



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, November 19, 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, the Surprise City Gov Facebook page at 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 November 5, 2020 Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|----------|--|---|
| 2. | Citywide | Presentation and action pertaining to the adoption of the Land Development Ordinances that will replace Chapters 101-122 of the Surprise Municipal Code, which includes the Surprise Unified Development Code. | None

Joshua Mike
Community
Development |
|----|----------|--|---|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 3. | District 6 | Consideration and action pertaining to the approval of a Major Site Plan Amendment for CRI Canopy Addition, generally located west of the northwest corner of Peoria Avenue and Solar Canyon Way. (Case FS20-530) | Hobart Wingard
Community
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

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: November 12, 2020 at 9:15 AM

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

Council Meeting Date: November 19, 2020 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval or disapproval of the November 5, 2020 Planning and Zoning Commission Minutes.

Motion:

I move to approve the November 5, 2020 Planning and Zoning Commission minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 11-05-20 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

November 5, 2020 / 6:00 PM

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

CALL TO ORDER.

Vice Chair Keating 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 November 5, 2020.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Robert Kuhfuss, Current Planning Supervisor; Sergio Angulo, 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

Director Boyd had nothing to report.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

Hearing no comments, Vice Chair Keating closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action pertaining to approval or disapproval of the October 15, 2020 Planning and Zoning Commission Minutes.

Commissioner Sartor made a motion to approve the October 15, 2020, Planning and Zoning Commission Minutes as presented.

Commissioner Smith seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 1 - Consideration and action regarding the approval or disapproval of a rezone of 4.98 acres from Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) amending development standards and limiting residential density to 4.01 dwelling units per acre for Enclave at Paloma Creek, Case FS20-421.

Commissioner Krous recused himself and did not participate in or vote upon this agenda item.

Robert Kuhfuss, Current Planning Supervisor, presented item 2 to the Commission.

Vice Chair Keating opened the public hearing.

Hearing no comments, Vice Chair Keating closed the public hearing.

The Commission discussed the following:

- Setbacks

Commissioner Rosenbaum made a motion to recommend approval of the Enclave at Paloma Creek rezone subject to stipulations “a” through “c”.

Vice Chair Keating seconded the motion. Motion passes with 5 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 3 - Consideration and action regarding the approval or disapproval of the Preliminary Plat entitled “Revised Preliminary Plat for Unit Q - Phase 2 - Toll at Prasada”, Case FS20-259

Commissioner Krous recused himself and did not participate in or vote upon this agenda item.

Robert Kuhfuss, Current Planning Supervisor, presented item 3 to the Commission.

Aaron Insko, Director of Land Development for Toll Brothers, was available on the phone line to address any questions or comments posed by the Commissioners.

The Commission discussed the following:

- Solid Waste/Trash collection

Commissioner Chapman made a motion to recommend approval of the Preliminary Plat entitled “Revised Preliminary Plat for Unit Q - Phase 2 - Toll at Prasada”, subject to stipulations “a” through “c”.

Commissioner Smith seconded the motion. Motion passes with 5 votes in favor.

ITEM: 4 – District 1 - Consideration and action pertaining to approval of the Site Plan entitled “Fulton Homes Escalante – Park Phase 1A” received August 28, 2020 located north of Asante Boulevard and west of 158th Drive, Case FS19-562

Commissioner Krous recused himself and did not participate in or vote upon this agenda item.

Sergio Angulo, Current Planner, presented item 4 to the Commission.

The Commission discussed the following:

- Community park amenities

Commissioner Smith made a motion to approve the Site Plan entitled “Fulton Homes Escalante – Park Phase 1A” received August 28, 2020 located north of Asante Boulevard and west of 158th Drive (Case FS19-562), subject to stipulations ‘A’ – ‘D’.

Commissioner Sartor seconded the motion. Motion passes with 5 votes in favor.

ITEM: 5 – Citywide - Presentation and discussion regarding Planning and Engineering Design Standards associated with the proposed Land Development Ordinances.

Joshua Mike, Long Range Planner, presented item 5 to the Commission.

Michael Maerowitz, Attorney with Gammage and Burnham Law Firm, was on the phone line and granted the opportunity by Vice Chair Keating to provide input and feedback from a stakeholder perspective regarding the topic.

The Commission discussed the following:

- Natural turf
- Water conservation
- Visitor parking
- Lot size
- Development characteristics
- Visual aids
- Interaction with stakeholders

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Vice Chair Keating made a motion to adjourn. Commissioner Chapman seconded the motion.

Meeting adjourned at 7:26 P.M.

Vice Chair Keating
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

Council Meeting Date: November 19, 2020 Contact Person: Joshua Mike
Submitting Department: Community Development District: Citywide
Staff Recommendations: None

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

Agenda Wording:

Presentation and action pertaining to the adoption of the Land Development Ordinances that will replace Chapters 101-122 of the Surprise Municipal Code, which includes the Surprise Unified Development Code.

Motion:

I move to recommend approval of the Land Development Ordinances and Planning and Engineering Design Standards.

Background:

Staff has prepared changes to the Land Development Ordinances that will implement the General Plan 2035. This code update includes feedback from residents, stakeholders from the development community, the Planning and Zoning Commission, and City Council.

The proposed comprehensive update will replace the existing Surprise Unified Development Code (SUDC) with Land Development Ordinances (LDO) within the city's Municipal Code and establish the Planning and Engineering Design Standards (PEDS). This presentation will be an overview of the proposed LDO and stakeholder outreach process.

Objective Analysis:

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:

1. 00 FS18-296 LDO Code Update-PZ Staff Report - 11.19.2020
 2. 02 FS18-296 Surprise PEDS (November 2020 CLEAN DRAFT)
 3. 03 FS18-296 SUDC vs LDO Comparison Table
 4. 04 FS18-296 Citizen Participation Report
 5. 05 FS18-296 Gammage and Burnham Letter re Proposed Revisions to LDO
 6. 06 FS18-296 Taylor Morrison 20201030 LDO Letter Executed
 7. FS18-296 LDO Presentation 11.19.2020
 8. 01 FS18-296 Surprise LDO (November 2020 CLEAN DRAFT)
-

ZONING TEXT AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS18-296
2		
3	Project Name:	Development Code Update
4		
5	Council District:	Citywide
6		
7	Meeting Date:	November 19, 2020
8		
9	Planner:	Joshua Mike, AICP
10		
11		
12	Applicant:	City of Surprise
13		
14	Request:	Repeal Chapters 101-122 of the Surprise Municipal Code, including
15		the Surprise Unified Development Code (SUDC) and replace with
16		the Chapters 101-111, known as the Land Development
17		Ordinances.
18		
19	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
20		
21	Support/Opposition:	Stakeholders provided collaboration and general support with
22		alternative suggestions outlined within this staff report.
23		
24	Staff Recommendation:	Staff recommends the Commission move to recommend approval to
25		the Mayor and City Council Case FS18-296
26		

27 **PROJECT DESCRIPTION:**

28
29 The City of Surprise requests a Text Amendment to the Surprise Municipal Code to replace the
30 Surprise Unified Development Code (SUDC) and other development standards with the Land
31 Development Ordinances (LDO) and Planning and Engineering Design Standards (PEDS).

32
33 **BACKGROUND:**

34
35 It has been over 10 years since the City has completed a comprehensive update to the existing
36 Surprise Unified Development Code (SUDC), which effectively acts as the City's Zoning Code.
37 Based on previous discussions with City Council and the Planning and Zoning Commission,
38 Community Development has been working with City Staff to research updates that will better
39 implement the vision of the General Plan 2035.

40
41 **STAKEHOLDER AND CITIZEN OUTREACH:**

42
43 This code update included across-the-board teamwork from all disciplines of the development
44 community; homebuilders, architects, engineers, landscape architects, planners, etc. During the first
45 few months of this year, Staff presented many of the draft chapters for discussion at stakeholder
46 meetings, Planning and Zoning Commission meetings, and City Council Work Sessions. Since April
47 2020, after the stay-at-home order, staff continued to revise the drafts based on those meetings and
48 other feedback such as phone calls and emailed suggestions.

49
50 Hybrid stakeholder meetings resumed on a bi-monthly basis between August-November 2020. Each
51 meeting discussed topics that were important to the stakeholders. Based off the stakeholder
52 feedback received, Staff then presented options at multiple Planning and Zoning Commission
53 meetings and City Council work sessions, requesting further feedback and direction.

54
55 The City held two Citizen Outreach meetings in a virtual format on September 22 and 29, 2020. There
56 was a total of 2 members of the public present at these meetings. The City advertised Outreach
57 meetings, along with the Planning and Zoning Commission and City Council public hearings, in
58 accordance with state and local requirements. The City's Communications department also sent out
59 regular press releases, email notifications, and updates on social media that corresponded with the
60 publishing of draft copies of the LDO and PEDS on the City's website.

61
62 The City received digital feedback from the online entry forms made available, as it pertained to the
63 public drafts. Concerns received include:

- 64 • Pre-existing conditions and potential cost associated with enforcing new standards
65 retroactively. Staff comment: legal, non-conforming uses are protected under the LDO
66 • A requirement to develop an open space or greenway into the overall site design and
67 compensating lands set aside for a park, trailhead, etc. Staff comment: requiring open space
68 and regulating the form is a standard land development practice

- The PEDS prohibits using overhead electric power but it should permit temporary overhead during initial construction of the project. Staff comment: this regulation is for permanent dry utilities. That same policy for temporary power will remain as part of standard development practices.

ANALYSIS AND DISCUSSION:

The Land Development Ordinances (LDO) will incorporate changes to the whole development code and replace the current SUDC. The LDO is the tool that implements the policies and goals of the Surprise General Plan 2035 and provides clarity as it pertains to the standards for site design, open space requirements, and general development regulations.

Existing Planned Area Developments (PAD)

Approved and vested Planned Area Developments (PAD) zoning districts may retain entitlements, densities, plats, and regulations specifically granted in the adopting ordinance(s). Only where a provision in a PAD zoning district varies from this Ordinance, the provisions in the PAD zoning district shall govern. The LDO does not permit the establishment of new PAD zoning districts, but allows requests to amend an existing PAD as a rezoning application.

Chapter 101: Administrative Provisions

Chapter 101 contains the legal establishment of the City's development regulations, the purpose and interpretation of the regulations, and the definitions of the specific terms. The majority of this text is in multiple Articles within the SUDC and has been consolidated into one chapter of the LDO.

The majority of the proposed revised text in the LDO is within the definitions section. Some of the deleted terms are common language or were not used in the LDO update. Some of the revised terms have new definitions to provide clear interpretation for implementing the LDO. Some of the new terms match the terminology in the LDO and proposed Land Use Matrix within Chapter 106.

Chapter 102: Review Process and Applications

Chapter 102 describes the development review process and the variety of development applications offered by the City of Surprise. The LDO update will maintain the "Procedure Type" regulations that currently make up the SUDC, but will provide a revised description of each procedure and the relevant applications.

Procedure Types:

The procedure type assigned to each application governs the requirements of a public meeting, public hearing, public outreach, public notification, and the authoritative body, except to the extent otherwise required by applicable state or federal law. There are three (3) types of decision-making procedures.

- Type 1 is for primarily administrative decisions
- Type 2 is for public meetings that require limited outreach
- Type 3 is for public hearings that generally require full public notice and outreach

Development Applications:

The variety of development applications are listed in a table that describes the level of public outreach required, decision-making authority, and the appeal authority for the applications processed and the approvals that may be granted under this Ordinance. The remaining sections outline the submittal process; identifying the formal Public Outreach process and providing further details for applications associated with each Procedure Type.

Public Outreach:

When public outreach is required, one (1) or more of the following methods may be required depending on the procedure type or complexity of a project. The typical notice must be published, distributed, or displayed at least 15 days prior to the meeting or public hearing.

1. Legal ad, published in a local paper
2. Mail-out, sent by 1st Class mail to property owners within a 300-ft radius of a subject parcel
3. Site Posting, on or near subject parcel
4. Neighborhood Meeting, held by the applicant

Conditional Use Permits

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

Chapter 103: Enforcement

The purpose of this chapter is to establish the administrative and enforcement authority, as well as the subsequent penalties for persons and/or properties found to be in violation of the Surprise Municipal Code Part 2 – Land Development Ordinance (LDO). The LDO consolidates the majority of the text found in various chapters or articles of the SUDC into one chapter. The proposed revisions in the LDO update better outline the intent and interpretation of the enforcement regulations.

<u>Regulation</u>	<u>Proposed Language</u>
• Enforcement and Authority	Separate subsections for ‘Enforcement Authority’ and ‘Administrative Remedies’
• Violations and Penalties	The City shall immediately take action, and violators shall be convicted of a civil or criminal violation

- 155 • Nonconforming... Legally existing uses before the LDO update may continue
156 even if it may not conform to the new standards
- 157 • Lots not meeting new LDO Lots legally platted or divided before the LDO may reduce
158 standards enough to build
- 159 • Transfer of property Sale and/or transfer of property in violation shall not nullify
160 the violation or postpone the enforcement timeframes
161

162 Chapter 104: Fundamental Development Requirements

163 The purpose of Chapter 104 is to accumulate, under one heading, fundamental development
164 regulations and performance standards, which apply to any development, redevelopment and/or
165 improvement of public and private property within the City rather than to repeat them several
166 times. These standards and regulations shall qualify or supplement, as the case may be, the
167 regulations in the LDO.

168
169 The LDO consolidates the majority of the text from Articles 2 and 3 from the SUDC into one
170 chapter. The new Chapter also includes moving the current Stormwater Management
171 regulations from Chapter 117.

172 173 Chapter 105: Building and Building Regulations

174 The purpose of Chapter 105 is to establish the codes published by the International Code Council
175 and adopt specific amendments that apply to projects within the City of Surprise. However, the
176 current LDO update does not include any substantive changes. Building Safety and Fire-Medical
177 completed a separate revision in alignment with the recently updated 2018 International Codes.

178 179 Chapter 106: Zoning and Use Standards

180 The purpose of this chapter is to divide the city into zoning districts that classify and regulate the
181 use of land, buildings and structures; regulate the open areas around and between the buildings
182 and structures; and to regulate the density of dwelling units. Revisions to the development
183 standards previously seen in the SUDC take into account input and suggestions from the
184 development community.

185 186 *Land Use Comparison*

187 Some consolidated and added land uses allow easier interpretation by the City and more
188 flexibility for future land uses. In other land use situations, the LDO matrix removes size
189 requirements because zoning district regulations will manage size requirements.

190 Some new land uses use general terms to allow flexibility for new commercial uses that would
191 otherwise need to be itemized or not considered.

- 192
- 193 • Repair Service Establishment - Represents businesses such as cell phone or computer
194 repair, small appliance repair, or similar conducted within the building.
- 195 • Service Call Establishment - An establishment that provides off-site professional services
196 at the customer's location, such as but not limited to pest control, catering services,
197 electrician, personal services, or plumbing.

- Outdoor uses, such as dining, sales and display, and storage areas moved to the accessory use matrix since each is a dependent on a primary use on the property.

Updating the zoning district nomenclature is a significant change to the LDO from the SUDC and the table below illustrates the zoning conversion table from previous codes, as it relates to residential zoning districts.

Table 106-1b Conversion Table of Zoning Districts Nomenclature					
Title 17 and 1986 Code		Surprise Unified Development Code (SUDC)		Land Development Ordinance (LDO)	
Symbol	District Name	Symbol	District Name	Symbol	District Name
R1-43	Single-family Residential	RR or RE	Residential Ranch or Residential Estate	RR	Rural Residential
R1-18	Single-family Residential	RL-2	Residential Low Density	R-1	Residential Low Density
		RL-3	Residential Low Density		
R1-8	Single-family Residential	RL-4	Residential Low Density		
R1-5	Single-family Residential	RL-5	Residential Low Density		
R-2	Multi-family Residential	RM	Residential Medium Density	R-2	Residential Medium Density
R-3	Multi-family Residential	RH	Residential High Density	R-3	Residential High Density
		RC	Residential Cluster		(district eliminated)
		CS	Countryside Center		(district eliminated)
		PUD	Planned Unit Development	PUD	Overlay Zoning District
PAD	Planned Area Development	PAD	Planned Area Development	PAD	(district eliminated for any future use)

Residential Development Standards

The new R-1 and R-2 (formerly RL and RM) zoning districts include development standards tables, which is different from the SUDC's Character Patterns standards. The RL zoning district in the SUDC has a range of lot sizes, each Lot Category having different development standards. Under the proposed LDO language, a residential project could rezone into either the R-1 or R-2 zoning district with a defined lot yield, much like the current standard practice of granting entitlements. The standards tables and lot categories will allow developers flexibility to change layouts and amend plats if the market changes without having to change a zoning entitlement.

214

215 *Setbacks*

216 Setbacks ensure structures maintain a minimum distance from adjacent property lines and rights-
217 of-way. These are important for fire safety and limiting the intensity of the construction, such as
218 keeping a reasonable distance. The proposed side setbacks regulate the minimum setback on
219 one side of a home and the combined aggregate setback distances of both sides.

220

221 Stakeholders expressed concerns with proposed widths and requested to reduce the setbacks to
222 5-feet on each side for the narrow lot categories. Staff received direction from the Planning and
223 Zoning Commission and City Council to maintain the proposed setbacks based on the priorities
224 listed below.

225 1. The intent of the larger side setback is to provide for a 'usable' side yard. The City is
226 addressing the concern that there is no functional side yard when the only available
227 home products provided in a subdivision maximize the buildable width.

228 2. 7' and 8' side yards allow for at least one side yard that can accommodate small utility
229 trailers, ATVs, and other personal recreational vehicles, etc., and for small RV gates.

230 3. Much of the reason for the lot categories is to allow for non-homogenous subdivision
231 layouts and to create housing diversity within subdivisions. The setbacks simply
232 address the various lot sizes and appropriate intensities.

233 4. For unique development proposals, an applicant can request a Planned Unit
234 Development (PUD) Overlay for some lots to have a reduced side setback to
235 compensate for unique project constraints.

236

237 *Narrow Lot Subdivisions*

238 The LDO permits narrow lots, any lot less than 50-feet wide, as a development standard to
239 accommodate market conditions and housing affordability through subdivision design. The City
240 recognizes that narrow lots allow homebuilders to provide more options at or below the median
241 home value. However, an abundance of narrow lots in a subdivision can create long-term
242 conflicts and constraints for the City to manage for the life of a neighborhood, long after buildout
243 is complete.

244

245 1. Garage Dominance

246 a. On a hypothetical 45-foot wide lot, about 63% of the home's width is a garage,
247 after subtracting 13' setbacks and a typical 20' wide two-car garage face.

248 b. Garage face setbacks are 20', pushing the home far from the ROW while the
249 PEDS requires enhanced entryway features, e.g. front porches, plaza,
250 courtyard, etc.

251 c. Encouraging two-story homes and decorative driveway pavement enhances
252 streetscape appeal.

253 2. On Street Parking

254 a. Remaining on street parking leaves one space per lot.

255 b. Difficult logistics with aligning driveways to avoid driveway access conflicts

256 c. Encourage additional public, off-street parking

257 3. Driveway/pedestrian conflicts

- 258 a. Safety concerns with abundance of driveway crossing the sidewalks
259 b. Driveways and the wider (8') setback should mirror along the same property
260 line to permit longer stretches of driveway separation.

261 4. Trash Collection and Fire-Medical access

- 262 a. Narrow lot proposals conflict with existing fleet and practices
263 b. Designating trash/recycle can locations between driveways is an alternative to
264 the City enforcing "no parking on trash day regulations" along the entire
265 street.

266
267 *Other Zoning Districts*

268 Other zoning districts serve specific land uses and development goals for the City.

- 269 • Surprise Heritage District (SHD) - The SHD overlay zoning districts enhance and protect
270 the historic character of the Original Town Site (OTS) while providing infill opportunities
271 and encouraging redevelopment for both residential and commercial uses that further
272 reflect the scale and cultural character of this historic neighborhood.
- 273 • Traditional Neighborhood Development (TND) - The purpose of the Traditional
274 Neighborhood Development ("TND") zoning district is to provide an alternative zoning
275 district beyond the typical single use residential zoning category. The TND zoning district
276 is a hard zone that is ready-made for master planned communities.
- 277 • Mixed Use - The Mixed Use zoning districts provide an integration of residential with
278 commercial activities such as retail and service uses, offices, public/semi-public features,
279 recreational use and entertainment establishments.
- 280 • Commercial - The Commercial zoning districts provide locations, standards and
281 regulations for all varieties of retail shopping, service establishments, neighborhood
282 convenience, entertainment, and office uses in a manner that is consistent with the
283 General Plan while providing employment opportunities for existing and future residents
284 of the City.
- 285 • Employment - The Employment zoning districts provide a wide range of employment uses
286 to serve the needs of Surprise employers and residents.
- 287 • Civic districts - The Civic zoning districts provide zoning criteria and development
288 standards for those public land uses and facilities that are necessary to serve the
289 community at large, conserve environmentally sensitive features and natural areas, or
290 provide recreational amenities that enhance the quality of life for the residents of
291 Surprise.

292
293 *Planned Unit Development*

294 The Planned Unit Development (PUD) overlay zoning district is a tool that applicants may use to
295 request deviations from some regulations. The intent is to provide the desired flexibility for
296 developers to address unique constraints facing a project.

- 297 • Re-established, last draft of LDO removed this tool
298 ○ Tool used to request deviations from some regulations
299 ○ New proposed language

- Provide desired flexibility for developers
- Address unique constraints facing a project
- Permitted in any zoning district except the Surprise Heritage District (SHD), and Traditional Neighborhood Development (TND), or individual residential dwellings
- Permitted uses in underlying zoning apply (does not permit deviations)
- Permits deviations to Ch 106-Zoning and Ch 109-Signs

Use Specific Standards:

The Use Specific Standards Article 10 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.

Chapter 107: Design and Development Regulations

This chapter classifies and regulate different design regulations that are not under zoning entitlements.

- Planning and Engineering Design Standards (PEDS) – additional information listed in the next section
- Landscape and Screening Regulations
 - encourages quality development as buffering any negative impacts between the different intensities of use
 - requires open space and recreational areas to serve the needs of the residents of the city;
 - improves erosion and storm-water runoff control;
 - reduces the particulate matter in the air;
 - aids in conserving water and the native habitat with the use of xeriscape methods and low water use drought tolerant plants
- Outdoor Lighting Regulations
 - These regulations protect neighborhoods with appropriately regulated and properly installed outdoor lighting that will contribute to the safety and security of outdoor public activities at night, while maintaining access to the dark night sky. The City will prevent the negative impact created by excessive glare, light trespass, and unnecessary waste of energy and resources caused by improper design and installation of outdoor lighting.
- Parking and Loading Regulations
 - The purpose of this article is to set standards for off-street parking and loading requirements for new construction and the expansion of or changes to existing uses. The City sets the minimum number of spaces provided by a development project to avoid congestion on surrounding streets. On-street parking is also encouraged in some locations in order to provide a buffer between pedestrians and vehicular traffic.
- Wireless Facilities
 - Case number FS20-114 revised and amended the text for wireless facilities. The LDO rennumbers the text to match the standard formatting.

344 Chapter 108: Land Division and Subdivision Regulations

345 Land Division and Subdivision Regulations ensure that all development conforms to the goals,
346 objectives, and requirements adopted and contained in the Surprise General Plan. Specific land
347 division considerations include:

- 348 • The location and shape of the site,
- 349 • Proposed lot and/or tract size and lot orientation,
- 350 • Circulation and street layout, area drainage, and
- 351 • Legal as well as physical access.
- 352 • All subdivision projects provide legally established lot(s) that comply with the specific
- 353 zoning district requirements

355 Chapter 109: Signs

356 This is a carryover from the SUDC as a Sign Code update adopted in 2018. There are no revisions
357 to any regulation language and the LDO rennumbers the text to match the standard formatting.

359 Chapter 110: Development Impact Fees

360 This is a carryover from the SUDC and any future updates requires a separate study and
361 amendment process according to Arizona Revised Statutes. There are no revisions to any
362 regulation language and the LDO rennumbers the text to match the standard formatting.

364 Chapter 111: Infill Incentive District

365 This is a carryover from the SUDC and adopted in 2016 as part of the Surprise Heritage District.
366 There are no revisions to any regulation language and the LDO rennumbers the text to match the
367 standard formatting.

369 **PLANNING AND ENGINEERING DESIGN STANDARDS:**

371 Chapter 107-Design Requirements of the LDO adopts the Planning and Engineering Design Standards
372 (PEDS), by reference, to be a standalone document. It will combine the Planning Standards (volume
373 1) as the visual form of requirements, with the Engineering Standards (volume 2) which provide the
374 technical requirements. Volume 1 consolidates the different design handbooks and updates
375 standards to maintain high quality open space and architectural character.

- 376 • Planning and Design Guidelines
- 377 • Rural Development Standards and Design Guidelines Study
- 378 • Single-Family Residential Guidelines Instruction Manual
- 379 • Single-Family Residential Home Product Design Guidelines

380 The first chapter of the PEDS focuses on various standards that apply to all land uses and zoning
381 districts to meet expectations that apply across the whole city. Subsequent chapters focus on land
382 uses related to the Character Areas within the General Plan 2035, such as Neighborhood Uses,
383 Commerce and Office, Business Park and Industrial, and Environmentally Sensitive Lands. Each
384 chapter contains related sections and highlights how to apply the standards to its respective land
385 uses.

386 Open Space and Community Amenity

387 As an example of how the PEDS ensure high quality developments, residential projects must
388 balance individual recreation space with integrating usable open space throughout subdivisions.
389 City leadership directed staff to maintain the intent of the Community Pool requirement within
390 the SUDC with a large amenity and explore options that provide builders with flexibility. Staff
391 informed stakeholders that quality of life and benefits from a large amenity are important and
392 designed into large subdivisions to benefit both the builder in the short-term and the residents
393 of the City in the long-term.

394
395 Stakeholders engaged in a thorough discussion, stating that if a provision for a large amenity
396 remains in the final draft of the PEDS, the thresholds and sliding scale of amenities should reflect
397 better value and practicality for the design of a subdivision. The City should provide a mechanism
398 to accommodate infill projects or subdivisions phased within a larger development that has
399 included a large community facility.

400
401 Within the basic open space required within a subdivision plat, the PEDS prioritizes the form of
402 open space (washes, trails, recreation areas, etc.) and how to ensure it is usable with a simple list
403 of amenities. New development plans will provide a minimum number of amenities according
404 to the total number of allowed dwelling units within the subdivision plat.

405
406 Subdivisions with small/narrow lots, small side setbacks, and medium densities have minimal
407 individual recreation space on each lot. All new residential development plans will provide a
408 Community Amenity based on the size and density parameters (more than 160 ac and 4 DU/Ac)
409 or when narrow lots make up more than 25% of a development project.

410
411 **CONFORMANCE WITH ADOPTED PLANS:**

412
413 **Surprise General Plan 2035:** Updating the development code and design standards further the goals
414 of the General Plan 2035. These regulations and standards implement tools to achieve the goals and
415 policies for future development within the City, such as the Land Use and Open Space Elements.

416
417 **REVIEWING AGENCIES:**

418
419 An enhanced list of agencies and utility companies were part of the stakeholder distribution list.
420 Collaborative discussions facilitated language that meets the City's vision while helping advance the
421 needs of the organizations that responded.

- 422
423
 - Luke Air Force Base – protect areas within the Noise Contours and Graduated Density
 - 424 Concept
 - 425 • Bureau of Reclamation – protect and enhance trail systems along the CAP canal, integrating
 - 426 with the Surprise Parks and Trails Master Plan
 - 427 • APS – coordinate planting standards within public utility easements (P.U.E) with policies such
 - 428 as 'Right Tree, Right Place' education

ALTERNATIVE LANGUAGE:

During the collaboration process stakeholder offered alternative language and provisions to the draft language proposed in the LDO and PEDS. The Planning and Zoning Commission may consider the following alternative language below and can include any/all revisions in a recommendation to City Council.

Alternative Language #1

This section of alternative language means to reduce the minimum side setback standards for traditional single-family residential lot in R-1 and R-2 zoning. This change would reduce the minimum side setbacks to 5' and 5' on either side of a home.

Table 106-2c - Residential Low Density (R-1) Zoning district

Lot Category A

Min Side Setback: 5' & 5' 8'

AND

Table 106-2d - Residential Medium Density (R-2) Zoning district

Lot Category A

Min Side Setback: 5' & 5' 7'

Lot Category B

Min Side Setback: 5' & 5' 8'

Alternative Language #2

This section of alternative language means to reduce the threshold of lot widths that the LDO considers as a narrow lot and therefore requires mitigating designs in a subdivision plat. This group of changes includes notes in the development standards tables for R-1 and R-2 zoning districts and the Lot Planning section of Chapter 108-Land Division.

Table 106-2c - Residential Low Density (R-1) Zoning district

Notes

3. Subdivisions shall contain no more than seventy-five percent (75%) of lots less than **forty-eight feet (48')** ~~fifty feet (50')~~ wide and will include mitigating designs outline in Chapter 108 of this ordinance.

AND

Table 106-2d - Residential Medium Density (R-2) Zoning district

Notes

4. Subdivisions shall contain no more than seventy-five percent (75%) of lots less than **forty-eight feet (48')** ~~fifty feet (50')~~ wide and will include mitigating designs outline in Chapter 108 of this ordinance.

472 AND

473

474 **108-2.5 Lot Planning**

475 F. Narrow Lot Subdivisions. Subdivisions with a homogenous design of *lot widths*
476 narrower than **forty-eight feet (48')** ~~fifty feet (50')~~ cause numerous long-term
477 conflicts and constraints for city services, design standards, parking, and quality of
478 pedestrian movement over the lifespan of the neighborhood. In order to mitigate
479 these problems, the designs listed below may apply to residential subdivisions
480 that permit a given percentage of lots to be narrower than **forty-eight feet (48')**
481 ~~fifty feet (50')~~ wide according to **Section 108-2a**. Mitigating designs for plat are
482 outlined below and home product designs are identified in the PEDS.

483

484 *Alternative Language #3*

485 This section of alternative language means to add a new lot category intended for higher density
486 single-family residential products platted on individual lots in R-2 zoning districts. This change
487 includes new smaller lot category added in the development standards tables for R-2 zoning
488 districts.

489

490 **Table 106-2d - Residential Medium Density (R-2) Zoning district**

491 **Lot Area (sf): 2,000-3,499**

492 **Min. Lot Width (sf): 35**

493 **Min. Front Setback (ft) : 5**

494 **Max Front Setback (ft): N/A**

495 **Min. Side Setback (ft): 5/5**

496 **Min. Rear Setback (ft): 5**

497 **Max. Bldg. Height (ft): 30**

498 **Lot Coverage: 70%**

499 **Footnote: Add footnote that this lot category can only be used for a residential development**
500 **with access for each dwelling unit provided by a common shared drive or rear-loaded alley.**

501

502 *Alternative Language #4*

503 This section of alternative language means to add flexibility in how TND zoning districts are entitled
504 during a rezoning process. The current proposal has a rigid requirement to include a mixture of land
505 dedicated to commercial, residential, mixed use, and open space. The language listed below intends
506 to enforce the calculation as a target that can vary for a given project during its rezoning process. It
507 means to allow constraints like unique topography or creative designs as factor when the City
508 evaluates future master planned communities.

509

510 **106-4.2 Establishment of TND Zoning district**

511 C. Required Mixture of Land Uses.

512 1. All TND developments will be required to provide a mixture of land *uses*
513 that include residential, commercial, *mixed use*, and *open space*. **Table**
514 **106-4a** below identifies the specific ratios for the **TARGET MIX OF** land *uses*

based on the approved number of *dwelling units* in the overall TND project.
AN ALTERNATE MIX OF THESE LAND USES MAY BE APPROVED BY THE CITY COUNCIL BASED ON THE INDIVIDUAL CHARACTERISTICS OF THE TND DEVELOPMENT, INCLUDING ITS TOPOGRAPHY, LOCATION, OVERALL DESIGN AND QUALITY, THE INTERFACE OF ITS VARIOUS COMPONENTS AND THE INTEGRATION OF THE PROJECT INTO THE OVERALL COMMUNITY.

Alternative Language #5

This section of alternative language means to reduce the level of lot diversity within a TND zoning district. The current proposal has a strict requirement to include a mixture of lot sizes within a Development Parcel. The language listed below intends to broaden the focus of lot diversity across the entirety of a TND project.

106-4.2 Establishment of TND Zoning district

C. Required Mixture of Land Uses.

3. **TND DEVELOPMENTS SHALL PROVIDE** ~~Residential neighborhoods shall be laid out providing~~ different housing types and varying *lot sizes* ~~interspersed on the same street within the same subdivision,~~ to prevent creating homogenous subdivisions filled with repetitive housing types. Every **TND DEVELOPMENT** ~~residential development parcel~~ shall provide a minimum of three (3) distinctly different **LOT CATEGORIES (AS DEFINED PER TABLE 106-4B) THAT MEET THE FOLLOWING CRITERIA** ~~lot sizes; providing:~~
 - a. A minimum of ~~two~~ **ONE** thousand **FIVE HUNDRED** square foot ~~(2,000 sf)~~ **1,500** differential in *lot* area in combination with;
 - b. A *lot* width differential of at least twenty percent (20%); and
 - c. No one (1) **LOT CATEGORY** ~~lot size~~ shall comprise more than sixty percent (60%) of the total number of residential *lots* within a **TND DEVELOPMENT** ~~single development parcel~~ **AND EACH OF THE THREE (3) LOT CATEGORIES MUST INDIVIDUALLY COMPRISE A MINIMUM OF TWENY PERCENT 20% OF THE TOTAL NUMBER OF RESIDENTIAL LOTS WITHIN A TND DEVELOPMENT.**
 - d. **ALTERNATIVES TO THESE CRITERIA MAY BE APPROVED AS PART OF THE TND PLAN OF DEVELOPMENT IF THE PROPOSED ALTERNATIVES MEET THE INTENT OF THESE LOT DIVERSITY CRITERIA.**

Alternative Language #6

This section of alternative language means to add a new lot category intended for higher density single-family residential products platted on individual lots in TND-R zoning districts. This change includes new smaller lot category added in the development standards tables for TND-R zoning districts.

Table 106-4b – Development Standards for TND-R Parcels

Lot Area (sf): 2,000-3,499

Min. Lot Width (sf): 35

Min. Front Setback (ft) : 5

Max Front Setback (ft): N/A

Min. Side Setback (ft): 5/5

Min. Rear Setback (ft): 5

Max. Bldg. Height (ft): 30

Lot Coverage: 70%

Footnote: Add footnote that this lot category can only be used for a residential development with access for each dwelling unit provided by a common shared drive or rear-loaded alley.

SUMMARY:

Replacing the current development regulations with the Land Development Ordinances (LDO) and Planning and Engineering Design Standards (PEDS) will help future growth and land uses within the City while furthering the goals of the Surprise General Plan 2035.

FINDINGS:

- The proposed Land Development Ordinances is consistent with the Surprise General Plan 2035.
- The proposed Planning and Engineering Design Standards will advance the goals and policies of the General Plan.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission move to recommend approval of case FS18-296 to the City Council.

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 | Surprise Land Development Ordinances (November 2020) |
| 02 | Planning and Engineering Design Standards (November 2020) |
| 03 | SUDC vs LDO Comparison Tables |
| 04 | Citizen Participation Report |
| 05 | FS18-296 Gammage and Burnham Letter re Proposed Revisions to LDO |
| 06 | FS18-296 20201030 TaylorMorrison LDO Letter Executed |

PLANNING AND ENGINEERING DESIGN STANDARDS (PEDS)



November 2020

VOLUME 1: PLANNING DESIGN STANDARDS

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CITY OF SURPRISE SUPPLEMENTAL STANDARD DETAILS

List of Abbreviations

ADA	Americans with Disabilities Act
ADEQ	Arizona Department of Environmental Quality
ADOT	Arizona Department of Transportation
ADWR	Arizona Department of Water Resources
A.R.S.	Arizona Revised Statutes
C of O	Certificate of Occupancy
EDS	Engineering Development Standards
FCDMC	Flood Control District of Maricopa County
FEMA	Federal Emergency Management Agency
LDO	Land Development Ordinances
MAG	Maricopa Association of Governments
MCDES	Maricopa County Department of Environmental Services
MCDOT	Maricopa County Department of Transportation
PEDs	Planning and Engineering Design Standards
SUDC	Surprise Unified Development Code

Introduction

The purpose of Volume One of the “Planning & Engineering Design Standards (PEDS) Manual” is to communicate to developers, architects, engineers, and other design professionals, the City’s design standards and development expectations for the many and varied land uses in the City of Surprise. The Planning Design Standards are not intended to be viewed as the only solution, but as the baseline for the minimum design expectations necessary for development approval by the City. These design standards are preferred approaches, but alternative solutions that achieve expected protection of existing neighborhoods and the native desert setting may be proposed and considered. The intent is to ensure the creation of smartly designed, sustainable, compatible, quality development that enhances the livability and desirability of the City of Surprise.

The Standards identify key site design and architectural elements, streetscape, right-of-way and on-site landscaping, and connectivity and *multimodal* aspects that are important to the City while providing latitude for creative, innovative solutions to design proposals. The basic nature of these standards affords the necessary flexibility to permit creativity and innovation, which the City encourages, as new technologies, techniques, and products become available as well as to accommodate difficult or unusual site design situations. However, the following Planning Design Standards and all appendices herein are formally adopted in Chapter 107 of the Land Development Ordinance (LDO) and therefore have the full force and effect of law.

Some land uses will be more auto-centric than others, but in all cases an objective is to balance vehicular access with those of alternative modes such as pedestrians, bicyclists, transit/bus, and the potential for commuter/light rail in the future.

In addition to ensuring quality development, these Planning Design Standards are intended to implement the Surprise General Plan 2035 by:

- Increasing pedestrian and *multimodal* connectivity;
- Promoting energy efficient and environmentally sensitive designs;
- Creating sustainably built environments;
- Providing quality development with compatibility between developments;
- Diversifying development in a manner that enhances the value of property;
- Encouraging distinctive development that reinforces Surprise’s “sense of place”.

The following Volume One Planning Design Standards work in conjunction with the Engineering Design Standards found in Volume Two to constitute the Surprise PEDS Manual. Words or phrases expressed using *italics* shall assume the meaning as ascribed in Appendix A herein.

CHAPTER 1: STANDARD REQUIREMENTS FOR ALL LAND USES

1.1 GENERAL LAND/SITE DESIGN & DEVELOPMENT

- A. Existing features of the site, including but not limited to, rock outcroppings, steep slopes, washes, and views of the surrounding mountains shall be incorporated in the planning and design of the development to shape the identity and character of both the development and the open space component to the greatest extent possible.
- B. Sustainable development practices shall be followed when planning the design of any proposed project regardless of its physical location within the City of Surprise. In addition, the provisions and standards found in **Chapter 5: Environmentally Sensitive Lands Standards** herein and the regulations in **Article 2, Chapter 104** of the LDO shall be followed for any proposed project on property that possesses *cultural resources and/or environmentally sensitive features*.
- C. If a development parcel is located adjacent to or encompasses areas identified as open space, trails and *greenways*, in either the Surprise General Plan or Parks and Recreation Master Plan, the development shall be required to provide for and incorporate those areas into the overall site design and the open space network of the development. Conservation of these identified community-wide open spaces, trails, and *greenways* and construction of the improvement within them shall be the responsibility of the developer. These larger community-wide trails shall be platted as a “multi-use trail easement” and stated to allow for public use and access, with maintenance responsibilities falling onto the Homeowners’ Association, unless those open spaces, trails and *greenways* have been dedicated to and accepted by the City of Surprise into the City park system for maintenance responsibilities.
- D. The open space component of a new development shall tie to the City’s broader *multimodal* system, open space system including washes and wildlife corridors, and ultimately to the hierarchy of parks planned throughout the City.
- E. The development’s pedestrian circulation and open space system shall provide for connections to adjacent developments to enhance continuous *multimodal* circulation and open space throughout the City of Surprise. These spaces shall be large enough to also serve as a buffer between incompatible land uses, different development densities, and different development patterns.
- F. All new dry utilities must be placed underground; with the exception of wireless facilities (WF) and 69 KV or larger electric lines.

1.2 OPEN SPACE DESIGN

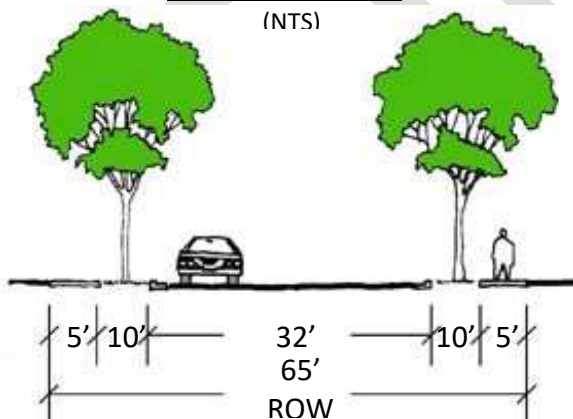
- A. The amount of required open space for any development is based on the zoning of the property and further outlined in **Chapter 104** and **Chapter 106** in the LDO. Different kinds of open space serve different needs (for example, ecological, recreational, entertainment, and culture). While some open space may serve more than one need, there is a particular need to retain natural desert open space and corridors.

- B.** The required open space shall be designed, located, and oriented according to the following:
1. Conservation of the Sonoran Desert vegetation and *wildlife habitats* that are important to native wildlife species and create a “sense of place” for the community.
 2. Individual development parcels that provide opportunities for hiking, cycling and equestrian trails that are safely and conveniently located and provide bicycle racks, benches and/or other amenities that promote their use.
 3. Provide physical connections to adjacent parcels that enhance a structure of continuous open space, streetscape, and a *multimodal* circulation system. Utilize and enhance existing access easements along the CAP canal with additional five- to ten-foot (5'-10') tracts for trails and open space with parallel ROW, limiting backyards/walls distances to less than eight hundred feet (800').
 4. Preservation and/or enhancement of watersheds, major drainage ways, *wildlife corridors*, *cultural resources*, and natural desert open space view corridors to the surrounding mountains.
 5. Include on-site storm water retention facilities as an integral component and useable amenity of the open space network. Plan the site's drainage to lead runoff away from active use areas, pathways, and parking areas while utilizing a Low Impact Design.
 6. Wherever and whenever possible, orient open space for optimal solar access to extend its use throughout the year. Provide user-friendly gathering and rest areas that are shaded, landscaped, lighted, and furnished to invite and encourage use by the public.
 7. Maintain appropriate buffer areas and/or setbacks between wildlife corridors and developed areas to mitigate edge effects on wildlife corridors.
 8. Maintain connectivity to other community and regional parks, trails and greenspaces.
 9. Provide for wildlife permeability within open space corridors and across restrictive sections of major roadways and other potential barriers.
- C.** In addition to the undeveloped buffer areas, the preserved *environmentally sensitive features*, and/or *cultural resources* the following amenities and infrastructure designs are examples of areas/elements that can also be calculated as open space for the purpose of meeting the open space requirements for the specific property:
1. Existing desert washes and *wildlife corridors* if:
 - a. they are incorporated into the overall open space design of the development in their historical unaltered location; and

- b. the buffer area adjacent to such wash/corridor is improved with a multi-use pathway for bicycles, pedestrians and if applicable equestrians.
2. Usable open space such with amenities as outlined in Chapter 2 of the PEDS such as landscaped or hardscaped plazas, wide landscaped tracts at ends of residential blocks, and gathering and sitting areas designed to provide an open park like atmosphere;
3. Community gardens;
4. Protected bike lanes within the right-of-way and multi-use pathways outside of the right-of-way (not sidewalks associated with the street right-of-way);
5. Retention facilities if:
 - a. given a “natural” character (not ditch-like in design) by terracing, berming, and contouring to naturalize and enhance the aesthetics of the basin and constructed with/of natural materials (not concrete lined); and
 - b. landscaped and connected into the overall open space system in a manner that could accommodate amenities as outlined in Chapter 2 of the PEDS.
6. If the developer chooses to utilize the Alternative Local Street cross section (see **Illustration 1A**) in lieu of the Standard Local Street cross section (see **Illustration 1B**) then the entire *landscape strip* may be calculated as open space even though the *landscape strip* is within the public right-of-way. The excess *landscape strip* must exceed standards by a minimum of five (5) foot for open space credit to apply.

ILLUSTRATION 1A

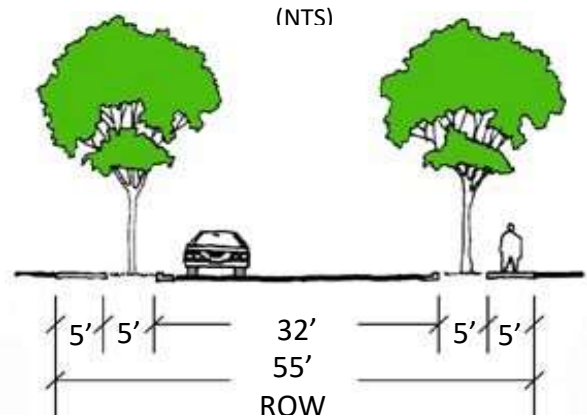
(NTS)



Alternative Local Street: Provides a 10 foot landscape strip rather than the standard 5 foot; the entire landscape strip (10 feet) may be calculated as open space.

ILLUSTRATION 1B

(NTS)



Standard Local Street: Provides a 5 foot landscape strip.

1.3 CIRCULATION DESIGN

A. ROADWAY DESIGN.

1. The road system shall be designed to permit the safe, efficient and orderly movement of vehicles, bicycles and pedestrians; meet the needs of present and future populations served; have a simple and logical pattern; respect natural features and topography, promotes street life and activity and; present an attractive streetscape.
2. There shall be no development of roadways built to freeway, highway, or parkway standards unless and until that roadway and roadway alignment is shown in the Roadway Systems Element of the Surprise General Plan 2035 as a proposed roadway; unless an amendment to the General Plan is approved.
3. All proposed public rights-of-way shall be developed with interconnected streets, sidewalks and pathways to accommodate multimodal travel and comply with ADA requirements. Travel modes may include but are not limited to, vehicles, Neighborhood Electric Vehicles (NEV), pedestrians, bicycles, public transit and, where appropriate equestrian.
4. All parkway, arterial and collector streets shall be designed with on-street bicycle lanes, a minimum of five feet (5') in width.
 - a. Parkway and arterial streets shall provide protected bike lanes.
 - b. The collector streets may use striping to delineate the on-street bike lane.
5. All parkway, arterial and collector streets shall separate vehicular traffic from pedestrian uses by utilizing detached sidewalks that create a *landscape strip*. The *landscape strip* should be designed to allow landscape plantings, including but not limited to street trees, and in a manner that utilizes LID design for watering. Plant material should not impact either the drive lane or the sidewalk with low overhanging branches or root upheaval. For arterial and collector streets the sidewalk typically will run parallel to the street with the *landscape strip* between curb and sidewalk being between eight feet to sixteen feet (8'-16'-) in width for the specific type of street per the Engineering Design Standards outlined in Volume Two.
6. Collector streets shall be designed to the street widths necessary to serve the planned intensity and density of land uses, the number of average daily trips generated by those uses, at the appropriate service level acceptable to City, as demonstrated by the required Traffic Impact Analysis (TIA).
7. All existing and proposed street alignments and connections shall provide direct routes to local destinations such as neighborhood commercial centers, schools, parks and other common destinations in order to: encourage greater use of streets by pedestrians and cyclists; eliminate concentration of traffic on just a few roads; and avoid the use of

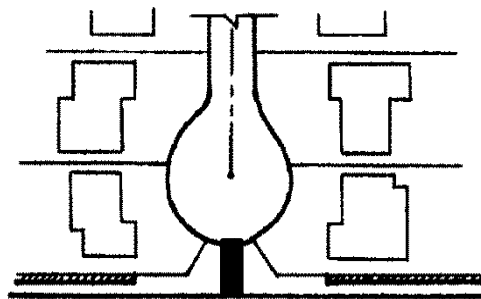
overly circuitous street layouts and cul-de-sacs, unless physical site constraints require modifications to the connections and alignments.

8. The intersection of two (2) streets shall be at right angles with one another; except when constrained by topography and approved by the City Engineer.

