residential character of the neighborhood.
- H. Cottage industries may employ up to 5 employees in addition to those residing in the residence.
- I. *Signage* shall be limited and shall comply with the regulations outlined in **Chapter 109** of this Ordinance.

**106-10.16 Day Care Center**

- A. A minimum of seventy-five square feet (75') of *fenced* in outdoor play space per child shall be provided. *Fenced-in*, outdoor play space shall not include driveways, *parking areas* or land unsuited by virtue of other usage or natural features for children's play space.
- B. The minimum *lot* area shall be no less than six thousand square feet (6,000 sf) or the minimum required by the *zoning district* in which the *day care* facility is proposed, whichever requirement is greater.
- C. Access to the *day care* facility shall be by means of a collector or *arterial street*.
- D. A minimum of one (1) drop off space per every five (5) children or a maximum of five (5) spaces, located out of the main travel way, shall be provided. A five-foot (5') wide sidewalk running from the drop-off spaces to the *day care* entrance shall be provided.
- E. *Day care uses* as a *home occupation* are exempt from this Section and shall comply with **Section 106-10.22**.

**106-10.17 Donation bins.**

- A. A *Temporary Use Permit* ("TUP") is required, subject to the following:
  - 1. *Donation bins* may be placed with a TUP for up to twelve (12) months out of a calendar year with a TUP or prorated through the end of the calendar year.
  - 2. The TUP for any *donation bin* shall be renewed annually. Each renewal requires a new TUP application and fee. *Donation bin TUPs* shall be renewed within sixty (60) days prior to the first day of every calendar year. If an *applicant* submits for a TUP prior to the 60-day renewal period, the

permit shall not exceed the duration of the current calendar year and the permit fees will be prorated.

3. The property *owner* will control the *TUP*, and as such, the *owner* or *authorized agent* may rescind their authorization by submitting a cancellation request to the City in writing. At the request of the property *owner* or *authorized agent*, the permit will be revoked.
  4. The Community Development Director or designee may revoke the *TUP* issued under the provisions of this section when the *TUP* is issued in error or on the basis of incorrect, inaccurate, incomplete, or fraudulent information.
  5. Failure to comply with the requirements of this section may result in revocation of the *TUP* by the Community Development Director or designee.
  6. A *site plan* shall be submitted as part of the *TUP* process. The *site plan* shall indicate the proposed location of all bins on the specific site.
- B.** Arizona state law regarding drop boxes will apply to *donation bins* as defined in this Ordinance.
- C.** *Donation bins* within residential *zoning districts* may only be permitted in conjunction with *places of assembly* and other *public facilities*.
- D.** Locational Standards:
1. *Donation bins* shall be located on a paved surface.
  2. *Donation bins* shall not be located within the *setbacks*, required landscaped areas, or within required *parking spaces*.
  3. *Donation bins* shall not obstruct pedestrian or vehicular circulation, or be located within the public *right-of-way*, *drive aisles*, fire lanes, loading zones, or any other location that may cause hazardous conditions, or constitute a threat to the public health, safety, and welfare.
- E.** Size and Quantity Standards:
1. There shall be no more than one (1) *donation bin* on properties less than one acre (1 ac) in size, no more than two (2) *donation bins* on properties or *commerce centers* of one to three acres (3 ac) in size, and no more than four (4) *donation bins* on a *commerce center* greater than three acres in size. No more than two (2) *donation bins* shall be clustered together and located within one thousand feet (1,000') of any other *donation bin* within a *commerce center*.

2. *Donation bins* shall have a capacity no greater than seven cubic yards (7  $\epsilon^3$ cu. yd.).

**F.** Appearance Standards:

1. Each *donation bin* shall have a firmly closing lid.
2. Each *donation bin* shall be clearly marked to identify the specific items and materials requested to be collected for donation.
3. Each *donation bin* shall be clearly marked to identify the City of Surprise TUP permit number with contrasting paint. The numbers shall be a minimum of two inches (2") high and located on the deposit face of the *donation bin*.
4. The name and telephone number of the entity obtaining the TUP shall be affixed to the *donation bin* on an area no larger than one foot by one foot (1'x1').
5. If a *donation bin* is damaged or vandalized, it must be removed within five *business days* of discovery or notification. If there is a public health, safety, or welfare concern pursuant to the authority granted to the city, the *donation bin* must then be removed within 24 hours of discovery or notification.
6. It is the responsibility of the entity obtaining the *Temporary Use Permit* to maintain the *donation bin* painted or otherwise un-rusted and un-dented and in good repair.
7. It is the joint responsibility of the property owner or *authorized agent* and the entity obtaining the *Temporary Use Permit* to keep the area around the donation boxes free of litter and debris, and remove any graffiti within 24 hours of discovery or notification, whichever occurs first.

- G.** All donated items must be collected and stored in the *donation bin* and all contents cleared no less than once a week. Any items or materials left outside of the *donation bin* shall be removed within 24 hours of discovery or notification, whichever occurs first.

- H.** This Ordinance authorizes the city and property owner to remove and dispose of any *donation bin* (including its contents) which is unauthorized, unpermitted, or is otherwise in violation of this Ordinance.

**106-10.18 Drive-through Window/Facilities.**



- A. *Drive-through* facilities shall be located a minimum of twenty-five feet (25') from a public *right-of-way* and a minimum of seventy-five feet (75') from a residential district.
- B. *Drive-through* aisles shall be clearly identified through the *use* of striping, landscaping, and *signage* and shall be designed to
  - 1. Contain aisles that are a minimum eleven feet (11') wide. Any curved sections shall be a minimum of twelve feet (12') wide with a minimum radius of twenty-five feet (25') on curved section;
  - 2. Minimize the conflict between pedestrians, parking and the *building* entrance. Pedestrian walkways should not intersect the *drive-through* aisles, but where they do; they shall have a minimum of fifteen feet (15') clear visibility and be emphasized with enhanced paving. Appropriate pedestrian crossing *signs* shall be visible from both the vehicle *drive aisle* and the pedestrian walkway; and
  - 3. Be integrated with the on-site circulation of the larger development.
- C. *Drive-through* exits shall be directly onto a public *right-of-way* and shall be separated by fifteen feet (15') from a parallel, main *ingress/egress drive aisle* to avoid conflicts with other vehicular traffic.
- D. Each *drive-through* lane shall have the following minimum distances
  - 1. Forty feet (40') between the entry point and the ordering facility (i.e. *restaurant* menu board, teller machine or ordering window)
  - 2. One hundred feet (100') between pick-up/service window and ordering facility or entry point if no ordering facility is present
- E. *Drive-through* speakers shall not be audible from the right-of way or *adjacent* residential *uses*. Additional landscaping, sound attenuation walls, or other mitigation measures may be required to reduce the sound level.
- F. *Drive-through* facilities shall orient pick-up/teller windows away from *adjacent* residential *uses* or from facing the arterial or *collector street*.
- G. *Drive-through* lanes shall be *screened* from the *right-of-way* and *adjacent uses* through the incorporation of a landscaped *berm* with continuous, dense landscaping at least four feet (4') in *height* to effectively *screened* the headlights of the vehicles in line. In cases when a *berm* may not be feasible because of space constraints, a *screen fence/wall* may be *used* in connection with landscaping.
- H. *Drive-through* facilities shall incorporate either an attached canopy over the *drive-through* window or teller area of the facility or plant shade trees within the landscape *screening* areas at the window location. The canopy shall not exceed

fourteen feet (14') in *height*, measured from the ground to underside of the canopy. If canopy support pillars are *used*, they shall be finished with the same body and accent materials as the primary *building*. All *lighting fixtures* in the canopy area shall be fully recessed.

- I. The architecture of *drive-through uses* shall reflect the architecture of the principal *building*.