B. CUL-DE-SAC DESIGN.

1. Cul-de-sacs may be permitted only to accommodate specific site conditions, such as natural topographical constraints when all other design options have been exhausted.
2. When adjacent to a parkway, arterial, collector road, community trail, or regional drainage corridor a cul-de-sac shall be designed so that the bulb end provides a minimum thirty foot (30') wide landscaped open space tract that directly connects the cul-de-sac to the parkway, arterial, collector road, trail, or corridor. This open space area shall be designed with a paved walkway/trail to allow pedestrian and bicycle access to the larger community circulation and/or open space systems. (see **Illustration 3**).

ILLUSTRATION 3



*Arterial &/or Collector Street
Community Trail, or
Regional Drainage Corridor*

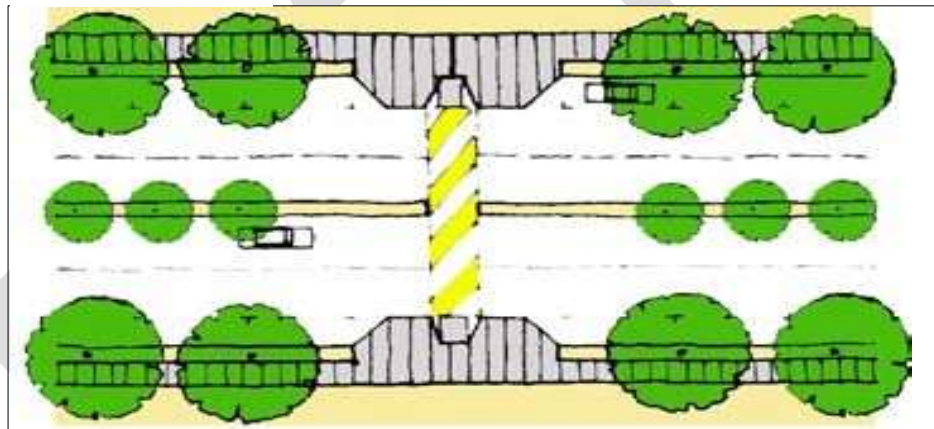
Provide landscaped open space and connectivity by opening the subdivision perimeter fence at the end of abutting interior cul-de-sac streets.

C. MULTIMODAL/MULTI-USE PATHWAY DESIGN.

1. The pedestrian network in all new development shall consist of both:
 - a. Sidewalks that provide continuous direct routes and connections internally to neighborhood parks and externally to adjacent arterial and collector streets to provide safe routes to places where people want to go - including homes, schools, parks, recreation, *third places* and neighborhood shopping areas, public services, and transit.
 - b. Multi-use pathways (associated with the open space and greenways) designed to accommodate pedestrians and cyclists, and where necessary equestrians, that are an integral component of the open space system and that facilitates the interconnectivity to different neighborhoods, adjacent developments, and the larger community and regional pathways and open space systems.

2. Developments that either contain, are adjacent to, or can directly connect to a Community and/or Regional Trail/Path, as shown in the Surprise Parks and Recreation Master Plan, shall both design the pedestrian and bicycle trails/paths as outlined and provide the minimum easements as delineated in the said Master Plan. Equestrian trails shall also be considered; where appropriate and adjacent to the "Regional Path" as shown on the Surprise General Plan 2035 and the Surprise Parks and Recreation Master Plan.
3. Where multi-use pathways cross arterial streets, the pathway shall comply with ADA requirements and include safety measures; such as bicycle and pedestrian activated signals, median refuges, warning signs for both motor vehicles and pathway users, special street markings or striping, and barrier posts ("bollards") that are spaced widely enough to permit cyclists and wheelchair user's easy passage but prevent motor vehicle access (see **Illustration 4** below).

ILLUSTRATION 4



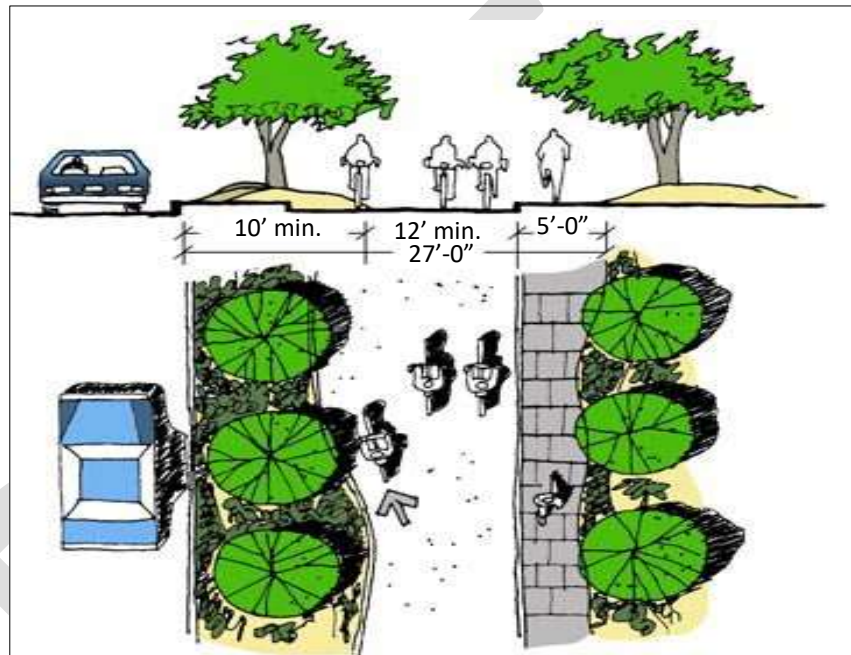
Special markings shall be required where pathways intersect major arterial streets.

4. A multi-use pathway shall be designed to be, at a minimum, ten feet (10') wide for two-way pedestrian and bicycle movements. The pathway may be either a single or split pathway provided there is a minimum hard-surface width of five feet (5') for pedestrians and five feet (5') for bicycles and skaters.
5. Multi-use pathways shall be placed within tracts or public use easements and located outside of the public right-of-way to provide pedestrians, cyclists and other users' alternate means of moving throughout the development via a complete and continuous separation from vehicular traffic. Where the pathway is adjacent and parallel to the roadway a minimum ten foot (10') wide landscaped *landscape strip* shall be provided to separate the street from the pathway (see **Illustration 5** below).
6. Where pathway corridors are also designed for use by equestrians, the minimum width of the total pathway right-of-way, including a minimum landscaped area of ten feet (10') shall be twenty-seven feet (27'), with the additional five foot (5') portion devoted to equestrians constructed of a softer surface consisting of stabilized decomposed granite, a ground

gravel or other compatible dense, yet soft material (see **Illustration 5** below).

7. Under-crossings for multi-use pathways shall be well lit and designed to provide a minimum width of fourteen feet (14') and a minimum overhead clearance of ten feet (10').
8. When equestrian paths are designed they may require additional standards.

ILLUSTRATION 5



Illustrative Example: Multi-use pathway parallel to a roadway.

1.4 LANDSCAPE AND STREETScape DESIGN

A. GENERAL LANDSCAPE STANDARDS.

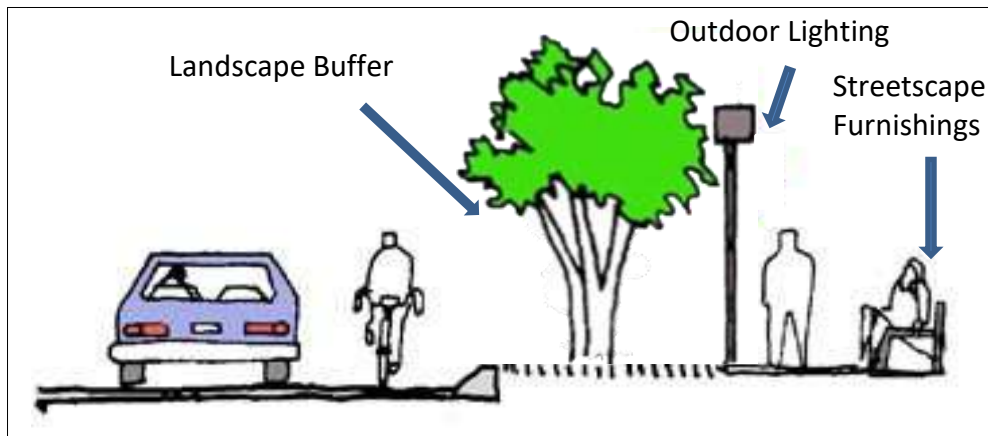
1. Xeriscape methods and low water use drought tolerant plants shall be utilized within all public rights-of-way, public spaces, and landscaped areas associated with all surface parking lots; the plant list for such public spaces is **Appendix B** in PEDS Volume 1 herein. The City's preferred plant list for homeowners associations/property associations for private development open spaces, buffer areas, and the individual homeowner's on-site use is **Appendix C** in PEDS Volume 1 herein.
2. All landscape areas shall be supplied with an efficient irrigation system. Introduced landscape materials shall consist primarily of durable species tolerant of soil compaction, and requiring minimal irrigation, fertilization and maintenance (see **Appendix B** and **Appendix C** herein).

3. The landscape design should strive to visually create a larger massing of a single color groundcover and/or shrub with an accent color rather than being seen as a number of individual plants.
4. The use of turf shall not be allowed in any public rights-of-way. The use of natural turf outside of the public rights-of-ways shall be limited to twenty percent (20%) of the total landscaped area; excluding artificial turf and designated turf areas on a single family lot, when required in retention basin, within public parks, and golf courses.
5. Retain native trees and cacti and incorporate it into the project unless determined to be unsalvageable by a licensed landscape professional (refer to **Chapter 107** of the LDO).
6. Any landscape design in the City of Surprise shall comply with the provisions of the city's Water Conservation regulations (**Chapter 58; Article VII**) and in particular the specific limitations regarding the use, design, location and installation of fountains or water features.
7. Landscaping maintenance of the center medians within those streets classified as Parkways and Arterial streets shall be the responsibility of the City of Surprise after acceptance.
8. Additional standards for Neighborhood Developments, Commerce, Office and Mixed-Use Developments, and Business Park and Industrial Developments may be found respectively in **Articles 2, 3 and 4** herein. Additionally, adherence to the landscape regulations in **Chapter 107** of the **LDO** shall be required.

B. GENERAL STREETSCAPE STANDARDS.

1. Landscape medians within the right-of-way shall utilize "Low Impact Development" methods to capture first flush stormwater, refer to **Section 1.6** herein and meet the requirements of Volume Two Engineering Design Standards; Chapter 8 of the PEDS.
2. To encourage high pedestrian usage and reinforce the community's *multimodal* circulation system the street rights-of-way shall incorporate landscaping, outdoor lighting and, when determined by the City, appropriate streetscape furnishings along arterial and collector roadways. (See **Illustration 6** below).

ILLUSTRATION 6



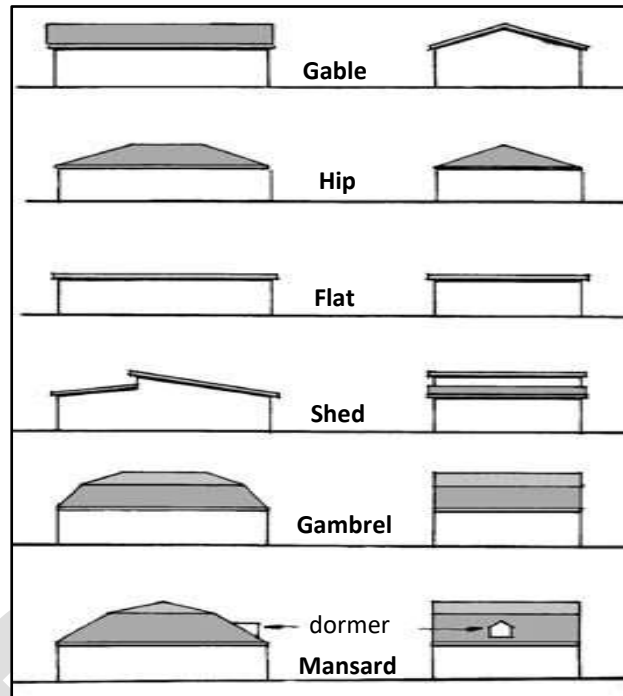
Landscaping between street and detached sidewalks create an intimate streetscape.

1.5 BUILDING FORM AND ARCHITECTURE

- A. High quality “stylized” or “theme” architecture is permitted, as long as it incorporates the architecture of the area and maintains continuity with the community as a whole.
- B. Buildings shall be designed and oriented to minimize heat gain and maximize pedestrian shade opportunities; including materials, elements, and details (i.e. extended or cantilevered roof eaves, thickened building walls, awnings).
- C. The City strongly encourages all new buildings to meet Leadership in Energy and Environment Design (LEED) certification standards; and building sites and development in general to utilize Low Impact Development (LID) technologies.
- D. All exterior elevations shall provide architectural detailing (360° architecture) by the consistent use of color, patterning, finish, type and application of materials, and the wrapping of materials around onto adjoining walls of the structure to provide design continuity and a finished appearance to the building.
- E. Flat monolithic facades and large unvaried rooflines are not permitted. The building façade shall utilize recessed entryways and windows, groupings of windows, horizontal and vertical offsets and reveals and three-dimensional detail between surface planes, to create shadow lines and break up long continuous flat wall areas.
- F. The use of architectural features such as three-dimensional cornice treatments, enclosed parapet wall forms and details, and overhanging eaves shall be utilized to enhance the architectural character of the roof.
- G. Solar panels located on rooftops shall be placed consistent with roof pitch, and sized to appear as an integral part of the overall roof design. The solar panels may be used as the roof structure itself (e.g. carports, shade structures, patio covers).

- H. When appropriate to the style of a building, a variety or combination of roof forms are preferred as a means of adding visual interest and diversity to the City's "roof horizon" and to avoid the "sameness" of roof styles. The typical roof types are gable, hip, flat, shed, gambrel and mansard style roofs as shown in **Illustration 7**.

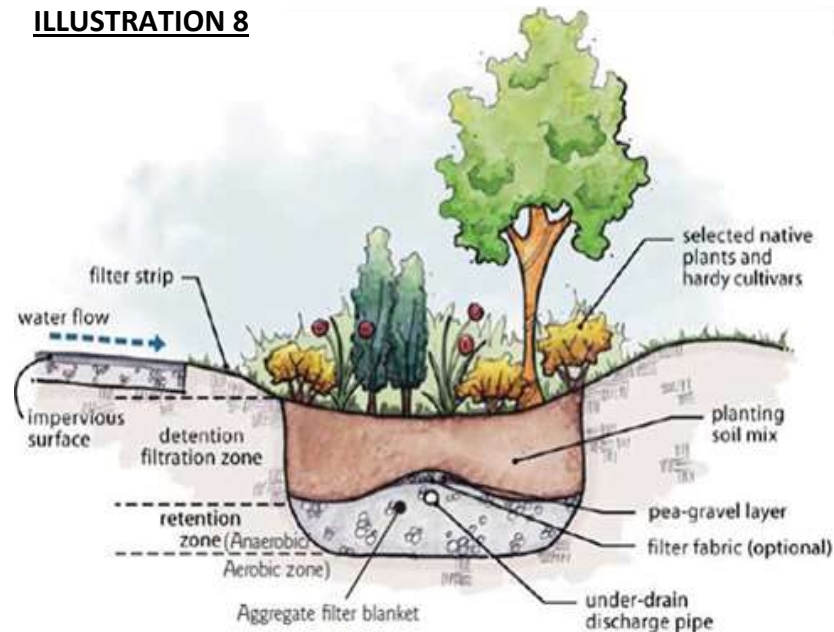
ILLUSTRATION 7



1.6 GRADING & DRAINAGE DESIGN AND FLOODWAYS

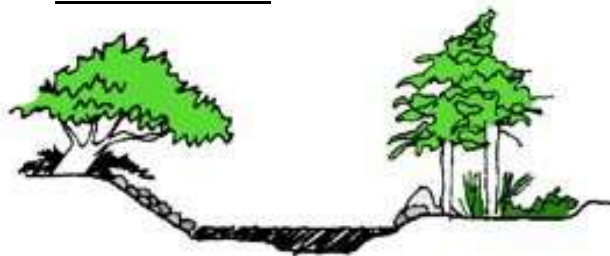
- A. Washes and drainage patterns shall be maintained in their historic location. Mass grading of parcels over five acres (5 ac) in size shall require additional approval from the Community Development Director; phased grading of a development is the preferred method. The grading concept for any site shall be a balanced cut and fill on the site to limit damage to the natural topography; except in the case of approved and permitted mining activities.
- B. Low Impact Development (LID) construction methods to meet the needs of both on-site and off-site stormwater drainage, such as but not limited to, bioswales, bioretention planters, and strategic use of water features shall be implemented to both improve stormwater management and enhance the built environment of the development (see **Illustration 8** below).

ILLUSTRATION 8



- C. In the event that retention basins are required, per the drainage analysis, they shall be designed as landscape features rather than large, plain depressions in the site. To the greatest extent possible, basins shall be located and oriented to connect with other open space areas of the development which in turn connect physically, functionally, and visually with open space in adjoining developments/sites.
- D. Design any water harvesting approaches to supplement landscape irrigation, reduce stormwater discharge, and downsize retention facilities.
- E. Where a floodway or wash traverses a development site, the floodway or wash shall be set aside as open space and improved using environmentally sensitive channel and bank stabilization techniques to provide a naturally appearing restored, enhanced and stabilized floodway or wash. Under no circumstance shall the channel or sides of a floodway or wash be paved over in concrete or similar material (see **Illustration 9**).

ILLUSTRATION 9



1.7 UTILITY SCREENING

- A. Above ground ancillary equipment appurtenant to underground utility facilities, such as surface-mounted transformers, electrical panel boxes, pull boxes, pedestal cabinets, service terminals, telephone splice enclosures, or other similar above-ground facilities normally associated with an underground utility system shall be located to the rear of the project site, not located along a street frontage or at the entrance to a development, and shall be decoratively screened from public view.
- B. All residential development site utility equipment including, but not limited to, HVAC equipment, electrical transformers, electrical and telephone panels and switch gear, generators, irrigation backflow prevention devices, natural gas pressure regulators, fire distribution valves, and cable and junction boxes shall be located so as not to be visible from any street, pedestrian way or other public right-of-way. Said utility equipment shall be screened from public view, located within the building structure, or placed underground.
- C. Utility equipment serving large commercial, office, industrial, and civic/institutional buildings shall be located in a utility room(s) within the building structure; or within a separate structure attached to the principal building on the site.
- D. When undergrounding utility support equipment is determined not to be feasible due to a pre-existing land condition such as a high water table or excessive bedrock, or a technical or space limitation problem within the building itself would preclude an indoor location; the utility support equipment shall be located away from abutting streets and screened by one or a combination of the following techniques:
 - 1. An architectural barrier such as a decorative, masonry wall enclosure consisting of sound absorbent and sound scattering wall materials; and/or
 - 2. Landscaped earthen berm having a minimum height of four feet that incorporates planting having a minimum height at maturity of six feet (6'), measured from the top of the berm. Berm landscaping shall consist of a combination of dense shrubbery and clusters of trees having a minimum three-inch caliper trunk measurement; and/or
 - 3. Incorporated/decorated as public art.
 - 4. Chain-link and/or slat fencing shall not be used to satisfy screening requirements for utility and service areas.

1.8 ART IN PUBLIC PLACES

- A. To encourage the creation of more attractive, unique, and aesthetically pleasing social spaces, artwork is encouraged to be integrated into public and private spaces within all types of development and accessible to the public via different multi-use pathway systems.

- B.** Public art invites participation and interaction, adds local meaning, and reinforces the unique character and “sense of place” when incorporated into a development’s outdoor spaces, such as but not limited to plazas and park spaces, subdivision entries, or public facilities. Public art that is designed for public use may be credited as open space if it can be demonstrated that the art meets one of the following options:
1. Building features and enhancements such as customized bike racks, gates, benches, water features, or pedestrian shade screens, which are unique to the development;
 2. Landscape art enhancements such as walkways, bridges, formal plantings or art features within a community garden;
 3. *Murals* or mosaics covering walls, floors, and walk ways. Non-signage *murals* may be painted or constructed with a variety of materials, including the use of imbedded and nontraditional materials;
 4. Sculptures, which can be freestanding, wall-supported or suspended, kinetic, electronic, and made of durable materials;
 5. Community art projects resulting in tangible artwork, such as community non-signage *murals*, sculptures, or kiosks;
 6. Spaces for regular artistic expression of performance art as well as the creation of artwork which is experienced by an audience;
 7. Community accents at intersections, at neighborhood gathering locations, or in neighborhood parks such as statues, animal feeders or baths, artistic variations on standard street furniture elements, water features, or place markers;
 8. Temporary artistic installations in social settings or permanent location(s) in which artwork is regularly relocated or rotated to;
 9. Artistic design on utility boxes or screening of the utility boxes.
- C.** Art work on or adjacent to roadways and public right-of-way shall not be in conflict with traffic safety, such as covering signs or reducing sight visibility.

CHAPTER 2: NEIGHBORHOOD LAND USES

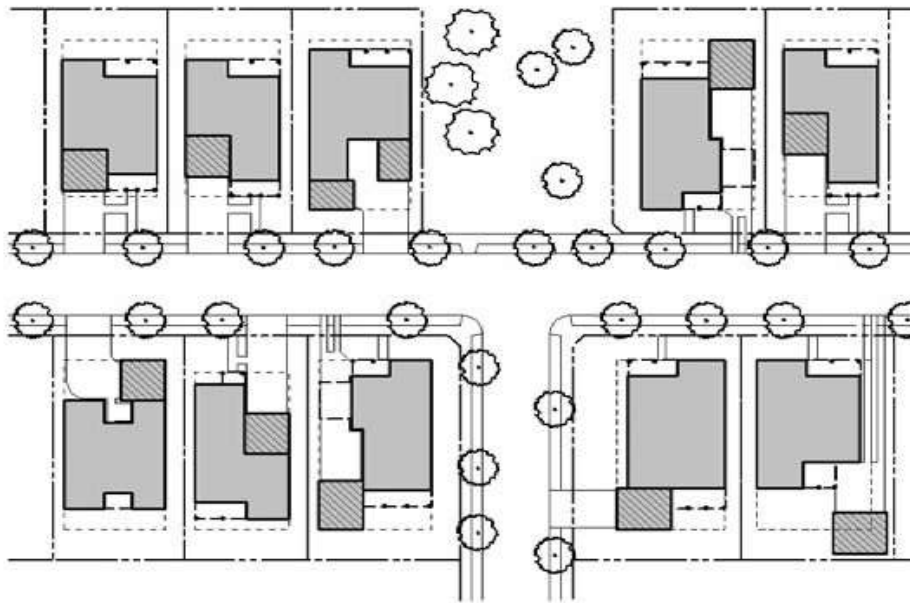
2.1 GENERAL LAND/SITE DESIGN & DEVELOPMENT

- A. The development plan shall be interconnected through the open space, landscaping, and its visual design characteristics.
- B. Large development plans proposed for phased development shall be planned and designed so that each phase is complete and can exist independently in terms of the functionality of its infrastructure and circulation systems as well as the drainage.
- C. When allowed, high-density residential and non-residential development shall be located within mixed-uses projects or adjacent to, and oriented toward, the arterial and/or collector roadways, transit/bus services, and the community's pedestrian circulation and trail system.
- D. Subdivision and street layout, lot orientation, and home design and siting, shall utilize the most advantageous solar orientation, climatic, and environmental conditions of the development site.
- E. Design of accessory elements such as group mailboxes and security huts and gates, transit/bus shelters, and streetscape shall be compatible with the architectural style and/or unique theme of the development or neighborhood in which it is located.
- F. Group mailboxes for residential developments shall be placed into an architectural structure that is strategically and conveniently located throughout as a part of the pedestrian circulation system features such as illumination, shade trees and benches for neighbor interaction. All group mailboxes shall be accessible to persons with disabilities.
- G. Multi-family & Non-residential Buildings in the Neighborhood Land Use: Trash and refuse collection containers shall be screened from public view with a six foot (6') decorative masonry wall enclosure and located such that they are not the visual focal point of a driveway or cannot be viewed from a public street. Those sites that can only locate the refuse containers in a highly visible location shall provide screening the containers with decorative latching gates at the opening to the enclosure.
- H. To reduce the impact of the garage dominant architecture garage doors shall not comprise more than forty-five percent (45%) of the total linear frontage of the residential front elevation.
 - 1. Development plans may include upto ten percent (10%) of home products with additional options such as but not limited to front porch or patio that comprises of the remaining front elevation, or balconies within a subdivision may have garage doors up to sixty percent (60%) of the total linear frontage of the residential front elevation.
 - 2. For 3-car garages, garage proportions may be up to fifty percent (50%) on homes. Stalls will be separated such that no more than two (2) stalls are in the same vertical plane or adjacent to each other (i.e., provide a two-foot

(2') offset with architectural trim for at least one (1) stall or provide one (1) stall in a side-entry or tandem configuration).

- I. To create a more diverse street character all residential lots shall incorporate a combination of designs methods for site layout such as but not limited to those below (see **Illustration 10** below):
1. Stagger the building frontage depths between adjacent lots;
 2. A five foot (5') or greater recess for the garage from the front plane of the home;
 3. A porte-cochere;
 4. A garage located in the rear of the lot utilizing a single car drive adjacent to the home or accessed from an alley;
 5. A side-entry garage product as part of a variety of floor plans; or
 6. Decorative pavers or other driveway treatments to the menu of options.
 7. Garage doors with windows, raised or recessed panels, architectural trim, and/or single garage doors
 8. Architectural treatment above the garage such as windows or balconies

ILLUSTRATION 10



J. **NARROW LOT SUBDIVISION**

1. Subdivisions with a homogenous design of lot widths narrower than fifty feet (50') cause numerous long-term conflicts and constraints for city services, design standards, parking, and quality of pedestrian movement

over the lifespan of the neighborhood. In order to mitigate these problems, the following restrictions in lot designs listed below may apply to residential subdivisions in zoning districts that permit any given number of lots to be narrower than fifty-feet (50') wide according to Section 106-2.1 of the LDO.

- a. single-car driveways and garages (including tandem)
 - b. open carports,
 - c. matching, mirrored, and/or shared driveways,
 - d. at least 2/3 of home products that fit on narrow lots must be two-story with the second story brought toward the front elevation.
- K.** Traditional Neighborhood Developments (TND) shall provide blended density residential neighborhoods that provide for and encourage different housing types (i.e. detached single-family, attached-product, duplex, townhome, shared court, shared cluster, mansion apartment, and live-work) and varying lot sizes within the same residential development parcel(s) and preferably on the same street rather than separating housing types by whole neighborhoods.

2.2 OPEN SPACE DESIGN AND PUBLIC PLACES

A. GENERAL RESIDENTIAL OPEN SPACE DESIGN.

1. Multi-use pathways and equestrian trails uses as a secondary mode of travel and access throughout neighborhoods and the City shall be landscaped, provided with low level lighting for safety, and furnished to provide rest areas at transition points and other locations as determined to accommodate the specific needs of the community.
2. In the event retention basins are required, per the drainage analysis, they shall be developed as an amenity and landscaped to accommodate active and/or passive recreation. They shall be located and oriented to physically, functionally, and/or visually connect with other open space areas and the abutting open space of neighboring development plans.
3. Retention basins with a bottom area in excess of one-half acre (1/2ac), shall be designed, turfed in a manner to accommodate a play/sport field rather than being landscaped with decomposed granite. All structures and play equipment are to be located above the 100-year, 2-hour high water line and an ADA path provided to the structures.
4. When naturally occurring desert washes are present, the development plan's drainage shall be designed to allow storm water retention to meander throughout as a greenbelt and multi-use path, simulating natural filtration lands, as opposed to constructing a series of separate and distinct basins.
5. Open space shall be evenly distributed and connected throughout the development plan and constructed in conjunction with the approved

phasing plan; if applicable. Exceptions may be made, if approved by the Community Development Director, when natural washes and floodways account for the required open space acreage.

6. The development plan shall provide a backbone network of both on-street bike lanes as well as off-street multi-use pathways to accommodate all levels of cyclists and to provide a safe alternative *multimodal* system, such as open space lots used to break up block lengths. On-street bike lanes will not be calculated as part of the required open space unless they are "protected bike lanes". Off-street multi-use pathways may be calculated as open space.
7. Golf courses shall be designed to be watered using effluent water, reclaimed water, or a renewable water source.
8. Open space within and throughout any residential development plan shall be designed so that usable open space is provided within one thousand three hundred and twenty feet (1,320') of every residential lot.
 - a. Access to park and open space areas shall be direct from a street or through designated access between lots.
 - b. Such accesses shall be a minimum of thirty feet (30') in width to prevent a long, narrow, "tunnel" effect between adjoining homes and fences.
 - c. View fences may be constructed along the adjacent private property lines along the access.
 - d. Adjoining houses are encouraged to provide windows facing the access to provide a sense that the space is being observed and is not isolated.

B. AMENITIES AND RECREATION SINGLE-, TWO, AND THREE-FAMILY DEVELOPMENTS

1. Public open space shall conform to the goals and standards of the parks and trails master plan.
2. The following amenity options encourage and enhance areas of usable open space within a neighborhood, such as but not limited to
 - a. Ramada with BBQ and seating area.
 - b. Tot lot area that is a minimum three thousand (3,000) square feet.
 - c. Sport court.
 - d. Concrete multi-use court sixty (60) feet by sixty (60) feet minimum.
 - e. Outdoor fitness equipment
 - f. Weight room.

- g. Putting green.
 - h. Permanent game equipment (such as a horseshoe pit, table tennis, or chess table).
 - i. Frisbee golf course
 - j. Shaded seating
 - k. water fountains, including bottle filling and/or pet access
2. New development plans will provide a minimum number of amenities incorporated into the open space outlined in **Sec 1.2.C.** herein according to the total number of allowed dwelling units. Shown in **Table 2a** below.

Table 2a number of amenities incorporated into the open space	
Allowed dwelling units	Min. number of amenities provided
Less than 50	1
50-199	3
200-349	4
350-499	5
Greater than 500	6

4. Subdivisions with small/narrow lots, small side setbacks, and medium densities have minimal individual recreation space on each lot. In order to encourage and enhance areas of usable open space, all new residential development plans shall provide a Community amenity according to the following:
- a. The residential development plan exceeds one hundred sixty gross acres (160 ac) with a gross density equal to or greater than four Dwelling Units per Acre (4 DU/Ac); or,
 - b. Any residential subdivision that contains more than twenty-five percent (25%) of lots narrower than fifty feet (50') wide.
 - c. Off-street parking may be required according to use calculations outline in Chapter 108 of the Land Development Ordinances (LDO).
 - d. The size of the land used for a large amenity shall be based on the number of occupants as determined by the following formula:

$$(\text{Number of dwelling units within the residential development}) \times (\text{3.8 persons per dwelling unit}) \times (\text{100 sf per persons served})$$

Example: 250 DU X 3.8 persons/DU X 100 sf/persons = 95,000 sf

- e. The large amenity may include but is not limited to a collection of amenities outline in **Section 2.2.B.2**, a community facility, or community pool.

C. ADDITIONAL OPEN SPACE DESIGN STANDARDS FOR TND DEVELOPMENTS.

1. The TND development shall be integrated through a combination of multi-use pathways, *greenways*, parks, community and civic facilities, public plazas, and compact open space areas that relate to a compact multimodal system. Landscaping shall be strategically planned and provide for urban plazas and parks in selected areas to encourage pedestrian movement and as well as shaded respites.
2. The open space component of any TND shall include some sort of appropriate active outdoor recreational facilities for adults, such as lighted athletic fields, full court basketball courts, tennis courts, volleyball courts, and other similar recreational facilities along with facilities for children such as tot lots.
3. Increase the pedestrian experience at the street level as well as in plazas, parks, and recreational open space by providing site amenities such as shade, street furniture, special paving treatments, bikeways, and strategic use of accent and flowering plants to provide both comfort and safety for the residents.
4. In order to create user-friendly spaces and to encourage use by the public, the required open space and other public spaces shall incorporate all of the following features to the maximum extent feasible:
 - a. A sense of privacy for outdoor seating areas with landscaping, topography, and/or buildings and structures;
 - b. A consistent palette of streetscape furnishings, such as lighting, benches, landscaping, shelter, and trash receptacles;
 - c. Locate streetscape furnishings in clusters or nodes throughout the entire TND – not just within the “neighborhood core”; and
 - d. Use creative surfaces and materials for walking paths and gathering and seating areas that are appropriate for their respective functions. Stabilized porous hardscape, sustainable materials, and water harvesting should be considered.

5. Open spaces and outdoor public spaces shall be located to:
 - a. Be shared by adjoining buildings, when within the same site or complex;
 - b. Visually and/or physically connect with open space on adjacent properties and to the community-wide open space network;
 - c. Connect the entrances of multiple buildings on a site to provide meeting and gathering spaces;
 - d. Orient towards views of activities or natural features that provide visual interest;
 - e. Provide a connection between the TND and the greater City of Surprises open space system.
6. Each parcel within the TND, developed as a residential subdivision, shall provide both bicycle and pedestrian connections to the TND's backbone open space network.

D. OPEN SPACE DESIGN STANDARDS for MULTI-FAMILY DEVELOPMENTS.

1. Multi-family developments shall create on-site open space that follow the guidelines outlined in **Section 2.2.B.5.** above, and at a ratio per dwelling unit as outlined in **Chapter 106** of the LDO. This open space shall include surfacing that is ADA compliant, safety features such as lighting, and amenities that enable residents to use and enjoy the open space.
2. Common open space that is accessible to all dwelling units via sidewalks or local paths shall provide:
 - a. Features to make the area more functional and enjoyable for a range of users including, but not limited to, paths or walkable areas, landscaping, seating, lighting, play structures, sports courts or other pedestrian amenities. Potential noise issues related to hard court sports such as basketball, tennis and handball may require additional design considerations.
 - b. Common space shall be separated from ground level windows, streets, service areas and parking lots with landscaping, view fence, or other treatments as approved by the Community Development Director or Designee that enhance safety and privacy for both the common open space and the dwelling units.
 - c. The space shall be oriented to maximize afternoon shade, unless site conditions such as topography warrant waiving this requirement by the Community Development Director or Designee.
3. Rooftop decks and terraces may be considered as common open space provided these areas contain amenities such as seating areas, barbeques, fireplaces, recreational space, shade structures and landscaping as an integral component of the areas.

4. On-site indoor recreational areas may be considered as open space if the area(s) are designed for communal use by all residents and provide space for entertaining, gathering, or fitness activities.

2.3 CIRCULATION DESIGN

A. GENERAL STANDARDS.

1. All proposed residential developments shall provide a Traffic Impact Analysis (TIA) for the proposed development. If as a result of the traffic analysis, it is determined that a new roadway(s) at the Arterial classification level is necessary to serve the development a General Plan Amendment may be required. The TIA shall be used to determine projected traffic volumes, desired operating speeds, projected traffic types, projected construction phasing, and determine the need for new traffic signals.
2. Local streets shall utilize either the alternative or standard cross section (see **Illustration #1A** and **#1B** herein).
3. Collector streets in new residential developments shall be located to minimize cut-through vehicular traffic on the local streets and through the neighborhoods, by utilizing a modified grid street pattern.
4. Streets classified as a Parkway, Arterial, and/or Collector shall utilize the City's most updated cross section with a detached sidewalk design with the resulting *landscape strip*.

B. ROADWAY DESIGN.

1. Within the hierarchy of existing and proposed two-way City streets, a minimum unobstructed pavement width of twenty feet (20'), with a minimum vertical clearance of fifteen feet (15') shall be provided for fire apparatus access. The unobstructed pavement width for fire apparatus may be reduced to a minimum of twelve feet (12') in developments where median divided streets exist.
2. New collector streets within a residential development may require a landscaped multi-use path in addition to the on-street bicycle lane to connect with a regional trail system.

3. The periodic and strategic placement of traffic calming devices, including roundabouts, chicanes, bulb-outs, and narrow landscaped medians on residential collector and residential local streets shall be encouraged throughout the City to help slow traffic, discourage through neighborhood traffic, and to create a unique sense of place. Traffic calming devices shall not narrow the travel way. Additional traffic calming measures may be approved by the City Engineer on a case-by-case basis.
4. To achieve the community's desire for developing pedestrian-friendly streets, all new residential development shall provide for the use of staggered or off-set parking bays, parking "one-side-only", or other alternative means of accommodating on-street parking of vehicles on local streets; required in any TND residential neighborhood where a shared court, shared cluster, or a 5-pack housing product is approved (see **Illustration 11**).
5. The layout and design of alleys, local streets, cul-de-sacs, and traffic calming devices shall accommodate the width and turning radius necessary for city sanitation and emergency vehicle use (refer to the Volume Two of the PEDS for specifics).
6. Block lengths for "local streets" within the interior of a residential development may range from four hundred to eight hundred feet (400' – 800') in length, with the optimal length being closer to six hundred feet (600') in length in order to create a walkable scale and exterior access points at safe distances from the arterial/collector intersections.

ILLUSTRATION 11



Chicane with parking alternating from side to side.

C ADDITIONAL DESIGN REQUIREMENTS FOR TND DEVELOPMENTS.

1. If the area of the TND is traversed by or adjacent to a proposed collector or arterial street as shown on the Surprise General Plan, the TND shall be designed to continue the street(s) and dedicate the necessary right-of-way within the TND boundaries to accommodate said street unless otherwise approved through a General Plan Amendment approved by the City Council.
2. The collector streets and rights-of-way shall be shared between vehicles (moving and parked), bicycles, and pedestrians and shall be shaded by rows of trees to slow traffic and improve the environment for pedestrians and bicycles. Design conflict between vehicular and pedestrian movement shall be decided in favor of the pedestrian.
3. Different pavement surfaces may be considered, if found to be acceptable by the City Engineer, in order to enhance pedestrian and bicycle safety and comfort or to create an aesthetically pleasing or unique environment.

4. The creation of new dead-end streets shall not be permitted in a TND Development. All thoroughfares shall terminate at other thoroughfares, forming a network. Internal thoroughfares shall connect wherever possible to thoroughfares on adjacent sites or developments, except when constrained by topography.

D. ACCESS.

1. A subdivision development may be permitted “limited access” points to the surrounding collector and arterial streets at a quarter mile ($\frac{1}{4}$) spacing and “full access” points on the half mile ($\frac{1}{2}$) and full mile spacing; where supported by the Traffic Impact Analysis (TIA) and accepted by the City Traffic Engineer.
2. The use of alleys with rear garage configurations and entry access points may be considered as a means of vehicular and pedestrian access to a residential lot.
3. Alleys shall be paved, well-lit and designed for pedestrian connectivity and view-fencing rather than solid fencing along the rear property lines to further enhance the safety, appearance, and use of the alley.
4. All lots shall have frontage onto a fully improved publicly dedicated or approved private street developed to “local street” standards and may have access by either the public/private local street or an alley refer to the Volume Two of the PEDS for specifics.

E. CIRCULATION AUXILIARY AMENITIES.

1. The planning and design of public transit and school bus stops within a master planned development and individual neighborhoods shall be considered and should at a minimum include an improved hardscaped space of adequate size for adults and/or children to safely gather and sit.
2. Private “pedestrian-only” walking paths (excluding cyclists, skateboarders, wheelchair, and equestrian uses) are allowed, when approval by the Community Development Director. Where permitted these paths shall:
 - a. Be a minimum of five feet (5') in width; have a maximum grade of five percent (5%) ; be constructed of concrete, asphalt, permeable paving surface, or stabilized decomposed granite material.
 - b. Shall be lighted for pedestrian safety, in accordance with a City approved photometrics plan, and with pedestrian scaled (overhead or bollard style) light fixtures that are compatible with the character of the area, and spaced appropriately to provide an even, non-glare light level along the course of the walking path.
3. Parking Lots: Multi-family and non-residential buildings within the neighborhood land use shall be designed in an “up front” manner that locates buildings along the street frontage and the required off-street parking spaces located in the rear or to the side of the structures. Parking may also be designed beneath the structures to avoid interrupting the

rhythm of the established streetscape and to make land on site available for gardens and courtyards rather than for surface parking. Parking lots shall be landscaped in accordance with **Chapter 107** of the LDO and utilizing the plant palette list in **Appendix C** herein.

2.4 LANDSCAPE AND STREETSCAPE DESIGN

A. LANDSCAPE STANDARDS.

1. Private Lots:
 - a. Individual residential lots shall be designed to minimize the use of turf, including artificial turf, per Chapter 107 of the LDO. Low water use/drought tolerant landscaping materials, as listed in **Appendix C** of these PEDS, is preferred overall.
 - b. Drip irrigation systems or automatic sprinkler systems shall be required and rain sensors should be utilized.
2. Common Area(s):
 - a. Landscaping along sidewalks, multi-use pathways, and “pedestrian-only” walking paths shall include continuous clusters of low-maintenance, drought-resistant, plant materials that require minimum maintenance and can survive without extensive irrigation; and are deep-rooting species that do not extend into the walkway and cause root up-lift.
 - b. Trees shall be located along both the sidewalk system and the multi-use pathway system and clustered to form shade canopies when adjacent to seating and rest areas.
 - c. Where possible, seating areas should be integrated into the common area and open space landscaping in the form of retaining walls, planter walls and other such landscape architectural treatments; with limited use of freestanding benches.
 - d. Different tree species and amenities (i.e. seating, shade, lighting, and materials etc.) shall be used to enhance common area design and to define and identify the hierarchy of the open space areas within and throughout a development.
 - e. Irrigation, construction, and plan standards shall adhere to those outlined in **Chapter 107** of the LDO and **Appendix D** herein. The specific plant palette utilized shall adhere to City of Surprise Right-of-Way Plant List included herein as **Appendix B** and to the “Low Water Use/Drought Tolerant Plant List” included herein as **Appendix C** of these PEDS.

B. STREETSCAPE STANDARDS.

1. General Requirements for All Development:

- a. Landscape within the public right-of-way, public areas, and common areas of a development shall adhere to the plant palette listed in **Appendix B** herein. When overhead utilities, substations, and utility boxes are present, planting locations will coordinate with utility planting standards such as the APS “Right Tree, Right Place” policy guide.
 - b. Landscaping within the street rights-of-way (medians and *landscape strip*) shall include both street trees and shrubs and/or cacti. Local streets shall plant street trees within the *landscape strip* to provide shade to both the street and sidewalk. Arterial and collector streets shall plant street trees and shrubs and/or cacti within the center medians and street trees and shrubs (not cacti) within the *landscape strip*. Landscape planting shall not obscure traffic signs or the sight visibility.
 - c. If the City of Surprise has a designated arterial street “street tree” for the geographic area of the city in which the development is located then the development shall incorporate that street tree into their landscape palette.
 - d. Different tree species shall be used to enhance streetscape design and to define and identify the hierarchy of streets within and throughout a development.
 - e. Lighting at the sidewalk along “local streets” and in common areas shall maintain a pedestrian scale to aid in the walkability of the development with a total maximum height (pole and light fixture) of twelve feet (12’).
 - f. Lighting along all roadways shall comply with the Outdoor Lighting regulations in **Chapter 107** of the LDO per the specific Lighting Zone in which the development is located.
2. Additional Streetscape Requirements for TND Developments.
- a. The TND Development Plan shall identify the specific species of tree(s) that will be planted as the collector and local “street trees” along with a key that identifies which species will be used for the main thoroughfares and the different development parcels throughout the TND development.
 - b. Within the “public frontages” the prescribed types of public planting shall be drought tolerant and shall be called out in the application and Development Plan for the TND as part of the uniqueness and texture of the TND. Likewise, public lighting shall conform to the outdoor light regulations in **Chapter 107** of the **LDO** but the specific design of the lighting standards and fixtures may be unique to the TND.

2.5 BUILDING FORM AND ARCHITECTURE

A. GENERAL STANDARDS.

1. All homes shall provide an architecturally integrated, open enhanced entryways designed to engage with the streetscape of at least 60 square feet (60sf). No dimension shall be less than 6 feet in depth as measured from the dwelling façade to the interior edge of the supporting post. Enhanced entryway designs include but are not limited to covered front porches, patios, and plazas.
2. Mechanical equipment and similar utility devices, whether ground level or roof mounted, shall be screened from public view and designed to appear as an integral part of the building, with the exception of solar panels. The mechanical equipment screening shall be included in the overall allowed building height. Mechanical equipment shall be treated to be non-reflective. Electrical meters, service components, and SES cabinets should be screened from public view or designed to appear as an integral part of the building and painted to match the building.
3. Ground mounted mechanical equipment and building projections (other than roof eaves) shall not be located within the required “unobstructed” side yard setback and shall be screened from public view (see **Chapter 106** of the LDO for setback information).
4. All exterior elevations of a residential structure shall provide architectural detailing (360° architecture); not just the front elevation. Window embellishments shall be provided on all homes by adding architectural features which enhance the elevations, e.g. greater variation of window design, different window styles, recesses, surrounds, shutters, lintels and sills, gabled roof features over the windows, etc. Such features must be added to all of the exterior elevations of the structure, including second story windows, to provide interest and relief. In the case of residential construction this material wrap/wainscot shall continue along the side elevations to the point where it meets the side lot perimeter fence return.
5. The City strongly encourages new residential neighborhoods to meet Leadership in Energy and Environmental Design (LEED-ND) certification standards and building sites to utilize Low Impact Development (LID) technologies.
6. Production homebuilders shall provide a minimum of four (4) floor plans, with a minimum of three (3) distinctly different elevations for each floor plan; including a variety of products with front entries facing the street. Additionally, a minimum of three (3) roof pitches/styles/materials/colors, three (3) styles of garage doors, three (3) window designs/embellishments, and three (3) exterior paint colors shall be required as a standard feature to further promote visual interest and architectural diversity.
7. The developer/production home builder shall be responsible for assuring that no two similar rear building elevations and rooflines are allowed on adjacent lots that back to a public right-of-way.

8. The developer/production home builder shall be responsible for assuring that not more than two (2) of the same building elevations are on adjacent lots and on lots directly across the street from one another. For clarification, lots “directly across the street” are those where at least fifty one percent (51%) of the lot’s street frontage is directly across from the street frontage of the lot on the opposite side of the street (measured by extending sided lot lines to the street centerline).
9. Corner lots shall be limited to a single story home and the side elevation fronting the side street shall be fully embellished and the roofline varied.

B. ATTACHED SINGLE-FAMILY DWELLINGS.

1. All buildings shall have their main entrance fronting onto either a street or oriented towards and arranged around a shared open space courtyard.
2. A variety of rooflines styles and heights shall be used as well as building projections and recesses. The structures shall have stylistic architectural design elements on all exposes building elevations. The architecture shall incorporate style-appropriate and varied door and window openings and architectural embellishments. A variety of front and rear porch configurations shall be used to provide functional yet varied architectural integrity to the buildings.
3. Brick, integral colored block, or slump block shall be used (not painted concrete masonry units) for buildings using masonry as the primary material.
4. Flat asphalt shingles shall not be permitted. Clay tile, concrete tile, architectural asphalt shingles, cementitious or fiberglass tiles, and standing-seam or corrugated metal shall be the permitted roofing material. Alternative roofing products shall require city approval.

C. MULTI-FAMILY DWELLINGS.

1. The residential development shall have a building frontage presence to the neighborhood street rather than a parking lot frontage. The front entry shall include a walkway to the street or surrounding neighborhood.
2. All multi-story buildings shall have unified and stylistic design elements present on all sides of the building(s). A variety of massing and building heights and stepping rooflines are strongly encouraged. Straight rooflines should be minimized by using offsets, differing heights, stepping, or different orientations to produce variety within a development.
3. A color palette of earth tones shall be the predominate color used. The use of accent colors is encouraged to provide a festive and lively streetscape. Accent color, different from the dominate wall color, should, at a minimum, be used to accent entryways and special architectural features of a building.

4. Reflective building materials are prohibited; except for the normal use of glass windows. Metallic surfaces, including roof materials, shall be treated to be non-reflective.
5. The use of metal or corrugated metal as the primary building material is prohibited; it may however be used as an architectural accent or decorative element.
6. All buildings shall harmonize architecturally with the residential character of the neighborhood as determined by the Community Development Director or designee.

D. MODEL HOME COMPLEX

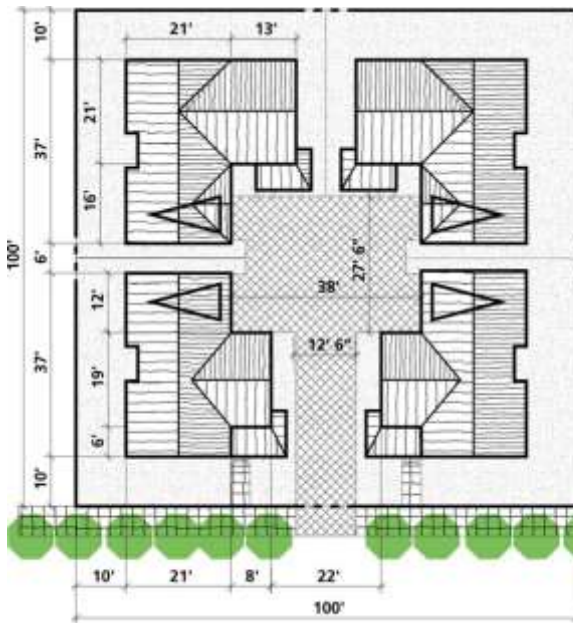
1. Guidelines:
 - a. Seventy-five percent (75%) of plans constructed in a model home complex must be "non-garage dominant".
 - b. If any approved product line consists of one plan that provides a significantly recessed garage, that plan must be modeled.
 - c. If any approved product line consists of two or more plans that provide a significantly recessed garage, the number of those plans modeled will be determined by the city manager or designee.
2. Site standards:
 - a. Site design shall comply Sec 106-10.29 of the LDO.
 - b. Landscapes for model home complexes shall comply with the PEDS and Chapter 107 of the LDO.
3. A "zero-step" entrance shall be required for all model homes within the City of Surprise.
 - a. "Zero-step" entry shall have a floor or landing on each side of the primary entrance door. Such floor or landing shall be at the same elevation on each side of the door. Landings shall be level, except for exterior landings, which are permitted to have a slope not to exceed 0.25 units vertical in 12 units horizontal (two percent). Thresholds for such doors shall not exceed one-half-inch in height, and thresholds with changes in level greater than one-quarter-inch shall be beveled with a slope not greater than one unit vertical in units horizontal.
 - b. The city manager or designee may waive the requirement "zero-step" entry if it is found that it would prove to be cost prohibitive. Such cases however, the builder must still provide a zero-step entry into at least one model home and an ADA compliant pathway to all models.
 - c. Model signage. All new model homes and sales areas shall include signage that read - "Ask Us About Accessibility Options."

- d. Education. An educational DVD shall be available to sales staff and potential homebuyers regarding the benefits of visitability.

E. ADDITIONAL BUILDING TYPES IN TND DEVELOPMENTS.

1. In order to create neighborhoods of blended densities; to provide a broad choice of housing types for lifelong livability and a diversity of needs; to promote walkability; and to enable appropriately-scaled and well-designed compatible land uses it is important for the TND to consider building types other than what might traditionally be expected.
2. The following four (4) types of housing products shall only be permitted in conjunction with the Traditional Neighborhood Development (TND) Zoning District (see **Chapter 106, Article 4** of the LDO):
 - a. Shared Court: This design consists of a 4-5 of detached dwellings arranged to a defined shared auto court that is typically perpendicular to the street; known as 4-packs and 5-packs (see **Illustration 12** below).

ILLUSTRATION 12 - Shared Court

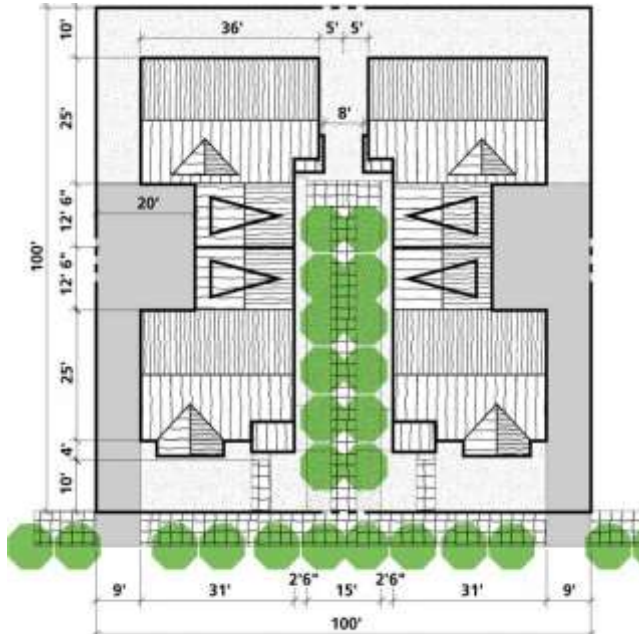


Specifics: (minimum 10,000 SF lot)

- 4-5 attached or detached units
- (1,600–1,850 square foot each) possible.
- Two units face the public street, gives appearance of two single-family homes from street.
- As shown would require condominium ownership. With modifications, may also be possible with units on separate lots oriented toward the shared court as a private street tract.
- Arranged around a shared driveway with special paving that provides both vehicle and pedestrian access. Single access point allows up to 4 off-street parking spaces.

- b. Shared Cluster: The shared cluster takes the place of a private rear or front yard and becomes an important community-enhancing element for this product type. This product type is appropriately scaled to fit four (4) units on an individual lot of ten thousand square feet (10,000 sf) or more. (See also **Illustration 13** below).

ILLUSTRATION 13 - Shared Cluster



Specifics: (minimum 10,000 SF lot)

- 4 units (1,500–1,950 square foot each)
- Arranged around a common green, either attached or detached.
- Intended to allow fee simple ownership, with common green held as a common tract.
- Massing of front units reflects neighborhood patterns of houses on 50' wide lots.

- c. Mansion Apartment: This building type consists of a minimum of 4 side-by-side and/or stacked dwelling units with one shared entry. This product type has all the appearance of a medium-large sized single-family home and is appropriately scaled to fit on an individual lot size of ten thousand square feet (10,000 sf) or more (see **Illustration 14** below).
- d. Rowhouse/Townhouse: This building type is a small to medium sized, typically attached structure that consists of 4–8 rowhouses placed side-by-side that front to a public street. This type may be appropriate in a location that transitions from a traditional detached single-family neighborhood into a higher density, mixed use, neighborhood core (TND), or a transit-oriented development (TOD) land use with the appropriate scale to fit on an individual lot of four thousand square feet (4,000 sf) or more. (See **Illustration 15** below).

ILLUSTRATION 14 - Mansion Apartment



Specifics: (minimum 10,000 SF lot)

- Min of 4 units (1,000-1,400 sq. ft. each; not including garages)
- One shared main entrance area off front porch. Unit division from within structure.
- Street frontage designed to reflect appearance and scale of a single-dwelling house to blend with neighborhood context.

ILLUSTRATION 15 – Row House/Townhome



Specifics: (minimum 4,000 SF lot/DU)

- Consists of 4–8 rowhouses placed side-by-side that
- Front to a public street
- Transitions from a traditional detached single-family neighborhood into a higher

E. NON-RESIDENTIAL BUILDINGS IN THE NEIGHBORHOOD LAND USE.

1. Non-residential structures shall be designed to create transitions to the surrounding residential development with the size, massing and height of the structure relating to the prevailing scale of the adjacent residential neighborhood.
2. Taller buildings shall be made to appear less imposing by stair-stepping building heights and rooflines back from the property lines, breaking up the mass of the building, providing a broader open space/landscape area as foreground for the building, and providing a building frontage presence to the neighborhood street rather than a parking lot frontage.
3. Assembly Uses may be required to provide a traffic study, depending on the specific location.

2.6 EDGE TREATMENT AND TRANSITIONS

A. EDGE TREATMENT.

1. No transition or buffer area shall be required if a new development that directly adjoins/abuts an established residential neighborhood is of the

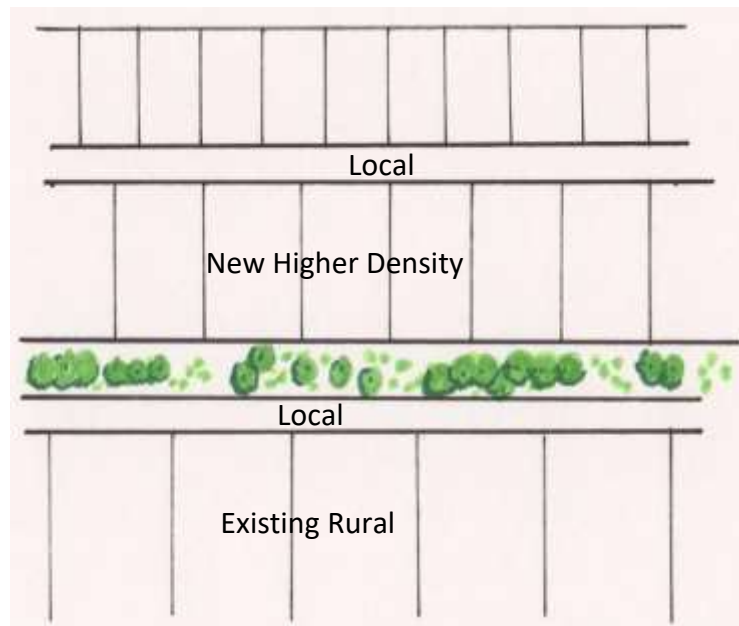
same density and provides lot sizes that are approximately the same size as the existing neighborhood.

2. New residential development proposed for the edge of the urbanized area of the City shall buffer and transition from existing adjacent agricultural or rural developments. Any increased density shall be designed inward onto the new project and/or along the shared urbanized edge.
 - a. Buffer the existing established neighborhood using a landscaped open space tract that is a minimum of one-hundred feet (100') in width along the perimeter between the two neighborhoods (see **Illustration 17** below); and



- b. The open space buffer area shall be designed in a manner to connect to the open space, pedestrian and trail systems within the new development and in a manner that will further accommodate future connections from other adjoining developments as urbanization occurs.
 - c. The buffer area shall be preserved for perpetuity as either a tract or easement, allows public use and access, and calculated as part of the development's open space requirement.
 3. When a new development of higher density proposes to only be separated from an established lower density or rural residential neighborhood by a "residential local" street the new development shall provide a landscaped buffer, a minimum of fifty feet (50') in width, adjacent to the shared local street plus a single row of lots, which are no smaller than one-half the average lot size of the adjacent existing rural neighborhood lots (see **illustration 18** below).

ILLUSTRATION 18



4. New residential developments that directly adjoin /abut a planned or existing open space, trails and *greenways* area, as designated in the Surprise General Plan or Parks and Recreation Master Plan, shall utilize an open style of perimeter fencing rather than a solid or view obscuring perimeter wall along that specific edge of the development.
5. New residential development proposed in those areas that abuts one of the three (3) Employment Character Areas of the City, as shown in the General Plan, shall be responsible for providing the buffer and transition area from the employment character area and not the other way around. The use of appropriate landscaped buffering, lot orientation, stepped building heights, and street design should be utilized in close proximity to these designated areas.

B. ADDITIONAL EDGE TREATMENT STANDARDS FOR TND DEVELOPMENTS.

1. The exterior boundaries for a TND development shall be designed in a manner that provides fifty percent (50%) of the frontages to the greater community that are something other than typical privacy perimeter walls, including but not limited to, open space areas, civic space land uses, mixed-use and multi-family land uses.
2. Residential development parcels, within the TND development, that have home sites backing onto the exterior boundaries of the TND development along public rights-of-way shall provide both a decorative privacy wall and then a landscaped open space tract, a minimum of thirty feet (30') in width, outward towards the greater community along said exterior boundary.

3. If residential lots are platted directly adjacent to an existing residential neighborhood or a vested but undeveloped residential parcel (outside the TND) then those TND lots shall provide a lot size not less than one-half ($\frac{1}{2}$) the size of the existing or proposed adjacent lots as applied to the lot line that borders the existing or vested residential parcel(s) except if lots are separated by a street or open space buffer area that is at least one hundred feet (100') in depth.

C. TRANSITIONS.

1. Buildings located along the exterior edge of new master plan projects, adjacent to undeveloped land or existing rural development shall either maintain a low profile in terms of height, bulk and massing or increase the width of the buffer area between the two (2) different intensities of use by a distance equal to the proposed building height.
2. Grade changes from the off-site grades along the perimeter of a new subdivision shall be minimized and lots in the new subdivision shall not be more than eighteen inches (18") above or below the abutting lots in the existing subdivision. If a greater grade change is desired or necessary, there shall be a buffer or a gradual grade transition on the new subdivision in order to minimize the change at the property line.

D. SCREENING.

1. In order to promote a more "visually friendly" and open community, the construction of long, unbroken and monotonous expanses of six foot (6') high, solid fences and stucco walls around the perimeter of new single and/or multi-family residential developments is strongly discouraged. If perimeter walls are provided, they shall be designed to include: changes in the surface plane of the wall or fence; variable heights; articulated recesses and wall offsets sufficient in depth to permit landscaped pockets for the planting of significant clusters of mature trees and shrubbery. (See **Illustration 19** below)

ILLUSTRATION 19



2. Walls and fences shall be kept as low as possible and be designed to blend with the site's architecture through the use of similar materials and colors.

2.7 RESIDENTIAL SOLID WASTE GUIDELINES

A. GENERAL STANDARDS.

1. All solid waste collection routes shall meet engineering design criteria (street width and turning radii).
2. Residential refuse/recycle collection. Solid waste collection vehicles require free and clear access to street right of way and clear curbside access to residential solid waste containers placed out for service on designated day of collection. In addition, solid waste collection vehicles require collection routes shall be designed so that collection vehicles can safely access and lift containers without obstruction. (ground or aerial).
3. Solid waste vehicles require 44' – 0" outside turning radius and 28' – 6" inside turning radius. (see detail)
4. Solid waste collection vehicles are approximately 30'-0" long and can weigh up to twenty-nine (29) tons when fully loaded. Collection routes must be engineered to support collection vehicles.
5. To maintain the safety of the site, solid waste vehicles shall not be required to back up more than fifty feet (50') when or after servicing a trash/recycle container.
6. The collection route must be designed such that, collection vehicles shall travel through a site without back tracking or making u-turns.
7. No building, awning, or fixed structure projections shall be allowed in the route of the solid waste collection vehicle. Residential collection requires a minimum overhead clearance of sixteen feet (16') from the right of way, and a minimum of two feet (2') behind the collection container and/ or sidewalk, is required along the route curb line.
8. Routes shall be clear of all obstructions at the curb, to include walls, overhead wires, awnings, and other fixed objects.
9. Private streets must have an area for collection without obstruction.
10. Private streets must be designed to withstand the weight of thirty-seven cubic yard (37 cu yd) collection vehicles (approx. 29 tons).
11. Gated subdivisions must supply the solid waste department with a gate code and three remotes at the time of installation. Exit only gates will be wired for automatic opening.
12. Street width requirements for on street parking:
 - a. Under thirty feet (30') width shall have no parking either side
 - b. Between thirty feet and thirty-two feet (30'-32') width- shall have no parking on one side as signed. Developers will coordinate with solid waste and engineering to determine which side may have parking.

- d. 32'- no parking in front of barrel.
- 13. Developments with more than two (2) abutting lots of less than fifty-feet (50') wide shall be signed "no parking on trash days"

B. CLUSTER HOMES, SHARED DRIVEWAYS, AND DEADEND ALLEYS

- 1. Each unit must have a predetermined location for a minimum of two containers (trash and recycle) per unit (2/du). Containers shall have a designated location on the street with a permanent marking on the curbing identifying address or unit number. Show all container locations, with addresses on site plan, for visibility triangle, refer to latest version of engineering and design standards.
- 2. Designated container location shall be signed "no parking on trash days". There should be fifteen feet (15') of space from the start of the no parking area to the first container. Containers should have a minimum seventy-eight inches (78") spacing center to center of container. There should be fifteen feet (15') of space from the last container to the end of the no parking area.
- 3. Placement designations will not be located near cluster mailboxes.
- 4. The required use of identified locations should be included in the homeowners conditions covenants, and restrictions.
- 5. Designated container locations will also be used for bulk collection for each unit.

CHAPTER 3: COMMERCE, OFFICE, AND MIXED USE LAND USES

3.1 GENERAL LAND/SITE DESIGN AND DEVELOPMENT

A. GENERAL BUILDING SITE DESIGN.

1. Limited residential land uses may be permitted in the Commerce and Office Character Areas as shown in the General Plan; in which case development patterns shall provide for higher street connectivity, smaller block lengths, and improved transit options. When developed, residential land uses must be zoned mixed-use (MU), high density residential (R-3), or be part of a TND development, and located along and oriented toward a proposed or existing collector or arterial corridor where direct access to transit is available or will be provided over time.
2. The project design, including the building location and orientation, shall incorporate and benefit from the desirable local elements (e.g. winter sun, mountain views, and even stormwater for irrigation) and to deflect unwanted elements (e.g. noise, summer sun) regardless if the development is a conventional single structure building, freestanding as “pad” sites and/or “in-line” buildings within a commercial center, outdoor recreational facilities, or parking structures.
3. Building(s) shall be designed in a manner to take advantage of the connection to the greater community open space system. Appropriate linkages (i.e. double building frontages, outdoor seating and dining spaces, walkways, common landscape areas, plazas, and unfenced property lines) shall be considered to further encourage a *multimodal* connection to the site and the use of the public open spaces as a transitional element.
4. Community/regional commercial development, office, institutional, mixed-use, and civic/cultural land uses shall be located adjacent to and oriented toward major arterials, public transportation routes, and the community’s *multimodal* circulation system when applicable.
5. The building(s) shall be visually if not physically linked to both the on-site parking lot as well as to the public street by way of a designated walkway to safely and conveniently move pedestrians as they use the development. These pedestrian connections shall provide relief from the sun through the use of shade trees, arbors and other shade techniques that may prove acceptable to the City. These pedestrian connections may be constructed using a type of permeable pavement.



6. A corner building shall have a strong frontage “presence” at the setback lines for each street. This “presence” requirement may be accomplished through angled or sculpted building corners, providing an open plaza, outdoor patios, display (not storage) areas, and seating areas that further encourage and add to the pedestrian environment at the street (see photo examples below).



7. Undeveloped pad sites/phases of a development that have been disturbed in any manner shall be required to install dustproof ground cover ahead of the construction phase schedule to prevent the intrusion of unwanted dust or blowing debris from the site/lot.

B. MULTIPLE BUILDINGS SITE DESIGN.

1. When a development has multiple buildings (e.g. office complexes, commercial centers, mixed-use/residential etc.) the buildings shall be designed as groups or integrated clusters rather than designing them in-line, as stand-alone buildings, or pad sites. The way these buildings are grouped or clustered should further define and create an outdoor room of open space for either active or passive uses, including but not limited to, plazas, courtyards, gathering areas. The resulting open space area should allow for extended shop fronts, outdoor dining, and entertainment areas at the edges of this open space/plaza area.
2. All large scale retail centers and commercial office centers shall provide a pedestrian oriented design with sidewalks, seating, trees, lighting, and pedestrian scale signage. At least one outdoor gathering space/open space, that provides amenities, including but not limited to, seating, shade, lighting, and heating for year-round use, shall be provided for every one hundred and fifty thousand (150,000 sf) of developed floor space or fraction thereof.
3. As a center of pedestrian activity, plazas in multiple building commercial, office, and mixed-use developments shall provide adequate seating in the

form of benches or low seating walls in addition to any seating areas that may be provided in association with dining areas.

4. Plazas, including their entrances and exits, shall be illuminated in a manner that facilitates natural surveillance opportunities and discourage unsafe activities. All lighting in plazas shall adhere to the lighting standards in **Chapter 107** of the LDO.



C. ADDITIONAL STANDARDS for TND DEVELOPMENTS

1. The commercial development within the TND shall be designed with interior oriented parcels for the development of a “neighborhood core” to first serve the TND and secondly serve the wider community. The neighborhood core is intended for smaller scale pedestrian oriented retail, service, mixed-use, and public facility/civic space uses that provide opportunities to create *third places* and serve the daily needs of the residents within the TND development.
2. The neighborhood core and other commercial parcels shall be integrated into the TND by providing:
 - a. prevalent pedestrian connections to the TND pathway system and adjacent residential parcels; and
 - b. gathering spaces and outdoor areas that connect the commercial spaces to the open space network and the TND pathway system (other than sidewalks along the street system) of the TND; and
 - c. compact design and spatial organization of the commercial buildings that are walkable and inviting by providing seating and shade; and
 - d. *multimodal* use of right-of-ways and incorporation of streetscape and amenities that enhance the pedestrian activity level of the street; and
 - e. vehicular connection internal to the TND that does not require access via an arterial street outside of the TND development.

3. As part of a mixed use development, residential uses are encouraged as a vertically integrated use within commercial buildings both within the residential neighborhoods and in the neighborhood core setting.
4. The horizontal integration of different and mixed land uses, particularly within the neighborhood core, shall be compact and interconnected through the pedestrian space; utilizing the hardscape area between uses and buildings for extended shop fronts, outdoor dining, entertainment and outdoor gathering areas, information kiosks, mobile carts, and other street related activities.
5. Live/Work units (occupant owned business) are encouraged when allowed.



D. SCREENING.

1. Trash and refuse collection containers shall be screened with a six (6) foot decorative masonry wall. Trash and refuse containers shall be located such that they are not the visual focal point of a driveway or parking area, or cannot be viewed from a public street. Projects which provide on-site daily management and maintenance personnel (i.e. service stations and convenience markets), and those sites that can only locate the refuse containers in a highly visible location shall provide decorative latching gates, for screening the containers, at the opening to the enclosure.
2. Equipment such as, but not limited to, vending machines, collection bins, newsstands, and shopping cart corrals shall be placed in an area designed for their use. These uses shall be screened and situated in a manner so as not to block vehicular or pedestrian traffic, reduce any required parking, block the sidewalk, or become a focal point for the development.
3. Outside storage areas, work areas, and production areas shall be screened from the public street view and adjacent residences, mixed-use, office, and other commercial uses with a minimum six feet (6') high decorative masonry wall; except for the living plant materials areas associated with an outdoor landscape/garden center which may use non-masonry fencing. Non-plant materials shall not be stacked, piled, or stored in such a manner as to project above the screen wall.
4. Building site details related to utility boxes, transformers, generators, chiller farms, mailboxes, and air conditioning units shall be integrated into the overall design of the building and/or development and screened from public view, yet remain accessible for servicing.

5. Mechanical equipment and similar utility devices, whether ground level or roof mounted, shall be screened from public view and architecturally designed to appear as an integral part of the building; except for solar panels. The mechanical equipment screening shall be included in the overall building height. Mechanical equipment shall be treated to be non-reflective. Electrical meters, service components, and SES cabinets shall be screened from public view and designed to appear as an integral part of the building.
6. Electrical transformers, backflow prevention devices, large water standpipes, telephone panel boxes and any other obtrusively large electrical or mechanical device that is installed as a part of, or results from, a new development project shall be located to the rear of the project site; and screened from public view through the use of landscaping and/or screening walls. If new installations require locations at the front of a development site or where such devices currently exist at the front of a site, they shall be screened by substantial landscaping, an architectural barrier, or an artistic wrap to blend or match the existing environment.
7. No deliver or loading dock, mechanical trash compacting equipment, or service loading bay (automotive service, tire, etc.) shall be located in a manner that will cause them to front onto the development entry drive, or onto a major or minor arterial roadway. These items shall be located in the least obtrusive manner, preferably on a less prominent and visible side of the building and shall be adequately screened from public view.
8. Parking areas adjacent to the required setback from right-of-ways shall be screened from public view and from adjacent residential properties by a solid three foot (3') high screen wall that is decoratively treated to match the architectural style and design of the development or a landscape berm or combination thereof.
9. Boundary line fencing along the common property line shall be required when the development is abutting a single family residentially zoned property. This wall shall be a solid decorative masonry wall limited to six feet (6') in height; unless otherwise indicated on the LDO. A *multimodal* pathway connection shall be required from the residential neighborhood into the commercial development whenever the adjacent residential development can accommodate such access point.
10. All masonry walls intended for screening functions shall have an architectural texture, color and finish compatible with the primary building.

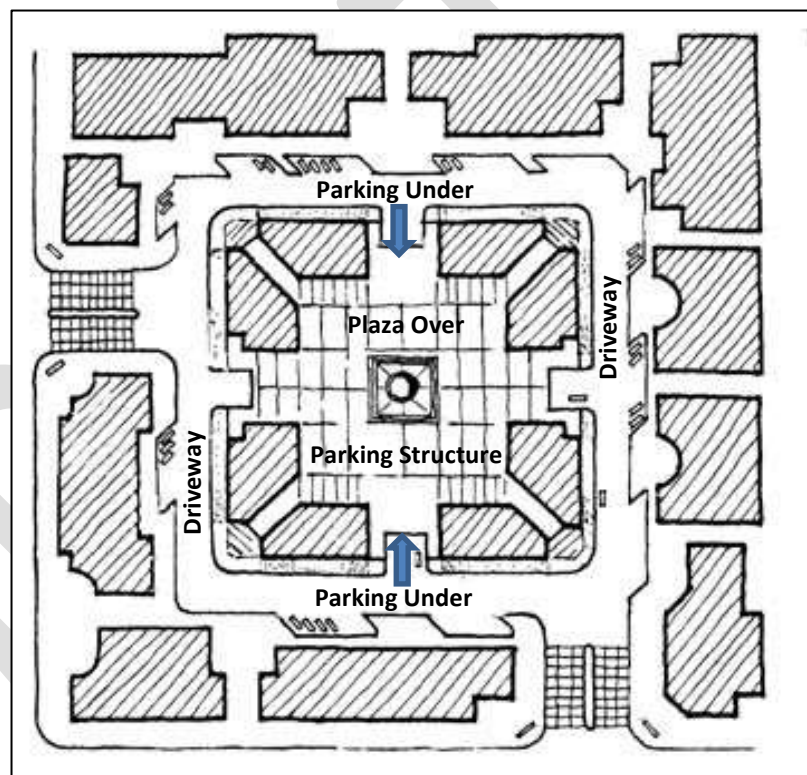
E. PARKING DESIGN.

1. Private parking lots for commercial and office uses that are adjacent to one another, but operate under separate property ownership, shall to the greatest extent possible, be designed and located contiguously to each other, provide for prominent drop-off points for ride sharing, and have shared and reciprocal access and an internal circulation system that

provides for the safe and efficient internal site movement of motor vehicles, pedestrians and cyclists from one property to another without having to re-enter the street serving the developments.

2. Off-street parking serving large multi-use commerce centers, mixed-use projects, and office complexes are encouraged to provide shared parking facilities in the form of underground structures whose roof tops can be developed as landscaped pedestrian plazas, as well as retail and dining uses or clustered *parking pods* that are heavily landscaped and integrated with the onsite circulation driveways and connected to the pedestrian and open space system (see **Illustration 18**).

ILLUSTRATION 18



Shared parking in submerged or underground garage

3. Above ground parking structures shall incorporate design features such as electric re-charging stations, autonomous vehicle (AV) staging areas, and solar panel shade structures. Rather than ramped floors, the structure itself should be designed with level floors and attached spiral/ramp access structure to facilitate reuse and conversion (i.e. warehousing, commercial office space, or affordable housing units) in the future if the demand and/or need for parking decreases.
4. To maximize the business visibility from public streets, provide definition and scale to the streetscape, and establish a pedestrian rhythm to the

streetscape no more than fifty percent (50%) of the off-street parking for large commercial centers shall be directly visible from the primary abutting street. Rather, the off-street parking spaces shall be located in smaller *parking pods* and/or to the rear or side of the structures; with the structures moved closer to the street.

5. New office, commercial, and mixed- use developments that are over ten (10) acres in size and located adjacent to major arterials and transit stops designated to provide express service to the regional transit network, may be required to provide a sheltered transit stop as determined by the City in partnership with the regional transit provider.
6. Parking lots that contain over one hundred (100) spaces should be designed with traffic calming devices installed (other than speed bumps/humps) to enhance safety and to clearly indicate the hierarchy of on-site vehicular circulation consisting of major access drives, major internal circulation drives, and parking aisles for direct access to parking spaces.
7. Provide landscaped bioretention planters at the end of parking aisles and in-between parking rows, in accordance with the provisions outlined in **Chapter 107** of the **LDO**, to provide shade for both cars and people.
8. Utilize the rainwater harvesting technique of sloping the parking lot surfaces to direct the stormwater runoff toward these landscaped bioretention planters. The bioretention landscaped planters may be designed as: raised flow-through planter boxes; flush in-ground planter boxes; or below grade planter boxes. Use curbstop sections, formed curb with curb openings, or flush curbs to stop car tires but allow water to flow into the planting areas.
9. All walkways that traverse vehicle drive aisles shall be differentiated from driving surfaces through a change of hardscape materials, textures, or color to emphasize the conflict points. Decorative materials such as specialty pavers, permeable pavers, stamped or colored concrete should be used to clearly delineate pedestrian travel areas from drive aisles. All paving material for walkways shall be developed in accordance with ADA requirements.
10. Minimize the use of driveways and parking aisles for walking routes by combining the landscaped islands with walkways.



3.2 OPEN SPACE DESIGN AND PUBLIC PLACES

- A. Open space areas shall be clustered into larger, more meaningful areas rather than equally distributing them into smaller individual areas of lesser significance.
- B. The required on-site parking area shall not be calculated as open space. Those portions of the required parking lot landscaping that are also designed in conjunction with a walking route may be calculated as open space. Building setbacks, street frontage, and on-site retention areas may be calculated as open space if those areas are landscaped.
- C. The pedestrian connections, plazas, courtyards, and gathering areas within and throughout the development may be calculated as open space if they are landscaped and/or shaded in some manner and provide seating, lighting, and other pedestrian amenities.
- D. The use of permeable paving (such as a structural grid system or permeable pavers), designed to accommodate stormwater and reduce the heat island effect, may be considered in areas of lower traffic volume limited only to private on-site sidewalks, pathways, and plazas where the soils are acceptably permeable and a maintenance plan and property owners association is in place to maintain the permeability of the surfaces.
- E. Public art is encouraged and should be in harmony with the character and scale of the open space area in which it is placed (see **Section 1.7** herein for more specific guidelines).



3.3 CIRCULATION DESIGN

- A. When determined necessary by the City Engineer, a development project may be required to provide a Traffic Impact Analysis (TIA) prior to receiving approval. When required the TIA shall, at a minimum, discuss the ingress and egress points, the impact of commercial traffic on adjacent development, and the overall internal circulation system of the proposed development.
- B. Commercial retail and office center developments that include separately leased or owned lots/pad sites or outparcels fronting on major arterial and /or collector streets shall be treated as a single development unit, and access to the outparcels shall be from the internal circulation system of the principal commercial center rather than from separate driveways and entrances located along the adjoining arterial and/or collector street and meet the Engineering Design Standards (EDS) access management standards.
- C. Access from adjacent residential areas shall be provided by incorporating wall and landscape openings with physical connections to the commercial development's onsite pedestrian circulation system.

- D.** Provide locations for bicycle racks and storage areas as well as facilities that are necessary to the use of public transportation (transit stops, benches, shade, and lighting) if suggested by the TIA. Bicycle racks shall be located off of the development's onsite pedestrian circulation system and/or near to building front entrances.
- E.** Proposed new major centers of employment and governmental offices shall plan and design their pedestrian walkways and bicycle paths and open space system to link directly with public transit stops.
- F.** New large scale commercial and civic and institutional uses shall incorporate decorative paving patterns, approved traffic "calming" devices, landscaping, streetscape furnishings, and lighting at onsite street intersections.
- G.** The pedestrian circulation system may also be used for other uses and activities, including informational kiosks, public art installations, and outdoor dining; provided such uses and activities do not interfere with the safety of and accessibility by pedestrians and leave a five foot (5') clear path of travel.
- H.** Sidewalks shall be designed primarily for pedestrians, conform to ADA guidelines, and be as free from obstacles as possible such as but not limited to, trash bins, fire hydrants, utility equipment and cabinets, signal poles, mail drops as well as excessive overhang from automobiles parked either diagonally or perpendicularly to the sidewalk.
- I.** Within a Traditional Neighborhood Development (TND) the local streets and any arterial street within the "village core" shall be designed in a grid pattern to create a walkable street system that improves the overall pedestrian environment.

3.4 LANDSCAPE AND STREETScape DESIGN

A. GENERAL REQUIREMENTS.

- 1. Design landscapes to:
 - a. Utilize, to the greatest extent possible, harvested stormwater; and
 - b. Strategically locate appropriate plantings to cool buildings and shade parking lots, plazas and gathering areas; and
 - c. Provide visual screens; and
 - d. Improve both visual and physical aesthetics.
- 2. When a phased commercial development abuts residential uses the perimeter landscape and fencing shall be required to be installed and maintained along the shared property lines ahead of the construction phasing schedule.

B. ON-SITE LANDSCAPING.

1. All surface parking facilities shall provide a master landscape plan that delineates mature landscaping along the perimeter of the lot, as well as throughout the interior of the lot in accordance with **Chapter 107** of the **LDO** and with the plant palette listed in **Appendix B** herein.
2. Landscape should be fully integrated with the building mechanical systems such that air conditioning condensate collection may be used directly by the landscape or directed into a cistern system; and building roof drains and downspouts whether exposed or integrated within the building walls shall be directed to landscape areas adjacent to the building where it can be stored and used to irrigate the plants or infiltrated into the ground. To accommodate pedestrian traffic the use of grated drains shall be used to direct the stormwater under sidewalks that may be adjacent to the building and into the landscape areas.
3. Initiatives utilizing short term landscape treatments should be considered for vacant building and/or pad sites within a phased development to improve the visual character as well as provide interim dust and weed control.
4. Any proposed water features should be located in plazas and gathering areas and not in auto-oriented entryways. Water features, while in use, shall continuously recirculate the water. Fountains and other water features shall be located and sized according to the scale and specific use of the open space area within a development as determined by the Community Development Director; with smaller water features utilized in smaller, more intimate open space/gathering areas.
5. Trees planted within the paved area of a sidewalk or pedestrian plaza in commercial and/or office areas having high pedestrian usage shall have tree grates that are flush with the level of the surrounding sidewalk surface, and shall be located so as not to impede through pedestrian movement. Sizing of the grates shall account for the expected growth of the trees.



C. STREETSCAPE.

1. Landscaping, lighting, furnishings, and signage should be key components in the design, location, orientation and material treatment of pedestrian and bicycle paths, and their integration into the urban streetscape.
2. As part of the first phase of a multi-phased project the perimeter right-of-way improvements, such as but not limited to, landscaping and sidewalks shall be installed.

D. ADDITIONAL TND STANDARDS

1. In the civic space area and commercial areas of the TND the “public frontage” shall include trees of various species suitable to Surprise’s

natural environment, planted in a regularly-spaced lineal pattern of single or alternated species with shade canopies of a height that at maturity clears at least one story.

2. At retail frontages the spacing of the trees may be irregular to avoid obscuring shopfronts.
3. Accommodate locations for street vendors such as mobile carts, information kiosks, public art, entertainment and other outdoor temporary uses.

3.5 BUILDING FORM AND ARCHITECTURE

A. GENERAL ARCHITECTURAL STANDARDS.

1. Where these standards call for using similar materials, forms and details, in the interest of conveying a coordinated design for a development, it does not mean that all buildings should look the same within the development. Rather, it actually seeks to balance continuity and consistency with similarity and diversity. Continuity is considered achieved when a sufficient number of design variables are similar in execution (but not necessarily identically) throughout a development.
2. All buildings on the same site shall be architecturally unified. This provision shall apply to new construction, additions and remodeling. Architectural unity means that buildings shall be related in unifying elements such as architectural style, color scheme, and building materials but that does not mean identical.
3. “Big Box” stores that have outdoor storage areas and garden centers should incorporate the outdoor storage and/or garden center area into the initial architectural design of the primary building. Screening materials and colors shall be consistent with the overall theme of the building.
4. Monotonous look-a-like structures will be discouraged. Buildings shall be designed to create a visually interesting “building rhythm” by varying building form, volume, massing, heights, roof styles and site orientation.
5. Projects with more than one building or with a single building over 20,000 SF in size shall create different angles of buildings to the street to avoid monotony in site design unless other architectural treatments can achieve the desired result.
6. The development shall be designed to facilitate the efficient use of energy through building orientation, window and door placement, awnings, canopies, window treatments and other appropriate design solutions.
7. Buildings over thirty feet (30') in height shall be made to appear less imposing by a combination of stair-stepping the building height back from the street, breaking up the mass of the building, and/or providing a broader open space/pedestrian plaza areas as foreground for the building.

8. All buildings shall provide architectural detailing on all exterior elevations (360° architecture); not just the front elevation. Window embellishments shall be provided by adding architectural features that enhance the elevations (e.g. greater variation of window design, different window styles, tile inlays and recesses, structural pop-outs, gabled roof features over the windows, etc.).

B. MATERIALS AND COLOR.

1. Subtler, less intense colors shall be used on larger, more plain-looking buildings, while the use of a greater variety and intensity of color may be appropriate for smaller structures. The use of accent colors is encouraged to provide a festive and lively streetscape. Color should be used to accent entryways and special architectural features of a building.

C. ROOF ARCHITECTURE.

1. Full roof architecture utilizing simple and varied roof forms shall be required for all new commercial, office and mixed-use development; while long, continuous mansard roofs, false mansard roofs, large expanses of flat roofs and veneer (false-front) parapets are discouraged. Parapet walls shall be designed and constructed in a manner to appear as a solid, three-dimensional form rather than a veneer.
2. Roof access shall be from within the interior of the building.
3. Green or living roofs may be considered; in efforts to absorb rainwater, provide building insulation from solar gain and heat loss, help mitigate the surrounding heat island effect, and create *wildlife habitat*.
4. Roof-top plumbing, vents, ducts, air conditioning and heating equipment, and any other mechanical or electrical equipment shall be concealed from public view; and screened in a manner so as not to be visible from any angle or any height outside a building. The height of a parapet wall for screening purposes must be equal to or greater than the height of any mechanical equipment. Roof top communication antennae shall be camouflaged and/or stealth in design in accordance with **Chapter 107** of the **LDO**.
5. All rooftop screening shall be part of the articulation of a building and not appear as an afterthought; shall be architecturally integrated and compatible with the architectural style.

D. BUILDING FACADES.

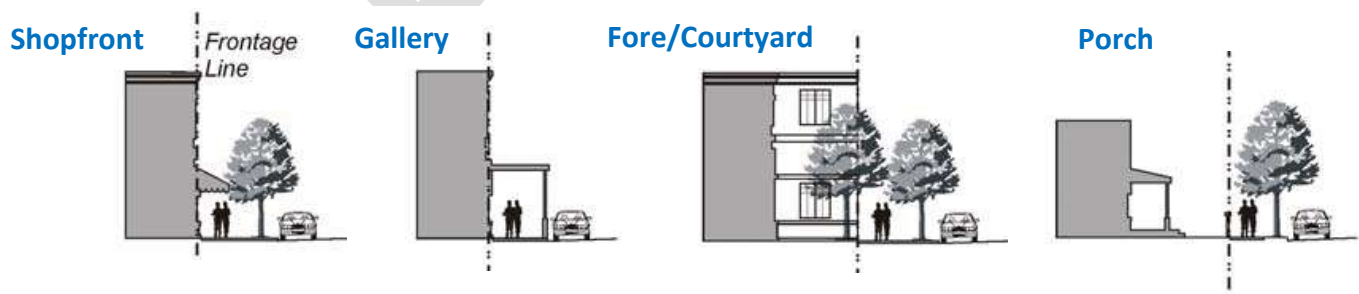
1. Commercial “storefronts” that reflect the architectural style of the building, balance window space to building wall space, and create display windows rather than floor to ceiling glass fronts is encouraged. Windows and doors shall be aligned and sized to bring order to the building façade and sufficiently recessed to contribute to the building’s energy efficiency and create facade patterns that add variety and visual interest to the building design.

2. Some element(s) of display windows, awnings, entry areas, colonnades and arcades shall be designed along the street frontage, plaza areas and along the pedestrian sidewalks.
3. In the event an arcade or colonnade is to be used along the front of a building as a primary pedestrian way, the arcade or colonnade shall be designed as an integral part of the overall architecture of the building; located and oriented to connect with adjacent open space areas of the development; and of sufficient height and width to accommodate the anticipated unobstructed pedestrian traffic generated by anticipated uses in the development.
4. All building facades must contain conspicuously placed street address numbers (refer to **Chapter 109** of the LDO).

E. ADDITIONAL STANDARDS FOR TND DEVELOPMENT

1. The edges of a commercial area should blend into adjacent neighborhoods and/or the civic space through building forms, massing and architectural styles and without buffers. Parking lots and garage doors rarely front the street.
2. All commercial activities shall be conducted entirely within the enclosed commercial buildings with limited outside storage which shall be screened from public view with an opaque fence or decorative wall not to exceed six(6') feet in height. Materials shall not be stacked, piled, or stored in such a manner as to project above the screen wall.
3. Outdoor patios and dining areas, seating areas, or small “vignette style” display areas are required to add to the pedestrian environment of the neighborhood.
4. The commercial buildings shall be designed in a manner that is more residential in scale and mass to be compatible with the residential neighborhood. Shopfront, Gallery, Fore/Courtyard and even Porch frontages are strongly encouraged and should provide a pedestrian connection to the sidewalk, street, or open space network (see **Illustration 20**).

ILLUSTRATION 20



5. Buildings in the “village core” shall be located close to the street, creating a well-defined outdoor room.

6. Consideration of Other Building Types in TND Developments
 - a. Vertically Integrated Mixed-Use: This building type is a small-to medium-sized structure, typically attached, intended to provide a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses. This type is an appropriate component of a TND neighborhood core but could be utilized within the residential parcels if carefully located and designed, thereby being a key component for providing neighborhood appropriate retail and/or services.
 - b. Live/Work: This building type is a small to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned and/or occupied by one entity. This type is typically located within blended density neighborhoods or in a location that transitions from a residential neighborhood into higher intensity uses such as the neighborhood core. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing the TND neighborhood core to expand as the market demands.

3.6 EDGE TREATMENT AND TRANSITIONS

A. EDGE TREATMENTS

1. All major new commercial development should include a pedestrian circulation system of active and passive open space areas designed, located and oriented to provide: high pedestrian accessibility within and around the development; connections to adjacent developments to enhance a structure of continuous open space throughout the community; and a buffer between less developed, less densely developed lands and urban development patterns.
2. Buildings located on the exterior of new projects adjacent to the undeveloped edge of the City shall maintain a low profile in terms of single-story height, bulk and massing; except in an urban environment.

B. TRANSITIONS

1. Structures within a multi-building development should be designed to transition into either the surrounding development or natural landscape; with the size, massing and height of the proposed structures relating to the prevailing scale of adjacent development.

3.7 OTHER CONSIDERATIONS.

1. The signage needs (both building mounted signage and freestanding signage) should be carefully considered for all of the buildings/tenants when developing the site plan, landscape plans and elevations for commercial centers.
2. Outdoor lighting shall be consistent and comply with the standards outlined in **Chapter 107** of the **LDO** and Volume Two of this PED Manual when applicable.

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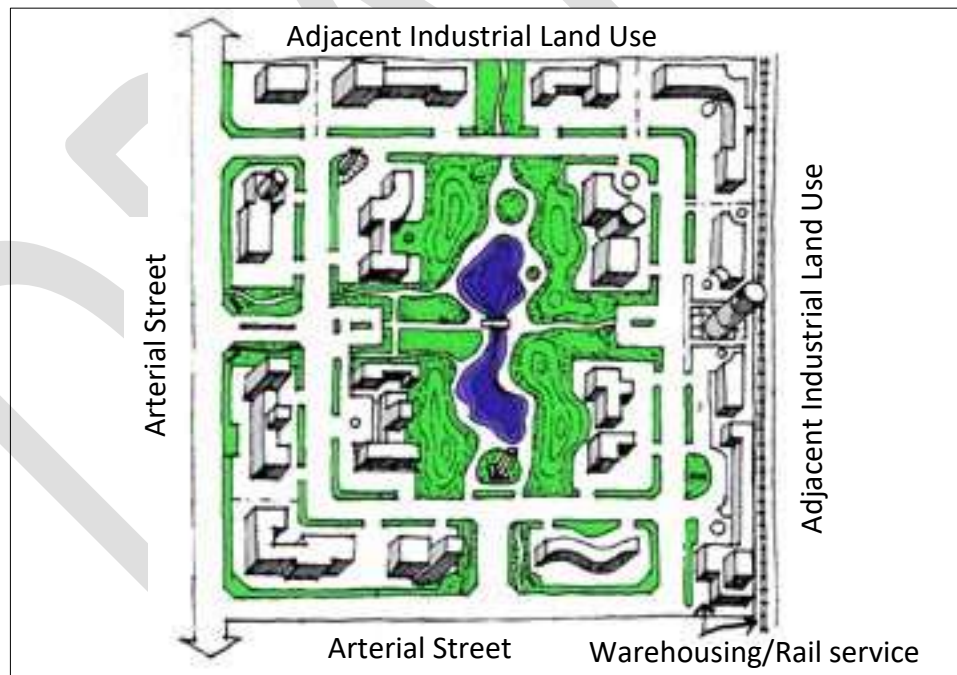
CHAPTER 4: BUSINESS PARK AND INDUSTRIAL LAND USES

4.1 GENERAL LAND/SITE DESIGN AND DEVELOPMENT

A. GENERAL BUILDING SITE DESIGN.

1. Some limited Commercial land uses may be permitted in the Employment Character Areas as shown in the General Plan; in which case the development of such commercial land uses must be part of a business park development rather than a stand-alone commercial development.
2. Land uses permitted by the Business Park (BP) zoning, as delineated in **Chapter 106** of the **LDO**, shall be developed as part of or within an approved planned business park development rather than as a stand-alone project.
3. Business parks shall be designed with an interior street system that takes its access from the major arterials (see **Illustration 21** below). Proposed new major centers of employment and governmental offices shall plan and design their development to link directly with public transit stops when available or will be provided over time and when defined in the TIA for the development.

ILLUSTRATION 21



4. When industrially zoned parcels are developed with permitted industrial land uses, as delineated in **Chapter 106 - Table 106-3** of the **LDO**, and developed as a stand-alone use they shall take direct access only from an arterial street that is appropriately scaled to serve commercial and freight traffic.

5. Subdivision design, site plans, and building design must reflect sensitivity to natural features of the site; including topography; adjacent uses and development; and views of surrounding mountains.

B. SCREENING.

1. Trash and refuse collection containers: Shall be screened with a six foot (6') solid masonry wall. Trash and refuse containers shall be located such that they are not the visual focal point of a driveway or parking area, or cannot be viewed from a public street. Those sites that can only locate the refuse containers in a highly visible location shall provide decorative latching gates, for screening the containers, at the opening to the enclosure.
2. Outside storage areas, work areas, and production areas: When permitted shall be limited to the rear or side yard (not front yard) and screened as outlined below. Materials shall not be stacked, piled, or stored in such a manner as to project above the screen wall.
 - a. When adjacent to any roadway the screen wall shall be a solid masonry wall, not to exceed eight feet (8') in height, located within the lot at the building setback line (not along the property line). Exceptions to this locational requirement may be made when the business park or industrial subdivision is platted with a landscape tract, not less than thirty-five feet (35') in width, adjacent to the roadway in which case the screen wall may be placed at the rear and/or side lot line.
 - b. When adjacent to residential, mixed-use, office, or commercial land uses the screen wall may be located along the shared property line with the required setback area behind the screen wall. The screen wall shall be a solid masonry wall at least six feet (6') but not to exceed eight feet (8') in height. The City may require the screen wall to be placed at the setback line, rather than on the property line, if it is determined that public access to an existing or planned public open space system would be prevented if the wall were placed at the property line.
 - c. When a business park parcel/lot is adjacent to other business park parcel/lot, a solid masonry wall, not to exceed eight feet (8') in height, may be located at the side and rear property line.
 - d. When an industrial land parcel/lot is adjacent to another industrial land parcel/lot, a fence, not to exceed eight feet (8') in height, may be located along the shared property line.
3. Parking areas: When in front of the building and/or adjacent to a street the parking area shall be screened from public view by a solid three foot (3') high screen wall that is decoratively treated to match the architectural style and design of the development or a three foot (3') high landscape berm or combination thereof. Parking areas shall not encroach into the required front yard and the screen wall shall be located at the front building setback

line. The side yard screening wall may be located along the side property line. The screen wall shall be a minimum three feet (3') back of the parking surface area to accommodate for vehicular overhang.