**106-10.19 Equestrian Centers and Commercial Stables**

- A. Shall have a minimum site area of ten (10) acres unless the site is *adjacent* to equestrian trails in which case the minimum site area requirement may be less; to be determined on a case-by-case basis.
- B. All livestock *structures*, containment areas of facilities *used* for the stabling, storing, showing or training of livestock and for temporary manure storage shall be set back a minimum of one hundred feet (100') from any property line. Normal *setbacks* apply to all other *structures* and *uses*.
- C. An attendant must be in residence on the property.
- D. All activity and pasture areas shall be grassed, sprinkled or treated with regularly tilled organic soil mix for dust suppression.
- E. All livestock turnout areas and pens shall be enclosed with *fences* at least five feet in *height*. The design of these enclosures shall be shown on drawings submitted with the *Conditional use Permit* application.
- F. A specific plan for the physical containment and location of manure storage and/or disposal, which minimizes odor and fly impacts on *adjacent lots or parcels*, must be provided. The spreading and tilling of manure into the soil of the paddock, pasture or arena areas may be considered manure disposal.
- G. No shows or other activities that would generate more vehicular traffic than is normal to an area with *single-family* residences are permitted when located in a RR zone unless the site has immediate *access* to an arterial or *collector street*. Occasional small shows may be allowed per stipulations of the *Conditional use Permit* in other zones. A public address system or other means of outdoor amplification may be *used* as a convenience for announcements and administration during special equestrian events only.
- H. Outdoor activity shall be limited to the hours of 6:00 a.m. and 10:00 p.m. daily.
- I. A minimum of one (1) *off-street parking space* shall be provided for each three stalls. Additional parking must be provided for shows or other special events.

- J. In the review for an *equestrian center*, commercial *stables*, and/or boarding *stables*, the City may also consider lighting, landscaping, *signage*, plan of operation, and neighborhood impact.

**106-10.20 Farmer's Market**

- A. The sales area shall be a minimum of 50 feet from any residential dwelling.
- B. Outdoor display of only fresh fruits and vegetables is permitted. Seasonal sales that require additional storage area may be permitted in accordance article V. Motor vehicles, including vans, trucks, semi-trucks, mobile homes, travel trailers, and other permanent or temporary structures shall not be used for storage or display purposes.

**106-10.21 Group Home**

- A. No group home or *recovery residence* shall be located on a *lot* within 1,320 feet, measured by a straight line in any direction, from the *lot line* of another group home or *recovery residence*.
- B. Evidence of license, certification, or registration with the appropriate local, state or federal agency, if required by such local, state or federal agency.
- C. No identification from a *public street* shall be permitted by *signage*, graphics, display, or other visual means, except for *signage* otherwise permitted by **Chapter 109** herein.
- D. Compliance with all applicable *building*, fire and safety regulations. Such homes must be reviewed and approved by the community development department for *building* code and land *use* compliance prior to the *use* commencing.
- E. No exterior change that would *alter* the *building's* residential character shall be made to the exterior of the *building(s)* and the grounds.
- F. The Community Development Department maintains authority to approve the location of any group home or *recovery residence*. An administrative record of all homes shall be maintained with the community development department.

**106-10.22 Heliport.**

- A. A heliport may be permitted as an *accessory use* for a *hospital*, medical facility, news station, emergency service, or similar *use*; with a *Conditional use Permit*.

- B. Helicopter landing pads shall be a minimum of 600 feet from all residentially zoned property or residential *uses*; and a minimum of 100 feet from property lines in all other *zoning districts*.
- C. All take-off, landing, and *parking areas* for helicopter landing facilities must be surfaced with a dust proof material.
- D. Evidence of Federal Aviation Administration approval of the air space and air traffic of the proposed operation and a planning report analyzing environmental impacts including, but not limited to, noise levels and mitigation, traffic generation, land *use* compatibility, number of daily operations, hours of operation, flight corridor, and the identification of any adverse impacts to the operation of other airports shall be approved and implemented prior to the issuance of any permit for a helicopter landing facility.

**106-10.23 Home Occupation.**

- A. A *home occupation* shall be considered a permitted *accessory uses* in all residential *zoning districts* provided that they are operated and maintained to not interfere with the peace, quiet, and dignity of the property *owners* or neighbors, if it complies with the following standards and requirements:
  - 1. The *use* of the *dwelling* as a *home occupation* location must be clearly incidental and subordinate to its *use* for residential purposes. A valid City *Business License* shall be required for all *home occupations*.
  - 2. All *home occupation* activities shall occur entirely within the residential *dwelling, garage, or accessory building* unless the Community Development Director or designee determines that the *business* activity conducted outside the *dwelling* is similar to noncommercial activities normally associated with *single-family* residences. Exceptions to this provision shall be made for swimming lessons or in-home day care.
  - 3. The *use* shall occupy no more than fifty percent (50%) of the gross floor area of the residence or four hundred square feet (400sf) of a *garage* or *accessory structure*.
  - 4. Employees shall be limited to *persons* residing in the *dwelling unit* immediate *family* members, or up to two (2) individuals who are not residents of the *dwelling unit* or immediate *family* members.
  - 5. A *home occupation* that is authorized to receive patrons, students or any *business*-related individuals at the *home occupation* location may only do so between the hours of 8:00 a.m. and 8:00 p.m., unless further regulated by a *Conditional use Permit*.



6. There shall be no exterior displays, no *outdoor storage* visible from the *street* of equipment or goods, including equipment, materials, vehicles, trailers, or open *lot* storage.
7. The *home occupation* shall not produce offensive noise, vibration, smoke, electrical interference or fluctuation in *off-site* line voltages, dust, odors, heat or other nuisances discernable beyond the property lines or beyond the *common walls* if the *home occupation* is conducted within a multiple-*family* unit.
8. The *home occupation* shall not require *structural alterations* to the principal residence that would change the outside appearance of the principle residence or change the character of the property from that of a residential *use*.
9. The *home occupation* shall not involve the *use* of electrical or mechanical equipment that would change the fire rating of the *structure* or include storage of flammable, combustible, or explosive materials. The *home occupation* shall not *use* or create any hazardous waste.
10. The *home occupation* shall not require the installation of equipment or machinery creating utility demand, noise, fumes or other impacts in excess of equipment or machinery that is customarily found in a residential area.
11. On-site advertising for the *home occupation* is prohibited, except a Class I Temporary Sign as defined in **Chapter 109** of this Ordinance may be displayed during *business* hours within the property of the residence. Window areas must not purposely, intentionally or unintentionally be *used* as *display areas* or to offer merchandise for sale.
12. No pedestrian or vehicular traffic shall be generated by the *home occupation* in greater volumes than would normally be expected in a residential area.
13. No *home occupation* will be permitted which requires receipt or delivery of merchandise, goods or equipment by a large semi-tractor/trailer *truck* nor substantial retailing or wholesaling of stocks, supplies, or products conducted on the premises.
14. No *home occupation* shall cause an increase in the *use* of any utilities (water, sewer, garbage, or electric) so that the combined total *use* for *dwelling* and *home occupation* purposes exceeds the average for residences in the neighborhood.
15. The *home occupation* shall not be conducted in such a manner or advertised in such a way as to attract consumer traffic or other nonresidential traffic. Advertisements that are displayed in any media,

including telephone directories, may not give the *street* address of the *home occupation* location.

16. All vehicles of patrons or students of the *home occupation* must be *parked* in authorized parking locations either on the *lot* where the *home occupation* is located or in the public parking *adjacent* to the *home occupation* location.

**B.** In case of any question as to the suitability of a *home occupation*, the Community Development Director or designee shall determine which *uses* may be allowed as *home occupations*. The following are some examples of *uses*, which would be acceptable as *home occupations*, provided they comply with the above regulations: (this list is not all inclusive and listed *uses* do not automatically qualify as a *home occupation*)

1. Home *office uses* for *service call establishments*, *mobile vending*, professional occupations, and consulting services (accountant, architect, attorney, medical, dental, therapy, insurance or real estate) without client contact at the home.
2. Art studio that includes but is not limited to painting, sculpting, writing, or composing.
3. Home crafts such as jewelry making, pottery, weaving and rug making, woodworking, metal working, and home cooking and preserving
4. *Off-site* sales and/or the *use* of retail shipping services than would normally be expected in a residential area.
5. Music lessons, swim lessons, and tutoring with no more than four (4) *persons* at any a time.
6. In-home *day care* with no more than four (4) children or adults that are not related to the caregiver.
7. Services such as *catering*, dressmaking, sewing and tailoring services, (non-vehicular) *repair services*, door-to-door sales, and off-premise party sales without client contact at the home.
8. Telephone answering, message services, word processing and other computer applications.

**C.** The following *uses* have a pronounced tendency, once started, to rapidly increase beyond the limits permitted for *home occupations* and thereby impair the *use* and value of a residentially zoned area for residential purposes. Therefore, the following *uses* shall not be permitted as *home occupations*: (this list is not all inclusive)

1. *Animal clinics, veterinary offices, and kennels or boarding facilities.*
2. Dance or gymnastic instruction, and photo studios.
3. Medical, dental, physical therapy, or psychotherapy *offices*, ambulance services, and mortuary.
4. Motor vehicle repair or paint shops, storage, restoration or conversion, engine repair or similar *uses*; except on a vehicle personally owned by the resident.
5. Repair shops, machine shop, furniture refinishing and upholstering.
6. *Restaurants.*
7. Private *schools* with organized classes
8. *Stables or kennels* for commercial purposes.
9. Beauty shops and barber shops
10. *Contractor's yards*
11. Sales of weapons or ammunition, retail sales in general, *banks*, credit unions or payday lending

- D.** Complaints by citizens or local residents may be cause for immediate termination of the *home occupation use* if appropriate measures cannot be undertaken to mitigate the complaint or violations. All complaints or violation of the above conditions shall be registered with, and reviewed by, the *Zoning administrator*.