4. All solid masonry walls intended for screening functions shall be decorative having an architectural texture, color and finish compatible with the primary building; with the finished elevation exposed to the public view or adjacent property.

C. PARKING DESIGN

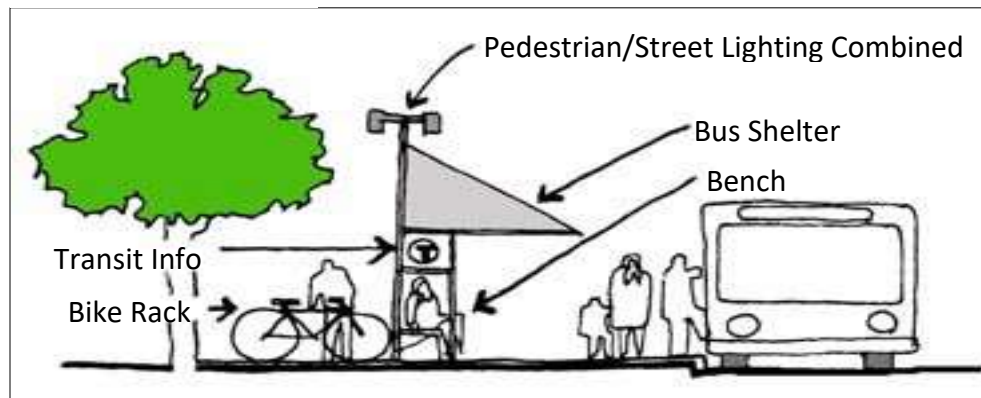
1. Parking lots for major employers, government offices, and businesses within a business park development that contain over one hundred and fifty (150) spaces should be designed with electric re-charging stations, and solar panel shade structures.
2. Parking lots shall be designed to utilize rainwater harvesting techniques by sloping the parking lot surfaces to direct the stormwater runoff into landscaped bioretention planters within and/or along the perimeter of the parking lot. The bioretention landscaped planters may be designed as: raised flow-through planter boxes; flush in-ground planter boxes; or below grade planter boxes. Use curbstop sections, formed curb with curb openings, or flush curbs to stop car tires but allow water to flow into the planting areas.



4.2 CIRCULATION DESIGN

- A. Unless otherwise determined by the City's Traffic Engineer, all development projects are required to provide a Traffic Impact Analysis (TIA) prior to receiving approval; with specific emphasis on the impact of truck traffic on adjacent development, the internal circulation system of the proposed development, and the appropriate development of transit amenities.
- B. Proposed new business park developments and major industrial employment centers shall provide transit related site design features and amenities such as, but not limited to, shelters, benches and lighting (see **Illustration 22** below).
- C. *Multimodal* connections between workplace uses and abutting support uses such as retail and service commercial establishments is encouraged and should include drive, walkway, and trail connections.

ILLUSTRATION 22



4.3 LANDSCAPE AND STREETScape DESIGN

- A. Design the required landscaping to;
 1. Utilize, to the greatest extent possible, harvested stormwater; and
 2. Strategically locate appropriate plantings to cool buildings and shade parking lots; and
 3. Provide both visual screening and land use buffering; and
 4. Improve the aesthetics of the development as seen from public view.
- B. Landscape should be fully integrated with the building mechanical systems such that air conditioning condensate collection may be used directly by the landscape or directed into a cistern system; and building roof drains and downspouts whether exposed or integrated within the building walls shall be directed to landscape areas adjacent to the building where it can be stored and used to irrigate the plants or infiltrated into the ground. Foundation planting shall be required along all building elevations that are visible from the public street and may utilize the plant palette listed in **Appendix C** herein.
- C. All required on-site parking lots shall provide landscaping along the perimeter of the parking lot and within the parking lot utilizing the plant palette listed in **Appendix B** herein and in accordance with **Chapter 107** of the **LDO**.
- D. The *landscape strip*, all required front building setbacks, and those setback areas in front of a screen wall shall utilize the plant palette listed in **Appendix B** herein. Street trees shall be planted in a regularly spaced lineal pattern of single or alternating species with shade canopies of a height that at maturity clears at least one story.
- E. All other required yards that are open areas (outside of screened storage areas, work areas, and production areas or boundary line walls) shall be landscaped utilizing the plant palette listed in **Appendix C** herein.

4.4 BUILDING FORM AND ARCHITECTURE

A. GENERAL ARCHITECTURAL STANDARDS.

1. All buildings shall provide architectural detailing on all exterior elevations (360° architecture); not just the front elevation. Window embellishments shall be provided by adding architectural features that enhance the elevations (e.g. greater variation of window design, different window styles, tile inlays and recesses, structural pop-outs, gabled roof features over the windows, etc.).
2. For all buildings the mechanical equipment and similar utility devices, whether ground level or roof mounted, shall be screened from public view and designed to appear as an integral part of the building; except for solar panels. The mechanical equipment screening shall be included in the overall building height. Mechanical equipment shall be treated to be non-reflective.
3. Service and loading bays shall be oriented away from adjacent residential and mixed-use zoning districts and to the greatest extent possible should not front onto or be visible from the public street. For those sites that can only locate said activities in a highly visible location screening be a method approved by the City may be required.
4. Buildings shall be designed to facilitate the efficient use of energy through building orientation, window and door placement, awnings, canopies, window treatments and other appropriate design solutions.
5. Building orientation and building design shall address and mitigate the negative impacts of noise, odor, or dust that may be generated from a building and/or land use of any Business Park or Industrial development.

B. BUILDING MATERIAL AND DETAILS

1. Reflective building materials are prohibited. Mirrored surfaces or any treatment that changes ordinary glass into a mirrored surface are prohibited. Metallic surfaces, including roof materials, shall be chemically treated to be non-reflective.
2. Color should be used to accent entryways and special architectural features of the building rather than color bands of corporate identity.

C. ROOF ARCHITECTURE.

1. Full roof architecture utilizing simple and varied roof forms shall be required for all new business park and industrial development; while long, continuous mansard roofs, false mansard roofs, large expanses of flat roofs and veneer (false-front) parapets are discouraged. Parapet walls shall be designed and constructed in a manner to appear as a solid, three-dimensional form rather than a veneer.

2. All rooftop screening shall be part of the articulation of a building and not appear as an afterthought; shall be architecturally integrated and compatible with the architectural style.
3. Roof access shall be from within the building.

D. BUILDING FACADES.

1. Windows and doors shall be aligned and sized to bring order to the building façade and sufficiently recessed to contribute to the building's energy efficiency and create facade patterns that add variety and visual interest to the building design.
2. All building facades must contain conspicuously placed street address numbers (refer to **Chapter 109** of the LDO).

4.5 EDGE TREATMENT AND TRANSITIONS

- A.** Non-vehicular connections to adjacent developments through shared and/or aligned retention areas, *multimodal* trails, and open space areas are to be made by the Employment land uses whenever available and/or when designated for such future connectivity by the Surprise General Plan or the Parks and Recreation Master Plan.
- B.** Development of subdivisions within the Business Park and Industrial zoning districts shall provide a landscape buffer strip, as outlined in **Chapter 106** and **Chapter 108** of the **LDO**, along the perimeter of the development on a subdivision basis rather than encumbering the individual lots within the subdivision with the buffer area requirement.
- C.** When developed as a stand-alone industrial land use adjacent to the undeveloped edge of the City or to an existing residential development the industrial development shall be responsible for providing the required buffer area for the development.
- D.** Buildings located on lots along the perimeter boundary of a business park and/or industrial subdivision that are adjacent to the undeveloped edge of the City or to an existing residential development shall maintain a low profile building in terms of single-story heights not to exceed twenty-five feet (25'). Building heights above twenty-five feet (25'), up to the maximum building height allowed per the zoning district, may be achieved by increasing the building setback adjacent to the perimeter boundary as outlined under the specific zoning sections of **Chapter 106** of the **LDO**.

CHAPTER 5: ENVIRONMENTALLY SENSITIVE LANDS STANDARDS

5.1 GENERAL LAND/SITE DESIGN AND DEVELOPMENT

- A.** The City of Surprise requires responsible development, the preservation of natural habitats for flora and fauna, and the conservation of environmentally and culturally sensitive lands and resources. Sustainable and creative development is encouraged with the goal being to fit development into the natural site with minimal intrusion, and to be sensitive to adjacent uses. For this reason any property that possesses characteristics which would support their identification as *cultural resources* or having *environmentally sensitive features* shall utilize an *integrated conservation design* approach to development and assure compliance with the Environmentally Sensitive Lands and Cultural Resource Standards set forth in this section and those in **Chapter 104** of the **LDO** as a part of any development submittal.
- B. INTEGRATED CONSERVATION DESIGN APPROACH.** An *integrated conservation design* is vital to reducing fragmentation of both *habitat* and *wildlife movement areas*, improving community character, and protecting both *environmentally sensitive features* and *cultural resources*. Regardless of the acreage or zoning, when any portion of a development site is determined to be in an area with *environmentally sensitive features* or *cultural resources* the entire development site shall be required to utilize an *integrated conservation design* approach and develop an Environmental Inventory Plan (as described in **Chapter 104** of the **LDO**). The development shall provide the City with a development plan rooted in this integrated design approach and based on the Environmental Inventory Plan. The following 4-steps are involved when developing any project using this *integrated conservation design* approach. For subdivisions these design steps occur in an order opposite that of conventional subdivisions.

1. Identify Conservation or Preservation Areas. The first step is identifying areas of the property to conserve or preserve. This is done by completing an "Environmental Inventory Plan" (detailed in **Section 104-2.2** of the **LDO**) that delineates the location of all *environmentally sensitive features*, *cultural resources*, and the associated *buffer areas*. Also, identify the location of any additional *open space* required to satisfy the zoning requirements for the development; keeping in mind the potential to create areas and connections beyond the boundaries of the proposed development to maximize the benefit to wildlife and residents alike.

Example Site Before Development



Integrated Conservation Design identifies the environmentally sensitive features & cultural resources of the site *before* drawing lot lines & roads.

2. Select Building/Housing Locations. Select building/housing sites to complement the location of the *environmentally sensitive features, cultural resources, and open space*. Designing the lots around these conserved spaces ensures that each occupant/resident can take full advantage of these conserved common areas. Utilizing a *cluster development* design may make this simpler to achieve but it is not required.
3. Connect the Dots. Draw in a *multimodal* network of streets and trails that connect the development to existing roads and, if possible, regional trail networks or public greenways.
4. Draw in the Lot Lines. Finally, draw in the individual lot lines.

C. **ESTABLISHMENT OF BUFFER AREAS.** The *buffer areas* required by **Chapter 104** of the **LDO** shall be designed to achieve the following performance standards:

Conventional Development vs. Cluster Development



The cluster subdivision (right) accommodates the same amount of development as its conventional counterpart (left); in this example 32 lots. The difference, however, is that the cluster design provides that more than half of the site is retained as preserved or open space, a permanent amenity shared by all property owners. Conventional development gives each owner a large lot surrounded on all four sides by neighbors whereas the cluster design provides each resident an uninterrupted view of the surrounding landscape and access to preserved communal open space within the development.

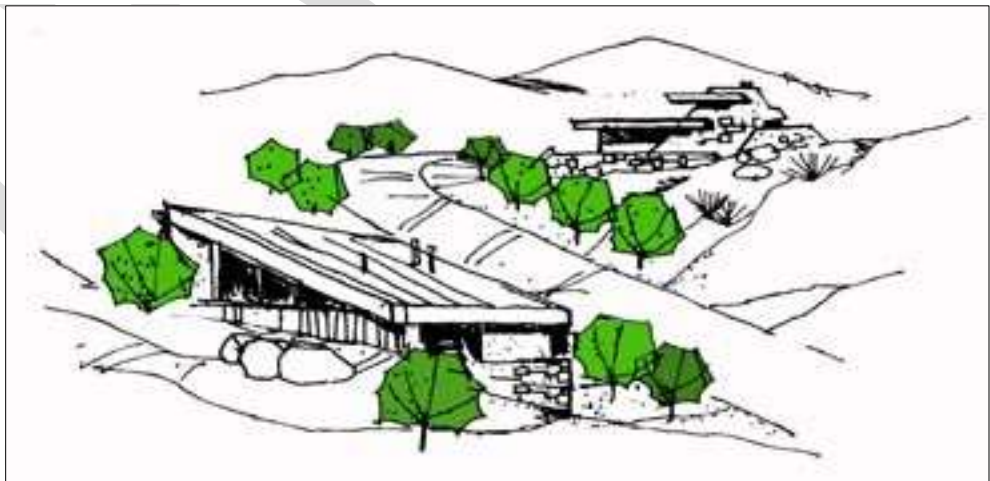
1. Protect the biological function and enhance wildlife use of any natural habitat identified by the Environmental Inventory Plan for the development site.
2. Minimize and, to the greatest extent possible, mitigate the anticipated impacts of development to *environmentally sensitive features and cultural resources*.

3. Enhance the integration of development with the site by preserving existing site topography, including but not limited to, such characteristics as: hillside areas, steep slopes, ridgelines, significant rock outcroppings, and existing drainage and water features.
4. Preservation of significant stands of vegetation and communities of *protected native plant(s)* within and/or adjacent to a development site.
5. Prevent unnecessary and adverse impact upon species utilizing special habitat features, including nest and/or den sites, night roosts, key feeding areas, wintering and/or production areas as identified by the Environmental Inventory Plan.
6. Preserve and enhance the existence of *wildlife corridors* and wildlife movement between natural features, through and adjacent to the development site.
7. Provide appropriate areas for passive human access to the site's natural habitats, *environmentally sensitive features* and *cultural resources*.

D. GENERAL SITE DESIGN.

1. Projects in the vicinity of large natural habitats and natural habitat corridors shall be designed to complement the visual context of the natural habitat. Techniques such as architectural design, site design, the use of native landscaping and choice of colors and building materials shall be utilized in such a manner that scenic views across or through the site are protected, and that manmade facilities are screened from off-site observers and blend with the natural visual character of the area (see **Illustration 23** below). These requirements shall apply to all elements of a project, including any aboveground utility installations.

ILLUSTRATION 23



2.

Illustrative Example: Building siting respects the topography of the area. the site.

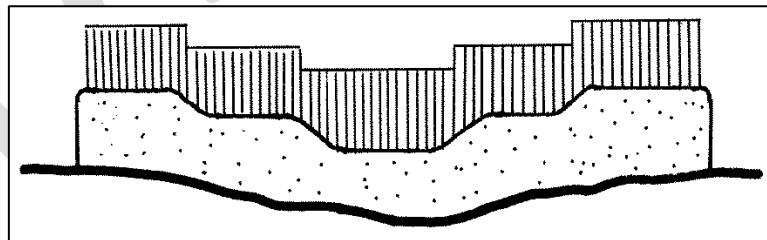
3. The greatest amount of development and the highest densities of housing should occur in the flat land (under five percent (5%) slopes). Irregular terrain with irregular slope conditions and hillside lands (over ten percent (10%) slopes) shall be larger lot residential with a *building envelope* delineated to insure building/site integration and to reduce the impact of development to the hillside.
4. Mass grading is prohibited in the *hillside development area*. Mass grading shall be limited or prohibited for other lands within the environmentally sensitive areas of the City where damage to existing vegetative cover, washes and drainage patterns might occur.
5. Wherever possible, but particularly in *hillside development areas*, site plans and designs should reflect a sensitive approach to development wherein roads, hiking and equestrian trails, access walkways, driveways and drainage areas conform as closely as possible to the natural contours of the site.

5.2 WALLS: PERIMETER, PRIVACY AND RETAINING

A. PERIMETER WALLS

1. Perimeter walls or fences shall follow the contour of the natural terrain and be “open” in design where a wall abuts an open space area, buffer area, or environmentally sensitive feature. Walls or fences shall be a maximum of six feet (6') in height with no more than three feet (3') being constructed of a solid or opaque material. That “open” portion of the wall or fence may not include chain-link or wood materials (see **Illustration 24** below). Notwithstanding the foregoing, walls exceeding six feet (6') in height and constructed of solid or opaque material may be approved by the Community Development Director if the wall is for the purpose of screening non-residential uses.

ILLUSTRATION 24



Perimeter walls shall follow the contour of the natural terrain.

- 2.

Perimeter walls and fences surrounding a lot, tract, or subdivision within a *hillside development area* shall be prohibited; only privacy walls and retaining walls may be permitted as outlined below.

3. Within the ten to fifteen percent (10-15%) slope category of a *hillside development area*, exceptions to the above prohibition on perimeter fences or walls may be permitted. In those instances where an exception is desired, applicants shall submit a detailed Wall Plan to the Community Development Director for review and action. In conjunction with the submittal of the Wall Plan to the Community Development Director, the applicant shall submit a copy of the Wall Plan to the appropriate City department(s) for review and approval for conformance with all City grading and drainage requirements. Wall Plans shall indicate the proposed locations of walls or fences, the proposed materials, colors and design of any wall or fence, and fence construction and disturbance mitigation measures. Such plans shall be accompanied by a narrative explaining the reasons why such an exception should be made. Wall Plans may be approved by the Community Development Director upon a finding that the proposed location and design of the wall(s) will not be contrary to the intent and purpose of the Environmentally and Culturally Sensitive Land Developments Standards.

B. PRIVACY WALLS

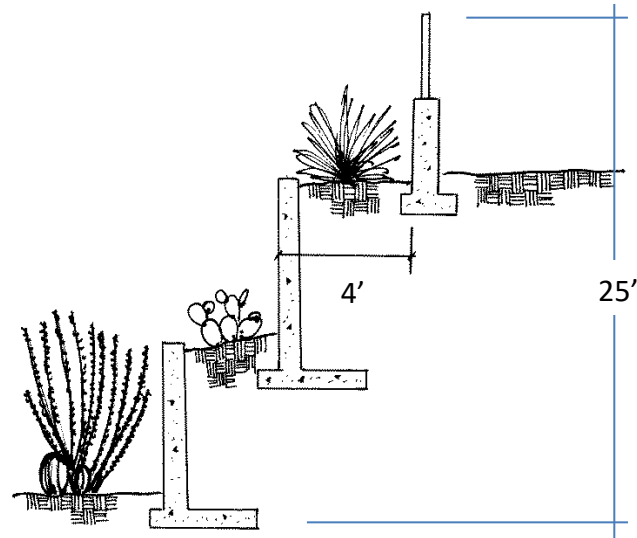
1. Fences or walls on lots within a *hillside development area* shall be restricted to privacy walls attached to or directly screening a portion of the main residence. Privacy walls shall not exceed six feet (6') in height, shall be architecturally compatible with the main residence and shall be limited to the *building envelope* area only.
2. Privacy walls shall not be erected on a retaining wall and shall be offset a minimum of four feet (4') when utilized unless the combined height of the walls does not exceed six feet (6').

C. RETAINING WALLS

1. The design of all retaining walls shall be prepared by a registered engineer or architect and shall be designed to blend with the surrounding environment and/or development in color, materials and style.
2. No first-tier lots shall have a side or rear yard retaining wall exceeding six feet (6') in total vertical wall height in any residential district or ten feet (10') in a non-residential district.
3. A single retaining wall in any front yard shall not exceed four feet (4') in height in residential districts or six feet (6') in height in non-residential districts.

4. Retaining walls of over four feet (4') in height shall not be placed at the property line.
5. Additional retaining height may be achieved through the use of offset retaining walls and terraces: such walls shall be offset a minimum of four feet (4') and all terraces shall be landscaped appropriately for the width of the offset (see **Illustration 25**). Retaining walls shall incorporate weep holes for drainage and sleeves for irrigation.
6. The total vertical wall face (including view fencing) visible from any street, adjacent property line or publically-accessible open space for any single lot shall not exceed twenty-five feet (25') in height. Terraced walls shall be constructed with decorative products and terraces shall be landscaped to minimize their visual impact.

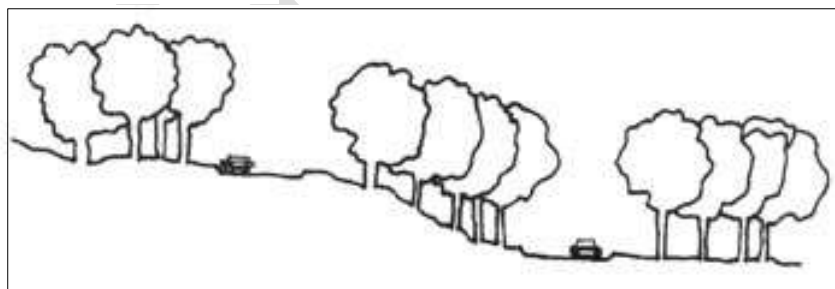
ILLUSTRATION 25



5.3 ROADWAYS

- A. Rather than transforming the area, the roadways shall follow the natural topography of the area with the roadways designed to minimize excavation and embankment scars and the overall amount of land disturbance. The City prefers the use of curvilinear horizontal alignments and gently rolling profiles consistent with the natural topography to minimize unnecessary disturbance to the existing environment (see **Illustration 26**).

ILLUSTRATION 26



Split roadway sections to accommodate grade change.

- B. Additional rights-of-way may be required for cut or fill slopes, bike paths, horse trails, traffic control devices, fire hydrants or other public facilities located adjacent to streets. Where cut or fill slopes extend beyond the rights-of-way, a permanent easement may be provided in lieu of increasing the width of the rights-of-way.

5.4 WATER FEATURES

A. NATURAL WASHES and FLOODWAYS.

1. County *Floodways* and FEMA designated washes that traverse and/or are adjacent to a development site shall be assimilated into a linear open space system that is integrated into both the development's and the community's open space system. A seventy five foot (75') buffer area shall be required along the perimeter of these floodways and washes.

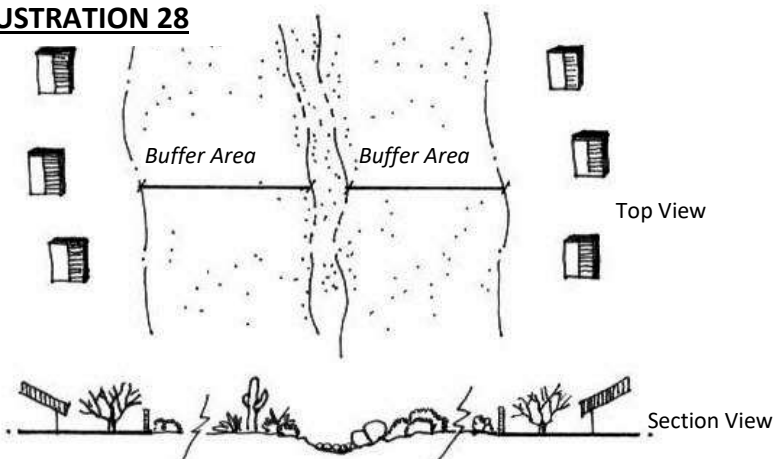
ILLUSTRATION 27



Within the required seventy-five foot (75') *buffer area*, associated with and adjacent to these types of floodways and washes, paths for both pedestrians and bicycles and if applicable equestrian trails are encouraged and may be required to be developed as an amenity by the developer (see **Illustration 27**).

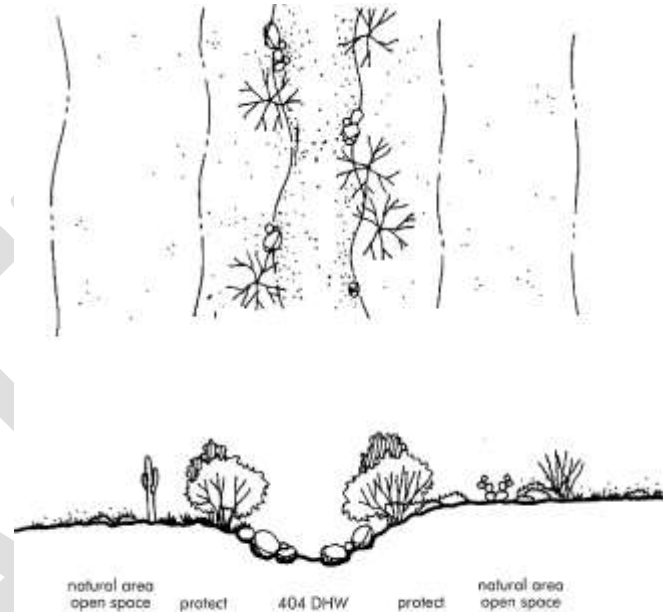
2. Naturally occurring ephemeral desert washes identified by the Drainage Report shall, as much as possible, be retained in their natural condition with *buffer areas* established as natural area open space and with development setback the appropriate distances necessary to allow the *wildlife corridors* to remain uninterrupted (see **Illustrations 28**). Specific *buffer area* dimensions to be determined by the City in consultation with Arizona Game and Fish.

ILLUSTRATION 28



3. Disturbance to larger ephemeral washes shall be limited to that required for road and utility crossings only. The uses of bridges and culverts should be considered for such crossings where their use would cause fewer disturbances to the washes. Disturbed areas shall be revegetated using indigenous vegetation.
4. The City may grant open space credit (at a 1: 1.25 ratio) for habitat restoration of and along those ephemeral washes that have been identified by Arizona Game and Fish as being missing links/sections in important *wildlife corridors*. (see **Illustrations 29**)
5. Drainage basins, retained washes, and new drainage channels shall be given a “natural” desert character. Native materials in the construction of all storm water features (ie. basins, channel bottoms, and headwalls) must be used. Terracing, berming and contouring is required to naturalize and enhance the aesthetics of all drainage basins, retained washes, and channels. Basin slopes shall comply with Engineering Design Standards.
6. Trails will be permitted within these corridors, but motorized vehicles would be prohibited.

ILLUSTRATION 29



5.5 TRANSITION STANDARDS AND EDGE TREATMENTS

- A. On sites where there is significant change in the grade levels from the site to adjacent properties, the site design should accommodate the grading transition through design techniques such as landscaped terraces, landscaped slopes of 4:1 (run-to-rise) or gentler, or some similar gradual technique.
- B. When the site has a non-residential use and the adjacent site is a residential use, required screening walls should either be placed along the edge of the parking/driveway areas if the developing site is higher than the adjacent residential site, or at the property line if the site is lower.
- C. Hillside development shall receive edge treatments that soften the appearance of an abrupt transition between the built and natural environments. Such treatments

shall consist of alternative perimeter fencing (adobe, native stone or vegetation etc.), offset, or staggered rear lot lines, transitional landscaping or other similar elements intended to soften the transition.

5.6 HILLSIDE DEVELOPMENT AREA

- A. Those lands considered to be in a *hillside development area* (ten percent (10%) or greater) shall be limited in the density permitted based on the slope bands of the property as further delineated in **Chapter 104** of the **LDO**.
- B. Slopes that are fifteen percent (15%) and greater are considered to be *steep slopes* and development shall be highly restricted.
- C. The grading concept for any site shall seek to balance cut and fill on the site to avoid off-site stockpiling and further damage to the natural topography.
- D. Significant rock outcroppings, ridgelines and unstable slopes need to be identified and conserved. Incorporate such features as an inclusive element in the overall design of the development rather than isolated and inaccessible.
- E. All site plans and designs should utilize topographic maps that reflect the existing terrain, including: contour intervals (at a maximum of 10 feet), and variations in, the site terrain; elevation of critical spots; rock outcrops and special characteristics of the site.
- F. All structures located within a *hillside development area* shall blend naturally into the landscape through the use of materials and colors compatible with the natural earth colors of the ridgeline area, rather than stand out as a prominent focal point.
- G. Multilevel buildings, as well as all rooflines of buildings, shall follow the general slope of the site in order to keep the building height and profile in scale with surrounding natural features (see **Illustration 30**).

10% Slope:

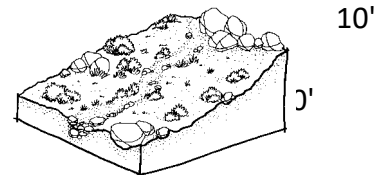
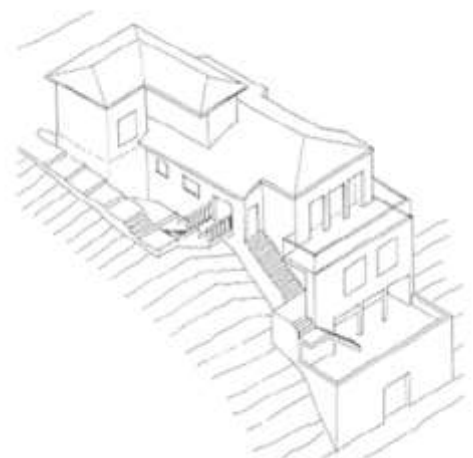


ILLUSTRATION 30



APPENDIX A – GLOSSARY OF TERMS

A. General Terms. For the purpose of carrying out the intent of these Planning and Engineering Design Standards (PEDS), certain terms or words used herein shall be interpreted or defined as follows:

1. Words used or defined in one tense or form shall include other tenses and derivative forms; words used in the singular include the plural; and words in the plural include the singular.
2. The words “shall”, “must”, and “will” are mandatory and not permissive.
3. The words “should”, “encourage”, and “may” are permissive.
4. The word “person” includes an individual, tenant, lessee, firm, co-partnership, joint venture, corporations, associations, estate, trust, receiver, or and any other group or combination acting as a singular entity, including the federal government, another city, county, or school district, except as exempt by law.
5. The following words or terms when applied in these PEDS may be used interchangeably unless contrary to the circumstances: lot, plat, parcel or premise; and “building” applies to the word “structure”.

B. Abbreviations. The following abbreviations and/or acronyms shall have the following meaning:

<i>APS</i>	Arizona Public Service Electric
<i>A.R.S.</i>	Arizona Revised Statutes
<i>PEDs</i>	Planning and Engineering Design Standards

C. Italicized. Words or phrases throughout the PEDS which are expressed using italics shall assume the meaning as ascribed in this Appendix. Words or phrases not expressed in italics shall assume the common meaning of the word or phrase unless such word or phrase is otherwise included herein this Appendix.

D. Specific Terms. The following specific terms, words and phrases shall, for the purposes of understanding these standards, have the following definitions and meanings:

A.

Adaptive Reuse: The conversion of historic or obsolescent building(s) from their original or most recent use to a new use representing compatible and appropriate change.

Apartment Complex:

Archeological Resource: Any material remains of past human life or activities that are of historic or pre-historic significance. Such material includes, but is not limited to, pottery, basketry, bottles, weapons, weapon projectiles, tools, structures or portions of structures, pit houses, cultural landscapes, rock paintings, rock carvings, intaglios, graves, skeletal remains, or any piece of any of the foregoing items (see *cultural resource* herein).

Architectural Feature: A decorative element intended to enhance the building or structure and lend to the overall exterior form, context and appearance of the building or structure. Architectural features may include, but are not limited to balconies, canopies, columns, doors, eaves, porches, wing walls, or similar three-dimensional exterior element of a building or structure.

Aquatic Center: A type of *public pool* that is established primarily for the purpose of hosting water related competitive events such as but not limited to swim meets, water polo, diving, as well as associated practice. The programming of events may include local public and charter schools, public and private universities, local athletic clubs, and other competitive organizations. A city-owned aquatic center may, at the discretion of the Parks and Recreation Department Director, be open to the general public during times when not scheduled for competitive events or related practice times. The facility may also be programed for city-sanctioned aquatic classes.

B.

Berm: A mound of earth that is used to shield, screen or buffer undesirable views, separate incompatible land uses, provide visual and landscape interest, decrease noise, or control the direction of water flow.

Bicycle Circulation System: Multi-use pathways and on-street bicycle lanes combine to provide a comprehensive means by which bicycles can travel within and through the City.

Bollard: A thick, low, architecturally, designed vertical post, or a series of vertical posts, that are placed to help define, or border, pedestrian and/or bicycle paths.

Buffer Area: An area of land retained in its natural state which protects and/or surrounds an *environmentally sensitive feature* or *cultural resource* with the purpose of mitigating any potentially negative impacts to the feature or resource.

Buffering: The technique of providing landscape or other improvements on land set aside or in a *buffer area* used to separate different intensities and types of land use.

Building Envelope: That area on a lot that encompasses all development including but not limited to excavation, cut, fill, grading, buildings, structures, access ways, parking and any area of disturbance.

Bus/Transit Shelter: A roofed structure that is located on or adjacent to the right-of-way of a street, and which is designed and used for the protection and convenience of waiting bus passengers.

Boulevard Strip: See *Landscape Strip*.

C.

Community Circulation System: A network of transit, automobile, bicycle, pedestrian, and equestrian trails and/or rights-of-way that connect origins and destinations.

Complete Streets: A street system that is designed and operated to enable safe, attractive and comfortable access and travel for all users. Pedestrians, bicyclists, transit riders, and motorists of all ages and abilities are able to safely and comfortably move along and across a complete

street and are given equal space, consideration and safety issues. Complete streets also create a sense of place and improve social interaction as they encourage walking, biking and transit as viable transportation options.

Cluster Development/Subdivision: Concentration of development on only a portion of a site, allowing *environmentally sensitive features* and areas to be protected with no loss in the number of lots and maintaining the overall density of the site. It requires transferring density on the same site and the undeveloped land to be permanently retained for open space, habitat, or conservation of *environmentally sensitive features*.

Cultural Resources: An aspect of a cultural system that is valued by or significantly representative of a culture, or that contains significant information about a culture.

D.

Detached Sidewalk: A sidewalk that is separated from the street by a *landscape strip* that is measured from the back of the street curb and runs continuously along the length of the street.

Disturbed Area: The area of natural ground that has been, or is proposed to be, altered through grading, cut and fill, removal of natural vegetation, placement of material and equipment, trenching, or by any means that causes a change in the undisturbed natural surface of the land or natural vegetation.

E.

Environmentally Sensitive Features: Elements in the landscape that play a particularly large role in sustaining the natural environment and ecosystem and supporting wildlife and plant diversity, but at the same time are especially sensitive to degradation such as: *hillside development areas; important habitat; protected native vegetation; significant rock outcroppings; significant stands of vegetation; ridgelines; steep slopes; water features; wildlife corridors* (as further specified in **Chapter 104** of the **LDO**).

F.

Floodplain: Any land area susceptible to being inundated by water from any source. It may or may not include a *floodway*.

Floodway, one hundred-year: The channel of a river or other watercourse and the adjacent land areas which must be kept free of encroachment in order to carry and discharge the 100 year flood without substantial increases in flood height.

Fore/Courtyard: a building frontage where the building facade is aligned close to the front property line with a portion of the facade set back. The resulting forecourt and/or interior courtyard are suitable for gardens, restaurant seating, or an entry plaza. A short wall may also be placed at the property line.

G.

Gallery: A private frontage typically used in retail applications where the façade is aligned close to the front property or street line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk.

Gateway: A major or minor thoroughfare entry to the City of Surprise, as designated by the Surprise General Plan, which has been especially designed using unique and/or special landscape, architectural, sign and lighting treatments to project the city's image and inform visitors that they have arrived in Surprise.

Green: A civic space type for unstructured recreation spatially defined by landscaping rather than building frontages.

Greenway: An enhanced open space corridor which may include amenities as well as pathways for bicycles and pedestrians; may also be left in largely natural conditions.

H.

Habitat: The physical and biological environment where an organism lives. Habitat includes such components as cover, food, shelter, water, and breeding sites.

Habitat Connectivity: Physical and biological conditions that join blocks of habitat so that animals can move between them.

Habitat Fragmentation: The division of contiguous tracts of *wildlife habitat* into progressively smaller patches which is typically a result of human encroachment such as roads and development.

Hardscape: Any hardened and/or paved surface, including but not limited to a street, sidewalk, plaza, pathway or other similar surface, where the surface materials often are used to create unique patterns of color, design and texture for purposes of creating visual interest.

Hillside Development Area: Those lands where the natural terrain has an average cross slope of ten percent (10%) or greater. However, a ten percent (10%) or greater slope, created by a natural wash on land that otherwise would not be classified as hillside land shall be exempt from the hillside regulations.

I.

Important Habitat: Habitat that supports federally endangered plant or animal species, Species of Greatest Conservation Need (SGCN) in Arizona, and sensitive plant species (as may be identified on federal and state lists).

Integrated Conservation Design: A development concept that considers site characteristics, natural features, and layout in the larger context of the site and its surrounding parcels. Integrated conservation design is intended to preserve important and unique natural features such as *hillside development areas* and *steep slopes*, *wildlife corridors*, natural habitat, and *cultural resources* that are known and those that may be discovered on the site as well as conservation of community viewsheds, and the required *open space* per the zoning district.

J.; K.; L.

Landscape strip: The landscaped area between sidewalk and curb along a public street (commonly known as boulevard or *park strip*).

Low-Impact Development (LID): A land planning and engineering design approach that uses natural and engineered infiltration and storage techniques to manage stormwater where it is generated; combining conservation practices with distributed storm water source controls and pollution prevention to maintain or restore watershed functions.

M.

Multimodal: Means of traveling within or through a community by a combination that includes automobiles, buses, trolley, rail, bicycles, pedestrian friendly walkways and path and trail systems, and/or any other means in additional typical vehicular traffic.

Mural: An artistic painting or mosaic typically found on a wall or building elevation.

N.

New Urbanism: A design-focused approach to urban planning that advocates integrating housing, workplace, recreation and leisure areas within walkable, town-core, environmentally-sensitive, and sustainable communities; emphasizing transit, human scale, building-forward architecture, with a mix of housing, civic, workplace and retail uses in close proximity and within the neighborhoods, while preserving open lands and achieving other environmental goals.

O.

Open Space: Land and/or water areas, improved or unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment as active and passive recreational areas or for environmental, scenic, or conservation purposes. Not to include parking or roadways.

Open Space, active: Land and water areas specifically designed as an activity-based recreational area that may include boating, water sports, sports fields, golf courses, local and community parks having picnic, playground, recreational and support components, and pedestrian, hiking, bicycle, and equestrian trails.

Open Space, natural: Land and water areas that are retained in their natural state, or restored natural state if previously disturbed, required for the preservation and conservation of plant and animal life, including habitat for wildlife species; and areas required for ecological, cultural and other scientific study purposes for long-term public benefit.

Open Space, passive: Land and water areas that are either partially improved, undeveloped, or in a natural state that are intended for scenic, environmental, conservation, and/or resource protection; and include such resource-based activities as nature study, nature trails, and any other activities requiring a natural condition that cannot easily be duplicated by human actions.

P.

Parking Pods: The smallest parking increment of a larger off-street parking lot, designed as a heavily tree-shaded parking area to accommodate 50 or less cars and separated from other parking clusters by pedestrian walkways.

Paving Enhancement: A material and/or color used in the pavement design of a street, parking area, or pedestrian walkway to provide visual interest.

Pedestrian Friendly: An environment in which conflict between the automobile and pedestrian is minimized or eliminated through the provision of a comprehensive means of vehicular-separated pedestrian travel that is fast, attractive and comfortable for a wide range of age and abilities groups; and by the design of buildings and other uses in a manner that is sensitive to the needs of the pedestrian.

Plaza: A large, paved, pedestrian entry setting for a building that should contain a combination of seating areas, trees, and landscaping and may also include fountains, public art and sculpture works.

Pool, Private: A *swimming pool* that is owned and maintained by individual homeowner for personal use.

Pool, Public: A *swimming pool*, that is open to the public with or without the payment of a fee, including a *swimming pool* that is operated by a county, municipality, political subdivision, school district, university, college, or a commercial establishment whose primary business is the operation of a *swimming pool*.

Pool, Semi-Public: A *swimming pool* operated for the residents of lodgings such as hotels, motels, resorts, apartments, condominiums, townhouse complexes, trailer courts, mobile home parks, or similar establishments. A semi-public swimming pool includes a *swimming pool* that is operated by a neighborhood or community association for the residents of the community and their guests and any a *swimming pool* at a country club, health club, camp, or similar establishment where the primary business of the establishment is not the operation of a *swimming pool* and where the use of the *swimming pool* is included in the fee for the primary use of the establishment. (commonly known as Community Pool)

Pool, Swimming: Any *structure* intended for swimming or recreational bathing that contains water over 18 inches (457 mm) deep at any point, and, other than hot tubs and spas is wider than 8 feet (2400 mm) at any point. This includes in-ground, above ground and on-ground swimming pools and, other than the width, hot tubs and spas.

Protected Native Plants: Those species listed in Chapter 104; Table No. 104-X of the LDO.

Q.; R.

Required Rear Yard Area: That area of the rear yard that is bound by the side and rear lot lines and the rear setback line.

Ridgelines: Prominent topographic features that are used by raptors to orient, nest and/or catch thermals while migrating.

S.

Sensitive Land Areas: Land that encompasses *wildlife habitats* and corridors, wash corridors that replenish local groundwater, archaeological sites, unique plant environments, and scenic vistas.

Significant Rock Outcroppings: Any surface rock formation having an area of five hundred square feet (500 sf) or larger or any surface rock formation having a height greater than ten feet (10) from the surrounding grade.

Significant Stand of Vegetation: A single native or protected tree or cactus (as listed in **Chapter 104** of the **LDO**) that is of a height greater than twenty-five feet (25') or three (3) or more trees or cacti, located within a radius of fifteen feet (15'), each having a height greater than eighteen feet (18').

Significant Vegetation Specimen: A native tree with an eight inch (8") or greater caliper trunk or multitrunked in good health, a saguaro over twenty feet (20') in height and/or multiple arms or crest or other unusual configuration in good health, or other mature federally endangered plant, or Species of Greatest Conservation Need (SGCN) in Arizona, or native plant species.

Sharrows: Specific road markings used to indicate a shared lane for bicycles and automobiles used to reinforce the legitimacy of bicycle traffic within the travel lane, encourage bicyclists to position themselves safely in narrow lanes to comfortably travel side by side within the same traffic lane, advertises the presence of bikeway routes to all user, and provides a wayfinding element along bike routes.

Square: An open space available for unstructured recreation and civic purposes.

Steep Slopes: Unimproved land, parcel, or tract of land, where the existing natural terrain has an average cross-slope of fifteen percent (15%) or greater and where the natural state of such should be left undeveloped and conserved as open space.

Streetscape: The general appearance of a block or group of blocks with respect to the structures, setbacks from public-rights-of-way, open space, landscaping, public art, lighting, signage, paving materials, street furnishings and other elements that contribute to the overall character and image of a City block.

Street Furnishings: All items that are placed within the public right-of-way for both an aesthetic and functional purpose, including, but not necessarily be limited to, benches, bus shelters, trash receptacles, plant containers, kiosk signs, lighting fixtures, tree grates and guards, bicycle racks, bollards, fountains and public art.

T.

Third Place: a private building that includes a space conducive to unstructured social gathering. Third places are usually bars, cafés, coffee shops, and corner stores.

Traffic Calming: A technique or method of reducing traffic speeds and/or neighborhood cut-through traffic volumes that utilizes changes in street alignment, installation of barriers, and other physical measures.

U.

Unsalvageable Plant: A protected native plant that cannot be successfully relocated due to: 1) deteriorated health from disease, infestation, or natural causes; or 2) physical constraints related to plant location, orientation, or general condition which obstruct and/or prevent the application of approved relocation techniques as determined by a landscape professional (ASLA or certified nurseryman).

Unstable Slopes: Land where the natural state of the slopes is unstable due to topography, drainage patterns, soil stability, soil compaction or geotechnical issues, boulders or rock outcroppings, and prior land disturbance.

V.

View Corridor: The area or areas along a street, pedestrian path, hiking trail or other such opening that allow for a clear and unobstructed view of, or one that frames, highlights, or accentuates a prominent object, site, scene, panorama, building, or structure.

W.

Water Features: Includes those features as listed and defined below:

- a. **Floodplains:** The area along a perennial or ephemeral stream or river that fills with water periodically. Floodplains can include riparian areas and sometimes have a distinct vegetative community that included water-loving plants. However, in Maricopa County, many floodplains are simply characterized by dry river or streambeds. (See the **LDO** for Floodplain Management Regulations.)
- b. **Riparian Areas:** The ecosystem located along a perennial or ephemeral wash or river. Usually characterized by water-intensive plants/trees, riparian areas run parallel to streams and rivers.
- c. **Rivers/Streams:** The lowest point within a watershed where water moves downstream. Streams and rivers in Maricopa County can be perennial or ephemeral.
- d. **Springs/Seeps:** Fixed locations where groundwater emerges from the earth perennially or ephemerally. These features usually have a distinct water-loving plant community associated with them which can include mesic grasses, reeds, rushes, sedges, cattails and a variety of shrubs and trees.
- e. **Wetlands:** An area that is saturated by water perennially or seasonally and have a distinct vegetation community associated with water. The term wetlands encompass both the aquatic environmental associated with the pond or lake and the distinct vegetative community around the periphery which can be characterized by mesic grasses, reeds, rushes, sedges and/or cattails.

Wildlife Corridor: Pathways or habitat linkages that connect discrete areas of natural open space otherwise separated or fragmented by topography, changes in vegetation, and other natural factors in combination with urbanization, and which 1) permit animals to move between remaining habitats allowing depleted populations to be replenished and promoting genetic

exchange; 2) provide escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events, such as fire or disease, will result in population or species extinction; 3) serve as travel paths for individual animals as they wander throughout their home ranges in search of food, water, mates, and other needs, or for dispersing juveniles in search of new home ranges.

Wildlife Habitat: Locations where native wildlife has a tendency to congregate due to provision of food, shelter and/or water.

X.; Y.; Z.

DRAFT

APPENDIX B – PUBLIC RIGHT OF WAY & PUBLIC SPACES PLANT LIST

The City of Surprise desires to promote and preserve the Sonoran Desert environment. Therefore the below plant palette for the urban forest is more restrictive than the Arizona Department of Water Resources (DWR) list of low water use drought tolerant plants allowed under the Phoenix Active Management Area. Therefore, the two (2) tables below (**Table No. 1** and **No. 2**) list only those trees, shrubs and plants that the City of Surprise permits within the public rights-of-way and other public spaces unless modifications are approved by the City Manager or designee.

TABLE NO. 1 - MAJOR ARTERIAL STREETS: (STREET TREES)

Botanical/Common Name (Main Tree Type)	Botanical/Common Name (Secondary Tree Type)	For Specific Street
Ulmus parvifolia/Evergreen Elm (100%)	N/A	Dysart Road
Quercus heritage/Heritage Oak (100%)	N/A	Litchfield Road
Cercidium floridum/Blue Palo Verde (100%)	N/A	Bullard Avenue
Pistacia atlantica/Red Push Pistache (50%)	Acacia salicina/Willow Acacia (50%)	Reems Road
Prosopis velutina/Velvet Mesquite (75%)	Olneya tesota/Ironwood (25%)	163 rd Pkwy/Sarival Ave.
		Loop 303
Olea europaea/Swan Hill Olive (50%)	Pistacia atlantica/Red Push Pistache (50%)	Cotton Lane
		Sun Valley Parkway
Quercus heritage/Heritage Oak (50%)	Pistacia atlantica/Red Push Pistache (50%)	Bell Road
Prosopis velutina/Velvet Mesquite (75%)	Olneya tesota/Ironwood (25%)	Greenway Road
Ulmus parvifolia/Evergreen Elm (75%)	Quercus heritage/Heritage Oak (25%)	Waddell Road
Prosopis velutina/Velvet Mesquite (100%)	N/A	Cactus Road
		US 60/Grand Avenue
Cercidium microphyllum/Foothills Palo Verde (75%)	Olneya tesota/Ironwood (25%)	SR 74/Carefree Highway

TABLE NO. 2 - ALL OTHER PUBLIC RIGHT-of-WAY & PUBLIC SPACES

Botanical Name	Common Name	Medians	Landscape strip	Parking Lot	Buffer Areas
TREES: (▲) Denotes tree which are indigenous to the Phx metropolitan area & (*) trees which are native to Arizona (X) Denotes plants that are allowed & (O) trees which are limited to use in medians greater than 14 feet in width					
Acacia aneura	Mulga	X	X	X	X
Acacia farnesiana or smalli	* Sweet Acacia	O			X
Acacia salicina	Willow Acacia	X	X	X	X
Acacia saligna	Blue Leaf Wattle Tree	X	X	X	X
Acacia schaffneri	Twisted Acacia	O			X
Caesalpinia cacalaco	Casalote	X	X	X	X
Celtis reticulata	Western Hackberry	O			X
Cercidium floridum	▲ Blue Palo Verde	O			X
Cercidium microphyllum	▲ Foothills Palo Verde	X			X
Cercidium praecox	Palo Brea	O			X
Chilopsis linearis	* Desert Willow	X	X	X	X
Fraxinus velutina, spp	Arizona Ash & Fantex Ash	X	X	X	X
Lysiloma thornberi	* Desert Fern	O			X
Olneya tesota	▲ Ironwood	O			X
Pistacia atlantica	Red Push Pistache	O	X	X	X
Pistacia Chinensis	Chinese Pistache	O	X	X	X
Pithecellobium, flexicaule	Texas Ebony	O			X
Pithecellobium, mexicana	Mexican Ebony	O			X
Prosopis glandulosa	▲ Honey Mesquite	O			X

TABLE NO. 2 - ALL OTHER PUBLIC RIGHT-of-WAY & PUBLIC SPACES

Botanical Name	Common Name	Medians	Landscape strip	Parking Lot	Buffer Areas
Prosopis velutina	▲ Velvet Mesquite	O			X
Quercus heritage	Heritage Oak	X	X	X	X
Quercus virginiana	Southern Live Oak	X	X	X	X
Schinus terebinthifolius	Brazilian Pepper Tree	O		X	X
Tipuana tipu	Tipu Tree	O		X	X
Ulmus parvifolia	Chinese Evergreen Elm	X	X	X	X
Vitex agnus-castus	Chaste/Monk's Pepper	X			X
SHRUBS: (▲) Denotes plants which are indigenous to the Phx metropolitan area & (*) plants which are native to Arizona					
Abutilon palmeri	Superstition Mallow				X
Acacia constrict	* White Thorn Acacia	X			X
Acacia greggii	▲ Catclaw Acacia	X			X
Anisacanthus thurberi	Mexican Honeysuckle	X		X	X
Atriplex canescens	Fourwing Saltbush				X
Caesalpinia mexicana	Mexican Bird of Paradise	X			X
Caesalpinia pulcherrima	Red Bird of Paradise	X			X
Calliandra californica	Baja Fairy Duster	X		X	X
Calliandra eriophylla	* Fairy Duster	X	X	X	X
Cassia artemisioides	Feathery Cassia	X		X	X
Cassia covessii	* Desert Senna	X			X
Cassia phylodendria	Silver Cassia	X	X	X	X
Cassia wislizeni	* Shrubby Senna	X	X	X	X
Celtis pallida	▲ Desert Hackberry	X			X

TABLE NO. 2 - ALL OTHER PUBLIC RIGHT-of-WAY & PUBLIC SPACES

Botanical Name	Common Name	Medians	Landscape strip	Parking Lot	Buffer Areas
Cordia parviflora	Little Leaf Cordia	X			X
Dalea pulchra	* Bush Dalea/Indigo Bush	X			X
Dodonaea viscosa	* Hop Bush	X			X
Encelia farinosa	▲ Brittle Bush	X	X	X	X
Ephedra trifurca	▲ Mormon Tea	X			X
Ericameria laricifolia	▲ Turpentine Bush	X			X
Hesperaloe parviflora	Pink Yucca	X	X	X	X
Hyptis emoryi	Desert Lavender	X			X
Justicia californica	▲ Chuperosa	X	X	X	X
Larrea tridentate	▲ Creosote Bush	X	X	X	X
Leucophyllum frutescens	Texas Ranger/Sage	X	X	X	X
Leucophyllum laevigatum	Chihuahuan Sage	X	X	X	X
Lycium andersonli	▲ Anderson Lycium				X
Lycium fremontii	▲ Wolfberry Lycium				X
Rhus ovata	* Sugar Bush	X			X
Ruellia peninsularis	Baja Ruellia	X	X	X	X
Salvia clevelandii	Chaparral Sage	X	X	X	X
Simmindsia chinesis	▲ Jojoba	X	X	X	X
Tecoma stans	* Yellow Bells	X		X	X
Zizyphus obtusifolia	▲ Greythorn	X			X

GROUNDCOVERS:

(▲) Denotes plants which are indigenous to the Phx metropolitan area & (*) plants which are native to Arizona

TABLE NO. 2 - ALL OTHER PUBLIC RIGHT-of-WAY & PUBLIC SPACES

Botanical Name	Common Name	Medians	Landscape strip	Parking Lot	Buffer Areas
Ambrosia deltoidea	▲ Triangleleaf Bursage	X	X	X	X
Baileya multiradiata	▲ Desert Marigold	X	X	X	X
Convolvulus cneorum	Bush Morning Glory	X	X	X	X
Dalea greggii	Trailing Indigo Bush	X	X	X	X
Dalea versicolor v. sessilis	* Weeping Dalea	X	X	X	X
Eriogonum fasciculatum	▲ Flattop Buckwheat	X	X	X	X
Eschscholtzia Mexicana	Mexican Gold Poppies	X	X	X	X
Gazania rigens	Trailing Gazania	X	X	X	X
Lupinus species	Lupine	X	X	X	X
Melampodium leucanthum	* Blackfoot Daisy	X	X	X	X
Oenothera berlandieri	Mexican Evening Primrose	X	X	X	X
Penstemon parryi	* Parry's Penstemon	X	X	X	X
Phacelia crenulata	Desert Bluebells	X	X	X	X
Psilostrophe cooperi	Paperflower	X			X
Salvia farinacea	Mealy Cup Sage	X	X	X	X
Salvia greggii	Texas Red Sage	X	X	X	X
Sphaeralcea ambigua	▲ Globe Mallow	X	X	X	X
Tetrandeum acaulis	Angelita Daisy	X	X	X	X
Teucrium chamaedrys "Prostratum"	Creeping Germander	X	X	X	X
Verbena pulchella	Rock Verbena	X	X	X	X
Wedelia trilobata	Yellow Dot	X	X	X	X

TABLE NO. 2 - ALL OTHER PUBLIC RIGHT-of-WAY & PUBLIC SPACES

Botanical Name	Common Name	Medians	Landscape strip	Parking Lot	Buffer Areas
Zauschneria californica	* Hummingbird Trumpet	X	X	X	X
Zinnia grandiflora	* Prairie Zinnia	X	X	X	X
CACTI & SUCCULENTS:					
(▲) Denotes plants which are indigenous to the Phx metropolitan area & (*) plants which are native to Arizona					
Agave parryi	* Parry's Agave	X	X		X
Aloe, species	Aloe species	X	X	X	X
Asclepias subulata	* Desert Milkweed	X	X	X	X
Carnegiea gigantea	▲ Saguaro	X			X
Dasyliirion wheeleri	* Desert Spoon	X			X
Echinocactus grusonii	Golden Barrel	X			X
Ferocactus cylindraceus	* Compass Barrel	X			X
Fouquieria splendens	Ocotillo	X			X
Hesperaloe parviflora	Red Yucca	X	X	X	X
Holocantha emoei	▲ Crucifixion Thorn	X			X
Opuntia basilaris	* Beavertail Prickly Pear	X			X
Opuntia engelmannii	* Engelmann's Prickly Pear	X			X
Opuntia santa-rita	* Purple Prickly Pear	X			X
Yucca baccata	▲ Banana Yucca	X			X
Yucca elata	* Soaptree Yucca	X			X

APPENDIX C – LOW WATER USE DROUGHT TOLERANT PLANT LIST

This list does not include all of the possible low water use drought tolerate plants approved for the Phoenix Active Management Area; rather it lists those plants that the City of Surprise would prefer a homeowner/property association to use within areas they maintain and for private homeowners to use on-site. The use of other indigenous low water use drought tolerant plants may be permitted. However, the use of plants which are known to be invasive to indigenous vegetation shall be prohibited.

It is strongly recommended that homeowners check with their neighborhood's landscape covenants before designing their private landscaping.

TABLE NO. 1 –PREFERRED LOW WATER USE PLANT LIST FOR PRIVATE PROPERTY

Botanical Name	Common Name	Height X Spread	Function	Litter	Thorns
TREES					
Acacia constrict	White Thorn Acacia	10' X 15'	habitat & stabilization	moderate	medium
Acacia farnesiana	Sweet Acacia	20' X 20'	habitat & screen	moderate	small
Acacia smallii	Desert Sweet Acacia	20' X 20'	habitat & screen	moderate	small
Acacia salicina	Willow Acacia	30' X 15'	habitat & stabilization	low	none
Acacia saligna	Blue Leaf Wattle	20' X 20'	screening & revegetation	seasonal	none
Acacia schaffneri	Twisted Acacia	18' X 20'	specimen/character	seasonal	small
Acacia stenophylla	Shoestring Acacia	30' X 20'	screening	low	none
Brachychiton populneus	Bottle Tree	40' X 30'	specimen & screening	low	none
Caesalpinia cacalaco	Cascalote	15' X 15'	specimen	low	medium
Celtis reticulata	Western Hackberry	25' X 25'	specimen/character	low	none
Cercidium florida	Blue Palo Verde	30' X 30'	habitat	seasonal	small
C. microphyllum	Foothills Palo Verde	15'X 15'	habitat	seasonal	medium
Cercidium praecox	Palo Brea	25' X 25'	habitat	low	small

TABLE NO. 1 –PREFERRED LOW WATER USE PLANT LIST FOR PRIVATE PROPERTY

Botanical Name	Common Name	Height X Spread	Function	Litter	Thorns
Chilopsis linearis	Desert Willow	25' X 20'	habitat	seasonal	none
Dalbergia sissoo	Rosewood/Sissoo	40' X 30'	shade & stabilization	low	none
Fraxinus v. Rio Grande	Fan-Tex Ash	40' X 25'	shade	low	none
Jacaranda mimosifolia	Jacaranda	40' X 30'	specimen	seasonal	none
Lysiloma thornberi	Desert Fern	15' X 15'	habitat	high	none
Olneya tesota	Ironwood	25' X 25'	habitat	seasonal	small
Parkinsonia x (hybrid)	Desert Museum Palo Verde	25' X 25'	habitat	seasonal	none
Pistacia Chinensis	Chinese Pistache	40' X 35'	shade	seasonal	none
Pistacia atlantica X integerrima	Red Push Pistache	40' X 40'	shade	seasonal	none
Pithecellobium flexicaule	Texas Ebony	20' X 15'	specimen/character	moderate	sharp
Pithecellobium mexicana	Mexican Ebony	30' X 20'	specimen/character	seasonal	sharp
Prosopis glandulosa	Honey Mesquite	25' X 30'	habitat	seasonal	large
Prosopis pubescens	Screwbean Mesquite	20' X 20'	habitat	seasonal	
Prosopis velutina	Velvet Mesquite	25' X 25'	habitat	seasonal	small
Quercus virginiana	Southern Live Oak	40' X 50'	shade	seasonal	none
Schinus molle	California Pepper	30' X 30'	screening & shade	moderate	none
Schinus terebinthifolius	Brazilian Pepper	20' X 25'	shade	low	none
Tipuana tipu	Tipu Tree	30' X 35'	shade	seasonal	none
Ulmus parvifolia	Evergreen Elm	35' X 35'	shade	seasonal	none
Vitex agnus-castus	Monk's Pepper	20' X 20'	habitat	moderate	none

SHRUBS

TABLE NO. 1 –PREFERRED LOW WATER USE PLANT LIST FOR PRIVATE PROPERTY

Botanical Name	Common Name	Height X Spread	Function	Litter	Thorns
<i>Abutilon palmeri</i>	Superstition Mallow	4' X 3'	accent	low	none
<i>Acacia greggii</i>	Catclaw Acacia	6' X 6'	habitat & revegetate	moderate	sharp
<i>Anisacanthus thurberi</i>	Mexican Honeysuckle	3' X 4'	hummingbirds	low	none
<i>Anisacanthus quadrifidus</i>	Flame Honeysuckle	3' X 4'	hummingbirds & butterflies	low	none
<i>Atriplex canescens</i>	Fourwing Saltbush	5' X 8'	habitat & revegetate	low	none
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	6' X 5'	hummingbirds & butterflies	Low	none
<i>Caesalpinia mexicana</i>	Mex. Bird of Paradise	8' X 8'	hummingbirds	moderate	none
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	6' X 6'	hummingbirds & butterflies	low	prickly stems
<i>Calliandra californica</i>	Red Baja Fairy Duster	5' X 5'	hummingbirds & butterflies	Low	none
<i>Calliandra eriophylla</i>	Pink Fairy Duster	3' X 4'	hummingbirds	Low	none
<i>Callistemon citrinus</i>	Lemon Bottlebrush	6' X 8'	specimen	low	none
<i>Cassia artemisioides</i>	Feathery Cassia	4' X 4'	fragrance & screening	seasonal	none
<i>Cassia covesii</i>	Desert Senna	4' X 4'	revegetate	moderate	none
<i>Cassia wislizeni</i>	Shrubby Senna	3' X 4'	specimen	low	none
<i>Celtis pallida</i>	Desert Hackberry	5' X 8'	screening & habitat	low	thorny/sharp
<i>Cordia parviflora</i>	Little Leaf Cordia	6' X 6'	screening	Low	none
<i>Dalea pulchra</i>	Bush Dalea/Indigo Bush	4' X 5'	winter color & butterflies	moderate	none
<i>Dodonaea viscosa</i>	Hop Bush	10' X 8'	screening	low	none
<i>Encelia farinosa</i>	Brittle Bush	3' X 4'	habitat & revegetate	low	none
<i>Ephedra trifurca</i>	Morman Tea	3' X 3'	accent	low	none
<i>Ericameria laricifolia</i>	Turpentine Bush	2' X 3'	revegetate & habitat	low	none

TABLE NO. 1 –PREFERRED LOW WATER USE PLANT LIST FOR PRIVATE PROPERTY

Botanical Name	Common Name	Height X Spread	Function	Litter	Thorns
Gossypium harknessii	San Marcos Hibiscus	3' X 4'	specimen	low	none
Hyptis emoryi	Desert Lavender	6' X 4'	fragrance & habitat	low	none
Justicia californica	Chuperosa	4' X 4'	hummingbirds	low	none
Larrea tridentate	Creosote Bush	6' X 6'	screening & revegetate	low	none
Leucophyllum frutescens	Texas Ranger/Sage	6' X 6'	hedge/screening	low	none
Leucophyllum laevigatum	Chihuahuan Sage	4' X 5'	fragrant & screening	low	none
Leucophyllum langmaniae	Langman's Sage	5' X 5'	fragrant & screening	low	none
Lycium fremontii	Wolfberry	8' X 8'	habitat & hummingbirds	low	thorny
Nerium oleander	Oleander	6' X 4'	screening	moderate	none
Plumbago scandens	White Plumbago	3' X 3'	screening	low	none
Rhus ovata	Sugar Bush	6' X 6'	screening	low	none
Ruellia peninsularis	Baja Ruellia	3' X 4'	hummingbirds	low	none
Simmondsia chinensis	Jobba	6' X 6'	screening & revegetate	low	none
Sophora secundiflora	Texas Mountain Laurel	8' X 6'	fragrant & screening	low	none
Tecoma stans v. angustata	Arizona Yellow Bells	6' X 6'	hummingbirds	moderate	none
Viguiera deltoidea	Golden Eye	3' X 3'	revegetate	low	none
GROUNDCOVERS, VINES & PERENNIALS					
Acacia redolens	Trailing Acacia	1' X 10'	bank & erosion control	low	none
Ambrosia deltoidea	Triangleleaf Bursage	1' X 2'	natural landscape	low	none
Antigonon leptopus	Queen's Wreath	15' X 15'	vine	seasonal	none
Baileya multiradiata	Desert Marigold	1' X 1'	year round blooms	low	none

TABLE NO. 1 –PREFERRED LOW WATER USE PLANT LIST FOR PRIVATE PROPERTY

Botanical Name	Common Name	Height X Spread	Function	Litter	Thorns
Bougainvillea spectabilis	Bougainvillea	spreading	accent	high	large
Chrysactinia mexicana	Damianita	2' X 2'	Fragrant & accent	low	none
Convolvulus cneorum	Bush Morning Glory	2' X 3'	attracts pollinators	low	none
Dalea greggii	Trailing Dalea	2' X 8'	hardy cover & habitat	low	none
Gazania rigens	Trailing Gazania	8" X 18"		low	none
Glandularia species	Verbena species	1' X 3'	attracts butterflies	low	none
Hymenoxys acaulis	Angelita Daisy	1' X 1'	accent	low	none
Jasminum mesnyi	Primrose Jasmine	10' X 6'	vine & informal screen	low	none
Lantana spp.	Trailing Lantana	1' X 4'	attracts butterflies	low	none
Melampodium leucanthum	Blackfoot Daisy	1' X 2'	fragrant & habitat	low	none
Merremia aurea	Yuca Vine	10' X 10'	vine	seasonal	none
Myoporum parvifolium	Myoporum	8" X 6'	slope & erosion control	Low	none
Oenothera berlandieri	Mex. Evening Primrose		fragrant & habitat	low	none
Oenothera stubbei	Saltillo Primrose	18" X 4'	erosion control & habitat	low	none
Penstemon spp.	Penstemon varieties	2' X 2'	attracts hummingbirds	low	none
Phacelia crenulata	Desert Bluebells	1' X 1'	revegetate & habitat	low	none
Phacelia campanulana	California Bluebells	1' X 1'	revegetate & habitat	low	none
Podranea ricasoliana	Pink Trumpet Vine	spreading	vine	seasonal	none
Psilostrophe cooperi	Paperflower	1' X 2'	habitat	low	none
Ratibida columnaris	Mexican Hat	2' X 1'	cut flower	low	none

TABLE NO. 1 –PREFERRED LOW WATER USE PLANT LIST FOR PRIVATE PROPERTY

Botanical Name	Common Name	Height X Spread	Function	Litter	Thorns
Rosmarinus officinalis	Trailing Rosemary	2' X 4'	attracts pollinators	low	none
Ruellia peninsularis	Ruellia	3' X 3'	attracts butterflies	low	none
Salvia clevelandii	Chaparral Sage	4' X 4'	attracts hummingbirds	low	none
Salvia farinacea	Mealy Cup Sage	2' X 2'	attracts hummingbirds	low	none
Senna covesii	Desert Senna	18" X 18"	summer blooms	low	none
Sphaeralcea ambigua	Globe Mallow	3' X 3'	flowers & seeds	low	none
Teucrium chamaedrys	Creeping Germander	6" X 3'	fragrance	low	none
Wedelia trilobata	Yellow Dot	18" X 6'	accent	low	none
Zauschneria californica	Hummingbird Trumpet	1' X 2'	attracts hummingbirds	low	none
Zinnia acerosa	Desert Zinnia	6" X 12"		low	none
Zinna grandiflora	Prairie Zinnia	1' X 1'	attracts butterflies	low	none

FLOWERS and GRASSES (TURF)

All turfs are considered high water use and therefore should be restricted in their use. Prefer limiting use to sport fields, small play areas and private backyards.

Bouteloua curtipendula	Sideoats Grama	2' X 2'	ornamental grass & habitat	Low	none
Eschscholzia mexicana	Mexican Gold Poppy	1' X 1'	wildflower (reseeds)	low	none
Gaillardia pulchella	Blanket Flower	18" X 18"	summer blooms	low	none
Linum spp.	Red Flax & Blue Flax	2' X 2'	wildflower	low	none
Lupinus arizonicus	Lupine	3' X 3'	habitat & wildflowers	low	none
Muhlenbergia rigens	Deer Grass	4' X 4'	ornamental grass	low	none
Orthocarpus purpurascens	Owl's Clover	6" X 6"	wildflower	low	none

TABLE NO. 1 –PREFERRED LOW WATER USE PLANT LIST FOR PRIVATE PROPERTY

Botanical Name	Common Name	Height X Spread	Function	Litter	Thorns
CACTUS and SUCCULENTS and ACCENT PLANTS					
Agave, various species				low	varies
Aloe, various species				low	varies
Asclepias subulata	Desert Milkweed	3' X 3'	attracts butterflies	low	none
Brahea armata	Mexican Blue Palm	25' X 10'	specimen/containers	low	small
Carnegiea gigantea	Saguaro	20' X 10'	habitat	low	long
Dasyliirion longissimum	Grass Tree	5' X 5'	accent plant	low	none
Dasyliirion wheeleri	Desert Spoon	4' X 4'	accent plant	low	sawtooth
Echinocactus grusonii	Golden Barrel	2' X 2'	accent plant	low	long
Echinocereus engelmannii	Hedgehog Cactus	1' X 2'		low	long
Ferocactus acanthodes	Compass Barrel	2' X 2'	naturalistic landscapes	low	long
Fouquieria splendens	Ocotillo	12' X 10'	attracts hummingbirds	low	medium
Hesperaloe funifera	Giant Hesperaloe	5' X 5'	attracts butterflies	low	none
Hesperaloe parviflora	Red Yucca	3' X 5'	attracts hummingbirds	low	none
Opuntia, various species	Prickly Pear		food source	low	spiny
O. ficus-indica	Indian Fig	12' X 18'	sculptural accent	low	none
O. basilaris	Beavertail Prickly Pear	1' X 3'	habitat	low	small
O. engelmannii	Desert Prickly Pear	5' X 8'	habitat	low	medium
O. santa-rita	Purple Prickly Pear	4' X 5'	habitat	low	small
Phoenix dactylifera	Date Palm	60' X 25'	accent & fruit	seasonal	sharp fronds
Washingtonia robusta	Mexican Fan Palm	75' X 10'	accent	seasonal	none

TABLE NO. 1 –PREFERRED LOW WATER USE PLANT LIST FOR PRIVATE PROPERTY

Botanical Name	Common Name	Height X Spread	Function	Litter	Thorns
Yucca, various species					
Y. baccata	Banana Yucca	3' X 5'	effective security plant	low	sharp tips
Y. brevifolia herbertii	Joshua Tree	15' 10'	accent	low	sharp tips
Y. elata	Soaptree Yucca	10' X 4'	accent	low	sharp tips

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 Community Garden Fairground/Stadium (CUP) Library Places of Worship RV Park (CUP) Utility Service Yard (CUP) Feed and Tack (CUP) Plant Nursery (Growing Facility & Wholesale) (CUP) 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 Places of Worship	Athletic or Fitness Club (less than 5000sf)	2-5 du / ac	min 4,950 sf / du	Min of 20% for new RL subdivisions	min of 10-20% new subdivisions (dependent on density)	Increase: garage face setbacks Decrease: front, rear, and side setbacks	30'	35'
RM	Residential Medium Density	R-2	Residential Medium Density	Community Garden Places of Worship	Athletic or Fitness Club (less than 5000sf)	6-12 du / ac	min 4,00 sf / du	Min of 20% for new RM subdivisions	min of 20-25% new subdivisions (dependent of density)	Increase: garage face and side setbacks Decrease: front and rear	35'	35'
RH	Residential High Density	R-3	Residential High Density	Places of Worship	Assisted Living Home Live/Work Dwelling (CUP) Model Home Complex Athletic or Fitness Club	15-21 du / ac	min 8 du / ac	30-45% of rec space / du (dependend 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 Community Garden Places of Assembly (CUP) Private Club Repair Service Est. (AUP) 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) Animal Grooming Bar/Nightclub (CUP) Catering Services Community Facility Community Garden Entertainment Est. – Indoor Funeral Home, Mortuary (CUP added) Microbrewery, Distillery, & Winery (CUP) Park and Ride (CUP removed) Places of Assembly (CUP removed) Plant Nursery Repair Service Est. Service Call Est. Showroom/Sales Office 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'

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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
MU	Mixed Use	MU-1	Mixed Use Medium Density		Assisted Living Home 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 Now defined in LDO		45'
		MU-2	Mixed Used High Density	Assisted Living Center Entertainment Est. – Indoor Microbrewery, Distillery, & Winery (CUP) Nursing Care Institution Park and Ride Personal Services Places of Assembly Places of Worship Repair Service Est. Restaurant, Convenience/Take Out Retail Shopping (CUP removed) Service Call Est. 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 Now defined in LDO		50-60'
C-RS	Resort Commercial	MU-3	Mixed Use Resort	Entertainment Est. – Indoor Entertainment Est.-Outdoor (CUP removed) Microbrewery, Distillery, & Winery (CUP) Personal Services Places of Assembly Repair Service Restaurant, Convenience/Take Out Repair Service Est. Retail Shopping (CUP removed) Service Call Est. Showroom/Sales Office Equestrian Center		TBD at Rezone	8-20 du / ac		30% net area	Unlisted in SUDC Now defined in LDO		30-50'
CN	Neighborhood Commercial	C-1	Neighborhood Commercial	Dormitory (CUP) Animal Grooming Athletic or Fitness Club (Commercial) Bank (CUP removed) Bar/Nightclub (CUP) Catering Services Day Care (CUP Removed) Entertainment Est. – Indoor Feed and Tack Galleries, Museums Personal Services Places of Assembly Places of Worship Private Club Repair Service Est. Restaurant, Convenience/Take Out Retail Shopping Service Call Est. Showroom/Sales Office Vehicle Fueling Stations	Live/Work Dwelling (CUP) Model Home Complex					Redifne setback in relation to ROW or residential property lines	30'	35'
CC	Community Commercial	C-2	Community Commercial	Dormitory (CUP) Animal Grooming Bar/Nightclub (CUP) Catering Services Day Care (CUP Removed) Entertainment Est. – Indoor Feed and Tack Nursing Care Institution Parking Lot/Structure (CUP) Personal Services Places of Assembly Places of Worship Repair Service Est. Self-Storage (CUP) Service Call Est. Showroom/Sales Office Vehicle Rental Facilities Vehicle Washing	Live/Work Dwelling (CUP) Model Home Complex Golf Course					Redifne setback in relation to ROW or residential property lines	35'	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
CR	Regional Commercial	C-3	Regional Commercial	Dormitory (CUP) Bar/Nightclub (CUP) Catering Services Day Care (CUP Removed) Entertainment Est. – Indoor Entertainment Est. Outdoor (CUP removed) Feed and Tack Overnight Surgical Park and Ride (CUP removed) Parking Lot/Structure (CUP) Places of Assembly Places of Worship RV Park (CUP) Repair Service Est. Service Call Est. Showroom/Sales Office Vehicle Rental Facilities OHV, Motorcycle, Boats Sales(CUP) Personal Vehicle Sales(CUP) Fleet-Based Services Wholesale Shopping Est	Live/Work Dwelling (CUP) Model Home Complex Animal Grooming Community Facility Golf Course Zoos, Exotic Animal Keeping					Redifne setback in relation to ROW or residential property lines	35-45'	45'
BP	Business Park	BP	Business Park	Dormitory (CUP) Medical Hospital or Overnight Surgical Personal Services Places of Assembly Restaurant, Convenience/Take Out Repair Service Est. Retail Shopping (CUP removed) School-Uni. or College Service Call Est. Showroom/Sales Office Business Incubator Vehicle Fueling Stations OHV, Motorcycle, Boat Sales(CUP) Data Center Food Manufacturing & Processing (CUP) Freight Depot (CUP) Research Facility Wholesale Shopping Est	Places of Worship Contractor Yard					Unlisted in SUDC Now defined in LDO	Unlisted in SUDC	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
IP	Industrial Performance	I-1	Light Industrial	Dormitory (CUP) Animal Boarding Facility Catering Services Entertainment Est.-Outdoor (CUP removed) Parking Lot/Structure (CUP) Places of Assembly Repair Service Est. Retail Shopping (CUP removed) RV Storage (CUP removed) Service Call Est. Showroom/Sales Office Business Incubator Vehicle Rental Facilities Commercial Vehicle Sales (CUP removed) OHV, Motorcycle Sales (CUP removed) Personal Vehicle Sales (CUP removed) Auction – Vehicle (CUP removed) Data Center Fleet-Based Services Food Manufacturing & Processing Freight Depot (CUP) Research Facility Manufactured Home Sales (CUP removed) Plant Nursery (Growing Facility & Wholesale) Truck Stop (CUP removed)	Animal Grooming Archery Range—Outdoor Places of Worship Wrecker Service					Redifne setback in relation to ROW or residential property lines	40'	40'
IG	Industrial General	I-2	General Industrial	Catering Services Parking Lot/Structure (CUP) Repair Service Est. Retail Shopping (CUP removed) RV Storage (CUP removed) Service Call Est. Showroom/Sales Office Utility Service Yard Vehicle Rental Facilities Commercial Vehicle Sales (CUP removed) OHV, Motorcycle Sales (CUP removed) Personal Vehicle Sales (CUP removed) Minor Vehicle Repair Fleet-Based Services Food Manufacturing & Processing Manufactured Home Sales (CUP removed) Research Facility Plant Nursery (Growing Facility & Wholesale) Vehicle Towing & Impound Lot (CUP removed) Aquafer Recharge Reclamation or Wastewater Facility Wholesale Shopping Est	Archery Range—Outdoor "Potentially Incompatible Use"					Redifne setback in relation to ROW or residential property lines	85'	85' *Extra setbacks when adjacent to residential
ILM	Industrial Land Mineral Extraction	I-3	Heavy Industrial	Aquafer Recharge Contractor Yard Reclamation or Wastewater Facility	Archery Range—Outdoor Junkyard or Salvage Yard "Potentially Incompatible Use"					Redifne setback in relation to 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 Now defined in LDO		15'
		OS-2	Open Space Recreation	Community Facility Community Garden Golf Course Aquafer Recharge (CUP) Zoos, Exotic Animal Keeping (CUP)						Unlisted in SUDC Now defined in LDO		35'
PF	Public Facilities	PF	Public Facilities	Bus Terminal Community Garden Park and Ride Parking Lot/Structure (CUP) Places of Assembly School-Uni. or College Utility Service Yard Aquafer Recharge Reclamation or Wastewater Facility						Unlisted in SUDC Now defined in LDO		

Citizen Participation Report

Development Code Update

Case FS18-296

Project Summary:

The City of Surprise requests a Text Amendment to the Surprise Municipal Code to replace the SUDC and other development standards with the Land Development Ordinances (LDO) and Planning and Engineering Design Standards (PEDS)

Advertising:

Because of the COVID-19 health emergency, the Citizen Review meetings were held online via two WebEx meetings on September 22 and 29, 2020.

Attendance:

There was a single attendee at each meeting to discuss the merits of the proposal. There were no concerns expressed.

Stakeholder Outreach:

Staff maintained a list of over 650 stakeholder that included all disciplines of the development community: homebuilders, architects, engineers, landscape architects, planners, neighboring cities, other government agencies, school districts, utility companies, etc.

During the first few months of this year, Staff presented many of the draft chapters for discussion at stakeholder meetings, Planning and Zoning Commission meetings, and City Council Work Sessions. Since April 2020, after the stay-at-home order in April of 2020 was in place, staff continued to revise the drafts based on the previous meetings held, and other feedback received such as phone calls and emailed suggestions.

Hybrid stakeholder meetings resumed on a bi-monthly basis between August-November 2020. Each meeting discussed topics that were important to the stakeholder. Based off the stakeholder feedback received, Staff then presented options at multiple work sessions with the Planning and Zoning Commission and City Council, requesting further feedback and direction.

Stakeholder meetings held in 2020:

January 7
February 11
February 25
March 10
August 24

Stakeholder meetings held in 2020-continued:

August 31

September 14September 28

October 12

October 26

November 9

Planning and Zoning Meetings in 2020

March 3

March 19

September 3

September 17

October 1

October 15

November 5

City Council Work Sessions in 2020

March 17

September 15

October 6

October 20

November 2

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE
(602) 256-4437

October 28, 2020

Via email

Joshua J. Mike, AICP

Planner II

City of Surprise – Community Development

16000 N. Civic Center Plaza

Surprise, AZ 85374

Joshua:

Thank you for speaking with me earlier this week at the virtual stakeholder meeting regarding our ongoing comments with respect to certain provisions within the current draft of the City of Surprise Land Development Ordinance (“LDO”). As requested, we have prepared this written list of concerns, which includes our proposed revisions to the language of the LDO.

This list of suggestions has been prepared on behalf of our client, Harvard Investments (“Harvard”), a real estate investment and development company headquartered in Arizona. Harvard is the owner and developer of several master planned communities in the City of Surprise including Sunrise Ranch and Desert Oasis in the northwest area of the City. Harvard is also the co-owner and manager of the approximately 4,900-acre property, known as Lake Pleasant 5000, which is a future master planned community currently located in unincorporated Maricopa County but within the planning area of the City of Surprise. The Lake Pleasant 5000 property is located north of Highway 74. Harvard has significant long-term interests in the City’s current update to the LDO – particularly with regard to the impact it would have on future master planned communities.

The City’s planning staff has done a tremendous job navigating the challenging and complex process to update the LDO. We sincerely appreciate the extensive stakeholder outreach that has been conducted and the open door policy maintained by City staff. Through this process, we believe that a majority of stakeholder comments have been addressed. That said, up to this point, a majority of stakeholder comments from the homebuilding community have focused on the City’s traditional residential zoning districts. There has been limited stakeholder input on the LDO’s Traditional Neighborhood Development (TND) zoning district, which is the LDO’s zoning tool for large master planned communities – and the one that is of significant interest to Harvard. We have therefore prepared this short list of remaining concerns primarily related to the TND zoning district, which we believe need to be addressed in order for the TND district to be viable for developers of large master planned communities.

1. Diversity of Lot Sizes.

Section 1206-4.2.C.3 of the LDO contains the requirement that all TND developments provide a mixture of three (3) distinctly different lot sizes and lot widths within each residential development

parcel, including that these varied lot sizes must be provided along the same street. The stated goal is to avoid homogeneous subdivisions with repetitive housing types. Our belief is that this provision, as written, is overly prescriptive and will discourage use of the TND zoning district because it creates an unworkable mandate that directly contradicts the patterns and practices of the homebuilding industry, and directly impacts housing affordability. The City's goal for diversity, however, can be achieved in other ways that also respect that established practices and practicalities of the homebuilding industry. Our concerns, and suggested revisions, are outlined below.

The City's LDO mandates that the TND district can only be used for a project that exceeds 320 acres and, as noted above, that "every residential development parcel shall provide a minimum of three (3) distinctly different lot sizes..." The LDO defines a "development parcel" as:

Development Parcel: A portion of land within an overall master site plan or master planned development that includes one (1) or more lots with a specific net residential density, characteristic, and/or zoning district; excluding a parcel or lot outside of a master planned development.

Per this definition, a "development parcel" seems intended to accommodate a specific product type at a specific density. This conforms to our common understanding as well. The TND district, however, provides that each "development parcel" needs to have three (3) distinctly different lot sizes, which is defined as meaning that lot widths must vary by at least 20 feet and lot sizes must vary by a minimum 2,000 sf. At the most basic level, the TND requirement seems to directly contradict the definition of a development parcel. However, when you turn to the larger issue of implementation of the TND diversity requirement, coupled with the additional mandate that each street must contain these varying lot sizes, the result is a very impractical provision.

The City's stated goal is to avoid homogenous neighborhoods. The impact of this provision, however, goes far beyond that. The mandated variation in lot sizes will result in individual neighborhoods, and streets, that must be designed to accommodate wide variations in character, density, product type, price points, and buyer demographics. As an example, a developer would need to provide a minimum of 40', 60' and 80' lots within the same development parcel and along the same street to meet the TND district requirement. This, in turn, would result in lot sizes ranging from 4,500 square feet (for a typical 40' x 115' lot) to 10,000 square feet (for a typical 80' x 125' lot) all within the same development parcel. These are lot sizes and product types with very different characteristics and densities all forced to live within the same space. There is no established precedent within the land planning practices for master planned communities for this type of forced micro-diversity. The homebuilding community is a market driven industry where significant resources are devoted to understanding and serving customers according to market demands and buyer preferences. The buyer for a home on a 40' wide lot is markedly different from the buyer for a home on an 80' lot. This includes different expectations with regard to architecture, materials, character of the neighborhood and types of amenities needed to serve those homes. Each of these elements also speaks to housing affordability. Is the City's goal to force social diversity within its communities, or is the goal to achieve architectural and character diversity within neighborhoods – to avoid what historically may have been viewed as the 'sameness' of suburban communities? We believe it is the latter.

There are other, more technical, considerations as well. Different lot widths are also typically accompanied by different lot depths. While a 115' lot depth might be typical for 40 or 50' wide lots, a 125 or 130' depth will be more common for larger 75 or 80' lots. It is difficult to efficiently intermix these lot sizes within a single development parcel, and there is simply no way to intermix these lot sizes on a single street without "oversizing" the smaller lots. This will result in increased costs for the homebuyers of smaller lots since they will have no choice but to buy "up" into a deeper lot with more acreage. This cuts directly against housing affordability. Add to that the fact that mixing lot sizes at the micro level will have significant impacts on the practicalities of marketing, sales and construction of these neighborhoods. Homebuyer choices and sales opportunities are constrained. In a typical scenario, when a development parcel is designated for a specific product line, homebuyers have the ability to choose any lot within that development parcel along with choosing the floor plan, elevation and color scheme for their specific home. By forcing multiple product lines and buyer demographics within a single development parcel, the process of designing, planning and selling within the community, as well as construction sequencing, becomes infinitely more complicated and limited. The City's desire for housing diversity should not outweigh these practical limitations – particularly when diversity can be achieved in other ways. Ultimately, the challenges of this requirement in the TND district will cause homebuilders and master planned community developers to turn to the City's other zoning district options to create a viable zoning framework.

If the City's goal is to avoid homogenous and repetitive street scenes, then the TND provisions should be written to ensure that a variety of housing product lines (with different lot sizes, lot widths and densities) are developed within the overall master planned community to address macro level concerns. This should be coupled with architectural design guidelines that require diversity of floor plans, elevations, color schemes and orientation of homes to address the micro level. This combination of provisions will ensure diversity within the overall community as well as within individual development parcels and along streetscapes. The TND provisions should be structured to provide limitations on how much any one lot size can dominate the community. These strategic changes to the structure of the TND ordinance will foster the desired diversity, but in a manner that works within the patterns and practices, and practical limitations, of the homebuilding industry.

Our recommendation is that the TND district be revised to provide for the variation of lot sizes *as between* development parcels, coupled with requirements for a minimum level of variation of lot sizes within the overall community.

Below is our proposed change to the language of Section 106-4.2.C.3 of the LDO:

106-4.2 Establishment of TND Zoning district

C. Required Mixture of Land Uses.

3. **TND DEVELOPMENTS SHALL PROVIDE** ~~Residential neighborhoods shall be laid out providing~~ different housing types and varying lot sizes ~~interspersed on the same street within the same subdivision,~~ to prevent creating homogenous subdivisions filled with repetitive housing types. Every **TND DEVELOPMENT** ~~residential development parcel~~ shall provide a minimum of three (3) distinctly

different LOT CATEGORIES (AS DEFINED PER TABLE 106-4B) THAT MEET THE FOLLOWING CRITERIA ~~lot sizes; providing:~~

- a. A minimum of ~~two~~ ONE thousand FIVE HUNDRED square foot (~~2,000~~ sf1,500) differential in *lot* area in combination with;
- b. A *lot* width differential of at least ~~twenty (20)~~ TEN (10) feet; and
- c. No one (1) LOT CATEGORY ~~lot-size~~ shall comprise more than sixty percent (60%) of the total number of residential *lots* within a TND DEVELOPMENT ~~single-development parcel~~ AND EACH OF THE THREE (3) LOT CATEGORIES MUST INDIVIDUALLY COMPRISE A MINIMUM OF 20% OF THE TOTAL NUMBER OF RESIDENTIAL LOTS WITHIN A TND DEVELOPMENT.
- d. ALTERNATIVES TO THESE CRITERIA MAY BE APPROVED AS PART OF THE TND PLAN OF DEVELOPMENT IF THE PROPOSED ALTERNATIVES MEET THE INTENT OF THESE DIVERSITY CRITERIA.

2. Mixture of Land Uses.

Section 106-4.2.C.1 of the LDO includes the requirement that every TND development provide a mixture of land uses that include residential, commercial, mixed use, and open space based on the approved number of development units in the TND development.

The LDO currently requires TND developments to provide a minimum amount of land area designated for commercial, mixed-use and open space based on the number of approved development units in accordance with the specific ratios in Table 106-4a. In its current version, the minimum amount of acreage that the LDO requires for each land use is a firm requirement. While an overriding goal of most master-planned communities is to provide a mixture of land uses, a mandate such as the requirement noted above does not provide any flexibility for the unique circumstances of an individual master planned community. Individual characteristics of a master planned community, including its topography, design and location, are important considerations that need to be taken in to account when determining the amount of commercial, mixed-use and open space land areas that should be provided within a master planned community.

Our suggestion is to modify this requirement to change the required mix of land uses to “targets” rather than fixed requirements and to allow the specific ratio to be established through the zoning process. The specific ratios in the LDO would be presumed for every master planned community, but with flexibility such that a developer can suggest alternative ratios and provide a justification as to why those alternative ratios are appropriate for a specific project in lieu of the city’s presumptions. This modification would allow the City to approve an alternate mix of land uses on a case-by-case basis. Such a modification would provide important flexibility while establishing a presumption that must be overcome by the developer and justified through the rezoning process.

Specifically, below is our proposed change to the language Section 106-4.2.C.1 of the LDO:

106-4.2 Establishment of TND Zoning district

C. Required Mixture of Land Uses.

1. All TND developments will be required to provide a mixture of land uses that include residential, commercial, *mixed use*, and *open space*. **Table 106-4a** below identifies the specific ratios for the TARGET MIX OF land uses based on the approved number of *dwelling units* in the overall TND project. AN ALTERNATE MIX OF LAND USES MAY BE APPROVED BY THE CITY COUNCIL BASED ON THE INDIVIDUAL CHARACTERISTICS OF THE TND DEVELOPMENT, INCLUDING ITS TOPOGRAPHY, LOCATION, OVERALL DESIGN AND QUALITY, THE INTERFACE OF ITS VARIOUS COMPONENTS AND THE INTEGRATION OF THE PROJECT INTO THE OVERALL COMMUNITY.

3. Development standards for lots in TND-R and R-2.

Under the current draft of the LDO, the minimum lot width that is permitted in any zoning district, including the TND-R and R-2 zoning districts, is 40 feet. A minimum lot width of 40 feet does not accommodate some of the more unique and innovative high density residential product types that are platted on individual lots – including townhomes or cluster developments that include four or more dwelling units on a single lot. Based on our experiences in other jurisdictions, these product types are often platted on lots that may have a width as narrow as 30 feet and a depth of 70 feet, and may include unique features such as shared access drives or access provided for each lot via a rear-loaded alley. The LDO's current minimum lot width does not accommodate these type of high density residential product types, which have become very desirable in today's market and an important element for housing diversity within a master planned community setting.

Our suggestion is to modify the development standards in the R-2 and TND-R zoning districts to create a new lot category that accommodate these types of high-density residential product types.

Specifically, our proposed changes to the LDO are as follows:

Table 106-2d – Residential Medium Density (R-2) Zoning District

- Add a new lot category intended for higher density residential products platted on individual lots with the following development standards:
 - o Lot Area (sf): 2,000-3,499
 - o Min. Lot Width (sf): 35
 - o Min. Front Setback (ft) : 5
 - o Max Front Setback (ft): N/A
 - o Min. Side Setback (ft): 5/5
 - o Min. Rear Setback (ft): 5
 - o Max. Bldg. Height (ft): 30
 - o Lot Coverage: 70%

- o Footnote: Add footnote that this lot category can only be used for a residential development with access for each dwelling unit provided by a common shared drive or rear-loaded alley.

Table 106-4b – Development Standards for TND-R Parcels

- Add a new lot category intended for higher density residential products platted on individual lots with the following development standards:
 - o Lot Area (sf): 2,000-3,499
 - o Min. Lot Width (sf): 35
 - o Min. Front Setback (ft) : 5
 - o Max Front Setback (ft): N/A
 - o Min. Side Setback (ft): 5/5
 - o Min. Rear Setback (ft): 5
 - o Max. Bldg. Height (ft): 30
 - o Lot Coverage: 70%
 - o Footnote: Add footnote that this lot category can only be used for a residential development with access for each dwelling unit provided by a common shared drive or rear-loaded alley.

As indicated above, we believe the development standards in both the R-2 and TND-R zoning districts should accommodate the high density residential product types that are platted on individual lots. That said, unlike the conventional residential zoning districts, the LDO does not permit a PUD to modify the development standards in TND-R — which, without a new lot category, is the tool we anticipate homebuilders will likely utilize to accommodate this type of higher density residential product in R-2. Therefore, it is especially important that a new lot category be added to the TND-R district in order for the TND to be a more market-relevant zoning district that can accommodate these innovative, higher density residential products.

Thank you for the opportunity to provide these comments and proposed revisions to the City's LDO update. We look forward to continuing to work with City staff on these revisions as this process draws to a close.

Sincerely,
GAMMAGE & BURNHAM



By
Michael Maerowitz

October 30, 2020

9000 East Pima Center Parkway
Suite 350
Scottsdale, AZ 85258
p. (480) 344-7000
f. (480) 344-7001
taylormorrison.com

Joshua Mike, AICP
Planner II
City of Surprise
16000 North Civic Center Plaza
Surprise, AZ 85374

TM HOMES OF ARIZONA, INC.
ROC #179178 B

Re: City of Surprise LDO Code Updates

Dear Joshua:

City staff has done a great job creating a transparent and open dialog with stakeholders during discussions associated with the Land Development Ordinance ("LDO") Code Updates. Thank you for your time speaking with me individually this week and the follow-up with an email. We much appreciate the City of Surprise holding the stakeholder meetings this year and sincerely appreciate the extensive outreach that has transpired during this challenging and complex process.

There are still some concerns we have regarding this topic. The following is a summary:

- (1) Side Setbacks: we understand City and P&Z desire to retain the 5' & 7' and 5' & 8' setbacks. Contrastingly, we have consistently shared that price sensitive buyers trying to seek approval for a mortgage are not willing to pay for this additional side yard space. Therefore, 5' & 5' setbacks are necessary for providing a certain amount of affordable housing within a project. City staff has stated 5' & 5' setbacks are one of the development standards that can be amended through the PUD process. However, we understood the process of updating the LDO was to try and limit the number of PUD/PAD's submitted to the City. Therefore, we believe the City code should allow for 5' & 5' side setbacks for lot sizes 50' wide or less.
- (2) Narrow Lots: Currently, the draft LDO limits the number of narrow lots on a plat to 50%. Narrow lots are currently defined as less than 50' wide. The City will also require "mitigation measures" to address some of the City's issues with narrow lots such as solid waste pickup, on-street parking, and "garage dominance." We do not consider a 45' or 50' wide lot as a "narrow/small lot". We believe the City should reconsider a revised definition of "narrow lot" to be any lot that is 40' wide or smaller as we believe it is the 40' wide or less lots that are causing the issues with trash and concerns with garage dominance.

(3) Traditional Neighborhood Zoning Districts: This zoning district is intended to facilitate master planned communities. We understand the City is proposing three different lot sizes which requires a lot differential of at least 20% within a development parcel. If this requirement is within an individual subdivision or within the same street, this practice would make it difficult for production builders to create construction efficiencies. Additionally, the definition of a development parcel needs to be further defined since a strict interpretation of this code is problematic and should only be used as a means for builders themselves to differentiate based on their unique market demographic and not be mandated by the City. It is important to keep in mind that most development parcels are typically a single 20 to 40-acre parcel and comprised of a single product type. We would like to further ensure the City understands that builders conduct significant market research to ensure product fits the needs of specific consumer groups. This product research influences the required widths and depths for each series of lot types. For instance, a product we would put on a 45' wide lot has been designed to fit on a typical 115' deep lot. However, an 80' wide product is designed to sit on a deeper lot around 125' or 130' depending on required setbacks. Therefore, if forced to put varying products on the same street, the smaller product would cost more since it would have to be on a deeper lot. The practice currently proposed by the City directly impacts affordability of smaller product and the marketability of an entire subdivision; therefore, we do not advise P&Z or Council approve this into the LDO.

We understand the City's goal is to avoid homogenous neighborhoods and we are aligned with this vision. However, as land prices and development costs steadily climb, affordability is a real problem we face in the Phoenix MSA. When making code updates, we believe the City should keep in mind the marketability effects of implementing specific code regulations which complicate the development process. We believe the City may be trying to implement codes to satisfy all buyer groups and this is just not possible. Additionally, builders must consider many design elements such as, community pools and amenities that impact the financial viability of communities. We respectfully understand the City's desire for builders to create the best communities for the future residents and their families. Our suggestions are united with this mission and we appreciate your time considering our comments.

Thank you for the opportunity to work through these important matters. We look forward to continuing to work with City staff through this process.