**106-10.24 Medical Hospitals.**

- A.** The minimum *lot* area shall be five acres.
- B.** The minimum *lot frontage* shall be 300 feet or the minimum requirement of the district, whichever distance is greater.
- C.** Bio-hazardous waste incinerators with an allowable operating capacity equal to or less than 1,000 pounds per hour may be allowed as an *accessory* to a *hospital use* with the following *use* standards:
1. An incinerator *use* shall be set back a minimum of 500 feet from any property line *abutting* a residential *zoning district or use*.

2. A *site plan* shall be provided illustrating how the operation functions including circulation routes and the locations, square footage, *height* and location of *buildings*, incinerator and storage areas.

**106-10.25 Live-work Dwelling**

- A. The maximum size of a development designed exclusively for *live-work* units shall be 3 acres.
- B. The living space must be occupied by the *business owner* of the work space and not separately leased.
- C. The work space shall be located within the *building frontage* and/or on the ground floor or may be permitted above the ground floor through a *CUP* process.
- D. The work space shall be limited to only the non-residential *permitted uses* for the specific *zoning district* as listed in **Table No. 106-1c** with a maximum work space size of 4,000 square feet and a maximum of two (2) employees in addition to the *family* members residing in the *dwelling unit*.
- E. A *live-work* unit should mirror the *adjacent* residential *structures* in mass and design to be compatible with the diverse neighborhood in which they are located.
- F. There shall be direct pedestrian *access* at the *street frontage* or near *grade* level to each individual *live-work* unit.
- G. A *live-work* unit that has employees or walk-in commercial trade (not just by appointment) shall be fully accessible and meet ADA requirements where these commercial activities occur.
- H. *Mixed use buildings* that contain residential *uses* may be asked to demonstrate, through a report from a qualified acoustical and/or environmental engineer, either that there are no negative impacts on residential livability or that they can be mitigated through appropriate design.

**106-10.26 Manufactured Homes.**

- A. When permitted a *manufactured home* shall be designed and situated on the *lot* in a manner that assures similarity in exterior appearance and in keeping with, the architectural character of conventional site-built *dwellings* and the character of the surrounding neighborhood in general as required by the PEDS and with the additional specific standards outlined below.
- B. All *manufactured homes* shall be required to meet the current HUD Code standards, be certified under the National Manufactured Housing Construction



and Safety Standards Act of 1974, and comply with State of Arizona Office of Manufactured Housing regulations.

- C. A *manufactured home* shall be both multi-sectional in design and not constructed more than ten (10) years prior to the date of application for *building* installation permit.
- D. A *mobile home, recreational vehicle, or park model* is not a *manufactured home* and shall not be *used* as or considered to be a primary residential *dwelling*.
- E. Foundations. The *manufactured home* shall be pit set and placed on an excavated foundation with a permanent masonry stem wall. Skirting material is not permitted; rather the stem wall shall be treated to have the appearance of a foundation wall similar to conventional site built homes.
- F. Exterior Building Materials. Reflective *building* materials are prohibited. Metallic surfaces, including roof materials, shall be treated to be non-reflective. The *building* materials shall be durable, require low maintenance, and be of the same or higher quality as the surrounding site-built homes. Acceptable siding materials include: wood, stucco, brick, stone, or other masonry materials or any combination of these materials. Other *building* materials may be considered on a case-by-case basis provided they meet the codes and addendums adopted by the City of Surprise.
- G. Garage or Carports. The design and materials of any *garage* or *carport* shall be compatible with the design and materials of the main *structure*.
- H. Steps. If the *dwelling unit* has steps leading to the front entry the steps shall be attached to a permanent foundation and designed and constructed to compliment the architectural style of the *dwelling unit*.
- I. Anchor Ties. The *structure* shall be anchored to the ground, in accordance with engineered plans and/or approved *manufactured home* installation standards.

**106-10.27 Medical Marijuana Uses.**

- A. All medical marijuana *uses* shall comply with all regulations and laws pursuant to the Arizona Revised Statutes. The following provisions will not be construed as permitting any *use* or act which is otherwise prohibited or made punishable by law.
- B. A *medical marijuana dispensary facility, medical marijuana dispensary off-site cultivation location, and a medical marijuana infusion facility* shall:
  - 1. Be located in a permanent *building* and may not be located in a trailer, cargo container, storage unit, or motor vehicle.

2. The *business* location shall not exceed a maximum size of 2,500 gross square feet.
  3. Not have a drive-thru service.
  3. Not emit dust, fumes, vapors or odors into the environment.
  4. Not provide *off-site* delivery of medical marijuana.
  5. Prohibit consumption of marijuana on the premises.
  6. Not have outdoor seating areas.
  7. Disposal of marijuana remnants, by-products, and/or infused products shall not to be placed within the facilities exterior refuse containers.
- C. A *medical marijuana dispensary, medical marijuana dispensary off-site cultivation, and a medical marijuana infusion facility* shall meet the following minimum separations, measured in a straight line from the boundary of the *parcel* containing the *medical marijuana dispensary, off-site cultivation, or infusion location* to the property boundary of the *parcel* containing any *uses* as listed below in (see **Table 106-10c**).
- D. A *medical marijuana dispensary off-site cultivation* location or a *medical marijuana infusion facility* not associated with a *medical marijuana dispensary* is prohibited.
- E. A *medical marijuana dispensary, off-site cultivation facility, or an infusion facility* lawfully operation is not rendered in violation of these provisions by the subsequent location of a *place of worship, public or private primary or secondary school, public or private day care, preschool, kindergarten facility, public park, or playground* closer than the separation distances outlined below in **Table 106-10c**.

| Table 106-106-10c - Separation Distances for any Medical Marijuana Facility      |                                                                        |
|----------------------------------------------------------------------------------|------------------------------------------------------------------------|
| Land use                                                                         | Dispensaries<br>Off-site Cultivation Facilities<br>Infusion Facilities |
| From any residentially zoned property                                            | 500 feet                                                               |
| From any <i>place of worship</i>                                                 | 500 feet                                                               |
| From any <i>dwelling unit</i>                                                    | 500 feet                                                               |
| From any public or private charter, primary, or secondary <i>school</i>          | 1,500 feet                                                             |
| From any public or private <i>day care</i> , preschool, or kindergarten facility | 1,500 feet                                                             |
| From any public <i>park</i> or playground                                        | 1,500 feet                                                             |
| From any other medical marijuana facility of any type                            | 3,000 feet                                                             |
| From any <i>sexually oriented business</i>                                       | 3,000 feet                                                             |
| From any residential substance abuse facility                                    | 3,000 feet                                                             |

- F.** Medical marijuana designated caregiver cultivation and qualifying patient cultivation locations shall further comply with the follow requirements:
1. Cultivation locations will be an enclosed, locked facility such as a closet, room, greenhouse or other *building* that does not exceed 50 square feet of cultivation space.
  2. Cultivation locations will not be visible from beyond the boundaries of the property on which the cultivation location is situated.
  3. Medical marijuana cultivation as an *accessory use* to the qualifying patient primary residence will only be permitted if the residence is located at least 25 miles from a *medical marijuana dispensary*.

#### 106-10.28 Mining and Mineral Extraction

- A.** Extraction and processing of minerals and natural resources, such as mines, quarries and gravel pits and including concrete or asphalt batch plants as an *accessory use* shall comply with the following standards:
1. No excavation or processing of excavated materials shall be permitted within thirty (30) feet to the exterior boundaries and within one hundred fifty (150) feet to any residential zoned property or existing residence.
  2. Material shall be excavated in such a manner so as to assure the

convenient, efficient, and successful restoration of the land to hold to a minimum any adverse effects to *adjacent* and surrounding land as a result of piling or storing the overburden material.