Sincerely,



Angela Carmitchel
Director of Planning and Development



Presentation: Updating the Development Code

Planning and Zoning Commission
Public Hearing
November 19, 2020

Today's Discussion

- What is the Code Update?
- What is the Surprise Unified Development Code (SUDC)?
- Current Planned Area Developments (PAD)
- Future of Surprise
- New Land Development Ordinances (LDO)
- Reorganizing Planning and Engineering Design Standards (PEDS)

What is the Code Update?

The Code Update is an effort by the City of Surprise to update and simplify its Land Development Ordinances and Planning and Engineering Design Standards.

- It will modernize the city's regulations and standards to create a clear and visionary toolbox for Surprise's future
- Implements the vision of the General Plan
- Changes to the overall code must follow 3 principles:
 1. **Easy to Read**
 - Clear and transparent for individuals, property owners, and developers
 2. **Easy to Administer**
 - Straightforward interpretation for staff when reviewing projects
 3. **Easy to Enforce**
 - Well-defined regulations for enforcement officers/inspectors to evaluate

What is the SUDC?

- Chapter 122: Surprise Unified Development Code (SUDC)
 - Adopted in 2009
 - Effectively acts as the Zoning Code
 - Doesn't incorporate all aspects of development regulations
 - Regulations focus large subdivision scale development
 - Difficult to apply for the individual land owner
 - Setbacks unique to geography; applied differently across City

Current Zoning

Residential Zoning

- RR, RL, RM, RH, SHD-RO

Commercial

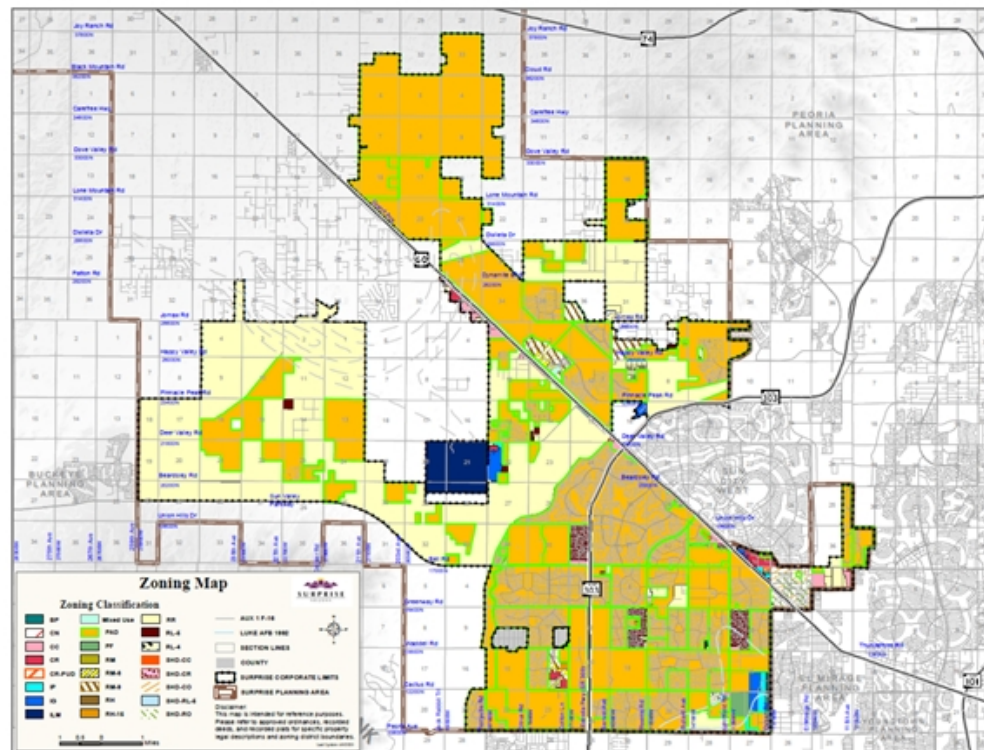
- CC, CN, CR, SHD-CO

Employment

- BP, IP, IG, ILM

Mixed Use or Master Plans

- MU, C-RS, PAD



Proposed Zoning

Residential Zoning

- RR, R-1, R-2, R-3, SHD-RO

Commercial

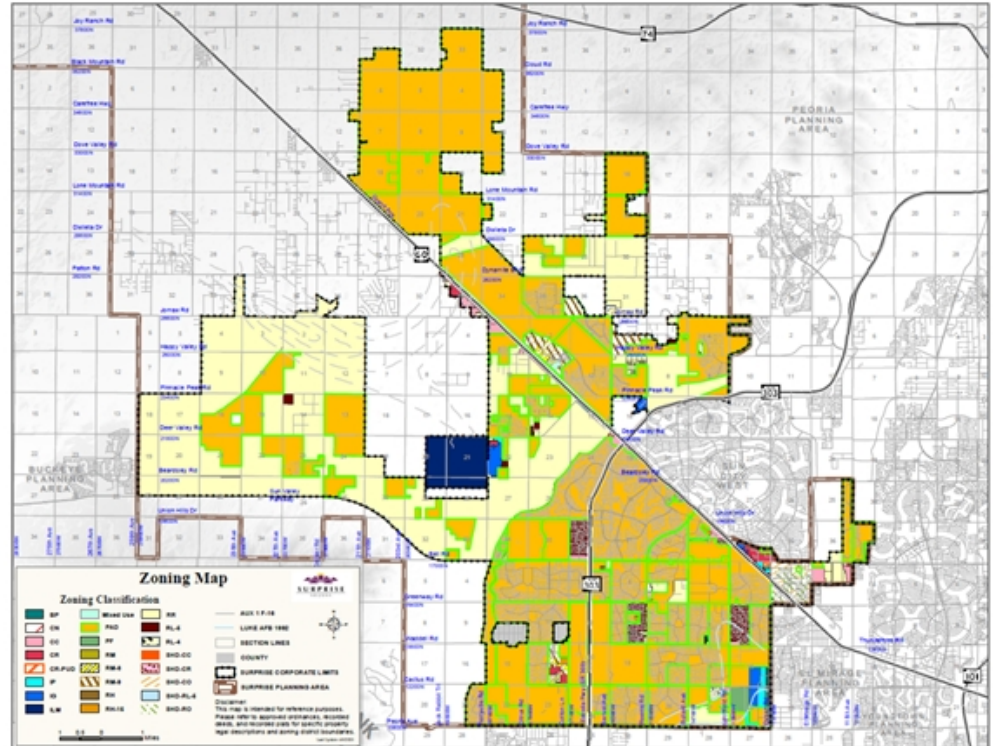
- CO, C-1, C-2, C-3, SHD-CO

Employment

- BP, I-1, I-2, I-3

Mixed Use or Master Plans

- MU-1, MU-2, MU-3, PAD



Current PADs

Planned Area Developments (PAD)

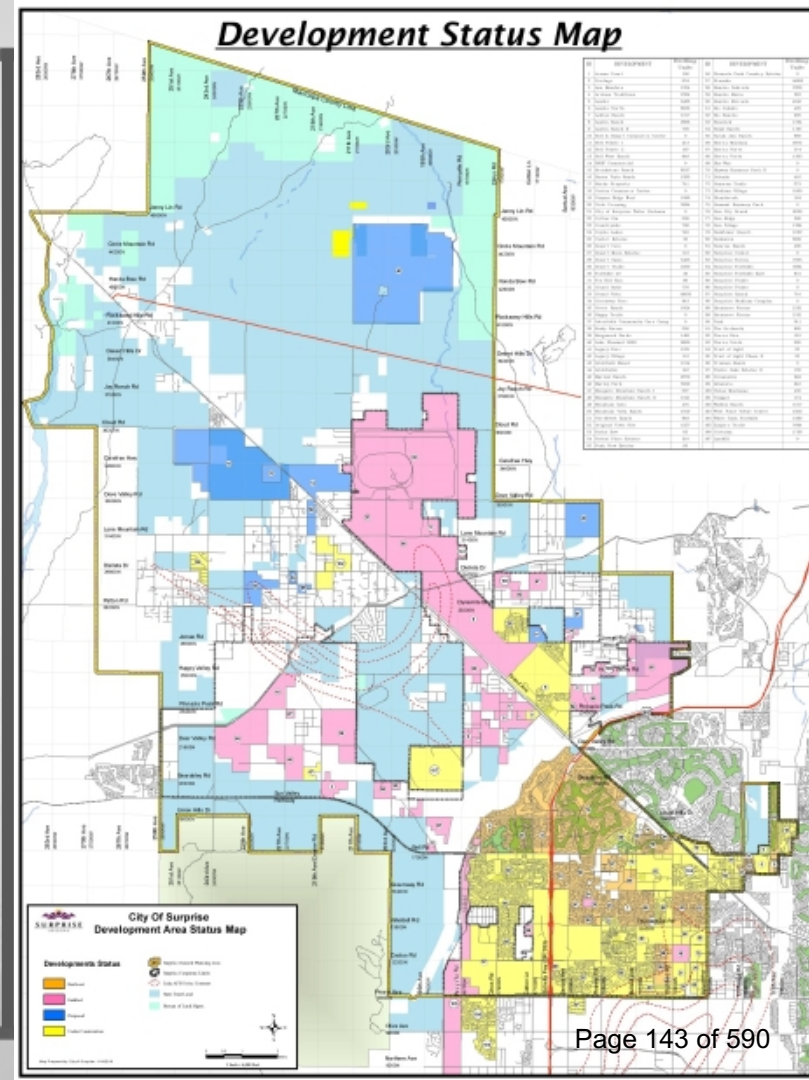
- Alternative to conventional zoning and development regulations
- Allowed under previous zoning code; 1986 Code and Title 17

Over 70 current PADs

- Contain most of existing subdivisions and commercial centers

Update won't change existing entitlements

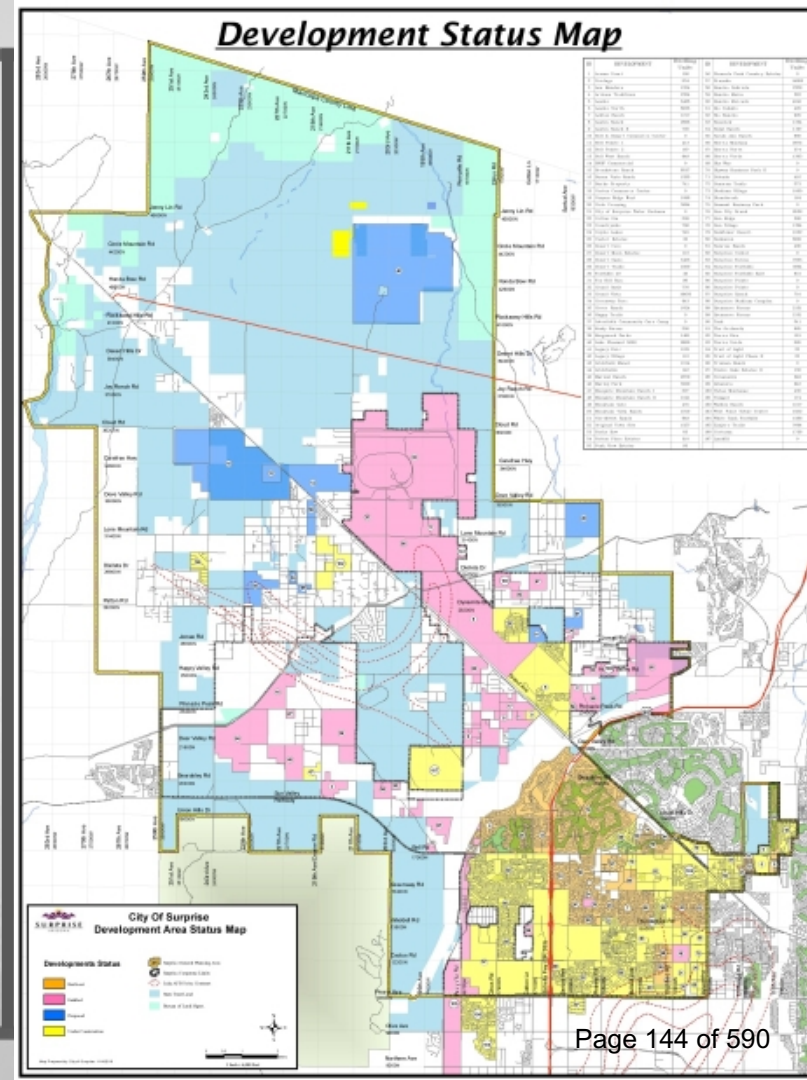
- Specific regulations, standards, and entitlements remain
- References to current code will comply with update



Future of Surprise

Land Use and Consumption

- Planning Area – 303 Square Miles
- Incorporated Area – 107.85 Square Miles
- 28,500 Acres of Vacant Land in Incorporated Area



The New LDO

- Land Development Ordinances (LDO)
 - Part II of the Municipal Code
- Removing the title SUDC as a “clean break”
 - Can be its own version in City records
 - Similar to “1986 Code” and “Title 17”
- Comprehensive changes to the whole development code
 - To be referenced as the LDO
 - Reorganizing table of contents
 - Raise standards for site, open space, architectural design

The New LDO

Table of Contents: Current

Ch 101: General/Administrative Provisions
(reserved, no text)

Ch 105: Buildings and Building Regulations
(current text references building codes)

Ch 106: Development Impact Fees (definitions,
regulations, applicability, etc)

Ch 109: Misc Provisions (mainly Infill Incentive
District)

Ch 113: Signs (being revised separately)

Ch 117: Stormwater Management (definitions,
regulations, applicability, etc.)

Ch 122: SUDC (all other development regs)

Table of Contents: Potential

Ch 101: General/Administrative Provisions

Ch 102: Review and Approval

Ch 103: Enforcement

Ch 104: Fundamental Development Req.

Ch 105: Buildings and Building Regulations

Ch 106: Zoning Code

Ch 107: Design Requirements

Ch 108: Land Division

Ch 109: Signs

Ch 110: Development Impact Fees

Ch 111: Infill Incentive District



Review Process & Applications

Procedure Types

Type 1. Interpretative and administrative applications

- Does not require public outreach process, public meeting, or public hearing
- Community Development Director.

Table 102-2a

- Level of public outreach required
- Decision-making authority
- Appeal authority

Table 102-2a: Application Type, Procedure, and Decision Authority Summary								
	Public Outreach				Community Development Director	Planning and Zoning Commission	City Council	Board of Adjustment
	Agenda Posting	Notice Letter & Newspaper	Neighborhood Meeting	Site Posting				
Type 1 Applications								
Zoning Interpretation					D			A
Site Plan Amendment (minor)					D	A		
Minor land division / Parcel assemblage					D		A	
Administrative Use Permits					D			A
Temporary Use Permits					D	A		
Home Product Review					D	A		
Corrective Plat					D		A	
PEDS Deviation/Waiver					D	A		
Slope Category Analysis Waiver					D	A		
Administrative Waiver/Extension					D	A		
Key:					R = Reviews and recommends action to decision-making body			
X = Required					D = Decision-making body			
(1) = 1 st Class Letter not required					A = Appeal authority			

Review Process & Applications

Procedure Types

Type 2. Requires a public meeting

- Limited public outreach of posting the meeting agenda
- Planning and Zoning Commission OR City Council

Table 102-2a

- Level of public outreach required
- Decision-making authority
- Appeal authority

Table 102-2a: Application Type, Procedure, and Decision Authority Summary

	Public Outreach				Community Development Director	Planning and Zoning Commission	City Council	Board of Adjustment
	Agenda Posting	Notice Letter & Newspaper	Neighborhood Meeting	Site Posting				
Type 2 Applications								
Site Plan Review	X				R	D	A	
Site Plan Amendment (major)	X				R	D	A	
Protected Development Rights Plans	X				R	R	D	
Final plats	X				R		D	
Original Townsite Incentive	X				R		D	
Development Agreement	X				R		D	
Hillside Cut & Fill Waiver	X			X	R	D		
Key: X = Required (1) = 1 st Class Letter not required R = Reviews and recommends action to decision-making body D = Decision-making body A = Appeal authority								

Review Process & Applications

Procedure Types

Type 3. Generally legislative in nature requiring a public hearing

- Agenda Posting, Newspaper Publication, Letter by 1st Class Mail, and Site Posting
- Subject to the Application Type
 - Planning and Zoning Commission, Board of Adjustment, or City Council

Table 102-2a

- Level of public outreach required
- Decision-making authority
- Appeal authority

Table 102-2a: Application Type, Procedure, and Decision Authority Summary

	Public Outreach				Community Development Director	Planning and Zoning Commission	City Council	Board of Adjustment
	Agenda Posting	Notice Letter & Newspaper	Neighborhood Meeting	Site Posting				
Type 3 Applications								
General Plan Amendments	X	X	X	X	R	R	D	
Specific Area Plan Requests	X	X	X	X	R	R	D	
Rezoning Requests	X	X	X	X	R	R	D	
LDO Text Amendments	X	X ⁽¹⁾	X		R	R	D	
Conditional Use Permits	X	X	X	X	R	D	A	
Comprehensive Sign Program	X	X	X	X	R	R	D	
Preliminary plats	X		X	X	R	R	D	
Variances Requests	X	X		X	R			D
Annexation	X	X	X	X	R		D	

Key:

X = Required

(1) = 1st Class Letter not required

R = Reviews and recommends action to decision-making body

D = Decision-making body

A = Appeal authority

SUDC vs LDO

Compare Development Codes

- Change in Land Uses
 - Some are being consolidated
 - Easier interpretation by the City
 - More flexibility for future ideas
- New uses being added
 - General terms to allow flexibility
 - Repair Service Establishment
 - Service Call Establishment
 - Outdoor uses moved to the accessory use matrix
 - Dining
 - Sales and display
 - Storage areas

SUDC	LDO
Convention Facilities	Places of Assembly
Bingo Parlor, Bowling Alley, Dance Hall, Pool Hall, Dinner Theatre, Movie Theater, Video Games/Arcade, Skating Rink, Axe Throwing	Entertainment Establishment – Indoor
Skateboard Track—Outdoor Commercial, Go-Cart Track, Driver Training Theater—Outdoor including Drive-In and Amphitheaters	Entertainment Establishment-Outdoor
Alcohol—Beverage Retail Sales Ammunition and Firearms Sales Home Improvement Center (Typically home, lawn, and garden supplies, brick, lumber, and other similar building materials) Pawn Shop/Resale Stores Retail—Industrial (Retail 10% or less of Gross Floor Area) Retail—Industrial (Retail 20% or less of Gross Floor Area) Retail—Office Retail—Residential/Office—Residential/Retail—Office—Residential	Retail Shopping Establishment
Ambulance Service Taxi/Limo Service—Parking and Dispatch Moving Company	Fleet-Based Services
Biotechnical—Manufacturing, Processing Cabinet or Carpenter Shop, Millwork and Wood Products Computer and Electronic—Manufacturing Metal Products—Manufacturing and Fabrication	Manufacturing

SUDC vs LDO

Compare Development Codes

- New symbols
- Permitted Land Uses
 - Shows only the changes
 - Other permitted use still allowed (full use matrix available online)
 - Removed uses are incompatible with zoning district
 - Uses previously defined by size will be regulated by zoning district
- Conditional Use Permits (CUP)
 - review of design and configuration to ensure the appropriateness
 - not burden or conflict with the established uses

Surprise Unified Development Code (SUDC)		Land Development Ordinance (LDO)		Change in Land Uses	
Symbol	District Name	Symbol	District Name	Added	Removed
RR RE	Residential Ranch or Residential Estate	RR	Rural Residential	Manufactured Homes Community Garden Fairground/Stadium (CUP) Places of Worship RV Park (CUP) Utility Service Yard (CUP) Feed and Tack (CUP) Plant Nursery (CUP) (Growing Facility & Wholesale) Aquafer Recharge (CUP)	Animal Hospital
RL	Residential Low Density	R-1	Residential Low Density	Community Garden Places of Worship	Athletic or Fitness Club (less than 5000sf)
RM	Residential Medium Density	R-2	Residential Medium Density	Community Garden Places of Worship	Athletic or Fitness Club (less than 5000sf)
RH	Residential High Density	R-3	Residential High Density	Places of Worship	Assisted Living Home Work-Live Athletic or Fitness Club

SUDC vs LDO

Compare Development Codes

- New symbols
- Permitted Land Uses
 - Shows only the changes
 - Other permitted use still allowed (full use matrix available online)
 - Removed uses are incompatible with zoning district
 - Uses previously defined by size will be regulated by zoning district
- Conditional Use Permits (CUP)
 - review of design and configuration to ensure the appropriateness
 - not burden or conflict with the established uses

LDO	Dwelling Unit Ratios		Change in Required Open Space	
Symbol	SUDC	LDO	SUDC	LDO
RR	max 1 du/ac	min 1 du/ac	None	min 10% for new subdivisions
R-1	2-5 du/ac	min 4,950 sf/du	Min of 20% for new RL subdivisions	min of 10-20% new subdivisions (dependent on density)
R-2	6-12 du/ac	min 4,00 sf/du	Min of 20% for new RM subdivisions	min of 20-25% new subdivisions (dependent of density)
R-3	15-21 du/ac	min 8 du/ac	30-45% of rec space/du (dependent on character pattern standards)	150sf/du of open space

SUDC vs LDO

Compare Development Codes

- New symbols
- Permitted Land Uses
 - Shows only the changes
 - Other permitted use still allowed (full use matrix available online)
 - Removed uses are incompatible with zoning district
 - Uses previously defined by size will be regulated by zoning district
- Conditional Use Permits (CUP)
 - review of design and configuration to ensure the appropriateness
 - not burden or conflict with the established uses

LDO	Change in Setbacks	Max Height	
Symbol		SUDC	LDO
RR	No change	40	40'
R-1	Increase: garage face setbacks Decrease: front, rear, and side setbacks	30	30'
R-2	Increase: garage face and side setbacks Decrease: front and rear	35	30'
R-3	No change	35-72' (6 stories max)	45-60'

Parking Standards

Notable Standards to Discuss

Land Use	SUDC Parking	LDO Parking
Accessory Dwelling Unit	1 per ADU plus spaces for primary residence	1 per ADU plus spaces for primary residence
Multi-family Dwelling	Studio=1.5/unit 1B=1.5/unit 2B=2.0/unit 3+B=2.5/unit	Studio-1B=1/unit, 2+B=2.0/unit plus 1 per 250 sf of office and community facilities uses, and 0.5 spaces per DU dedicated to visitor parking
Single-Family Dwelling Unit	2 per DU	2 per DU

Multi-family parking requirements

- Proposing a simplified minimum calculation
- Added a visitor parking calculation
- Require that visitor parking is dedicated as visitor parking

Reorganizing Planning and Engineering Design Standards (PEDS)

Code Regulations vs Design Standards:

- Chapter 107: Design Requirements (LDO)
 - Calculation based regulations; parking, landscaping, outdoor lighting
 - References developers to the PEDS for design standards
- Planning and Engineering Design Standards (PEDS)
 - Will be referenced in the development code update for enforceability
 - Stand-alone document outside of the LDO
 - Planning Standards = Visual form requirements (volume 1)
 - Engineering Standards = Structural/dimensional requirements (volume 2)

Reorganizing Planning and Engineering Design Standards (PEDS)

- Merge with existing Engineering Development Standards
 - Measurable standards established by MAG, with a few City modified standards
- Consolidating the different design handbooks and updating standards
 - Planning and Design Guidelines
 - Rural Development Standards and Design Guidelines Study
 - Single-Family Residential Guidelines Instruction Manual
 - Single-Family Residential Home Product Design Guidelines
- Maintain high quality engineering and architectural character

Reorganizing Planning and Engineering Design Standards (PEDS)

- Upgrading the design and aesthetic standards
 - Preferred approaches, potential for alternative solutions may be proposed
 - Guiding Tool: Surprise General Plan 2035, previous Surprise Guidelines and also other valley “best practices”

- Volume 1: Planning Standards

CHAPTER 1: Standard Requirements for all Land Uses

CHAPTER 2: Neighborhood Land Uses

CHAPTER 3: Commerce, Office and Mixed Use Land Uses

CHAPTER 4: Business Park and Industrial Land Uses

CHAPTER 5: Environmentally Sensitive Lands Standards

Outreach and Stakeholders

Citizen Outreach:

2 meetings were held online via two WebEx meetings on September 22 and 29, 2020.

Stakeholder Outreach:

Staff maintained a list of over 650 stakeholder that included all disciplines of the development community.

- During the first few months of this year, Staff presented many of the draft chapters for discussion.
- Since April 2020, after the stay-at-home order, staff continued to revise the drafts based off feedback received.
- Hybrid stakeholder meetings resumed on a bi-monthly basis between August-November 2020.
- Based off the stakeholder feedback received, Staff then presented options at multiple P&Z and Council work sessions.

Stakeholder meetings held in 2020:

January 7

February 11 & 25

March 10

August 24 & 31

October 12, 26

November 9

Next Step

City Council Public Hearing:

- December 15, 2020 at 6:00pm





**QUESTIONS OR
COMMENTS?**

Thank You

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CHAPTER 101 - ADMINISTRATIVE PROVISIONS

ARTICLE 1 – IN GENERAL

101-1.1 TITLE and Effect

- A. Part II of the City of Surprise Municipal Code shall be known as and may be cited as the Surprise Land Development Ordinance (LDO) and may be referred to herein as “this code”, “this Ordinance”, or the “LDO”.
- B. The Surprise LDO shall be effective on _____

101-1.2 Authority

- A. The Surprise LDO is adopted pursuant to the authority contained in the Arizona Revised Statutes (A.R.S.) Title 9, Arizona Revised Statutes (“A.R.S.”), and Chapter 4, Articles 6 and 7, and general laws in order to conserve and promote the public health, safety, and general welfare of the present and future citizens of the City of Surprise.
- B. All ordinances or portions of ordinances adopted before the effective date of the LDO, with the exception of vested Planned Area Developments (PAD) zoning districts, in conflict with this Ordinance, or inconsistent with the regulations of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.
- C. Approved and vested Planned Area Developments (PAD) zoning districts that have not expired may retain entitlements, densities, *plats*, and regulations specifically granted in the adopting ordinance(s). It is the intent that the LDO shall supersede any reference to standardized regulations associated with the previous land development ordinances. Where a provision in a PAD zoning district varies from this Ordinance, the provisions in the PAD zoning district shall govern.
- D. The establishment of new PAD zoning districts is not permitted. Requests to amend an existing PAD is permitted and processed as rezoning application.

101-1.3 Purpose and Applicability

- A. The purpose of this Ordinance is to implement the goals and policies of the *General Plan* and other related plans and documents of the City by providing the minimum requirements to ensure consistency and compatibility between the *General Plan* and the *Zoning districts*, particularly in the following ways:
 - 1. Providing for a range of *uses* and intensities by dividing the City into specific *zoning districts* to promote orderly growth and efficient *use* of land resources and ensure compatibility between land *uses*.

2. Direct growth with priority to those areas where infrastructure and urban services already exist or can be economically provided.
 3. Ensuring the protection of the natural, historic, economic, cultural, and scenic resources of the City by establishing standards regulating the *use* and physical development of land.
 4. Promoting development that further protects the public's investment in *multimodal* transportation and infrastructure, recreation, *open space*, and other *public facilities*.
 5. Promoting a high level of quality in the design and function of both new and existing development in accordance with the Planning and Engineering Design Standards (PEDS).
 6. Promoting safety from fire, flood, and other natural or man-made disasters.
 7. Providing for coordination of land *uses* with, other municipalities, counties, the state, regional associations, and other agencies, as appropriate, especially with regard to resources and facilities that extend beyond municipal boundaries or have a direct impact on that municipality.
 8. Providing for efficient review of development proposals, to clarify the approval process.
 9. Providing for procedures that respond uniformly and consistently to development proposals.
 10. Promote the conservation of natural resources and energy by encouraging techniques such as *building* orientation and *site planning*, energy-efficient *building* construction, use of active and passive solar energy systems, on-site transportation management, and other energy and natural resource saving technologies into development projects.
- B.** The land *use* regulations and general development standards provided herein shall be applicable to and govern the development and *use*, whether new or existing, of all *buildings*, *structures* and land within the corporate limits of the City of Surprise.

101-1.4 Interpretation

- A.** Interpretation and application of the provisions of this Ordinance shall be regarded as the basic and minimum requirements for the protection of public health, safety, and welfare. Whenever any provision of this Ordinance or any provision of any other applicable law, rule, contract, resolution or regulation of the City, state agency, or the federal government contains certain standards,

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

covering the same subject matter, the more restrictive requirement(s) or higher standard(s) shall control.

- B. This Ordinance also is not intended to interfere with, abrogate, or annul any private agreements between *persons*, such as easements, deeds, covenants, except that if this Ordinance imposes higher standards or a greater restriction on land, *buildings* or *structures* than an otherwise applicable provision of a law, ordinance, or a private agreement, the provisions of this Ordinance shall prevail.
- C. This Ordinance, upon its adoption, amends and supersedes the text of all other *zoning* ordinances previously adopted by the City, except where an earlier *zoning* ordinance is to apply pursuant to a Planned Area Development (PAD) zoning, Development Agreement or other land development agreement that expressly requires such.
- D. In case of any difference of meaning or implication between the text of this Ordinance and any figure or graphic, the text shall control.

101-1.5 Severability Clause

- A. It is declared to be the intention of the City that the provisions of the LDO are separable in accordance with the following:
 - 1. If any court of competent jurisdiction shall adjudge any provision of Part II of the Surprise Municipal Code to be invalid, such judgment shall not affect any other provisions of the LDO not specifically included in said judgment.
 - 2. If any court of competent jurisdiction shall adjudge invalid the application of any provision of Part II of the Surprise Municipal Code to a particular property, *building* or other *structure*, such judgment shall not affect the application of said provision to any other property, *building* or *structure* not specifically included in said judgment.

101-1.6 Permits and Approvals

- A. No development activity shall occur on any property within the City until all applicable reviews, permits, approvals, and certificates have been issued and approved by the staff and/or officials with the authority to act upon said action.

ARTICLE 2 – RULES OF INTERPRETATION AND GLOSSARY OF TERMS

101-2.1 Rules for Measurement

- A. Measuring Distances. All distances are measured along a horizontal plane not by following the topography or slope of the land.
- B. Calculations: When any requirement of this Ordinance results in a fraction of a unit, that fraction will be disregarded and rounded to the nearest whole number to apply the more restrictive regulation.

101-2.2 Glossary of Terms

- A. General Terms. For the purpose of carrying out the intent of this Ordinance, all words shall have their normal and customary meanings, unless specifically defined as follows:
 - 1. The word “day” shall mean calendar day for calculation of time, unless specifically defined otherwise.
 - 2. Words used in the present tense include the future, words used in the singular include the plural, and words used in the plural include the singular, except where the natural construction of the writing indicates otherwise.
 - 3. The words “shall” and “will” are mandatory and the word “may” or “optional” is permissive.
 - 4. Words or phrases are expressed using *italics* shall assume the meaning as ascribed in within the LDO. Words or phrases not expressed in italics shall assume the common meaning of the word or phrase.
 - 5. In case of any difference of meaning or implication between the text of this Ordinance and any figure or graphic, the text shall control
- B. Abbreviations. The following abbreviations and/or acronyms shall have the following meaning:
 - ADA Americans with Disabilities Act
 - ADEQ Arizona Department of Environmental Quality
 - ARS Arizona Revised Statutes
 - CD Community Development
 - CIP Capital Improvement Plan
 - LDO Land Development Ordinance

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

PAD Planned Area Development

PEDS Planning and Engineering Design Standards

TUP Temporary use Permit

- C. Definitions. The following additional words and phrases shall, for the purpose of this Ordinance, have the following meanings:

A

Abandon: The discontinuation of use for more than ninety (90) unless a particular timeline is identified.

Abandoned or Inoperable Motor Vehicle: A motor vehicle or any major portion thereof that is unlicensed and is incapable of movement under its own power and will remain so without major repair, including but not limited to repair of the differential, transmission, head, engine block, or oil pan.

Abut: A property having a common boundary or *lot line* not separated by a *street*.

Access: A place, way, or means for entry to or exit from a property, *structure*, or building.

Accessory: A *structure*, *building*, or *use* that is customarily incidental and subordinate to the principal *structure*, *building*, or *use*.

Adjacent: To lie near, border on, not distant or far from, or near but not necessarily touching or *abutting*.

Adult Foster Care Home: A residential setting that provides room and board and adult foster care services for at least one and no more than four (1-4) adults who are participants in the Arizona long-term care system or contracts for services with the United States Department of Veterans Affairs and in which the sponsor or the manager resides with the residents and integrates the residents who are receiving adult foster care into that person's *family*.

Agricultural Animals: *Agricultural animals*, whether kept and maintained for production and sale, *family* food production, education, or for personal enjoyment, are classified below:

1. Livestock: horses, donkeys and mules, miniature horses, cattle, sheep, goats, ox, or other similar domesticated *farm* or *ranch* animal.
2. Rodent: rabbits, chinchillas, and other similar mammals.
3. Fowl: chickens, ducks, turkeys, pigeons, ostriches, peacocks and other similar birds.
4. Bees: honeybees

Agricultural Facility: *Agricultural facilities* shall include, but are not limited to: cotton gins, other than those gins that manufacture or process by-products; the storage, mixing and/or blending,

sale, and distribution of *agricultural* chemicals, but not the manufacture thereof; custom meat processing plants including slaughtering, butchering, and temporary storage of products, but not including rendering or refining of by-products; storage of offal, tanning or storage of hides, and wholesale or retail sales; *agricultural buildings* for the storage of hay, grain, or other horticultural products and large scale breeding and keeping of poultry or livestock and maintenance of specialized agriculture machinery and equipment.

Agricultural Operation: *Farming*, including plowing, tillage, cropping, and installation of best management practices, seeding, cultivating, or harvesting for the production of food and fiber products, wholesale landscape nursery stock, and the breeding, boarding, and pasturing of *agricultural animals* (Also known as *Farming or ranching*).

Alley: A permanent thoroughfare providing a secondary means of access to *abutting* lots.

Alter: To change or cause to change in character or composition the structural elements, *use*, or other features of a *building* or site that requires a permit under this Ordinance or the *Building Code*.

Amendment: A change in the wording, application, or substance of this Ordinance or the Surprise *General Plan*, or any change, deletion, or addition in the *zoning district* boundaries or classifications of the *zoning map*.

Amenity: A natural or created feature that enhances the aesthetic quality, visual appeal, activity, or attractiveness of an area.

Amusement or Theme Park: An outdoor facility, which may include *structures* and *buildings*, where there are various devices for entertainment, including, but not limited to, rides, booths for the conduct of games or sale of items, and *buildings* for shows and entertainment.

Ancillary Use: A *use* that is incidental to and customary associated with the *primary uses* is located on the same *lot* or *parcel* as the *primary uses*.

Animal Boarding Facility: Any *structure*, land, or combination thereof *used*, designed, or arranged for the boarding, breeding, or care of household pets, but excluding livestock.

Animal Clinic: Any facility maintained or used by a licensed veterinarian to provide preventative medical care, minor and preventative procedures, and short-term boarding for animals.

Animal Hospital: Any full-service facility maintained or used by a licensed veterinarian with *hospital* capabilities, services, and machines for diagnostic procedures to provide medical care and short-term boarding for animals.

Animal Shelter: A facility used for the confinement, maintenance, safekeeping, and control of animals that are found by a citizen or come into the custody of the animal enforcement officer and that is owned, operated, or maintained by a public body, or organization devoted to the welfare, protection, and humane treatment of animals.

Apartment: A residential *dwelling*; a type of *multi-family dwelling unit*.

Applicant: The *owner* or their authorized agent submitting any type of *development* application on behalf of the *owner* and who is authorized to receive any notices on their behalf for any action taken by the city regarding the development application.

Archaeological Resource: Any material remains of past human life or activities that are of historic or pre-historic significance. Such material includes, but is not limited to, pottery, basketry, bottles, weapons, weapon projectiles, tools, *structures* or portions of *structures*, pit houses, cultural landscapes, rock paintings, rock carvings, intaglios, graves, skeletal remains, or any piece of any of the foregoing items (see *cultural resource*).

Area, Gross: The total sum of square footage or acreage within a *parcel* or development.

Area, Net: The specific square footage or acreage within a *parcel* or development, excluding any land *used* or to be *used* as *rights-of-way*

As-Built: A survey, construction, and/or engineering plans prepared after the completion of construction, by the engineer of record, in such a manner as to accurately identify and depict the location of all on-site improvements, *off-site* and *right-of-way* improvements which includes but is not limited to all *structures*, parking facilities, *retention* areas, curbs, gutters, sidewalks, and utilities.

Assisted Living Center: An *assisted living facility* that provides resident rooms or resident units to eleven (11) or more residents.

Assisted Living Facility: A *residential care institution*, including an *adult foster care home*, that provides or contracts to provide *supervisory care services*, *personal care services*, or directed care services on a continuous basis.

Assisted Living Home: An *assisted living facility* conducted within a *single-family dwelling unit* that provides resident rooms to ten (10) or fewer residents.

Athletic Center: See *Fitness Center*.

Authorized Agent: A *person* with powers as a duly authorized representative has the authority to sign contracts, permits, permit applications, monitoring results and other documents in the company's name and otherwise bind the company.

Auto Salvage Yard: A *junkyard* primarily containing inoperable vehicles.

B

Bar/Nightclub: A *business* primarily devoted to the on-site serving and consumption of alcoholic beverages licensed (Series 6 or 7 licenses) by the proper State agencies and City departments where the service of food and providing of entertainment may be *ancillary*.

Bed and Breakfast: A *single-family dwelling* in which the *owners* or occupants of the *dwelling* provide, for compensation, short term lodging and meals for guests, occupying not more than

five (5) guest rooms, located within the same principal *dwelling* or *accessory dwelling unit*. Any *dwelling* in which more than five (5) guest rooms are provided shall be deemed a *hotel*.

Berm: A mound of earth that is used to shield, *screen*, or *buffer* undesirable views, separate incompatible land *uses*, provide visual and landscape interest, decrease noise, or control the direction of water flow.

Block: Land bounded by *streets*, or by a combination of *streets*, public *parks*, cemeteries, other *rights-of-way*, or boundary lines of municipalities.

Buffer: The technique of providing landscape or other improvements on land set aside or in a *buffer area* used to separate different intensities and types of land *use*.

Buffer Area: An area of land that separates incompatible land *uses* and is utilized to mitigate any potentially negative impacts.

Building: Any *structure* having a roof that is supported by poles, columns, and/or walls for the housing and/or enclosure of *persons*, animals, or personal property.

Building, Attached: A *building* having one (1) or more *common wall* with another *building* when the *primary uses* of each *building* is independent of the other and when no interior entry exists between *buildings*.

Building, Detached: A *building* having no *common wall* or structural connection with another *building*.

Building Envelope: That area of a *lot* lying between the *setback* lines available for construction.

Building Height: The vertical distance from the lowest contact at *grade* of the *building* to the highest point of roofline or *parapet*.

Building Permit: A fee based document issued by the City provided by an authoritative body with the purpose of granting permission to do work on a regulated *building* in compliance with City *building codes*.

Business: *Engaging* in the purchase, sale, barter, or exchange of goods, wares, merchandise, or service; the maintenance or operation of *offices* or recreational or amusement enterprises.

C

Cabinet or Carpenter Shop, Millwork and Wood Product Manufacturing: A *business* that specializes in a craftsman trade which processes wood materials to form end-user products used in the construction or maintenance of *buildings* or creates furniture and a variety of other objects.

Caliper: The size of a tree as determined by the diameter which is measured using a fixed arm scale and movable arm tool.

Campground: Any area of land specifically designed and designated to temporarily accommodate two (2) or more camping parties, including cabins, tents, *recreational vehicles* or other camping outfits.

Carport: A roofed *structure* not more than seventy-five percent (75%) enclosed by walls and attached to the main *building* for the purpose of providing shelter for one (1) or more motor vehicles.

Catering Service: An establishment where the preparation of food and meals on the premises, are delivered to another location for consumption, not including food *manufacturing*. *Catering Services* may be a *primary uses* or *ancillary* to a *restaurant*.

Cemetery: Land utilized for the burial of the dead (human and animal) and dedicated for *cemetery* purposes, including crematories, mausoleums, funeral homes, and mortuaries when operated in conjunction with and within the boundary of such *cemetery*.

Civic Use: Is a *Community Facility* developed for cultural, educational, or institutional purposes for the *public* and *semipublic use*, typically arranged in a manner that is *pedestrian friendly* or focused around a central plaza or *open space* with *amenities* for the public to sit, gather, or attend events; may also include civic or governmental facilities such as fire stations, libraries, *places of assembly*, or *schools* with public *parks*.

Change of Use: A formal change of a *building's* classification *use* or principal land *use* on a *lot* from one (1) type to another.

Clinic: A facility that provides medical, dental, psychiatric, or surgical service for sick or injured patients (human and/or animal) exclusively on an out-patient basis, including urgent care treatment, diagnostic services, training, and administration.

Cluster Development/Subdivision: The development technique that concentrates *buildings/lots* on a portion of the development site to allow the remaining land to be permanently used for recreation, preserving *open space*, and/or conservation of *environmentally sensitive features* and where possible and practical, support connectivity.

Commerce Center: A development designed as a group of *buildings* and *uses* planned with shared circulation, parking, utilities, drainage, and landscaping that is unified through *open space*, *pedestrian friendly* connections, and architectural style regardless of the number of *parcels* or *pad sites*.

Common Area: An outdoor area that is designed and developed as shared *use* and *pedestrian friendly*, including but not limited to features such as *parks* plazas, terraces, courtyards, patios, stormwater *retention*, *multimodal* paths, and trails.

Common Wall: A dividing partition between two (2) contiguous *buildings* or between two (2) *adjacent lots* shared by the neighboring occupants.

Community Facility: A noncommercial *use* established primarily for the benefit and service of the population of the community in which it is located (typically includes social, entertainment,

athletic, or recreational *uses* and may also include *business office* associated with the community such but not limited to Homeowners Association or *apartment rental office*).

Community Garden: Land gardened collectively by a group of people. Gardening may include, but is not limited to, all types of horticulture such as flowers, vegetable or field crops, and orchards containing berry, bush or tree crops.

Community Open Space System: The community's *parks*, playgrounds, active and passive recreational areas, natural features, and *environmentally sensitive features* that collectively provide a continuous and integrated system of *open space*.

Compatibility: The avoidance of placing physical impact land *uses* that are known to or might happen to generate odors, noise, dust, excessive light and glare, *adjacent* to, or in close proximity of, more *sensitive lands* already located in an area.

Conditional Use Permit (CUP): A use permit required as legal authorization for certain *uses* to be considered an entitled, *permitted use* in a particular *zoning district*.

Construction Plan: The maps or drawings showing the specific location and design of improvements to be installed on a parcel or in a subdivision accompanying a *recorded plat* and in accordance with the requirements of the City of Surprise as a condition of the approval of the *plat*.

Construction Trailer: A factory-assembled *structure* or *structures* exceeding eight feet in width, originally equipped with the necessary service connections, and originally made so as to be readily movable as a unit or units on its (their) own running gear and designed to be used as an *office* without a permanent foundation, whether or not said running gear has been removed. (commonly known as a mobile *office*)

Contractor Yards: *Outdoor storage* of materials, equipment, and surplus goods associated with services provided by related *business*, including but not limited to construction, landscaping, air conditioning, plumbing, and/or remodeling services.

Correctional Facility: A public *building* used for the confinement of people convicted of crimes.

Cottage Industry: A small *business*, owned and operated by the residential occupant, in a residential area conducted within the *dwelling* or in an *accessory building*. The *business* may have employees and customers but must be clearly incidental and secondary to the *use* of the property for *single-family* residential purposes.

Cul-De-Sac: A *local street* with only one (1) outlet and having an appropriate terminus for the safe and convenient reversal of traffic movement.

Cultural Resources: An aspect of a cultural system that is valued by or significantly representative of a culture, or that contains significant information about a culture.

Curb Extension: Generally rounded extensions of a curb located at a *street* intersection that narrow the *street* by widening the sidewalk and/or the *landscape strip* in order to make pedestrian *street* crossings shorter and easier, and to provide a visual narrowing along the

roadway to help increase driver awareness and slow the movement of traffic in heavy pedestrian areas.

Curb Separated Sidewalk: A sidewalk that is detached from the *street* by a *landscape strip* that is measured from the back of the *street* curb and runs continuously along the length of the *street*.

Cut: The removal of soil, rock, or other materials from a location which shapes and lowers the *grade* at the location.

D

Day Care Center: A *use* where care, supervision, and guidance are provided for pay for five or more minor or adult *persons* unrelated to the proprietor subject to the requirements of the State of Arizona.

Deep Root Barrier: A mechanical barrier that redirects tree root growth downward, eliminating the surface rooting that damages hardscapes such as sidewalks, driveways, and *street* paving.

Density, Gross Residential: The number of residential *dwelling units* per *gross area* of land (du/ac).

Density, Net Residential: The average number of residential *dwelling units* per acre of land for residential only purposes, including *parks*, *open space*, and recreational areas, but excluding any land *used* or to be *used* as arterial *rights-of-way*, *school/public facility* reservations, and nonresidential *uses*. For calculating *net residential density*, the following formula shall apply:

$$D = \frac{du}{A - (c+i+s+a)}$$

Where: D = Residential density

du = Total number of *dwelling units* in project

A = *Gross area* (acres)

c = *Net area* of commercial land (acres)

i = *Net area* of industrial land (acres)

s = *Net area* of *school/public facility* reservations (acres)

a = *Net area* of *arterial rights-of-way* (acres)

Density Transfer: Permitted unused allowable *dwelling units* in one (1) area to be relocated in another area of the same development or an approved *off-site* development, commonly known as *Transfer of Density and Development Rights (TDR)*.

Developer: The *owner* or representative of the *owner* of land proposed to be developed and/or *subdivided*.

Development: Any man-made change to improve or *alter* real property, including but not limited to *buildings* or other *structures*, mining, dredging, *filling*, grading, paving, excavation or drilling operations.

Development Parcel: A portion of land within an overall master *site plan* or master planned development that includes one (1) or more *lots* with a specific *net residential density*, characteristic, and/or *zoning district*; excluding a *parcel* or *lot* outside of a master planned development.

Development Plan: A type of plan that becomes part of the zoning or preliminary plat for a property. The plan depicts site characteristics, development information, and provides guidance for site plans and subdivision plats.

Donation Bin: Any container, storage unit, or *structure*, other than a primary *building* or *accessory building(s)* that is used for the collection of charitable or for-profit donated items from the general public, including but not limited to *clothing*, household goods, toys, books, and newspapers.

Drive-Through: An *accessory* facility for an establishment that provides service and/or goods at a window or door that the customer drives past without being required to leave the vehicle.

Drive Aisle: The travel way by which cars enter and depart *parking spaces*.

Duplex: See *Dwelling, two-family*

Dwelling: A *building* or portion thereof that contains one (1) *dwelling unit* that is occupied primarily for residential living purposes but not including *hotels*, *motels*, *mobile homes* or *RV's*.

1. **Dwelling, Live-Work:** A *building*, or portion thereof, or a group of *buildings* that combines a *dwelling unit* with the work space (*office*, commercial, or retail) for *uses* permitted in the *zoning district* in which the unit is located; more than a *home occupation*.
2. **Dwelling(s), Multi-Family:** A *building* or *lot* containing four (4) or more *dwelling units* used for residential occupancy by four (4) or more families living independently of each other; includes the general term '*multi-family*' (commonly known as *Apartments*).
3. **Dwelling, Single-family:** One (1) *dwelling unit* on a single *lot* of record; includes the general term '*single-family*'
4. **Dwelling, Two-family:** A *building* or *lot* containing two (2) *dwelling units* used for residential occupancy by two (2) families living independently of each other (commonly known as *Duplex*).
5. **Dwelling, Three-family:** A *building* or *lot* containing three (3) *dwelling units* used for residential occupancy by three (3) families living independently of each other (commonly known as *Triplex*).

6. **Dwelling Unit:** A single unit as a whole *building* or portion thereof, providing complete independent living facilities for one (1) or more *persons*, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
7. **Dwelling Unit, Accessory (ADU):** A secondary *dwelling unit* independent of the primary *dwelling unit* on the same property; provided it meets specific standards.

E

Elevation: The front, rear or side façade of a *building* showing the relationship of the site *grade* to floor level, often depicted on a scale drawing that includes such features as design, construction materials, height, dimensions, windows and doors.