3. Material shall be excavated in such a manner that leaves a minimum of two (2) feet of undisturbed sand, gravel, or soil over the entire excavation tract to provide a water bearing strata for any ground water; or more if the required geological report indicates that it is necessary.
4. The excavation operator shall maintain haul roads within the premise covered by the permit and the perimeter public roads in a dust-free condition.
5. The hours of operation, unless otherwise specified by the City, shall not be prior to 6AM or after 10PM unless the City grants special permission, for temporary expansion of the hours.
6. Operations shall be conducted in such a manner that excavated areas will not collect or permit stagnant water to remain therein.
7. The required development plan shall indicate compliance with the above standards and shall include the following topographic information at a minimum of 5 foot contour intervals:
  - a. pre-excavation contours;
  - b. proposed excavation contours;
  - c. degree of slope of banks for all excavations;
  - d. location of any *public facilities*, irrigation canals, ditches, or streambeds;
  - e. post excavation re-use and contours.

**106-10.29 Model Home Complex**

- A.** A *site plan* shall be required of all *model home* complexes. All requirements, (e.g. *garage* conversions, temporary sales trailers, landscaping, *building permits*, inspections), related to the construction of a *model home* complex shall be satisfied before a certificate of occupancy shall be issued.
1. Sewage disposal lines and service stub to the *model home lot(s)* shall be installed and operable.
  2. The subdivision water mains and service stub to the *model home lot(s)* shall be installed and operable.



3. Fire hydrants, as required by and in accordance with the City's Fire Code and the standards outlined in the PEDS, shall be installed and operable.
  4. *Streets* and *alley* improvements are complete.
- B. The *model home* complex shall be *used* only to market homes being built in the subdivision or master development in which it is located. No *off-site* sales are allowed.
  - C. *Building permits* for the sales/construction *office* in a *model home*, sales trailer, or *construction trailer* within the *model home* complex can be processed before or concurrent with the *Model home* Complex application. These permits can also be processed after approval of the *model home* complex. The location and parking for trailers shall be included in the *site plan* for the *Model home* Complex application if they are to remain during the public *use* of the *model home* complex.
  - D. All *model home* complexes shall prominently display a map identifying all existing and planned land *uses* and *zoning* within the subdivision and within a mile of the boundary of the subdivisions. The map shall also include the location of any proposed *major arterials* or freeways said boundary area; and the type and location of any public or private trails that will be constructed through or *adjacent* to the subdivision. The map shall be colored and a minimum of 24 inches by 36 inches in size.
  - E. All *model home* complexes for residential developments must provide notice to prospective buyers and tenants that the project is located within the influence area of Luke Air Force Base and shall be subject to the requirements of Surprise Municipal Code regarding the display of the Surprise/Luke Notification Map.
  - F. Models shall be converted to a residential *use* when the last home in the development has been sold. The time limit does not apply to models located within *apartment* complexes or *manufactured home parks*, provided the residential character of the model is maintained. Prior to occupancy as a residential unit, the *model home* complex must remove any temporary parking, sales *office*, lighting, trap fencing, flagpoles, *signage*, and similar improvements and replace *garage* doors, *fences*, and driveways to those typically found within the residential neighborhood.
  - G. All site improvements shall be completed and the complex shall have adequate *access* per the adopted City International Fire Code.
  - H. *Outdoor storage* of construction materials, supplies, or equipment shall not be permitted.
  - I. Where *model homes* complexes consist of two (2) or more than homes, xeriscape landscaping techniques shall be *used* for a minimum of one-third (1/3) of the models.

**106-10.30 Plant Nursery**

- A. Retail *plant nursery*, providing all incidental equipment and supplies such as but not limited to soil, fertilizer and empty containers, shall be kept within a completely enclosed *building* or within an area enclosed on all sides by a solid *fence/wall* at least six feet in *height*. No goods, materials, or objects shall be stacked higher than the *fence/wall*.
- B. A minimum *setback* of fifty feet (50') from *abutting* residential *zoning district* shall be maintained for *structures* outlined above; except sales *display areas* for plants and other goods may be outdoors and within *setbacks*.
- C. Outdoor public address systems shall not be allowed.
- D. Only low-level lighting shall be allowed.

**106-10.31 Outdoor Dining/Seating.**

- A. Outdoor dining, patios, and seating areas must be associated and in conjunction with a *permitted use* that serves food and/or beverages for on-site consumption. For purposes of state liquor license spacing regulations the outdoor dining, patio, and seating areas shall be considered part of the premises.
- B. Outdoor dining/seating shall be limited to locations on private property and may encroach into *setbacks* up to ten feet (10') but shall be a minimum of five feet (5') from any property line and not within the public *right-of-way*.
- C. Outdoor dining/seating shall not obstruct sidewalk or trail pedestrian or bicycle traffic or create public health and safety hazards.
- D. Roof material covering an outdoor dining/seating area may be temporary, fixed, or retractable and shall be opaque. Awnings, canopies, or similar protective shelter must be fire-treated or nonflammable.
- E. Any definable decorative barrier element physically separating the outdoor dining/seating area from *adjacent* pedestrian traffic provided shall be handicapped accessible and not exceed forty inches (40") in *height*. The design and materials of such barrier element shall complement and be compatible to the architectural design of the primary *building* façade.
- F. Decorative/accent lighting may be incorporated into the outdoor dining/seating area, landscape, awning, or canopy and shall meet all City code requirements.

**106-10.32 Outdoor Display and Sales Areas.**

- A.** When allowed as an *accessory use*, *outdoor display areas* for the sale, rental, or lease of new or *used* automobiles, *trucks*, boats, trailers, *recreational vehicles*, and *farm* and construction equipment may be permitted provided:
1. The maximum *display area*, which is *used* to highlight sale items excluding the sales *lot* area, shall not exceed ten percent (10%) of the total net *lot* area. Displays may encroach into *setbacks* up to ten feet (10') but shall be a minimum of ten feet (10') from any property line and not within the public *right-of-way*.
  2. All sales, repair, and rental activities are conducted within a *building*. Openings to service bays shall not face public *rights-of-way* and shall be designed to minimize the visual intrusion into adjoining properties.
  3. The *outdoor display areas* shall be included on an approved *site plan* and on a paved or other hard-surfaced area. Display *platforms* shall be a minimum of thirty feet (30') from other display *platforms*, not exceed four feet (4') in *height* and incorporate the design components of the primary *building* or landscape features.
  4. The sales or rental display of new or *used farm* and/or construction equipment shall have the equipment in the down and transportable position.
  5. The areas designated for the parking and/or storage (not *display area*) of all of the above vehicles and/or equipment shall be paved and properly *screened* with a *fence/wall*, hedge, or landscaped *berm* or combination thereof. Adequate *loading areas* must be allocated, specifically identified, and reserved on the site for the unloading of all such vehicles and equipment brought to the site by carriers.
  6. The installation and *use* of an outside public address or bell system is prohibited.
- B.** Other retail *businesses* may be permitted *outdoor display areas* as an *accessory use* provided:
1. The *outdoor display area* is only for merchandise sold on the property with the sale of the merchandise being conducted within the *business building*; no open *outdoor sales* shall be permitted.
  2. The *display area* is located on private property (not within the public *right-of-way*), not displayed within the landscaping areas, and does not displace any required parking for the *permitted uses*.

3. The merchandise is displayed in a manner allowing for shopping with a clear walkway and displayed only during *business* hours with the merchandise being brought inside at the close of each *business* day, except for permanent *outdoor displays*.
4. The *outdoor display* shall be in a manner that presents a display vignette rather than lined-up and/or chained together, and has no *signage*, blinking lights, movable or audible aspects to the display.
5. The *display area* shall be limited to only twenty-five (25%) percent of the *business* store *frontage* and located within twenty-five feet (25') of the customer entrance.
6. Permanent *outdoor display areas* may be permitted as part of an approved *site plan* for C-3 Zoning districts.

**106-10.33 Outdoor Storage and Use**

- A. When allowed as an *accessory use*, *outdoor storage and use* areas may be permitted provided:
  1. Permanent *outdoor storage and use* areas may be permitted as part of an approved *site plan*.
  2. *Outdoor storage* of materials and *use* areas are not permitted in the required *setbacks*.
  3. *Outdoor storage* of materials and *use* areas shall be *screened* from residential *uses* and any public *right-of-way*

**106-10.34 Portable Carports.**

- A. Portable *carports* may be permitted in all residential districts, subject to the following provisions.
  1. Portable *carports* shall not be permanently anchored to concrete slabs or footings or otherwise anchored in a manner that would impede ready removal and portability; but shall be tied down in such a manner to prevent wind uplift.
  2. Portable *carports* shall remain open on four (4) sides and shall be limited to a maximum of two hundred square feet (200 sf) in size.
  3. Portable *carports* shall not be located in the *front yard* of a residential *lot*.
  4. Portable *carports* shall be limited to one (1) per *lot*.



5. Portable *carports* shall not encroach into required *front* or *side setbacks* when adequate area and *access* otherwise exist.
- B. If the *lot* size, area, *access*, or configuration limitations do not permit the installation of portable *carports* without encroaching into the required *front*, *side* or *rear yard setbacks*, the *Zoning administrator* may authorize encroachment into the *setback* by issuing a *Conditional Use Permit* pursuant to **Chapter 102** of this Ordinance.

**106-10.35 Portable Storage Containers and Construction trailers.**

- A. The dimensions of a portable storage container shall not exceed 102 inches (eight feet, six inches) in *height* and 96 inches (eight feet) in width. Lengths may vary but shall not exceed 40 feet in length.
- B. The temporary placement of a portable storage container on any residential *lot* for the purpose of loading and unloading household contents shall be permitted for a period of time not exceeding seven days in a calendar year.
- C. In all non-residential districts, portable storage containers are permitted only in accordance with the following:
  1. Portable storage containers may be a *temporary use* during the construction, remodeling, or redevelopment of permanent on-site *building* and facilities. In addition to specifying and limiting the number, size, location, and duration of the storage containers, the Community Development Director or designee may require additional measures to ensure compatibility with *adjacent land uses* such as increased *setbacks*, *screening*, landscaping, exterior materials and color.
  2. Portable storage containers may be an *accessory* to a *temporary use* such as a special events or temporary retail sale that is periodic, intermittent, or isochronal. In addition to specifying and limiting the number, size, location, and duration of the storage containers, the Community Development Director or designee may require additional measures to ensure compatibility with *adjacent land uses* such as increased *setbacks*, *screening*, landscaping, exterior materials and color.
  3. Portable storage containers shall not be located in landscape areas, *open space*, *retention* basins, *drive aisles*, fire lanes, required *parking spaces*, loading zones, or any other location that may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to surrounding *land uses* and developments.
- D. *Construction trailer* shall be subject to the following requirements:

1. The *construction trailer* shall remain on site only for the duration of an active permit. *Abandon* trailers shall not be permitted on the site.
2. The *construction trailer*, attendant parking and storage areas shall be located on site so as not to interfere with safe *ingress and egress* to developed areas or areas under construction.
3. The *construction trailer* shall be removed prior to issuance of a final certificate of occupancy.

**106-10.36 Racetrack.**

- A. Auto racetracks and Animal racetracks shall have the following requirements:
  1. The minimum *lot* size area shall be forty (40) acres.
  2. The site shall not be *adjacent* to *single-family* residential properties.
  3. All *buildings, structures*, and facilities associated with the activity shall be no closer than one hundred feet (100') from any property line.
  4. A public address system or other means of outdoor amplification may be only during race hours or special events times.
- B. In addition to the standards listed in (A) above, animal racetracks shall have the following requirements:
  1. Exercise tracks for animal racetracks and any additional activity areas shall be maintained in non-dust condition at all times.
  2. A manure waste management plan and fly control plan shall be prepared.
  3. All *buildings* shall be maintained in a safe and healthy manner and applicable federal, state or local statute or ordinance.
- C. Other racetracks (e.g. bicycle, motocross) shall follow the requirements as outlined in (A) above with the exception that the minimum *lot* size may be reduced to ten (10) acres.

**106-10.37 Recreational Vehicle (RV) Park.**

- A. A *recreational vehicle (RV) park* shall provide adequate *streets*, driveways, walkways, proper sanitary facilities, adequate fire protection, adequate water supply, adequate lighting, and adequate protection of surrounding properties. All *RV Parks* shall be land-lease developments that comply with the following standards:

1. No “*park model*”, *manufactured homes*, or site built *dwelling units* shall be permitted except for that of the *owner/manager*.
2. *RV Parks* shall be a minimum of ten (10) acres in size and all spaces shall be a minimum of 50 feet from the exterior *recreational vehicle park* exterior property lines
3. *RV Parks* shall not be *used* as permanent residences except for that of the caretaker or manager. All *recreational vehicles* within an *RV Park* shall display current license *plates/tags* and shall not be *parked* nor occupied for more than one hundred eighty (180) days per calendar year.
4. There shall be a maximum *net residential density* of twenty (20) spaces per net acre.
5. There shall be a minimum of twenty-five percent (25%) *open space* required within the development; excluding the *private streets*.
6. Dimensional requirements for each individual *RV* space are as follows:
  - a. Minimum of two thousand square feet (2,000sf)
  - b. Minimum *frontage*/driveway shall be fifteen feet (15’) and space width shall be forty feet (40’)
  - c. Minimum space length shall be fifty feet (50’)
  - d. The following minimum *setbacks* for *RVs* shall be required for all individual *lots*:
    1. *Minimum front setback*: fifteen feet (15’)
    2. *Minimum side and setback*: eight feet (8’)
7. Each *park* must provide an adequate and easily identifiable *office* or registration area. The location of the *office* shall not interfere with the normal flow of traffic into and out of the *RV Park*.
8. *RV Park* developments shall be improved with paved *private streets* built to City specifications. *Private streets* shall be maintained by the private *owner* of the *RV Park*.
9. No *RV* space within the *park* shall have direct *access* to a *public street* outside of the development.
10. An approved decorative perimeter *fence* shall be constructed around the entire *RV Park*.
11. Each designated space in the *park* shall have a concrete slab for the parking of only one (1) *RV* unit per space. There shall be no *RV* parking other than

on the paved surface area within the designated space. The concrete slab shall directly connect to the paved *street* system of the *RV Park*. A minimum of one (1) *off-street parking space* shall be provided on or *adjacent* to each space.

12. Each *RV* unit shall be equipped with wheels, which remain on the unit; however, the wheels may be blocked for stability.
13. No permanent room addition shall be attached to the *RV* unit nor shall the unit be attached to any permanent *structure*.
14. Recreational *amenities* such as a swimming pool, shuffle board, and tennis and/or social centers, which may be *used* for dancing, crafts, hobbies, games, meeting, banquets, and similar recreational *uses* shall be developed and may be of conventional construction.
15. Restroom and shower facilities shall be provided separately for men and for women. A common *use* laundry facility shall be provided at a ratio of one (1) washer and one (1) dryer for each twenty (20) spaces or fraction thereof.
16. Each *RV Park* shall be master metered for both electric and water/*sewer* service. Individual lease spaces shall be developed with a hook-up to these utilities. If approved by the City, the *park* may be allowed some short-term lease spaces without utility hook-ups. Additionally, each development shall provide at least one (1) approved disposal site/pumping station for both water and *sewer* holding tanks for the *RV* units.

**106-10.38 Recycling Operations and Facilities.**

- A. Indoor *recycling collection facilities* will be subject to the following requirements:
  1. Will be located a minimum of 200 feet from any residential *zoning district*, measured by a straight line in any direction from property line to property line.
  2. Storage and operations will only be performed within an enclosed *building*.
  3. Processing operations are limited to cleaning, compacting, sorting, wire stripping, shearing, and baling.
- B. Outdoor *recycling collection facilities* will be subject to the following requirements:
  1. Will be located within I-1, I-2, or I-3 *zoning districts* and a minimum of 1,320 feet from any residential *zoning district*, measured by a straight line in any direction from property line to property line.



2. Processing operations are limited to cleaning, compacting, sorting, wire stripping, shearing, and baling.
  3. All operations and storage, including all equipment *used* in conducting such *use*, other than parking, will only be conducted within an enclosed *building* or within an area enclosed by a minimum six-foot (6') high *screen wall*.
  4. Storage is not permitted above the *height* of the *screen wall*.
  5. All areas of the facility open to vehicular passage will be paved.
- C.** Reverse vending machines will be subject to the following requirements:
1. Will be located a minimum of 200 feet from any residential *zoning district*, measured by a straight line in any direction from the reverse vending machine to any residential property line.
  2. Will occupy no more than 350 square feet of space.
  3. Will not reduce the number of required *parking spaces* for the hosting site.
  4. Will be clearly marked to identify the name and telephone number of the reverse vending machine *owner* and display a notice stating that no material will be left outside of the *building* or *recycling reverse vending machine*.
  5. Will be located a minimum of one hundred feet (100') from any *right-of-way access point*.
- D.** In addition to the standards listed in (B) above, *recycling processing facilities* will allow for other types of processing operations to occur.