Entertainment Establishment, Indoors: An establishment that provides participant or spectator recreation to the general public that may include ancillary *uses* such as retail and *restaurants*, but excluding public *park* and recreation facilities. Entertainment *uses* typically includes but are not limited to roller rink, rock/climbing gym, bowling alley, pool hall, movie theaters, arcade games.

Entertainment Establishment, Outdoors: An establishment that provides participant or spectator recreation to the general public that may include ancillary *uses* such as retail and *restaurants*, but excluding public *park* and recreation facilities. Entertainment *uses* typically includes but are not limited to typically go-cart track, batting cages, miniature golf, paintball course, drive-in theaters, and disc golf.

Environmental Buffer Area: An area of land alongside and/or surrounding a protected or conserved *environmentally sensitive feature* or *cultural resource* in which human activity is restricted to research and maintenance of the feature or resource in order to mitigate negative impacts of edge effects on the land or wildlife.

Environmental Inventory Plan: Development plan rooted in an integrated conservation design approach that identifies, locates, and inventories all the *environmentally sensitive feature(s)*, *cultural resource(s)*, and *environmental buffer area(s)* within and *adjacent* to a proposed development site.

Environmentally Sensitive Feature: Elements in the landscape that play a particularly large role in sustaining the natural environment and ecosystem and supporting wildlife and plant diversity, but at the same time are especially sensitive to degradation such as: *hillside development areas*; *habitat*; *protected native plants*; *significant rock outcroppings*; *significant stands of vegetation*; *ridgelines*; *steep slopes*; *water features*; and *wildlife corridors*. Includes the general term ‘*environmentally sensitive*’ and ‘*environmentally sensitive lands*’

Equestrian Center: Commercial horse, donkey, and/or mule facilities including: horse *ranches*, boarding *stables*, riding schools and academies, and horse exhibition facilities. This land *use* includes barns, *stables*, corrals, and paddocks *accessory* and incidental to the above *uses*.

F

Factory-Built Building: A multi-sectional unit manufactured *off-site* in accordance with the Uniform Building Code (UBC) and/or International Building Code (IBC), as adopted by the City, that when joined together forms a *building* or *dwelling unit*.

Fairgrounds: A developed *use* including but not limited to: *agricultural* related *buildings*, animal shows and judging, carnivals, circuses, community meeting or recreational *buildings* and *uses*, concerts, food booths and stands, games, rides, rodeos, sales and auctions, that may include *recreational vehicle* overnight parking and camping areas.

Family: A group of people living together as a single housekeeping unit, within a single *dwelling unit* as distinguished from a group occupying a *hotel*, *motel*, *club*, dormitory, fraternity, sorority, lodging house or *nursing care institution*.

Farm: See *Agricultural operations*.

Farm Stand: An establishment only for the sale of fruits, vegetables, flowers, containerized house plants, eggs, honey, dates, nuts, and other *agricultural* food products that are grown and/or produced on-site.

Fence: An artificially constructed barrier of wood, stone, masonry, metal or combination of materials erected to *screen*, separate, protect, confine, or enclose; not including landscaping or other natural growth. The term *fence* shall include all *walls*, except those as part of *building*.

Fence Return: The portion of a *fence* parallel or approximately parallel to the front line that is between the *dwelling* and *side lot line*.

Fill: Soil, rock or other material, deposited at a location by man that raises the *grade* at that location.

Financial Assurance: A form of security including a cash deposit, 3rd party trust, an irrevocable letter of credit, of funds in escrow in an amount and form satisfactory to the City Attorney and meeting the requirements expressed elsewhere in this Ordinance and/or Surprise Municipal Code.

Fitness Club: Establishments that provides exercise facilities, including but not limited to running, jogging, aerobics, weight lifting, sports courts, and swimming, and may also include locker rooms, showers, massage rooms, saunas and related *accessory uses* (commonly known as *Athletic* or *Health Club*).

Fleet-Based Services: Passenger transportation services, local delivery services, medical transport, and other *businesses* that rely on fleets of 3 or more vehicles. This classification includes parking, dispatching, and *offices* for *uses* such as but not limited to taxicab and limousine operations, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar *businesses*. This classification does not include towing operations or taxi or delivery services with 2 or fewer fleet vehicles on-site.

Floodplain: Any land area susceptible to being inundated by water from any source. It may or may not include a *floodway*.

Floodway, One Hundred-Year: The channel of a river or other watercourse and the *adjacent* land areas which must be kept free of encroachment in order to carry and discharge the 100-year flood without substantial increases in flood height.

Freight Depot/Distribution Center: A location or facility for the receipt, transfer, short-term storage, and dispatching of goods transported by *truck* or rail. Included in the *use* type would be express or other mail and package distribution facilities, including such facilities operated by the U.S. Post Office and includes related administrative *offices*, fueling facilities, dispatch operations and loading facilities.

Frontage: That side of a *structure, building, or lot abutting on a right-of-way*.

Funeral Home/Mortuary: An establishment providing services such as preparing the human dead for burial and arranging and managing funerals.

G

Gallery: A room or *structure* in which original works of art or limited editions of original art are bought, sold, loaned, appraised, or exhibited to the general public.

Garage: A *building* or portion thereof, designed for the storage of vehicles, boats, and/or trailers and is located on the same property as the *dwelling unit* it serves.

General Plan: The comprehensive plan pursuant to A.R.S. §9-461.05, providing for the future growth and improvement of the City of Surprise and for the general location of *streets, schools* and recreation areas, public *building* sites, and other physical development, and including any part of such plan separately adopted and any *amendment* to such plan, or parts thereof.

Grade: The surface of the ground, paving or sidewalk at any point *abutting a structure or fence/wall*.

Group Home: A single *dwelling unit* shared as their primary residence by handicapped and/or elderly *persons* living together as a single housekeeping unit in which staff *persons* provide on-site care, meals, supervision, and other support services for the residents. Group homes shall not include *assisted living facilities, nursing care facilities, shelter care facilities, recovery homes, correctional facilities*, or homes for the developmentally disabled as regulated by the Arizona Revised Statutes

H

Habitat: Land area that supports plant or animal species protected by the federal Endangered Species Act and/or other federal or Arizona laws or regulations.

Health Care Institution: An establishment that provides *personal care services* for health maintenance, diagnosis or treatment of human diseases, pain, injury, deformity, or physical condition.

Health Club: See *Fitness Club*.

Hillside: Those lands where the natural terrain has an average cross slope of ten percent (10%) or greater. However, a ten (10%) percent or greater slope, created by a natural wash on land that otherwise would not be classified as *hillside* land shall be exempt from the *hillside* regulations.

Home Occupation: A *business* activity conducted in whole or part and is clearly an *accessory* or incidental *use* and subordinate to a *dwelling unit*.

Hospital: An institution providing primary health services and medical or surgical care, primarily inpatient, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities providing such institution is operated by, or treatment is given, under direct supervision of a persons licensed to practice medicine by the State of Arizona.

Hotel or Motel: A *building* or portion thereof, or a group of *buildings*, in which lodging accommodations are provided and offered to transient guests for compensation and may not serve as a *dwelling unit* or a *person's* primary residence.

I

Impound Lot: A *lot* or *parcel* used for the storage of vehicles that have been towed.

Indoor Shooting/Archery Range: Any *building*, or portion therein, where there are facilities for the firing of handguns, rifles, other firearms, or arrows inside.

Ingress/Egress: The location of entry and exit to a *structure* or property.

Infill: New development which is placed within an existing and already developed site or area.

Integrated Conservation Design: A development concept that considers site characteristics, natural features, and layout in the larger context of the site and its surrounding *parcels*. *Integrated conservation design* is intended to preserve important and unique natural features such as *hillside development areas* and *steep slopes*, *wildlife corridors*, natural *habitat*, and *cultural resources* that are known and those that may be discovered on the site as well as conservation of community view corridors, and the required *open space* per the *zoning district*.

J

Junkyard: Any *lot* or *parcel*, *structure*, or *building* used in whole or in part for the storage, processing, reuse, resale, or disposal of personal property, but not including a landfill, transfer station, or other solid waste disposal site

K

Kennel: Any *lot* or premise with an enclosed, controlled area, inaccessible to other animals, in which a *person* keeps, harbors or maintains five or more dogs under controlled conditions; does not include *Animal Boarding Facility, Animal Hospitals and/or Clinics, or Animal Shelter*.

L

Laboratory: See *Research Facility*

Landscape Strip: The landscaped area between sidewalk and curb along a *public street*, parking lot, or driveway (commonly known as *Park Strip*).

Loading Area: The area separate from *drive aisles* or *parking spaces*, and is used for the receipt or distribution of material or merchandise by vehicles.

Lot: A single piece of property, including a *parcel* of land, shown in the records of the Maricopa County Assessor's Office, to be *used* pursuant to all City requirements for the development. For specific types of lots see definitions below and **Figure 101-2a**.

1. **Lot, Corner:** A *lot* at a junction of and fronting on two (2) or more intersecting *streets*.
2. **Lot, Flag:** A *lot* with *street frontage* limited to the width of the drive aisle so that the building envelope is back from the street behind another lot (commonly known as *panhandle*).
3. **Lot, Interior:** A *lot* other than a corner or *through lot*.
4. **Lot, Irregular:** Nonrectangular *lots*, *lots* with three sides or more than four sides, and other nonstandard *lots* that require special measurement techniques in order to achieve the purpose of setback requirements (commonly known as *cul-de-sac*, *pie*, *reverse pie*, and/or *triangular*).
5. **Lot, Key:** A *lot* where the *side lot line* abuts the *rear lot line* of a corner *lot*.
6. **Lot, Through:** A *lot* having *street frontage* on two (2) parallel or approximately parallel *streets* (commonly known as *double frontage*).

Lot Coverage: The percentage of the *lot* area covered by a *building* and/or other allowed roofed *structure* used for protection or shielding from the elements or weather.

Lot Depth: The distance between the *front lot line* and the *rear lot line* of a *lot* measured at the midpoint of and a right angle to the *front lot line*.

Lot Line: The boundary that sets the border of a *lot*. (commonly known as a property line). For specific application of specific *lot lines* see the definitions below and **Figures 101-2a**.

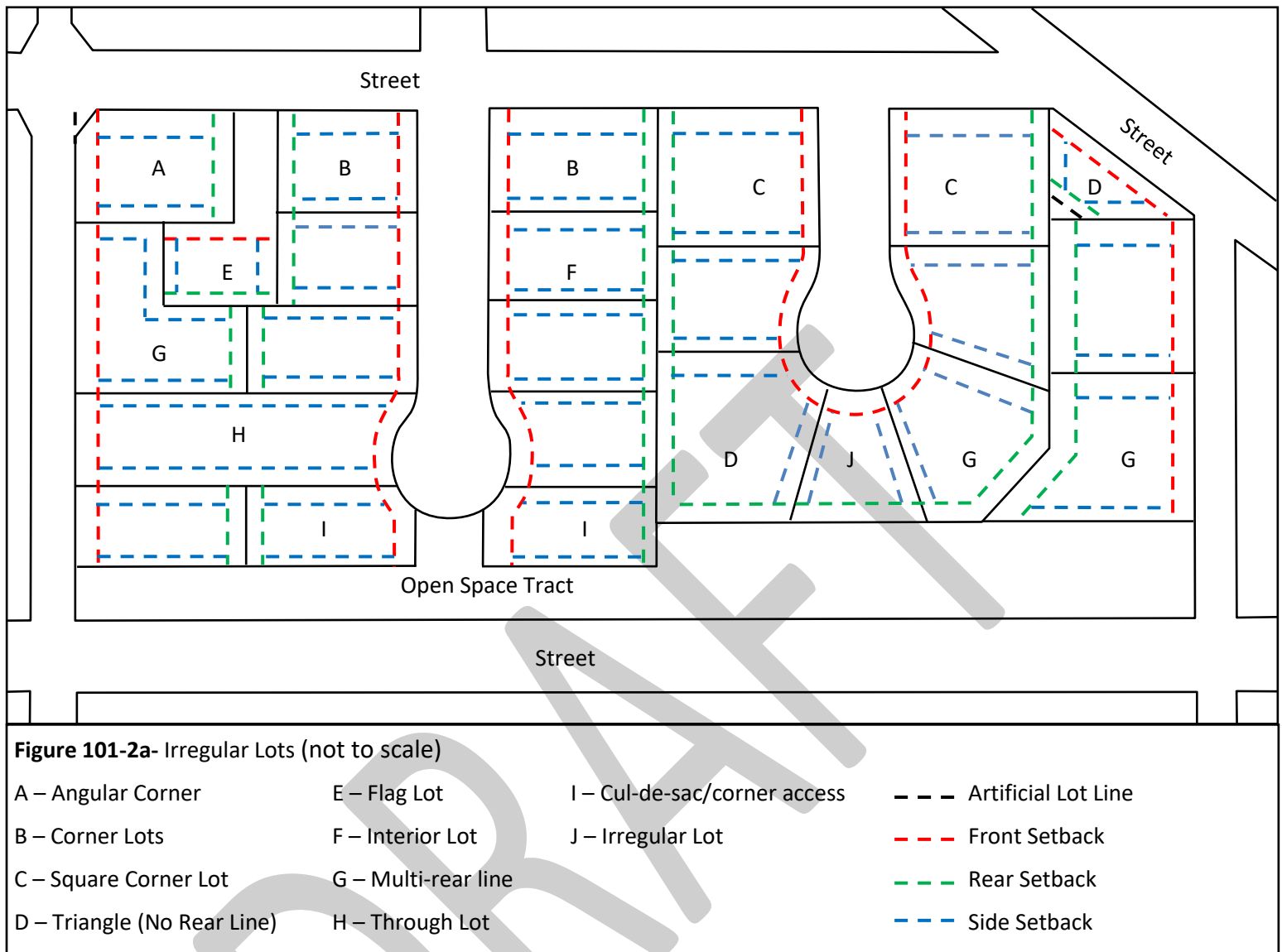
1. **Lot Line, Front:** The *lot line* separating the *lot* from the *right-of-way*.

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

- a. In the case of an interior lot or through lot, a line separating the lot from the street
 - b. In the case of a corner lot, the *front lot line* separating the narrowest street frontage of the lot from the street. For square, *corner lots*, the front shall be determined by Community Development Director or designee.
 - c. In the case of *flag* lots, the *front lot line* shall be the line closest to perpendicular to the street on which the lot accesses, unless determined otherwise by the Community Development Director or designee
 - d. In the case of irregular shape lots (see **Figure 101-2a**), the *front lot line* shall follow the right-of-way line
 - e. In the case of recessed lots that does not abut a right-of-way, the *front lot line* shall be the access easement unless determined otherwise by the Community Development Director or designee
2. **Lot Line, Rear:** A *lot line* which is opposite and most distant from the *front lot line*. An irregular or triangular shaped *lot* may have more than one (1) rear lot line or a line ten feet in length within the *lot*, parallel to and at the maximum distance from the chord of front *lot line*.
 3. **Lot Line, Side:** Any *lot line* that is not a front *lot line* or a rear *lot line*.

Lot Line Adjustment: A minor revision to *lot lines* between two (2) or more existing *lots*, tracts or *parcels* but is not dividing property.

Lot Width: The distance as measured in a straight line, between *side lot lines* as measured along the minimum *front setback*.



M

Manufactured Home: A residential *dwelling unit* built in accordance with and certified as a *manufactured home* under the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976, and the laws of the State of Arizona Office of Manufacture Housing.

Manufacturing: The creation of products either with machinery or by hand according to an organized plan and with a division of labor. Typical *manufacturing uses*, which may be conducted indoor or outdoor based on the *zoning district*, include but are not limited to general processing and fabrication of biotechnical, cabinet and carpentry, computers and electronics, food production, metal, paper, plastics and/or wood products.

Map of Dedication: A legal instrument prepared by a registered civil engineer and a registered land surveyor that may be used to dedicate *right-of-way*, drainage, flood control, utilities, emergency or service vehicle *access*, or other public uses; not to be used to create *lots*, *parcels*, or tracts owned, or to be owned, by any person not a public agency.

Medical Marijuana Dispensary: A not-for-profit entity defined in A.R.S. § 36-2801(11), that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, supplies, sells, dispenses, or otherwise provides medical marijuana or related supplies and educational materials to cardholders as defined in A.R.S. § 36-2801(2).

Medical Marijuana Dispensary Off-Site Cultivation Facility: An enclosed, locked facility where marijuana is cultivated by a *medical marijuana dispensary* as referenced in A.R.S. § 36-2804(B)(1)(b)(ii).

Medical Marijuana Infusion Facility: A facility that incorporates medical marijuana into consumable/edible goods by the means of cooking or blending.

Medical Office (Health Care Facility): A *building* or portion thereof that provides outpatient *personal care services* in the form of medical services, medical imaging and testing *clinics*, *nursing services*, behavioral health services, health *screening* services, other health-related services, *supervisory care services*, or directed care services; including but not limited to medical *offices*, walk-in *clinics*, outpatient surgical facility, outpatient facility, and urgent care. *Medical Office* excludes *hospitals*, trauma centers with ambulatory services, *laboratory* and research facilities, and all facilities for medical marijuana.

Microbrewery/Distillery/Winery: A *business* primarily devoted to the on-site producing and serving and consumption of alcoholic beverages licensed (Series 3, 13, and/or 18 licenses) by the proper State agencies and City departments where the service of food, retail sales, and providing of entertainment may be *ancillary*.

Minor Land Division: The division of improved or unimproved land or lands within the city for the purpose of financing, sale, or lease, whether immediate or future, into three (3) or less lots, tracts, or parcels of land with no public dedication of property.

Mixed Use: A *building* or *lot* that contains more than one (1) type of land *use* by integrating residential with non-residential *uses*, planned as a whole that functionally share vehicular and pedestrian *access* and *parking areas*.

Mining and Mineral Extraction: The extraction of sand, gravel or other material from the land in the amount of four hundred cubic yards (400 y³) or more and the removal thereof from the site.

Mobile Home: A residential *dwelling* that was fabricated or built prior to enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (effective June 15, 1976).

Mobile Vending: A *person* or entity that provides services or retail sales from within a vehicle, trailer, or stand that is intended to be temporary, or is capable of being moved from one (1) location to another.

Model Home: A *dwelling unit* used initially for display purposes which typifies the units that will be constructed in the subdivision and may incorporate sales or rental *offices* for the subdivision prior to residential occupancy.

Motel: Also known as a *hotel*.

Multimodal: Means of traveling within or through a community by a combination that includes buses, trolley, rail, bicycles, *pedestrian friendly* walkways and path and trail systems, and/or any other means in additional typical vehicular traffic.

N

New Construction: *Structures* for which the "start of construction" commenced on or after the effective date of the ordinance codified in this chapter.

Nonconforming Lot: A *parcel* of land that does not conform to an established, such as but not limited to having minimum area or dimensions less than required in the district in which it is located.

Nonconforming Structures: A *structure*, or portion thereof that does not conform to an established district or district regulation applicable to where the *structure* is located.

Nonconforming Uses: A *land use* that does not conform to this Ordinance or *General Plan* provisions that govern the land.

Noxious Matter: Material capable of causing injury to living organisms by chemical reaction or capable of causing detrimental effects on the physical or economic well-being of individuals.

Nursing Care Facility: A *residential care institution* provides inpatient beds or resident beds and *nursing services* to *persons* who need continuous *nursing services* but who do not require a *hospital* or direct daily treatment from a physician. (commonly known as *nursing home*)

Nursing Services: Those services that pertain to the curative, restorative, and preventive aspects of treatment and care that are performed at the direction of a physician by or under the supervision of a registered nurse licensed in this state.

O

Off-Site: Any *structure* or *use* located outside the property of the *primary uses*.

Office: A *building*, or portion thereof, used for conducting the affairs of a *business*, profession, service industry, or government and internal storage of supplies customary and incidental to the *use*.

Open Space: Land and/or water areas, improved or unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment as active and passive recreational areas or for environmental, scenic, stormwater management, or conservation purposes.

Open Space, Active: Land and water areas specifically designed as an activity-based recreational area to include but not limited to boating, water sports, sports fields, golf courses, local and community *parks* having picnic, playground, recreational and support components and pedestrian, hiking, bicycle and equestrian trails.

Open Space, Passive: Land and water areas that are either partially improved, undeveloped or in a natural state that are intended for scenic, environmental, conservation, and/or resource protection; and include but not limited to such resource-based activities as nature study, nature trails, and any other activities requiring a natural condition that cannot easily be duplicated by human actions.

Ordinance: Any legislative action of a local government, which has the force of law, including any *amendment* or repeal of any ordinance.

Original Lot: Any existing *lot, parcel*, tract of land or combination thereof identified in the official records of the Maricopa County Recorder as of the annexation of the property into the corporate limits of the city or on December 24, 1986, whichever is later.

Outdoor Lighting: Artificial illuminating device that includes the complete lighting unit of a *lamp* or *lamps* and ballast(s) (when applicable) together with the parts designed to distribute the light, to position and protect the *lamps*, and to connect the *lamps* to the power supply; whether permanent or portable, a device used for illumination or advertisement including, but are not limited to, search, spot or flood lights for *buildings* and *structures*, recreational areas, parking *lot* lighting, landscape lighting, *signage* and *street* lighting..

1. **Adaptive CONTROLS:** Devices such as motion sensors, timers and dimmers used in concert with *outdoor lighting* equipment to vary the intensity or duration of operation of lighting.
2. **Ambient Light Level:** The general overall level of background lighting in an area.
3. **Bulb or Lamp:** The source of electric light; to be distinguished from the whole assembly (see luminaire). *Lamp* often is used to denote the bulb and its housing.
4. **Cut-Off Angle of a Luminaire:** The angle, measured up from the nadir (i.e. straight down), between the vertical axis and the first line of sight at which the bare source (the bulb or *lamp*) is not visible.
5. **Direct Illumination:** Illumination resulting from light emitted directly from a *lamp* or *luminaire*, not light diffused through translucent *signs* or reflected from other surfaces (such as the ground, *building* faces, or artistic *structure*).
6. **Fixture:** The assembly that holds the *lamp* in a lighting system. It includes the elements designed to give light output control, such as a reflector (mirror) or refractor (lens), the ballast, housing, and the attachment parts.

7. **Floodlight:** A *fixture* designed to “flood” a well-defined area with light.
8. **Full Cut-Off:** Attribute of a *luminaire* from which no light is emitted by the *fixture*, either directly from the *lamp* or indirectly from the *fixture*, at or above a horizontal plane drawn through the highest light-emitting portion of the *luminaire* and no more than 10% of the *lamp*’s intensity is emitted at or above an angle 10° below that horizontal plane, at all lateral angles around the *luminaire*. A *full cut-off luminaire*, by definition, also is “fully shielded.”
9. **Fully Shielded Luminaire:** A *luminaire* constructed and installed in such a manner that all light emitted by the *luminaire*, either directly from the *lamp* or a diffusing element, or indirectly by reflection or refraction from any part of the *luminaire*, is projected below the horizontal plane through the *luminaire*’s lowest light-emitting part.
10. **HID Lamp:** In a discharge *lamp*, the emitted energy (light) is produced by the passage of an electric current through a gas. High-intensity discharge (HID) include *metal halide* and high-pressure sodium *lamps*. Other discharge *lamps* are low pressure sodium (LPS) and fluorescent. Some such *lamps* have internal coatings to convert some of the ultraviolet energy emitted by the gas discharge into visual output.
11. **High Pressure Sodium (HPS) Lamp:** A *HID lamp* where radiation is produced as a “point source” from sodium vapor at relatively high partial pressures (100 torr) commonly used in *street* lighting; emits an amber color.
12. **LED:** Light emitting diode.
13. **Light Spill:** Unwanted spillage of light onto *adjacent* areas and may affect sensitive receptors particularly residential properties and ecological sites.
14. **Light Trespass:** Excessive light that spills onto *adjacent* property, typically produced by stray light coming from *street* lighting *fixtures*, illuminated *signage* and other *outdoor lighting* sources.
15. **Low-Pressure Sodium (LPS) Lamp:** A *HID lamp* where the light is produced as a “tube source” by radiation from sodium vapor at a relatively low partial pressure (about 0.001 torr) commonly used in *street* lighting; emits a monochromatic light.
16. **Lumen:** A measurement of the total amount of ambient light emitted by a source.
17. **Metal Halide Lamp:** An *HID lamp* where the light source is produced by radiation from metal-halide vapors commonly used for *street* lighting; emits a good quality white light.
18. **Nit:** The industry standard for measuring the specific light intensity (brightness) of Electronic Messaging Center (EMC) *signs* or one (1) candela per square meter.
19. **Partially Shielded:** *Fixtures* that are shielded in such a manner that the bottom edge of the shield is below the plane of the center line of the *lamp* reducing light above the horizontal.

- 20. **Photometry:** The quantitative measurement of light level and distribution.
- 21. **Shield:** An opaque material permanently installed and/or attached that blocks the transmission or emission of light as a means of controlling or directing the light emitted from an *outdoor lighting fixture* to provide for *full cut-off* photometric performance.
- 22. **Spotlight:** A *fixture* designed to light only a small, well-defined area.
- 23. **Stray Light:** Emitted light that falls away from the area where it is needed or wanted (see also *Light trespass*).
- 24. **Temporary Lighting:** Lighting that is intended for uses that, by their nature are of limited duration, e.g. holiday decorations, civic events or construction projects.
- 25. **Wallpack:** A *luminaire*, typically affixed to the side of a *structure*, used for area lighting or security lighting.

Out Parcel: See *Pad site*.

Outdoor Display Area: Any land *used* or occupied for the display of sample goods, materials, or merchandise outside.

Outdoor Sales Area: Any land *used* or occupied for viewing by and direct access for customer of any goods, materials, or merchandise for purpose of retail or wholesale buying, selling, or renting.

Outdoor Storage/Use: Any land *used* or occupied for the storage goods, materials, or merchandise outside or conducting any *use* outside.

Owner: Any person, group of *persons*, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be *subdivided* under this Ordinance.

P

Pad Site: A freestanding *lot* located within a larger development and typically requires shared vehicle *access* from the *street* and coordinated architectural and site design elements (commonly known as *Out Parcel*).

Parapet: That part of any wall extending above the roof line that generally runs around the perimeter of a flat roof *building* at the roofline.

Parcel: Any legally described *lot* created by a partition, subdivision, deed, or other instrument recorded with the appropriate recorder.

Parcel Assemblage: A combination of land within the city which results in the assemblage of improved or unimproved land for the purpose of financing, sale, or lease, whether immediate or

future, from three (3) or less *lots*, tracts, or *parcels* of land with no public dedication of property, into a single property.

Park and Ride: An *off-street parking* facility designed or intended to provide peripheral collection and storage of vehicles to accommodate transit centers where *persons* then board a train, bus, or other multi passenger mode of transportation.

Park: Any public or private land available for recreational, educational, cultural, or aesthetic *uses*, including but not limited to fountains, playground, public art, outdoor amphitheater and performance pad, splash pad, sport courts/fields, and non-commercial disc golf.

Parking Area: Any land area containing one (1) or more *parking space*.

Parking Bay: A paved *parking area* used for *alleys* or *on-street* parking on local residential *streets*; typically bound by *traffic calming* devices such as bulb outs, chicanes, or curb extensions.

Parking Space: Any land area designated and used for parking of one (1) motor vehicle.

Parking, Off-Street: A *parking space* or *area* on a property that is not in the *right-of-way* or an *alley*.

Parking Structure: Any *structure*, except those defined herein as a *garage*, used for the storage of motor vehicles.

Party Wall: See *common wall*.

Pedestrian Friendly: An environment in which conflict between the automobile and pedestrian is minimized or eliminated through the provision of a comprehensive means of vehicular-separated pedestrian travel that is fast, attractive and comfortable for a wide range of age and abilities groups; and by the design of *buildings* and other *uses* in a manner that is sensitive to the needs of the pedestrian.

Perimeter Street: Any *street* that *abuts* an existing development or the land to be *subdivided*.

Personal Care Services: Assistance with activities of daily living that can be performed by *persons* without professional skills or professional training and includes the coordination or provision of intermittent *nursing services* and the administration of medications and treatments by a nurse who is licensed pursuant to A.R.S. Title 32, Chapter 15 or as otherwise provided by law.

Personal Services: *Businesses* offering non-medical services directly to the customer that may include customary and incidental retail sales, including but not limited to barber shops, beauty shops, nail salons, and tailors.

Persons: Includes any individual or group of individuals, corporations, partnerships, associations, or any other organized group of *persons*, including state and local governments and agencies thereof.

Place of Assembly: A *building* or a portion of a *building* used for people to gather for regularly scheduled programming, including, but not limited to, dance halls, public meeting halls, conference center meeting and exhibit rooms, indoor auction houses, and live action theaters.

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

Place of Worship: Any *building* or portion thereof, *used* for nonprofit purposes by an established religious organization where such *building* is primarily intended to be *used* for worship. The term includes, but is not necessarily limited to, church, temple, synagogue, and mosque.

Plant Nursery: The *use* of land, *buildings*, or *structures* for the growth, *outdoor display areas*, and/or *outdoor sales area* of flowers, plants, shrubs, trees and may include the sale of commonly used materials such as containers and fountains, soil, rock, bark, or mulch materials.

Plat: A map, survey, plan or *replat* certified by a licensed, registered land survey containing a description of the *subdivided* land with ties to permanent monuments that provides for changes in land *use* or *ownership*.

1. **Final Plat:** A final map of a subdivision, including supporting data, in substantial conformance to an approved *preliminary plat* and all conditions placed upon it by the City Council, prepared by a registered land surveyor, in accordance with this Ordinance and the Arizona Revised Statutes.
2. **Preliminary Plat:** An initial map, including supporting data, recommended by the Planning and Zoning Commission and approved by the City Council, indicating a proposed subdivision design, prepared by a registered civil engineer and a registered land surveyor, in accordance with this Ordinance and the Arizona Revised Statutes. A preliminary *site plan* for a condominium development shall be considered a *preliminary plat*.
3. **Recorded Plat:** A *final plat* bearing all of the certificates of approval required by this Ordinance and the Arizona Revised Statutes and duly recorded in the Maricopa County Recorder's Office.
4. **Replat:** A *plat* for the purpose of reverting previously *subdivided* acreage to *unsubdivided* acreage, or; for the purpose of vacating *rights-of-way* previously dedicated to the public and *abandoned* under procedures prescribed by the City Code, or; for the purpose of vacating or re-describing *lot* or *parcel* boundaries previously recorded.

Portable Storage Container: A device in the shape of a rectangular solid; constructed of metal, consisting of four (4) vertical walls, a floor and a ceiling and in which at least one (1) vertical end is designed as a door and not permanently affixed to the ground. Portable storage containers include devices initially designed to facilitate the shipping of containerized cargo and constructed entirely of steel in a manner consistent with ISO 6346, and are being reused to facilitate secure storage, but not designed as a *building* or habitable space as defined in the City of Surprise *Building Code* unless converted through the permit process.

Printing Plant: A commercial printing operation involving a process that is considered printing, imprinting, reproducing, or duplicating images and using printing methods including but not limited to offset printing, lithography, web offset, flexographic, and *screen* process printing.

Private Club,: An association which owns, hires or leases a *building*, or a portion thereof, and the *use* of such premises (including but not limited to *uses* allowed in the same *zoning district*) being

restricted to *persons* who are bona fide members paying annual dues and their bona fide guests; excluding membership based retail *businesses*.

Property Line: see *lot line*

Protected Development Right: The right to undertake and complete the development and *use* of property under the terms and conditions of a Protected Development Right Plan, without compliance with subsequent changes in *zoning* regulations and development standards during the term of the Protected Development Right, except as provided by A.R.S. §9-1204.

Protected Development Right Plan: A development plan identified as a Protected Development Right Plan at the time of the *Landowner's* submission that, if approved by the Council, grants to the *Landowner* a Protected Development Right to undertake and complete development and *use* of the property as shown thereon for a specified period of time.

Protected Native Plants: Those species of plants that are native to Arizona which are to be conserved and protected due to their value as *habitat* as specifically listed in Chapter 104; Table 104-2a of this Ordinance.

Public: Having two definitions:

1. Resources, conveniences, facilities, or similar that is open to, enjoyed and *used* by, and/or maintained for the general public
2. Anything owned or operated by the federal government, state government, or any political subdivision.

Public Facility: Any facility, including, but not limited to *structures, buildings*, property, recreation areas, *civic uses*, and *streets*, which are owned, leased, or otherwise operated, or funded by a governmental body or public entity or a private organization that contributes to the municipal infrastructure system.

Public Feature: Any resources, conveniences, facilities or benefits continuously offered to the general public for their *use* and/or enjoyment, with or without charge (e.g., restrooms, information displays, public telephones, rain shelters, drinking fountains, etc.)

Public Improvement: Any drainage ditch, *right-of-way*, sidewalk, pedestrian way, tree, lawn, *off-street parking area*, or other facility for which the City of Surprise may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement where the responsibility rests with the City of Surprise.

Q

Qualifying Commercial and/or Industrial Developments: New or expanding developments that are legally established and in conformance with the regulations of this Ordinance that will occupy vacant in-fill *parcels* or replace dilapidated *buildings*.

R

Ranch: A *Lot*, or portion thereof, designed and *used* for the breeding and raising of horses and large *agricultural animals*; but not an *agricultural operation*.

Recovery Residence (commonly known as Sober Living, Addiction Recovery Homes): A residential setting that provides alcohol-free or drug-free housing for *persons* who need or find benefit in a supervised living environment that provides *structure* and some level of guidance, behavioral health services, and in-house recovery programs.

Recreational Vehicle (RV): A vehicular type portable *structure*, which can be towed, hauled or driven, primarily designed as temporary living accommodation for recreational, camping, and travel *use* and not designed for permanent residential or commercial purposes that: contains its own motive power, or drawn by another vehicle or is mounted on another vehicle.

Recreational Vehicle (RV), Park Model: A *Recreational vehicle* built on a single chassis, mounted on wheels, has a gross trailer area not exceeding 400 square feet in the set -up mode, and is certified by the manufacturer as complying with the ANSI A119.5 standards for recreational *park trailer*.

Recreational Vehicle (RV) Park: An integrated land-lease development, in accordance with the provisions of this Ordinance, where *recreational vehicles* are *used* for temporary living or vacation purposes.

Recycling Collection Facility: A *lot* or *structure*, or portions thereof, where the public may donate, redeem, or sell recyclable materials with limited processing activities.

Recycling Processing: Baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, *remanufacturing*, shredding, and/or preparation for shipment of recyclable materials.

Recycling Processing Facility: A *structure* or enclosed space *used* for the collection and processing of recyclable materials for shipment.

Recycling Reverse Vending Machines: An automated mechanical device which accepts at least one (1) or more type of empty beverage containers including, but not limited to aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip.

Repair Service Establishment: An establishment primarily engaged in repairing for household appliances and other personal property including, but not limited to, shoe, jewelry, computers, cellphones, and watch; excluding automotive or heavy equipment.

Research Facility: A *building*, or portion thereof, that is *used* for research, development, and/or testing laboratories that shall not violate any odor, dust, smoke, gas, noise, radiation, vibration, or similar pollution standard as specified herein, excluding mass fabrication, or any *manufacturing*, processing, or sale of products. (commonly known as *Laboratory*)

Residential Care Institution: A *health care institution* other than a *hospital* that provides resident beds or residential units, *supervisory care services*, *personal care services*, behavioral health

services, directed care services or health-related services for *persons* who do not need continuous *nursing services*.

Restaurant: A commercial establishment where food and beverages are primarily prepared, served, and/or consumed on the premises.

Restaurant, Convenience/Take Out: A small scale *restaurant* which primarily utilizes window and/or counter service allowing customers to pick up food for on or off-premise consumption. Typical establishments include but not limited to coffee, juices, or sodas shops, bagel or donut eatery, or lunch cafes.

Retention: A stormwater storage facility that stores surface runoff.

Ridgelines: Prominent topographic features connecting a series of major and minor hills, peaks or mountains; often used by raptors to orient, nest and/or catch thermals while migrating.

Right-of-Way (ROW): A designated or otherwise legally established strip of land occupied or intended to be occupied by a *street*, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm *sewer* main, trees, or for another special *use*.

Roadway: That portion of a *street* or *alley right-of-way* that is improved and intended for driving or parking.

S

School: An institution providing regular academic instruction traditionally associated with a program of study at the primary, secondary, and tertiary levels equivalent to or greater than standards prescribed by the State Board of Education or the State Board of Regents.

School, Vocational: *Schools* offering instruction in the technical, commercial or trade skills, such as real estate *schools*, *business* colleges, electronic *schools*, automotive and aircraft technician *schools* and similar commercial establishments.

Screening: A solid or nearly solid barrier (i.e., *wall*, *fence*, landscaping) constructed or installed for the purpose of visual separation to shield, protect or obscure.

Self-Storage Facility: A property *building used* for renting or leasing individual storage spaces in which the renters or lessees customarily store and remove their own personal property on a self-service basis. Front *office* may include *ancillary* retail sales.

Semipublic: Resources, conveniences, facilities, or similar that is open to, enjoyed and *used* by, and/or maintained for the authorized members; such as residents using a neighborhood or community association facility, guests within the lodgings such as *hotels/motels*, or members of a *fitness club*.

Sensitive Lands: Land that encompasses wildlife *habitats* and corridors, wash corridors that replenish local groundwater, *archaeological resource* sites, unique plant environments, and scenic vistas.

Service Call Establishment: An establishment that provides *off-site* professional services at the customer's location dispatched from the *business' office* or *home occupation* location, such as but not limited to pest control, catering services, electrician, *personal services*, or plumbing.

Setback: The minimum distance by which any *structure* must be separated from *right-of-way* or *lot line*. For specific application of specific *setbacks* see the definitions below and **Figure 101-2a**.

1. **Setback, Front:** The minimum *setback* line parallel to the *Front Lot line*.
 - a. In the case of an interior lot or through lot, the *front setback* shall follow the *front lot line*
 - b. In the case of a corner lot with a curved or angular ROW line, the *front setback* may extend along an extending artificial *front lot line* in an attempt to make a rectangular *lot*.
 - c. In the case of *flag* lots, the *front lot line* shall be the line closest to perpendicular to the street on which the lot accesses, unless determined otherwise by the director
 - d. In the case of irregular shape lots (see **Figure 101-2a**), the *front lot line* shall follow the right-of-way line
 - e. In the case of cul-de-sac and corner access lots, the *front setback* shall extend along the shortest, abutting lot line.
2. **Setback, Rear:** The minimum *setback* line parallel to the *Rear lot line*.
3. **Setback, Side:** The minimum *setback* line parallel to any *Side lot line* between the *front* and *rear setbacks*.
4. **Setback, Street Side:** The minimum *setback* line parallel to the *Side lot line* that *abuts* a *right-of-way* between the *front* and *rear setbacks*.

Sewer: Any sewer line owned and maintained by the city, whether or not installed by the city.

Sewer System: Any sewer system, whether treatment plant, septic tank or lagoon, designed with a sewer collection system to be *used* by a legally constituted association of property owners. The system may or may not be a public system.

Sexually Oriented Business: This term is synonymous with "adult oriented *business*" and means an *adult arcade*, *adult bookstore*, *adult cabaret*, *adult motel*, *adult novelty store*, *adult theater*, *adult motion picture theater*, *adult video store*, *escort agency*, *nude model studio*, or *sexual encounter center*.

1. **Adult Arcade:** Any place to which the public is permitted or invited wherein coin-operated, slug-operated, or for any form of consideration or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, video or laser disc players, or other image-producing devices are regularly maintained to show images to five or fewer *persons* per machine at any one (1) time, and where

the images so displayed are distinguished or characterized by their emphasis upon matters depicting, describing or exhibiting *specified sexual activities* or *specified anatomical areas*.

2. **Adult Bookstore, Adult Novelty Store or Adult Video Store:** A commercial establishment that has as a significant or substantial portion of its stock-in-trade, or derives a significant or substantial portion of its revenues or devotes a significant or substantial portion of its interior *business* or advertising, or maintains a substantial section of its sales or display space for sale or rental for any form of consideration any of the following:
 - a. Books, magazines, periodicals or other printed matter, or photographs, films, computer simulations, holograms, motion pictures, video reproductions, compact discs, slides, or other visual representations, which are characterized by their emphasis upon the depiction, description, exhibition or display of *specified sexual activities* or *specified anatomical areas*; or
 - b. Instruments, devices, or paraphernalia that are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of the user or others.
3. **Adult Cabaret:** A *nightclub, bar, restaurant*, or similar commercial establishment that regularly features:
 - a. *Persons* who appear in a state of nudity or semi-nude; or
 - b. Live performances that are characterized by the exposure of *specified anatomical areas* or by *specified sexual activities*; or
 - c. Films, motion pictures, computer simulations, holograms, video cassettes, slides, or other photographic reproductions, which are characterized by the depiction, description, exhibition or display of *specified sexual activities* or *specified anatomical areas*.
4. **Adult Motel:** A *hotel, motel*, or similar commercial establishment that:
 - a. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, computer simulations, holograms, motion pictures, video cassettes, slides, or other photographic reproductions that are characterized by the depiction, description, exhibition or display of *specified sexual activities* or *specified anatomical areas*; and has a sign visible from the public *right-of-way* that advertises the availability of this adult type of photographic reproductions; and, either
 - b. Offers a sleeping room for rent for a period of time that is less than ten (10) hours; or

- c. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than ten (10) hours.
- 5. **Adult Motion Picture Theater:** A commercial establishment where, for any form of consideration, films, holograms, computer simulations, motion pictures, video cassettes, slides or similar photographic reproductions are regularly shown that are characterized by the depiction or description of *specified sexual activities* or *specified anatomical areas*.
- 6. **Adult Theater:** A theater, concert hall, auditorium, or similar commercial establishment that regularly features *persons* who appear nude or semi-nude, or in live performances characterized by the exposure of *specified anatomical areas* or by *specified sexual activities*.
- 7. **Adult Video Store:** See *Adult Bookstore, Adult Novelty Store or Adult Store*.
- 8. **Escort:** A person who, for consideration, and for another person, agrees or offers to act as a companion, guide, date or to privately model lingerie or to privately perform a striptease.
- 9. **Escort Agency:** A person or business establishment that furnishes offers to furnish, or advertises to furnish escorts as one of its primary *business* purposes for a fee, tip, or other consideration.
- 10. **Nude, Nudity or a State of Nudity:** The showing of the human male or female genitals, pubic area, vulva, anus, or anal cleft with less than a fully opaque covering, the showing of the female breast with less than a fully opaque covering of any part of the nipple, or the showing of the covered male genitals in a discernibly turgid state.
- 11. **Nude Model Studio:** Any place where a person (or persons) who appears semi-nude, in a state of nudity or displays “specified anatomical areas” and is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration. A nude model studio does not mean a modeling class, or the facility for such class, operated:
 - a. By a proprietary school licensed by the State of Arizona; a college, junior college, or university supported entirely or partly by taxation;
 - b. By a private college or university that maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation.
 - c. That has no sign visible from the exterior of the structure and no other advertising that indicates a nude or semi-nude person is available for viewing.
- 12. **Semi-Nude or in a Semi-Nude Condition:** The showing of the female breast below a horizontal line across the top of the areola at its highest point or the showing of the male or female buttocks. This definition shall include the entire lower portion of the human female breast, but shall not include any portion of the cleavage of the human

female breast, exhibited by a dress, blouse, skirt, leotard, bathing suit, or other wearing apparel, provided the areola is not exposed in whole or in part.

13. **Sexual Encounter Center:** A *business* or commercial enterprise that, as one (1) of its principal *business* purposes, offers for any form of consideration: a place where two (2) or more *persons* may congregate, associate, or consort for the purpose of *specified sexual activities*. The definition of sexual encounter center or any *sexually oriented businesses* shall not include an establishment where a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in medically approved and recognized sexual therapy.
14. **Specified Anatomical Areas:** Human genitals in a state of sexual arousal.
 - a. The human male genitals in a discernibly turgid state, even if completely and opaquely covered; or
 - b. Less than completely and opaquely covered human genitals, pubic region, buttocks, or a female breast below a point immediately above the top of the areola.
15. **Specified Sexual Activities:** Any of the following:
 - a. The fondling or other erotic touching of human genitals, pubic region, anus, or female breasts;
 - b. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, masturbation, or sodomy; or
 - c. Excretory functions as part of, or in connection with, any of the activities set forth in subdivisions (1) through (2) above.

Shared Parking and Loading: Two (2) or more land *uses* (such as a retail store, *office*, *restaurant*, or other similar *user*) using the same, undivided *parking area* and *loading areas* rather than each designed with their own.

Shelter Care Facility: A *residential care institution* where short-term services including, but not limited to, temporary lodging, meals, and counseling, are provided to individuals and groups such as the homeless, pregnant teenagers, victims of domestic violence, neglected children,

Showroom/Sales Office: A *building* or portion thereof where merchandise is exhibited or where samples are displayed and the sale of services and related products are conducted, excluding storage of retail goods or service merchandise. Typical *uses* include but are not limited to flooring, decor, remodeling services, and other contractors. *Showrooms/sales offices* may be *ancillary* within another *use* or as a *primary use*.

Sign and/or Signage: See Chapter 108 for all definitions related to *signs* and/or *signage*.

Significant Rock Outcroppings: Any surface rock formation having an area of 500 square feet or larger or any surface rock formation having a height greater than ten (10) feet from the surrounding *grade*.

Significant Stand of Vegetation: A single native or protected tree or cactus that is of a height greater than 25 feet, or three (3) or more trees or cacti located within a radius of fifteen (15) feet from each other each having a height greater than eighteen (18) feet.

Site Plan: A drawing showing the accurate location of all *structures, streets, alleys, and parking areas* existing and proposed on subject property or any other information as may be required by the City of Surprise Procedural Manual.

Small Subdivision: The division of land within the City which results in improved or unimproved land or lands for the purpose of financing, sale, or lease, whether immediate or future, consisting of four (4) to ten (10) *lots, tracts, or parcels* of land with all *lots* complying with the size requirements of the *zoning district* within which they are located.

Stable: A *lot* or *buildings, corals, pens and other ancillary features uses* that may also include boarding of horses and limited livestock, breeding or training programs, or arenas; private *stables* are for *use* of the *owner* or occupant of the *lot* and commercial *stables* are where horses are kept for remuneration, hire or sale.

Steep Slopes: Unimproved land, *parcel*, or tract of land, where the existing natural terrain has an average cross-slope of fifteen (15%) percent or greater and where the natural state of such should be left undeveloped and conserved as *open space*.

Street: A general term used to describe a paved *right-of-way*, municipally or privately owned, serving as a means of travel, usually affording the principal means of *access* to *abutting* property.

1. **Street, Arterial (major and minor):** *Streets* designed to carry large amounts of traffic across or through the city and designated as such by the *Surprise General Plan*.
2. **Street, Collector:** A *street* connecting local residential *streets* to each other, to community facilities and to *arterial streets*.
3. **Street, Dead-End:** A *street* or a portion of a *street* with only one (1) vehicular-traffic outlet.
4. **Street, Local:** A *street* intended to serve and provide *access* exclusively to the properties *abutting* thereon, and not connecting with other *streets* in such a manner as to encourage through traffic.
4. **Street, Private:** Any *street* that is not dedicated to the public and is to be maintained by a private entity.
5. **Street, Public:** Any *street* which has been dedicated or is otherwise publicly owned by the city.
6. **Street, Service:** A *street* running parallel to a freeway, expressway or other *roadway*, and serving *abutting* properties. (commonly known as frontage road)

Streetscape: A design term referring to all the elements between the *buildings* on either side of the *street* that, as a group, define the general appearance of a *block* or group of *blocks* with respect to the *structures, setbacks* from *rights-of-way, open space, landscaping, public art,*

lighting, *signage*, paving materials, *street furnishings* and other elements that contribute to the overall character and image of a city *block*.

Street Frontage: Any *lot line* separating a *parcel* from a *street*.

Street Furnishings: All items that are placed within or *abutting* the public *right-of-way* for both an aesthetic and functional purpose, including, but not necessarily limited to, benches, bus shelters, trash receptacles, plant containers, kiosk *signs*, *lighting fixtures*, tree grates and guards, bicycle racks, bollards, fountains and public art.

Structural Alteration: Any change in the supporting members of a *building*, such as bearing walls or partitions, columns, beams or girders, or any change in the exterior walls or the roof.

Structure: Anything constructed or erected with a permanently secured location on the ground or attached to something having a permanently secured location on the ground.