**106-10.39 Schools and Universities**

- A.** Pre-K through 12 *schools* shall be subject to the following requirements:
1. *School* sites shall not have public *access* directly from a *parkway* or arterial.
  2. *Building setbacks* shall be a minimum of 50 feet for front, side and *rear setbacks*.
  3. Maximum *lot coverage* shall be sixty (60%) percent.
  4. *Open space*, including play area, shall be a minimum of twenty-five (25%) percent.

5. Designated and separate bus and parental drop off/pick up areas with separate pedestrian pathways shall be provided. The parental drop off/pick up area shall accommodate a minimum of five cars at a time. The bus drop off/pick up area shall accommodate a minimum of three buses at a time.
  6. Special paving, brick, striping, or other methods shall be *used* for pathway areas that cross vehicular *use* areas.
  7. Dumpster and trash receptacles shall be *screened* and located a minimum of 75 feet from any residential property lines.
  8. All lighting shall be directed down and fully shielded. All *building* mounted lighting and freestanding pole mounted lighting shall be a maximum of 16 feet in *height* above *grade*. All pole lighting *adjacent* to residential districts shall be *setback* a minimum of 30 feet from the property line. All lighting, other than security, shall be turned off by 10:00 p.m., unless otherwise approved through a special event permit.
  9. Parking may be allowed in the *front setbacks* of the *lot* for *schools* on a *right-of-way* designated as a collector or greater. There shall be a three-foot high landscaped *berm* or *fence/wall* or combination thereof along the *street frontage* where parking occurs. On all other *street* classifications, parking shall be meet minimum *setbacks*. A minimum of 15 percent of all *parking areas* shall be landscaped. A twenty-foot (20') minimum landscaped *setback* shall be provided where parking is *adjacent* to residential districts.
  10. Security fencing of the campus and/or outdoor play areas shall be view fencing and shall allow for emergency vehicle *access*.
  11. All *buildings* shall be designed in accordance with the PEDS (see **Chapter 107** herein) and to be compatible with the surrounding residential neighborhood.
  12. New *schools* shall not be located in areas within the 65 DNL Noise Contours.
  13. *Off-site* improvements may be required to accommodate peak traffic volumes.
- B.** University, college or trade *schools* shall be subject to the following requirements:
1. *School* sites may have public *access* from a *parkway* or *major arterial*.
  2. The site shall have pedestrian and bicycle accessibility.

3. Campus-like development site shall include a minimum of twenty-five (25%) percent *open space*.
4. New *schools* shall not be located in areas within the 65 LDN Noise Contours.
5. *School* sites shall provide adequate on-site parking or participate in the improvements of *off-site* parking facilities or *structure(s)* that would adequately serve student needs without impacting the surrounding neighborhoods or *uses*.
6. All *outdoor lighting* shall be directed down and fully shielded. All *building* mounted lighting and freestanding pole mounted lighting shall be a maximum of 16 feet in *height* above *grade*. All pole lighting *adjacent* to residential districts shall be *setback* a minimum of 30 feet from the property line.

**106-10.40 Self-storage Facilities.**

- A. *Self-storage facilities* may be appropriate in the Neighborhood and Commerce and Office Character Areas of the *General Plan*, except are not permitted in the Transit-Oriented Development (TOD) and Scenic Lands Sub Areas.
- B. There are four different “types” of *self-storage facilities*; each with different land use needs and varying degrees of regulations.
  1. “Garage style” with single story *buildings* that allow customers to drive directly up to the front of each individual roll-up door storage unit/bay.
  2. “Multi-story/climate controlled” in a single *building* providing *access* to the individual units from an interior hallway within the *building*.
  3. “Parking style” allows *outdoor storage* of vehicles, boats, *RV*’s, and trailers. This type can be a standalone facility or combined with either the garage style or multi-story climate controlled facility.
  4. “Portable container” is the remote facility where small roll-off containers are stored after they have been delivered to and picked up from the customer’s location; with no public or customer *access* to the storage facility.
- C. *Self-storage facilities* are for storage purposes only. No on-site retail sales are permitted from a rented storage unit.
- D. Regardless of the “type” the minimum size of any storage facility site shall be one acre (1 ac). When the site is *adjacent* to a residential *zoning district* or a residential *use*, the site shall be limited to a maximum of two acres (2 ac).

- E. The site shall be contiguous to an arterial or collector road, although *access* may or may not be directly onto such arterial or collector, as determined through the review process.
- F. All *buildings* that are visible from a *public street* shall exhibit architectural enhancements, including variation of rooflines, *uses* of multiple material types, and color variations compatible with surrounding *uses* as set forth in the PEDS (see **Chapter 107**) herein. Architectural plans, including material and color samples, shall be submitted for review at the time of application.
- G. A minimum eight-foot (8') high masonry *wall* with architectural enhancements shall be provided around the perimeter of the property or storage area. When *adjacent* to a right-of way or public area, the perimeter wall or *building* wall will be designed in accordance with **item F** of this section.
- H. *Outdoor storage* shall be limited to boats, trailers, or *recreational vehicles*. The storage of these vehicles in conjunction with either the garage style or the "multi-story/climate controlled" storage facility shall be limited to a maximum fifteen percent (15%) of the net site area. All outdoor vehicle storage shall be located in the interior of the site and shall be *screened* from view from surrounding properties. Parking style and garage style storage facilities shall provide an eight foot (8') decorative view-obscuring *wall* to *screen* the entire storage area. There shall be no storage of *abandon*, damaged, or junked boats, trailers or *recreational vehicles* in any storage facility.
- I. Site Design for Garage style facilities:
  - 1. Each site shall provide a minimum of two (2) exits, one (1) of which may be for emergency vehicle *use* only.
  - 2. All driveways, parking, loading, and circulation areas shall be paved with concrete, asphalt, or similar material.
  - 3. All one-way driveways shall provide a fifteen-foot (15') travel lane. Signing and painting shall be *used* to designate traffic direction and parking.
  - 4. All two-way driveways shall meet the Surprise Standard Details in the PEDS.
  - 5. When the main driveway directly serves storage areas or cubicles, a ten-foot (10') wide parking lane shall be provided in addition to the travel lane(s).
  - 6. No garage style *self-storage building* shall be more than two hundred feet (200') long.
- J. The maximum *building height adjacent* to a residential *zoning district* or within fifty feet (50') of a residential *dwelling* shall be fourteen feet (14') in *height*.



*Building height* may be increased one foot in *height* for every two feet of additional *setback* (1':2') to a maximum twenty-four feet (24') in *height* from finished *grade*. The maximum *building height adjacent* to a non-residential *zoning district* shall be a maximum of thirty-five feet (35') in *height* from finished *grade*.

- K. The required landscape areas shall be provided along all *street frontages* between the *street* and sidewalk, and within areas of the site visible from public view, including areas *adjacent* to all perimeter *fences/walls*.
- L. No hazardous or flammable materials shall be stored in a mini-storage development.
- M. No auctions, commercial sales/rentals, garage sales, or other activities not consistent with the approved storage *use* shall be conducted on the premises.

**106-10.41 Sexually Oriented Businesses (SOB).**

- A. A *sexually oriented business* shall not be established or operated any closer to and shall maintain a separation from those *uses* as outlined in **Table 106-10d** below.
- B. Such distances shall be measured between subject *lot lines* at their closest proximity on an aerial view without regard for intervening *structures*, topography, political boundaries, or other objects.
- C. An *SOB* lawfully operating as a conforming *use* shall not be rendered a *nonconforming use* by the subsequent location of a residential district or residential *use*, or any of those *uses* previously listed in **Table 106-10.41a** above. If the *SOB use* is *abandoned* or the *business* license is not renewed, it becomes *nonconforming* and subject to the provisions herein.
- D. Advertisements, displays or other promotional materials displaying or depicting "*specified anatomical areas*" or "*specific sexual activities*" shall not be shown or exhibited so as to be visible or audible to the public from *adjacent streets*, sidewalks or walkways or from other areas outside the establishment.
- E. A map showing the particular property or properties for which the application is being requested and the *adjacent* properties, *buildings* and *structures*, land *uses*, and *public streets* and ways within a radius of 1,320 feet of the exterior boundaries thereof shall be submitted along with the application for a *Conditional use Permit*.
- F. No *sexually oriented business*, except for an *adult motel* and *adult theaters*, may remain open at any time between the hours of one o'clock (1:00) A.M. and eight o'clock (8:00) A.M.
- G. Site locations and *site plan* design, such as but not limited to compatibility with *adjacent* neighborhoods, shall be factors to be considered with the application for

a CUP.

| Table 106-10d - Sexually Oriented Businesses                                                                                             |                               |
|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| Land use                                                                                                                                 | Separation Requirement (feet) |
| Another <i>sexually oriented business</i>                                                                                                | 1,000                         |
| Establishment having an Arizona Spirituous Liquor License Series #06: <i>Bar</i> License or Series #07: Beer and Wine <i>Bar</i> License | 500                           |
| Public <i>park</i> , playground, or public recreational facility                                                                         | 1,320                         |
| <i>Schools</i> (public or private)                                                                                                       | 1,320                         |
| <i>Day care</i> facility or preschool                                                                                                    | 1,320                         |
| <i>Place of Worship</i> , cultural institutions                                                                                          | 1,320                         |
| Residential district boundary                                                                                                            | 1,320                         |

#### 106-10.42 Special Events and Seasonal Activities

- A.** Special events that necessitate additional parking, special equipment (such as generators or portable sanitation facilities), or security measures, including but not limited as those listed below, shall require a *Temporary Use Permit (TUP)* from the City.
1. Carnivals, circuses, festivals, fairs, firework shows, and holiday events;
  2. Concerts, exhibitions, special performances or other outdoor live entertainment;
  3. Farmer's markets and temporary retail sales of arts, crafts, souvenirs, gifts, food, and other goods;
  4. Grand opening events, tent sales, sidewalk sales, and other events that include commercial activities or commercial related activities in areas that are not *used* for commercial purposes;
  5. Religious/revival gatherings;
  6. Political/organizational rallies;
  7. Parades, races, walk or bike-a-thons, and sports tournaments;
  8. *School* events beyond the typical *use* of parking or traffic congestion;
  9. Garage or yard sales held in excess of thirty-two (32) hours or two (2) times a year.
- B.** Seasonal activities, as those listed below, shall require a *TUP* from the City.

1. Special events that exceed the time limit of seven (7) consecutive days;
  2. Temporary retail sales such as but not limited to Christmas trees, pumpkins, fireworks, or other seasonally related *outdoor sales*;
- C.** A time limit shall be established for each event.
1. Special events shall be no more than seven (7) consecutive days and no more than four (4) event periods during a calendar year shall be permitted on any single site.
  2. Seasonal activities shall be no more than forty-five (45) consecutive days per event, and may not occur more than ninety (90) cumulative days per calendar year per property, or in the case of a *commerce center*, per tenant.
- D.** Special events and seasonal activities that are minor and do not require additional parking, equipment (such as generators and portable sanitation facilities), or security measures such as those listed below do not require a *TUP*:
1. Sports tournaments.
  2. *School* events.
  3. City operated events.
  4. Garage or yard sales held for a maximum of 32 hours or two times a calendar year.
  5. *Temporary use* of portable storage containers in residential districts for the purpose of loading and unloading household contents is only permitted for a period of time not exceeding seven days in a calendar year.
  6. Live entertainment, such as ancillary to a restaurant.
  7. Peaceful assembly.
- E.** Permanent facilities or *structures* shall not be permitted under a *TUP*. The site shall be cleared of all temporary facilities and *uses* and cleaned of trash and debris when concluded.
- F.** If applicable Maricopa County Health Department approval shall be obtained prior to the City issuing the *TUP*.
- G.** All *parking areas* must be paved or have a method of dust control. If the *temporary use* is within the existing *parking area* the number of *parking spaces* shall not be reduced by more than ten (10) percent of the total spaces existing.

- H. Any *TUP* that includes retail sales must comply with necessary *business* and/or vendor license. Any *TUP* is subject to revocation if any activities related to the *TUP* are in violation of a Surprise Municipal Code.

**106-10.43 Sport Courts.**

- A. Outdoor sport courts in residential and *mixed use zoning districts*, including the enclosure and lighting elements, may be built as follows:
1. Sport courts other facilities shall not be permitted in the *front yard* when *used* an *accessory* to a *dwelling unit*;
  2. Sport courts other facilities without lighting shall be set back five feet from all *lot lines* (measure from the edge of the playing surface) and when *used* an *accessory* to a *dwelling unit* shall maintain *height* limitations defined in **Section 106-10.3**;
  3. Sport courts with lighting shall be set back 20 feet from all side and *rear lot lines* (measured from the edge of the playing surface or base of the lighting standard);
  4. Photometric foot-candles shall be zero along property lines and shielded to prevent *light spillage*.
  5. Protective fencing/netting may be allowed along the residential property line that *abuts* a ballfield, sport courts, or golf course.

**106-10.44 Swimming Pools.**

- A. Outdoor swimming pools, in-ground or above-ground, wading pools, hot tubs, spas, or other similar pools *used* for swimming, wading, purposes are subject to *building* code requirements with the following additions:
1. Private facilities listed above located in residential *zoning districts* are prohibited in the *front yard*. No water surface shall be closer than three feet (3') from any property line.
  2. It shall be the responsibility of both the property *owner* and the occupant of the premises to install and maintain the *fences*, locks, latches, and gates in good condition and proper working order when water is in the pool and both may be deemed in violation of this section for failure to do so.
  3. Swimming facilities listed above as ancillary or as an *amenity* to multi-family or non-residential *uses* shall comply with development standards of the *zoning district*.



**106-10.45 Tattoo and/or Body Piercing Establishment**

- A. Tattoo and/or body piercing establishments shall maintain the following minimum separations, measured by a straight line in any direction:
  - 1. Shall not be located within one thousand feet (1,000') from the *lot line* of another tattoo shop or body piercing establishment.
  - 2. Shall not be located within five hundred feet (500'), from the *lot line* of a residential district.
  - 3. Shall not be located within five hundred feet (500') from the *lot line* of a *school*, which provides elementary or secondary education.
- B. A tattoo and/or body piercing establishment lawfully operating as a conforming *use* shall not be rendered a *nonconforming use* by the subsequent location of a residential district or residential *use*, or any of those *uses* previously listed in above. If the tattoo and/or body piercing establishment is *abandoned* or the *business* license is not renewed, it becomes *nonconforming* and subject to the provisions herein.
- C. Site locations and *site plan* design, such as but not limited to compatibility with *adjacent* neighborhoods *commerce center*, shall be factors to be considered with the application for a *CUP*.
- D. Permanent facial cosmetics service shall be exempted from this section

**106-10.46 Truck Stop/Travel Plaza**

- A. The *lot* or *parcel* for a travel plaza/*truck stop use* shall be no more than 500 feet from an interstate or state highway interchange *right-of-way* and the minimum *lot* or *parcel* size shall be twenty (20) acres.
- B. On-site improvements, including but not limited to: 1) turning radius; 2) *drive aisle* dimensions and; 3) parking stall dimensional standards shall be in compliance with the American Association State Highway and Transportation Officials standards (AASHTO) when not included in the City of Surprise PEDS.
- C. A masonry sound attenuation *wall* of at least six (6') feet shall be installed along all property lines that *abut* or are *adjacent* to a residential *zoning district* or *use*.
- D. Any fuel dispenser along with underground storage tanks or pumps shall be a minimum of one hundred feet (100') from any residential *zoning district* and at least forty feet (40') from any property line or public *right-of-way* line.
- E. *Amenities*, such as but not limited to, shower and restroom facilities, laundry facilities, driver lounge, and *restaurant* or food services shall be provided.

**106-10.47 Vehicle fueling stations**

- A. All activities and operations shall be conducted entirely within an enclosed *structure*, except as follows:
  - 1. The dispensing pumps and plug-in stands, water and air facilities;
  - 2. Trash receptacles and windshield cleaning paraphernalia.
- B. The total site area shall not be less than 20,000 square feet unless it is planned to be part of a functionally integrated commercial complex.
- C. All *structures* shall be of a unique design character that is appropriate to the area. If present, pump island plug-in stand canopies shall be architecturally similar to and compatible with the main *structure* unless otherwise approved through the *site plan* review process.
- D. Landscaping shall account for a minimum of 15 percent of the site. For sites that are located at intersections, a landscaped area shall be provided at the intersection and shall extend a minimum of 150 feet in both directions from the *street* corner. Paving shall be limited to functional vehicle and pedestrian areas. All unpaved areas shall be maintained with landscaping.
- E. Sites located on arterial intersections or in other areas of significant pedestrian *use* shall locate pump islands, plug-in stands, and queuing lines away from intersections, driveways, sidewalks and other pedestrian areas.
- F. Site improvements such as *buildings* or *structures* (permanent or temporary) shall be separated from any residential property line by a minimum of 75 feet. *Parking areas* shall be separated from any residential property line by at least 25 feet.
- G. Pump islands and plug-in stands shall be located a minimum of 50 feet from a *street right-of-way* line or non-residential property line and 75 feet from a residential property line.
- H. All sources of artificial light shall be hidden and all lighting shall be *full cut-off* and designed so there is no glare or spillover on *adjacent* properties and *roadways*. Lighting under canopies shall *use* flat lenses (rather than drop lenses or refractors) and/or be fully recessed within the canopy.
- I. No vehicle shall be *parked* on the premises for the purposes of offering the vehicle for sale.
- J. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.
- K. Interior curbs of not less than six inches in *height* shall be constructed to separate driving surfaces from sidewalks, landscaped areas, and *street rights-of-way*.

- L. Driveways for *fueling stations* shall be developed in conjunction with *adjacent uses* and shall be located as part of the total circulation element of such *adjacent uses*. Single *use* driveways for *fueling station use* will only be allowed when environmental or topographic constraints prohibit such shared driveway *access*.
- M. Lighting shall not exceed 50 foot-candles under canopies.
- N. No existing *fueling station* or *abandoned fueling station* may be converted to any other *use* unless the following standards are met:
  - 1. All pumps, canopies, *signs*, insignia, and corporate trademarks, supporting *structures*, mountings, and foundations, and all other aboveground improvements which are uniquely associated with *fueling station* operations shall be taken down, dismantled, and removed from the site.
  - 2. All fuel storage tanks, fuel lines, pumps, and other below ground apparatus related to the delivery or disposal of fuel products shall be excavated and removed from the site or *filled* in accordance with the provisions of the Fire Code as currently adopted by the city and all other applicable law.
  - 3. Upon the removal of the tanks, *structures*, and apparatus specified in subsections 1 and 2 of this subsection, the proposed converted fuel station site shall be resurfaced and landscaped in a manner appropriate to the proposed commercial or industrial *use*.
- O. If fuel canopies are fronting on an arterial and/or *parkway*, a minimum of 3.5 kV photovoltaic shall be required to be placed on the top of the canopy.

**106-10.48 Vehicle Rental Facilities**

- A. The primary *business* of a vehicle rental/leasing facility must be the rental and leasing of automobiles and light passenger *trucks*.
- B. No rental or leasing of other vehicles such as utility *trucks*, trailers or *RVs* shall be allowed.
- C. No more than six (6) vehicles shall be stored on-site in cases where the rental location is located in a *commerce center* or commercial complex that includes other retail *uses*.
- D. No outside storage of any type shall be permitted, except for passenger vehicle storage.
- E. On-site service and repairs of automobiles is prohibited, except for hand washing, vacuuming, window cleaning and checking fluids. Openings to the service bays shall not face public *rights-of-way* and shall be designed to minimize the visual intrusion into adjoining properties.

- F. The area *used* for parking and/or vehicle storage shall be properly *screened* with a *fence/wall*, hedge, plantings or combination thereof.
- G. The area *used* for parking and/or storage shall be paved.
- H. The installation and *use* of an outside public address or bell system is prohibited.
- I. Site improvements such as *buildings* or *structures* (temporary or permanent) shall be separated and *screened* from all residential zones by a minimum of 50 feet.

**106-10.49 Vehicle Retail Sales.**

- A. The primary *business* of a vehicle and boat sales establishment must be the retail sale of new products, except classic cars and in CR zoned properties.
- B. When on-site servicing and repair are permitted, the site also shall meet the requirements in **Section 106-10.50**.
- C. Site improvements such as *buildings* or *structures* (temporary or permanent) shall be separated from a residential zone by a minimum of 150 feet.
- D. Adequate *loading areas* must be allocated, specifically identified, and reserved on the site for the unloading of vehicles and boats brought to the site by carriers.
- E. Outside loudspeakers shall not be permitted. Digital pagers or other means must be *used* to communicate between employees in the *office* and on the premises.
- F. The maximum area for vehicle or boat display shall not exceed 20 percent of the total net *lot* area.
- G. Vehicle or boat display shall be limited to hard-surfaced areas and shall be incorporated into a setting of significant *open space*.
- H. All areas designated for vehicle or boat storage (not *display area*) shall be *screened* from view through approved landscape *berms* and *screens*.

**106-10.50 Vehicle Service.**

- A. Major repair. When allowed, *major repair vehicle service* facilities shall be subject to the following requirements:
  - 1. All repair and service work shall be performed within a completely enclosed *building*.



2. Openings to the service bays shall not face public *rights-of-way* and shall be designed to minimize noise and visual intrusion into adjoining properties.
  3. No *used* or discarded automotive parts or equipment shall be located or stored in any open area outside of the enclosed *building*.
  4. No dismantling, *remanufacturing*, or *rebuilding* shall be permitted unless it is clearly incidental to the *business* and the product is sold at retail at the location.
  5. All disabled vehicles shall be stored in an area that is *screened* from view from the surrounding properties and adjoining *streets*. Vehicles shall not be stored on the property longer than 30 days.
- B.** Minor repair. When allowed, *minor repair vehicle service* facilities shall be subject to the following requirements:
1. If an installation service is offered, the service shall be restricted to the installation of minor parts only, including batteries, windshield wipers, hoses, fuses, lights, radios, tires and similar minor elements, but excluding engine, transmission and differential service, or similar installation.
  2. All repair and service work shall be performed within a completely enclosed *building* with the exception of gasoline sales.
  3. Service bays shall not face public *rights-of-way* and shall be designed to minimize the noise and visual intrusion into adjoining properties.
  4. No new stock, or *used* or discarded automotive parts or equipment, shall be located or stored in any open area outside of the enclosed *building*.
  5. No dismantling, *remanufacturing* or *rebuilding* shall be permitted.
  6. All vehicles waiting for repair shall be *screened* from view through the *use* of a landscape *screen* such as *berms* and dense landscaping.
  7. *Outdoor storage and displays* are prohibited.

**106-10.51 Vehicle Washing Facilities (also known as car washes)**

- A.** *Vehicle washing facilities* may be self-serve or full-serve as a *primary* or an *accessory use* to *vehicle fueling stations* or *vehicle service* facilities.
- B.** *Vehicle washing facilities* shall be subject to conditions (c) - (f), (h), (j) - (l), under *vehicle fueling stations* as outlined in **Section 106-10.47** above.

- C.** Sufficient area on the premise to provide stacking shall be provided. The size of each individual stacking space shall be twenty feet by nine feet (20'x9'). When the stacking lane is adjacent to the *street*, is shall be *screened* by a landscaped *berm*, *screen wall*, or combination thereof not less than three feet (3') in height
- D.** All wash water disposal facilities including sludge, grit removal and disposal equipment shall be subject to the approval of the city engineer, and shall conform to all city ordinances regarding sewage and health and shall be designed so as not to detrimentally affect the city *sewer system*.
- E.** The wash tunnel exit shall be oriented away from all *adjacent* residential *uses*.
- F.** Self-service and accessory *vehicle washing facilities*. Stacking lanes shall have a minimum capacity two (2) vehicles.
- G.** Full-service *vehicle washing facilities*. Stacking lanes shall have a minimum capacity of ten (10) vehicles.

**106-10.53 Zoos, Indigenous Wildlife Rescue Facilities**

- A.** Animals shall be confined at all times within a secured, enclosed or *fenced* area;
- B.** Animals that are kept outdoors must be located at least 2,640 feet from any residential *dwelling*, *school*, or *day care* facility;
- C.** The site must have a minimum area of six acres; and all operations and activities shall be in accordance with Surprise Municipal Code.



# **Presentation: Updating the Development Code**

**Planning and Zoning Commission**  
October 15, 2020

# Today's Discussion

- Conditional Use Permits (CUP)
  - Appropriateness of the use at a particular location
- Use Specific Standards
  - Uses and standards with unique requirements



# Conditional Use Permit (CUP)

- Certain land uses that may be incompatible
- Individual review of design and configuration
- Ensure the appropriateness of the use at a particular location
- Burden of proof rests with the applicant
- Denial will not construe as a diminution of property values or a restraint of development rights
- LDO removes CUP from some uses compared to SUDC
- CUP required for some new uses

# Use Specific Standards

- Unique requirements for a proposed development
- Address additional regulations to protect public health, safety, and welfare



# Feedback?

- Do any CUP uses need to be added or removed from the LDO?
- Should any Use Specific Standards be revised to address public health, safety, and welfare?



# QUESTIONS OR COMMENTS?

Thank You