Substantial Improvement: Any repair, reconstruction, or improvement of a *structure*, excluding those solely necessary to assure safe living conditions or any *alteration* of a *structure* listed on the National Register of Historic Places, the cost of which equals or exceeds 50 percent of the market value of the *structure* either:

1. Before the improvement is started; or
2. If the *structure* has been damaged and is being restored, the value before the damage occurred.

Subdivide: The act of dividing land into two (2) or more parts by *platting*, or by metes and bounds description, into tracts of less than 36 acres for the purpose of sale, lease, *building* purposes, or subdivision.

Subdivider: The individual, firm, corporation, or partnership, association, limited liability company, syndicate, trust or other legal entity that files the application and initiates proceedings for the subdivision of land in accordance with the provisions of this Ordinance and statutes of the State of Arizona; except that an individual serving as representative for such legal entity is not a *developer*; and said *developer* need not be the *owner* of the property as defined by this Ordinance. The City Council may itself prepare or have prepared a *plat* for the subdivision of land under municipal *ownership*. (see also *Developer*)

Subdivision: Improved or unimproved land or lands divided for the purpose of financing, sale, lease, or conveyance whether immediate or future; excluding *minor land divisions*

Supervisory Care Services: General supervision, including daily awareness of resident functioning and continuing needs the ability to intervene in a crisis, and assistance in the self-administration of prescribed medications.

T

Temporary Improvement: Improvements built and maintained by a *subdivider* during construction of the subdivision and prior to release of the performance bond.

Temporary Use Permit (TUP): A *use* permit required for activities that may be appropriate on an interim basis without requiring full compliance with the development standards of the *zoning use* district in which the property is located or by which the city may permit seasonal or transient *uses* not otherwise permitted.

Townhouse: A type of residential *dwelling* that is often, but not necessarily, an attached product type (see also *dwelling*).

Traffic Calming: A technique or method of reducing traffic speeds and/or neighborhood cut-through traffic volumes that utilizes changes in *street* alignment, installation of barriers, and other physical measures.

Triplex: See *Three-family Dwelling*.

Truck: A vehicle weighing 18,000 or more pounds, or a combination of vehicles weighing in excess of 26,000 pounds, or a box *truck* or semi-trailer cab.

U

Urban Development: any land developed in an industrial, retail commercial, office/institutional/civic/public use, and/or residential development having an overall minimum density of one dwelling unit per gross acre or greater

Use: The employment or occupation of a *building, structure*, or land for a *person's* service, benefit, or enjoyment.

1. **Use, Permitted:** A *use* which has a lawfully established right in a particular district or districts or has been granted legal authorization, such as but not limited to a *Conditional use Permit (CUP)*, and which conforms to all requirements, regulations, and performance standards of such district(s).
2. **Use, Primary:** A land *use* that is the predominant, principal, or major *use* of the *lot* on which it is located.
3. **Use, Temporary:** A *use* established for a fixed period of time with the intent to discontinue such *use* upon the expiration of the time period as regulated by this Ordinance.

Utility, Public: Any agency under public franchise or *ownership*, or under certificate of convenience and necessity that provides the public with electric, gas, heat, communication, rail transportation, water, sewage collection, or other similar service.

Utility Services: Service to the public of water, sewer, electric, gas, communications, cable television, drainage, flood control, or other facilities, owned and operated by any person, firm, corporation, municipal department or board, duly authorized by State or Municipal regulations. The foregoing shall be deemed to include facilities and appurtenances to the above uses but shall not include *public utility* treatment and generating plants or *offices*.

V

Variance: A modification or variation of the development standards in Chapter 106 of the LDO as applied to a specific piece of property. Dimensional *Variances* only may be allowed; no *Variance* regarding *use* of property shall be permitted; no *Variance* decreasing *lot* area requirements shall be allowed.

Vehicle Fueling Station: A convenience *use* having pumps and storage tanks or other facilities from which gasoline, diesel or *alternative* fuels are dispensed into motor vehicles. (commonly known as *gas stations* or *fueling stations*)

Vehicle Sales and Leasing: The *use* of any *building*, land area, or other premises with *display and sales areas* of new or used automobiles, *trucks*, trailers, or *recreational vehicles* and including any warranty repair work and other *repair service* conducted as an *accessory use*.

Vehicle Service, Major Repair: The *alteration*, engine or transmission rebuilding, reconditioning, upholstery, and collision service, including body, frame, or fender repair or painting of vehicles, such as but not limited to automobiles, equipment, trucks, trailers, or *recreational vehicles*.

Vehicle Service, Minor Repair: Servicing of motor vehicles including tire repair, oil changes, and general servicing battery changing, storage of merchandise and supplies relat to the servicing of motor vehicles, sale of lubricants, automobile washing and lubrication but not including any operation specified under "*Vehicle service, major repair*".

View Fence: A *fence* that is constructed in a manner that allows for a clear view of an area beyond the *fence* from any angle.

Visibility Triangle: The area at the intersection of *streets* in which a motorist's view must remain free from any visual obstruction.

W

Wall: A *fence* made of a solid material such as CMU block, stone, bricks, or river rock; except those as part of a *building*.

Warehouse/Distribution: An enclosed *building* designed and used primarily for the storage and/or delivery of goods and materials

Water Features: Includes those features as listed and defined below:

1. **Floodplains:** The area along a perennial or ephemeral stream or river that fills with water periodically. *Floodplains* can include *riparian areas* and sometimes have a distinct vegetative community that includes water-loving plants; may also be characterized simply by dry river or streambeds (refer to Maricopa County Flood Control District).
2. **Riparian Areas:** The ecosystem located along a perennial or ephemeral wash or river. Usually characterized by water-intensive plants/trees, *riparian areas* run parallel to *streams* and *rivers*.
3. **Rivers/Streams:** The lowest point within a watershed where water moves downstream. *Streams* and *rivers* in Maricopa County can be perennial or ephemeral.
4. **Springs/Seeps:** Fixed locations where groundwater emerges from the earth perennially or ephemerally. These features usually have a distinct water-loving plant community associated with them which can include mesic grasses, reeds, rushes, sedges, cattails and a variety of shrubs and trees.
5. **Wetlands:** An area that is saturated by water perennially or seasonally and has a distinct vegetation community associated with water. The term *wetlands* encompasses both the aquatic environment associated with the water saturated area and the distinct vegetative community around the periphery which can be characterized by mesic grasses, reeds, rushes, sedges and/or cattails.

Water Supply, Assurance (100 Years): A written statement from Arizona Department of Water Resources, that states the water supply and flows are adequate and in accordance with City and State requirements and provide evidence that it meets the Arizona Department of Water Resources requirements for a one hundred (100) year assured supply.

Wholesale Shopping. An establishment or place of *business* primarily engaged in selling and/or distributing merchandise to other *businesses* other than the direct to the consumer, excluding bulk merchandise, direct to the consumer *businesses*.

Wildlife Corridors: Pathways or *habitat* linkages which permit animal movement between *habitat* areas, provide escape routes, or travel paths as they wander through their home ranges in search of food, water, mates, or other needs and as may be further defined by the Arizona Game and Fish Department.

Wrecking Yard: See *junkyard*.

X

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Y

Yard: An open area of a residential *lot* that is at *grade* level between the *dwelling* and the adjoining *lot lines*, except as otherwise provided in this Ordinance

1. **Yard, Front:** A *yard* extending between two (2) *side lot lines* and the depth of which is the distance between the *front lot line* and the primary *building* and *fence return*, when present. The required *front yard* area is the area of the *front yard* that is bound by the *side* and *front lot lines* and the *front setback line*.
2. **Yard, Rear:** A *yard* extending between two (2) *side lot lines* and the depth of which is the distance between the *rear lot line* and the primary *building*. The required *rear yard* area is the area of the *rear yard* bound by the *side* and *rear lot lines* and the *rear setback line*.
3. **Yard, Side:** A *yard* extending between the *fence return* or *front yard* and *rear yard* and the depth of which is the distance between the *side lot line* and the primary *building*. The required *side yard* area is the area of the *side yard* that is bound by the *front* and *rear yards* and *side lot lines*.
4. **Yard, Street Side:** A *side yard* which is along the *side lot line* that *abuts* a *street*.

Z

Zoning: The dividing of the City into districts or zones and the establishment of regulations for governing the *use*, placement, spacing, and size of land and *structures* within each zone or district.

Zoning Administrator: The staff position of the Community Development Director or designee.

Zoning District: A portion of the City within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Ordinance.

CHAPTER 102 - REVIEW PROCESS AND APPLICATIONS

ARTICLE 1 – IN GENERAL

102-1.1 Purpose

- A. The purpose of this section is to establish standardized decision-making procedures for reviewing development applications within the City of Surprise. It enables the City, the *applicant*, and all interested parties to reasonably review applications, and participate in the local decision-making process in a timely and effective way. More specifically, this section is intended to:
1. Assure prompt review of development applications through the application of clear and specific standards.
 2. Provide opportunities for public review and comment on development applications that may have an impact on the community.
 3. Establish procedures to determining whether development applications are consistent with applicable codes, policies, regulations, and standards

102-1.2 Applicability

- A. The provisions of this section shall apply to all proposed development projects within the City's municipal boundaries.

102-1.3 Development Procedures Manual

- A. The Development Procedures Manual is the consolidation of the Community Development Department requirements for the various procedure types and development applications including: the application forms, submittal checklists for the various application types, specific procedural steps, review timelines, necessary approvals, and communication expectations.
- B. All development applications in the City of Surprise shall follow the requirements outlined in the Development Procedures Manual, which is available online or may be picked up at the Development Services Counter.

102-1.4 Concurrent Review

- A. When a development proposal requires more than one (1) application for the approval of a given development, multiple applications may be submitted for concurrent review. If the applications are not submitted concurrently, the subsequent applications may not be submitted until previous applications have completed the review procedures, unless this provision is waived by the Community Development Director or designee.

- B.** When more than one (1) application is submitted for a given development, and those applications are subject to different types of procedure, then all of the applications are conditioned to the highest type of procedure that applies to any of the applications; however, each development application shall be only subject to the relevant criteria applicable to that particular development application. For example, a development proposal for a *preliminary plat* (a Type 2 procedure) and *rezoning* of the property (a Type 3 procedure) shall be wholly dependent upon the approval of the Type 3 application, but the Type 2 portion of the development proposal shall be decided according to the relevant approval criteria applicable to the Type 2 application.

102-1.5 Exempt Activities

- A.** The following development activities are exempt from the procedural requirements of this chapter:
1. Landscaping or landscape *alterations*, unless such landscaping or *alterations* would require approval pursuant to this Chapter for *Site plan* Review or modify or violate an approved *site plan, plat*, or a condition of approval.
 2. Emergency repair or maintenance of public or private *buildings, structures*, landscaping, or utilities.
 3. A change of any legally-established *use* except if the *change of use* requires an *amendment* to the approved *site plan*, such as increased parking requirements, or additional approvals, such as an *Administrative Use Permit* or *Conditional Use Permit*.
 4. *Building permits* required pursuant to the City-adopted building code for construction not requiring a development application.
 5. On-site utility permits not obtained in conjunction with a specific development application, including but not limited to *sewer* hook-ups, water hook-ups, *right-of-way* permits, grading permits, and fire department permits.
 6. *Business Licenses*.
 7. Sign permits; except for Comprehensive Sign Program approval.

102-1.6 Expiration of Approvals

- A.** All approvals, excluding *Temporary use Permits*, shall expire one (1) year after the date of approval unless vested by means of recorded *Final plat*, commencement of construction, or establishment of the allowed *use*. An extension may be granted

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by the Community Development Director or designee, but will be contingent upon subsequent applications listed herein and/or permit activity. The request for an extension shall be made in writing prior to the above-mentioned expiration.

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ARTICLE 2 – PROCEDURE TYPES AND SUBMITTALS

102-2.1 Procedure Types

- A. All development applications shall be decided by using one (1) of the procedure types listed in this Chapter. The procedure type assigned to each application governs the requirements of a public meeting, public hearing, public outreach, public notifications, and the authoritative body, except to the extent otherwise required by applicable state or federal law.
1. **Type 1.** This procedure is for interpretative and administrative applications without a public outreach process, public meeting, or public hearing required. Type 1 applications are processed as administrative review decisions by the Community Development Director. Decisions by the Community Development Director may be appealed to either the Board of Adjustment or the Planning and Zoning Commission as outlined in **Table 102-2a**.
 2. **Type 2.** This procedure is for applications that only require a public meeting and therefore only require the limited public outreach of posting the meeting agenda, unless otherwise indicated in the following table. Type 2 applications are administrative actions. Applications where the approval authority lies with the Planning and Zoning Commission may be appealed to the City Council as outlined in **Table 102.2a**. Applications where the approval authority lies with the City Council may be appealed in a manner prescribed by law.
 3. **Type 3.** This procedure is for applications that generally are legislative in nature requiring a public hearing per A.R.S § 9-462.04 and require Public Notice in the form of “Agenda Posting”, “Newspaper Publication”, “Letter by 1st Class Mail”, and “Site Posting” according to this Chapter. Decisions of the City Council or Board of Adjustment regarding Type 3 applications may be appealed in a manner prescribed by law.
- B. The following **Table 102-2a** describes the level of public outreach required, decision-making authority, and the appeal authority for the applications processed and the approvals that may be granted under this Ordinance.

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Table 102-2a: Application Type, Procedure, and Decision Authority Summary

	Public Outreach				Community Development Director	Planning and Zoning Commission	City Council	Board of Adjustment
	Agenda Posting	Notice Letter & Newspaper	Neighborhood Meeting	Site Posting				
Type 1 Applications								
Zoning Interpretation					D			A
Site Plan Amendment (minor)					D	A		
Minor land division / Parcel assemblage					D		A	
Administrative Use Permits					D			A
Temporary Use Permits					D	A		
Home Product Review					D	A		
Corrective Plat					D		A	
PEDS Deviation/Waiver					D	A		
Slope Category Analysis Waiver					D	A		
Administrative Waiver/Extension					D	A		
Type 2 Applications								
Site Plan Review	X				R	D	A	
Site Plan Amendment (major)	X				R	D	A	
Protected Development Rights Plans	X				R	R	D	
Final plats	X				R		D	
Original Townsite Incentive	X				R		D	
Development Agreement	X				R		D	
Hillside Cut & Fill Waiver	X			X	R	D		
Type 3 Applications								
General Plan Amendments	X	X	X	X	R	R	D	
Specific Area Plan Requests	X	X	X	X	R	R	D	
Rezoning Requests	X	X	X	X	R	R	D	
LDO Text Amendments	X	X ⁽¹⁾	X		R	R	D	
Conditional Use Permits	X	X	X	X	R	D	A	
Comprehensive Sign Program	X	X	X	X	R	R	D	
Preliminary plats	X		X	X	R	R	D	
Variances Requests	X	X		X	R			D
Annexation	X	X	X	X	R		D	
Key: X = Required (1) = 1 st Class Letter not required R = Reviews and recommends action to decision-making body D = Decision-making body A = Appeal authority								

102-2.2 Submittal Process

- A. Pre-Application Meetings. The Surprise Community Development Department offers multiple pre-application meetings for the purpose of acquainting City and other agency staff with a sufficient level of detail about the proposed development. The intent is to enable staff to advise the *applicant* as to the applicable City requirements and to identify issues and concerns in advance of a formal application. These meetings are not intended to be a comprehensive review of all the potential issues relating to a development proposal.
1. **Due Diligence Meeting**. This is an optional pre-application meeting for proposed projects that are in the most basic phase of development. This meeting may be used by prospective buyers and/or *developers* in order to better measure the feasibility of a proposed project with informal discussions to identify potential points of conflicts and gain an understand of specific public objectives.
 2. **Concept Review Meeting**. This is a required pre-application meeting for all proposed projects prior to making a formal application submittal. This meeting will include the City's complete development review team in order to determine the required submittal checklist, Development Application, and Procedure Type.
 3. **Concept Review Waiver**. The Community Development Director or designee may waive the Concept Review meeting only if the proposal is determined to be relatively simple (e.g. has few, if any, development-related issues), or it involves subsequent phases of an existing approved development where requirements are known, or an application is substantially similar to a prior proposal affecting the same property.
- B. Formal Application Submittal. Following the Concept Review meeting, the *applicant* shall submit, to the Surprise Community Development Department, a completed City application, all the requested plans and information, required studies and reports, and the required fees. The City may, at its discretion, request additional materials and/or studies if found necessary to adequately review the application. Staff will verify completeness of all applications; review will not begin until submittal materials are fully complete.

ARTICLE 3 – PUBLIC OUTREACH AND PUBLIC NOTIFICATION

102-3.1 Public Outreach

- A. When public outreach is required, one (1) or more of the following forms methods may be required depending on the procedure type or complexity of a project (see **Table 102-2a**). Pursuant to A.R.S., *General Plan Amendments* and *Rezoning* for land that is located within the vicinity of a military airport or *ancillary* military facility have additional notification requirements. *(For more detailed content and process requirements on the notification types listed below refer to the Development Procedures Manual).*
1. Legal ad
 2. Mail-out
 3. Site Posting
 4. Neighborhood Meeting
- B. The Public Outreach Process. This **Article** serves as required “Citizen Review Process” pursuant to A.R.S. §9-462.03. Although it is not intended to produce complete consensus on all applications the intent of any form of public outreach is to:
- 1 Ensure that *applicants* pursue early and effective public participation in conjunction with their applications, giving them the opportunity to understand and potentially mitigate any real or perceived impacts their application may have on the community;
 - 2 Ensure the public and neighboring property *owners* have adequate opportunity to learn about applications that may affect them at an early stage in the process; and
 - 3 Facilitate ongoing communication between the *applicant* and interested public, neighbors, City staff, and elected officials throughout the application review process.
- C. The *applicant* shall provide a written report that describes the specific actions taken by the *applicant* to meet the Public Outreach requirements. The report shall be submitted to the City thirty (30) days prior to public hearing. If public outreach continues beyond that deadline, a supplemental report may be required prior the public hearing. *(For more detailed information on content requirements for the Public Outreach Report, refer to the Development Procedures Manual).*

102-3.2 Public Notification Methods

- A.** Depending on the procedure type, one (1) or more of the following methods of public notification may be required.
1. Agenda Posting: Posting the agenda at City Hall at least twenty-four (24) hours prior to a public meeting (Type 2 Procedure) and/or a public hearing (Type 3 Procedure), in accordance with Arizona open meeting law.
 2. Legal Ad: In a newspaper of general circulation in the City of Surprise, a Public Notice shall be published at least fifteen (15) days for all other applications, prior to the public hearing.
 3. Mail-out by 1st Class Mail: An informational letter mail, to all real property *owners* and the head of any homeowners association or registered neighborhood within a three hundred-foot (300') radius of the *parcel* boundaries and any other potentially affected citizens as determined by the Community Development Director or designee at least or at least fifteen (15) days for all other applications, prior to the public hearing.
 4. Site Posting: When proposed development requires Public Notice in the form of Site Posting, the *applicant* shall be responsible for posting the subject property (*see Procedures Manual for examples*).
 - a. Posting shall be in no less than two (2) on-site locations, no less than fifteen (15) days prior to the meeting/hearing; annexations require three (3) locations. For large sites, sites with multiple *street frontages*, sites with no *street frontages*, and modified locations may be approved by the Community Development Director or designee.
 - b. A completed Affidavit of Site Posting form, which includes a minimum of two (2) photographs of each installed sign together with a map showing the locations of the site postings.
 - c. The *applicant* shall remove all *signage* and submit a completed affidavit of removal within seven (7) days after the date of the final public meeting/hearing.
 4. Content of Public Notice. When required a public notice in the form of "Newspaper Publication", "Letter by 1st Class Mail", or "Site Posting" of the proposed project will include the following:
 1. The project case number;
 2. The name of the *applicant* requesting the action;
 3. The date, time and location of Neighborhood Meeting, when required;
 4. A vicinity map of the project location;

5. A brief description of the request;
6. The date, time and location of upcoming public hearing(s) or meeting(s);
7. A map of the project area.

102-3.2 Neighborhood Meetings

A. This is conducted by the *applicant* and/or *developer*.

1. A Neighborhood Meeting is required for all Type 3 Applications that require a public hearing, *Preliminary plats*, and other applications as determined during the Concept Review Meeting. All neighborhood meetings shall be scheduled at a time and publically accessible location near the project that provides reasonable opportunity for assemblage of *adjacent landowners*, other affected publics, and the *applicant* to discuss and express their respective views upon the development request. The *applicant* shall secure a time and location near the proposed project according to the following requirements:
 - a. Conducted by the *applicant*, *developer*, and/or property owner;
 - b. Held Monday through Thursday; shall not conflict with City Council or Zoning and Zoning Commission meetings;
 - c. Begin by 6pm and hosted for at least one (1) hour or more;
 - d. Provide safety, parking, lighting for meeting attendees;
 - e. Provide *signage* to guide attendees to the meeting according to the temporary *signage* and other regulations of Chapter 109.
2. Public notice of the Neighborhood Meeting is required and shall include both “Newspaper Publication” and “Letter by 1st Class Mail” as outlined above. The notice shall also be transmitted to the planning agency of any *adjacent* municipalities and unincorporated areas of the county.

ARTICLE 4 – TYPE 1 APPLICATION AND REQUESTS

102-4.1 Uses, Interpretations, and Administrative Decision

- A. The Community Development Director, pursuant to A.R.S. §9-462.05, is responsible for the administration of this Ordinance and may establish rules and procedures for the implementation of the LDO.
- B. The Community Development Director may not make changes in the specific *uses* permitted in any *zoning districts*, or make changes in the terms of the Ordinance; however, any *use* not appearing in this code which is similar to, and not more detrimental than the *uses* permitted herein, as determined by the Community Development Director, may be permitted based on a code interpretation and similar *use* ruling.
- C. The Community Development Director shall base his/her decision, to either approve or reject Type 1 applications and to prescribe such conditions as deemed necessary, on the definitions and other provisions contained in this Code, relevant city policy, and/or any applicable State or Federal law or case law.
- D. The Community Development Director may, at his/her discretion, refer a Type 1 application to the Commission for a decision.
- E. Code interpretations and similar *use* rulings shall be treated as a Substantive Policy Statement.

102-4.2 Minor *Site Plan Amendment*

- A. Minor *Site Plan Amendments* are requests to *alter* or modify an approved *site plan* described in Section **102-5.1** herein by no more than ten percent (10%) in comparison to the most recent *site plan* approved by Planning and Zoning Commission and/or City Council and which typically has no significant changes to infrastructure, *buildings* and *structures*, circulation, or grading and drainage. Provided the requested changes otherwise meet the requirements of the *zoning district* in which the property is located, modifications approved under a Minor *Amendment* may include, but are not limited to, an increase or decrease in floor area; *building height*; *building setbacks*; or, the number and location of *parking spaces* but not their size.

102-4.3 Minor Land Division/Plat Corrections

- A. Minimal changes to any existing *lot*, *parcel*, tract of land, or combination thereof in the form of *Minor land division*, *lot line adjustment*, *Parcel assemblage*, and *Plat Corrections* pursuant to **Chapter 108** of the LDO.

102-4.4 Use Permits (Administrative and Temporary)

- A. Those *uses* that are allowed under an *Administrative Use Permit (AUP)* and/or a *Temporary use Permit (TUP)* in either the Land use Matrix of **Table 106-1a** or in the Accessory use Matrix of **Table 106-1b**, of this LDO, shall be authorized by the Community Development Director.
- B. *Administrative Use Permit (AUP)*. Administrative uses are those uses that are generally compatible with the land *uses* permitted by right in a *zoning district*, but require individual review of their location, design and configuration and the imposition of conditions in order to ensure the appropriateness of the *use* at a particular location within a given *zoning district*.
- C. *Temporary Use Permit (TUP)*. Temporary *uses* allow for activities that may be appropriate, on an interim basis such as seasonal or transient *uses* not otherwise permitted. A *Temporary use Permit* shall be for a specific *use* on a specific property and not for a particular person or company. The Community Development Director or designee, when reviewing applications, shall have the authority to require conditions of approval.
- D. Criteria. Approval of an AUP and/or TUP shall be based on the *applicant's* ability to demonstrate the following:
1. The proposed *use* will not be detrimental to health, safety, or general welfare of *persons* living or working in the vicinity, to *adjacent* property, to the neighborhood, or to the public in general;
 2. The proposed *use* conforms to the purposes, intent, and policies of the *General Plan* and any applicable area, neighborhood, or other plan adopted by the City Council;
 3. The proposed *use* conforms to the conditions, requirements, or standards of LDO and any other applicable local, state, or federal requirements;
 4. The proposed *use*, as conditioned, would not unreasonably interfere with the *use* and enjoyment of nearby properties.
- E. Validity Limit.
1. The *use* Permit shall be valid for the *use* for which the permit was granted for the length of time indicated on the permit as long as the *use* is in compliance with the conditions of approval and other applicable ordinances.
 2. Time extensions for a *Temporary use Permit* shall be processed in the same manner as the original permit.

102-4.5 Home Product Review

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

- A. For any residential development that proposes to utilize, market, sell, and/or construct based off standard plans, an application for a Home Product Review shall be required to be submit to and approved by the Community Development Director or designee.
- B. Approval of any Home Product Review application shall be based on the adherence to and compliance with the Planning Design Standards of the PEDS, and the *zoning district* in which the Home Product will be utilized.

102-4.6 Administrative Waivers

- A. PED Deviations and Waivers. Per **Section 107-1.2** of the LDO, the Community Development Director or City Engineer may approve a deviation to the standards or may approve, on a case-by-case basis, a waiver for a study, report, or an analysis that may otherwise be required by the PEDS.
- B. Slope Category Analysis Waivers. Per **Section 104-2.8.A.** of the LDO, applications seeking a waiver for the requirement to submit a Slope Category Analysis may be submitted to and approved by the Community Development Director or City Engineer.

102-4.7 Corrective Plat.

- A. Per **Section 108-3.2** of this Ordinance, an approved and recorded *final plat* may be corrected or amended.

102-4.8 PEDS Deviation/Waiver

- A. A *developer* may propose plans to deviate and exceed the design standards outlined in Volume 1 of the PEDS that are submitted to and approved by the Community Development Director or designee.

ARTICLE 5 – TYPE 2 APPLICATION AND REQUESTS

102-5.1 Site Plan Review

- A. Initial Site Plan. In order to first establish a design to develop a currently undeveloped property, or redevelop a property, a *Site Plan* Review shall be required to be approved for all development occurring within every *zoning district*; except for interior tenant improvements and *single-family* residential subdivisions, but not including Home Product Reviews (*see Procedures Manual for submittal requirements and process*).
- B. At the discretion of the Community Development Director, the *applicant* may be required to hold a neighborhood meeting if in the opinion of the Director the project may impact the *adjacent* neighborhood.
- C. Major Site Plan Amendment. Substantial *amendments* or modifications to an approved *site plan* shall be processed in the same manner as the original application. The cumulative effect of multiple minor *site plan amendments* that exceed the collective change greater than ten percent (10%) from the most recent *site plan* approved by Planning and Zoning Commission and/or City Council will require a Major *Site Plan Amendment*.
- D. Landscape Plan. A Landscape Plan is focused on plant palette, locations, and/or irrigation pursuant to Chapter 107. Landscape Plans may be approved concurrently with other applications or processed separately under a separate application.
- E. Validity Limits. Approval of a *site plan* or *amendments* thereto, shall run with the land and may continue to be valid upon a change of *ownership* of the site or *structure* for a period of two (2) years following the date of approval.

102-5.2 Protected Development Rights Plan

- A. For details on the specific processing (from pre-application, project construction, and acceptance of improvements) and the necessary submittal requirements and standards refer to the Planning and Engineering Design Standards (PEDS) and Chapter 108 of the LDO.

102-5.3 Original Townsite Incentive

- A. The Original Townsite Incentive, pursuant to **Chapter 111** of the LDO, is a request for financial incentives available as a means to encourage redevelopment within the area of Surprise known as the Original Townsite.

102-5.4 Development Agreements

- A. A development *applicant* and the city may enter into a development agreement if it is agreed to be mutually beneficial by both parties. The requirements for participation in a development agreement shall comply with A.R.S. § 9-500.05. Entering such agreement is at the City's discretion and the burden is upon the *applicant*.
- B. A preliminary discussion regarding establishment of a development agreement will take place at the Concept Review Meeting. Subsequent discussions for the purpose of continued negotiations will be scheduled by the City as needed.
- C. Unless determined as impractical by the Community Development Director or designee, the development agreement shall be considered by City Council concurrent with consideration of the applicable rezone or *site plan*.

102-5.5 Appeals and Waivers

- A. Cut and Fill Waivers (Hillside Development Areas). Per **Section 104-2.8 C.** of the LDO, the Planning and Zoning Commission may, on a site-by-site basis, amend the development limitations outlined throughout the LDO.

102-5.6 Final plats

- A. The *final plat* stage of land division involves submittal, review and approval of the *final plat* that is in conformance with a *preliminary plat*, the improvement plans for all improvements required by this Ordinance and Council, and recording of the *plat* with the County Recorder. A *preliminary plat* approval may be used as an attachment to the Concept Review Waiver.

ARTICLE 6 – TYPE 3 APPLICATION AND REQUESTS

102-6.1 General Plan Amendments and Specific Area Plans

- A. *Amendments* or changes to the Surprise *General Plan* may be initiated by the City Council, Planning and Zoning Commission, Community Development Director, or by a property owner or the property owner's authorized representative. Any change to the maps or text of the *General Plan* is an *amendment* to the *General Plan*.
1. Major Amendment. An application for a Major *Amendment* to the *General Plan* must be filed prior to April 1st of the calendar year and must be heard by the City Council on the first available Council meeting in December of the calendar year the request was submitted. Any Major *Amendment* must first be submitted for Commission review and recommendation. Major *Amendments* shall require an affirmative vote of at least two-thirds (2/3) of the Council.
 2. Minor Amendment. A Minor *General Plan Amendment* may be submitted independently at any time during the calendar year or processed concurrently with a development or *rezoning* application subject to the procedures herein.
 3. Specific/Sub-Area Plans. Establishing and/or amending a Specific or Sub-Area Plan and its regulations shall be done in accordance with A.R.S. §9-461.06, the Development Procedures Manual, and the provisions described in the Surprise *General Plan*.
- B. In the event that an application for an *amendment* to the *General Plan*, or a Specific or Sub-Area Plan, is denied by the City Council, or that the application is withdrawn after the Planning and Zoning Commission hearing, the City shall not accept another application for the same plan and/or *amendment* within twelve (12) months after the date of withdrawal or Planning and Zoning Commission hearing unless the *applicant's* request is approved by a super majority three-fourths (¾) vote of the City Council.
- C. It shall be the burden of the party requesting the *General Plan Amendment* to prove that the change constitutes an improvement to the *General Plan*. It shall not be the burden of the City to provide a reason that an *amendment* should be denied.

102-6.2 Rezoning Requests and LDO Text Amendments

- A. In accordance with the provisions of Arizona Law (A.R.S. § 9-462.01, et. seq.), the City Council may amend the regulations and boundaries of *zoning districts* set forth in this Code whenever deemed necessary to best serve the public interest, and the health, comfort, convenience, safety, and general welfare of the city.

- B. Applicability.** All applications for LDO text *amendments* and *rezoning* of property shall only be made through the adoption of an amending ordinance by the City Council; except for those guidelines and codes adopted herein by reference. Requests may be made as follows:
1. An application for a change in *zoning district* boundaries (*rezoning*) may be initiated by an *owner* of real property within the City and/or by that *owner's* authorized representative.
 2. An application for an *amendment* to the text of this LDO ordinance may be requested by any person.
 3. The Planning and Zoning Commission or the City Council, by its own motion at a public meeting, may also initiate such *amendments*.
- C. Criteria and Procedure.** The City, in accordance with A.R.S., and after following the public outreach outlined in **Table 102-2a** herein shall conduct the required public hearing(s) and cause the following to occur:
1. The Planning and Zoning Commission shall render a recommendation for: 1) approval, 2) approval with conditions, or 3) denial of the petitioned *rezoning* or *zoning* text *amendment*, which shall be forwarded to the Mayor and City Council in writing by the Community Development Department unless withdrawn in writing by the *applicant*.
 2. The City Council shall: 1) approve, 2) approve with conditions as the council deems applicable in order to fully carry out the provisions and intent of this Code, or 3) deny the *rezoning* or *zoning* text *amendment* request. Approval of a request to rezone land may not be enacted as an emergency measure, but shall become effective thirty (30) calendar days after City Council approval, unless a petition referring the matter to the voters is received prior to the 30th day in a manner consistent with ARS.
- D. Reversion.** The City may approve a change of zone which is conditioned upon a schedule for development of the specific *use* or *uses* for which *rezoning* is requested. If at the expiration of this period the property has not been improved for the *use* for which it was conditionally approved, the City may schedule a public hearing before the City Council to take action to extend or remove the development schedule, or determine compliance with the schedule for development, or take legislative action to cause the property to revert to its former *zoning* classification.

102-6.3 Conditional Use Permits

- A. *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* but require individual review of their location, design, and configuration in order to ensure

the appropriateness of the *use* at a particular location within a given *zoning district*.

- B.** Purpose. A *CUP* sets forth conditions to protect the public health, safety, and general welfare to assure that the purposes of the *General Plan* and this Ordinance of the Surprise Municipal Code and all other applicable city codes are maintained; without such a *use* has no legal authority.
- C.** Applicability. *Uses* which may be subject to a *CUP* are those *uses* enumerated as “*CUP*” in either the Primary Land *use* Matrix of **Table 106-1a** or in the *Accessory use* Matrix of **Table 106-1b**.
- D.** Criteria. The burden of proof for satisfying the *CUP* requirements shall rest with the *applicant*. The approval or denial of *CUP* is administrative with the final approval authority lying with the Surprise Planning and Zoning Commission. A decision to deny a proposed *CUP* shall not in any way be construed as a diminution of property values or a restraint of development rights.
1. Location and character of the *use* shall not burden or conflict with the established *uses* of surrounding area. Commercial uses in residential zoning districts must have direct access or access through another commercial property to an arterial right-of-way. ;
 2. 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;
 3. The proposed *use* shall conform to the goals and policies of the *General Plan*;
 4. The proposed *use* shall conform to the goals and policies of any specific district or plans for the area;
 5. The proposed *use* shall conform to any applicable Use Specific Standards outlined in **Article 10, Chapter 106** of this Ordinance
 6. The proposed *use* shall conform to the development standards of the *zoning district* and shall take into account the following factors:
 - a. Site and *building* design;
 - b. Sensitivity to existing natural features;
 - c. Volume or character of traffic;
 - d. Circulation patterns;
 - e. Connectivity;
 - f. Parking and loading;

- g. Screening and *buffering* of *uses*;
 - h. Landscaping;
 - i. Exterior lighting;
 - j. *Signage*;
 - k. Stormwater *retention* and drainage;
 - l. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
 - m. A demonstrated need for such *use*.
- 7. The proposed *use* shall have adequate *ingress and egress* to property and proposed *structures*, pedestrian and vehicular circulation with particular reference to emergency service *access*;
- 8. Adequate utilities, *access* roads, drainage sanitation; and/or
- 9. Necessary facilities will be provided and the *use* will not contribute toward an overburdening of municipal services.
- E. Validity Limit. Approval of a *CUP* shall become effective immediately. The *CUP* shall become null and void if the *use* permit has not been exercised and the *use* established within twelve (12) months of the approval date. A *CUP* is exercised when the *use* has been established or when a *building permit* has been issued, construction commenced, and the *building permit* remains valid. A *CUP* may be granted for a specified period of time, determined by the Planning and Zoning Commission, as a term of conditions of the use permit. Any use or property in violation of a Conditional Use Permit is in violation of this Ordinance.
- F. Conditions of Approval. Any *CUP* granted may be subject to such conditions deemed applicable by the Planning and Zoning Commission. A *CUP* shall become void if the subject property or use does not conform to all conditions, requirements, and standards prescribed this Ordinance or by the Planning and Zoning Commission as a condition for approval.
- G. If such *use* is *abandoned* or discontinued for a period of ninety (90) consecutive days, it may not be reestablished unless reauthorized by the Planning and Zoning Commission.
- H. *Amendments to Conditional Use Permits* shall be processed in the same manner as the original permit, except that Minor *Amendments* meeting the requirements of **Section 102-4.2** of this Ordinance may be authorized by the Community Development Director.

102-6.4 Comprehensive Sign Program

- A. Applicability. The purpose of Comprehensive Sign Programs is to provide a mechanism by which a specific set of sign criteria may be approved for a specific property or geographic area in a manner that is appropriate to the character of the community in which the Comprehensive Sign Program will apply.
- B. Criteria. Comprehensive Sign Programs must comply with regulations pursuant to this Ordinance.

102-6.5 Variances

- A. Purpose. This section provides the potential for relief from the *zoning* development standards, but not to the *permitted uses*, densities, or guidelines, of this code. Notification for *Variance* requests shall follow the requirements set forth in A.R.S. §9-462.06 and the provisions outlined in this Chapter.
- B. Applicability. The granting of a *Variance* is not a right. It may be granted at the discretion of the Board of Adjustment only if the *applicant* establishes compliance with all hardship criteria established in A.R.S. §9-462.06 and the following hardship criteria:
 - 1. There are existing special circumstances or conditions applicable to the property referred to in the application, including its size, shape, topography, location, or surroundings, to which the strict application of this Ordinance will deprive such property of privileges enjoyed by other properties of the same classification in the same *zoning district*.
 - 2. The above special circumstances or conditions are preexisting and are not created or self-imposed by the *owner* or *applicant*.
 - 3. The *Variance* is necessary for the preservation of substantial property rights. Without a *Variance*, the property cannot be used for purposes otherwise allowed in this *zoning district*.
 - 4. The *Variance* authorization will not be materially detrimental to *persons* residing or working in the vicinity, to *adjacent* property, or to the neighborhood or the public welfare.
 - 5. The *Variance* shall not constitute a grant of special privilege.
- C. Conditions of Approval. Any *Variance* granted may be subject to such conditions deemed applicable by the Board of Adjustment. *Variances* shall become void if the subject property does not conform to all conditions, requirements, and standards prescribed by the Board of Adjustment as a condition for approval of the *Variance*.
- D. Validity Limit. *Variance* approvals shall be void if an application for a *building*

permit involving the *structure* that was the subject of the *Variance* has not been submitted within six (6) months of the granting of the *Variance* or within the time stipulated by the Board of Adjustment. An expiration of the *building permit* application will result in expiration of the *Variance*. A *Variance* that is not exercised within the time limits specified shall become null and void.

102-6.6 *Preliminary plats*

- A. The *preliminary plats* involve detailed land division planning. The submittal is reviewed by staff and presented to the Planning and Zoning Commission to give a recommendation of approval, approval with conditions, or denial of the *preliminary plat* by the City Council. The *applicant* shall provide the City with all information, outlined at the *preliminary plat* concept review meeting and the information listed in Chapter 108 of this Ordinance, essential to determine the character and general acceptability of the proposed development.

102-6.7 *Annexation*

- A. The City or a *developer* may propose the extension of incorporated City limits according to this Ordinance and **A.R.S. § 9-471.**

CHAPTER 103 - ENFORCEMENT

ARTICLE 1 – IN GENERAL

103-1.1 Purpose

- A. The purpose of this chapter is to establish the administrative and enforcement authority and the subsequent penalties for *persons* and/or properties found to be in violation of the Surprise Municipal Code Part 2 – Land Development Ordinance (LDO).

103-1.2 Enforcement Authority

- A. The Community Development Director or designee shall be responsible for the administration and enforcement of the LDO and his/her designee shall be responsible for the enforcement of the LDO to further the promotion of the public health, safety, and general welfare.
- B. The designee responsible for enforcement shall have authority to enter any *building, structure*, or premises or any part thereof, at any and all reasonable times in accordance with legal requirements governing administrative inspections of private property, for the purpose of performing official duties.
- C. It shall be the duty of the Police Department, Fire Department, Public Works Department, or any other City department to assist in the enforcement of the LDO when requested by the City Manager or designee.
- D. It shall be unlawful for any person to willfully interfere with, hinder, or obstruct enforcement personnel in the discharge of their duties.
- E. This Chapter shall be construed and enforced in conjunction with the various codes referenced in Chapter 105 of the LDO. In the event there is a conflict between the provisions of the various chapters of the LDO or the codes adopted by reference in the LDO, then the provisions of this chapter shall prevail.

103-1.3 Administrative Remedies

- A. Administrative remedies may include the withholding of plan approval, permits, certificates, or any other form of authorization or approval under the authority of the Community Development Director or designee as outlined by the Land Development Ordinance, which is Part 2 of the Surprise Municipal, after determination of any of the following:
 - (1) Any violation of the LDO; or

- (2) Any violation of a condition, stipulation, or qualification of a permit, certificate, approval or other authorization previously granted by the City.
 - (2) Revocation of any plan approval, permit, certificate, or any other form of authorization or approval under the authority of the City manager or designee as outlined by the LDO after determination of any of the following:
 - a. There is departure from the plans, specifications, or conditions as required under terms of the permit; or
 - b. The permit was procured by false representation; or
 - c. The permit was issued in error; or
 - d. Any of the provisions of the LDO are being violated.
 - (3) Written notice of such revocation shall be served upon the *owner*, the *authorized agent* or contractor, or upon any person employed on the premise for which such permit was issued, or shall be posted in a prominent location; and, thereafter, no such construction shall proceed except to correct such violation or to comply with the order. Such order shall state the nature of the violation, the specific provision violated, and the date and time by which the violation must be corrected.
 - (4) The City may stop grading, construction, or work on any *building* or *structure* on any land on which there is an uncorrected violation of a provision of the LDO, or of a permit or other form of authorization issued hereunder.
 - (5) The City may seek a court ordered injunction or other equitable relief to stop any violation of the LDO or of a permit, certificate or other form of authorization granted hereunder.
 - (6) In accordance with this chapter, the codes referenced in Chapter 105, and A.R.S. § 9-499, the City may abate a violation of the Surprise Municipal Code Part 2 – the LDO.
 - (7) The City, at the direction of the City Manager or designee may prohibit, restrict, or revoke occupancy of any *building* by any person or entity in which there has been a failure to comply with any permit, plans, specifications, or conditions required under the terms of the permit or any plan or other approval of the City.
- B. In addition to any administrative penalties, any person who violates any provision of the LDO or any provision of any code referenced and adopted by the LDO; or who erects, constructs, *alters* or repairs a *building* or *structure* in violation of the approved construction documents, directive of the City manager or designee, or

of a permit or certificate issued under the provisions of any code adopted by the LDO, may be found guilty of a civil or criminal violation.

103-1.4 Violations and Penalties

- A. Violation. Any *building* or *structure* erected or maintained or any *use* of property in violation of this Ordinance shall be declared unlawful and a public nuisance, and the City Attorney shall immediately commence action, or proceedings for the abatement, removal and injunction thereof in the manner provided by law; and shall take such other actions to grant such relief as will abate or remove such *building* or *structure* or *use* of any property in violation of the LDO. It shall be the right and duty of every citizen to cooperate with the City officials in the enforcement of the regulations of the LDO.
- B. Penalties. Any person who violates any regulations of this LDO or violates or fails to comply with any order or regulation made may be found guilty of a misdemeanor and upon conviction shall be sentenced to a fine or imprisonment for a term not exceeding that established by the Municipal Court or by both. Every violator shall be deemed guilty of or responsible for a separate offense for each day the violation is permitted to exist.

103-1.5 Nonconforming Uses and Structures

- A. Any *use* of land, *building*, or *structure* legally existing at the time of the effective date of this section or *amendments* thereto, may be continued even though such *use* may not conform with the regulations or *amendments* thereto for the *zoning district* in which it is located.
- B. In the event that a *nonconforming use* of land, *building*, or *structure* is *abandoned* or discontinued for a period of 90 consecutive days, any future *use* thereof shall be in compliance with this Ordinance.
- C. When any *nonconforming use* of any *structure* or land in any *zoning district* has been changed to a conforming *use*, it shall not thereafter be changed to any *nonconforming use*.
- D. In the event that a *nonconforming structure* is destroyed, the *structure* may be restored to its original *nonconforming* condition, provided:
 - (1) The cost of restoring the *structure* to its condition immediately prior to the event does not exceed 50 percent of the cost of reconstructing the entire *structure*; and,
 - (2) The cost of reconstruction is determined by three (3) state certified appraisers as required by the City Manager or designee; and,

- (3) A *building permit* application is submitted within ninety (90) days from the date of the damage.
 - (4) Expiration of a *building permit* application or approved *building permit* related to reconstruction of the *nonconforming use* will be considered a discontinuance of the *nonconforming use*.
- E. A *nonconforming structure* shall not be enlarged, extended, reconstructed, or structurally *altered* unless such *structure* and such enlargement, extension, reconstruction, or structural *alterations* conform to the LDO; however, nothing herein shall prohibit any reasonable repairs or *alterations* to such *structure*. When a *structure* has been declared unsafe by the City's Building Safety Division and/or Code Enforcement Division, it may be placed in a safe condition unless such condition was created as described in the aforementioned Subsection C.
- F. Normal maintenance of a *building* or other *structure* containing or related to a legal *nonconforming use* is permitted, including necessary structural repairs provided such structural repairs do not enlarge or intensify the *nonconforming use*.
- G. A legal *nonconforming use* shall not be changed except in conformance with the *use* requirements of the *zoning district* in which it is located.
- H. If, at the time of the enactment of this Ordinance, any *owner* of a *plot* of land consisting of one (1) or more *adjacent lots* in a legally established subdivision of record does not own sufficient contiguous land to enable conformity to the minimum *lot* size requirements, or does not have sufficient *lot* width to conform to the minimum *lot* width requirements, such *plot* of land may nevertheless be *used* as a *building* site. The dimensional requirements of the district in which the piece of land is located may be reduced by the smallest amount that will permit a *structure* of acceptable size to be built upon the *lot*, such reduction to be determined by the board of adjustment:
 - (1) In the RR or R1 zones, the reductions shall permit only a *single-family* residence.
 - (2) No *lot*, even though it may consist of one (1) or more *adjacent lots* in the same *ownership* at the time of passage of this Ordinance, shall be reduced in size so that *lot* width or *lot* area per *dwelling unit* or any other requirement is not maintained. This section shall not apply when a portion of a *lot* is acquired for a public purpose.

103-1.6 Transfer of Property

The sale and/or transfer of property that has been found to be in violation of the LDO shall not nullify the violation or stay the enforcement timeframes by which the violation is processed and compliance is required.

CHAPTER 104 - FUNDAMENTAL DEVELOPMENT REQUIREMENTS

ARTICLE 1 – IN GENERAL

104-1.1 Purpose and Intent

- A. The purpose of this Chapter is to accumulate fundamental development regulations and performance standards, which apply to any development, redevelopment and/or improvement of public and private property within the City rather than to repeat them several times. The standards and regulations set forth in this Chapter shall qualify or supplement, as the case may be, the regulations set forth elsewhere in this Ordinance.
- B. The following fundamental requirements are intended to be viewed in broad terms with the detailed provisions found within the specific policies, ordinances, plans and guidelines adopted by the City.

104-1.2 Unsuitable Sites

- A. No land shall be used, or *structure* erected if the City Engineer or authorized representative has determined that the land is unsuitable and likely to be harmful to the health, safety, and general welfare of the community. The types of features or physical aspects which may render land unsuitable include, but are not limited to, potential flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, extreme topography, low percolation rate or bearing strength, and/or erosion susceptibility.

104-1.3 Compliance with Other Plans, Regulations, and Contiguity

- A. The adopted plans, policies, regulations, standards, and guidelines listed below may qualify or supplement the regulations of this Ordinance. Each document may be updated or replaced periodically over time and used as a regulation when in effect at the time of a development application. :
 - 1. Surprise General Plan 2035, hereinafter known as *General Plan*,
 - 2. Parks and Trails Master Plan,
 - 3. Integrated Water Master Plan Water Infrastructure July 2009,
 - 4. Integrated Water Master Plan Water Resources Update June 2015,
 - 5. Planning and Engineering Design Standards (PEDS),
 - 6. Building and Fire Codes,

7. Arts and Culture Master Plan,
8. Water and Wastewater Facility Guidelines April 2011,
9. SPA 2 Reclaimed Water and Recharge Master Plan Update September 2017,
10. Other plans adopted to guide development.

104-1.4 Urban Growth Principles

- A. Urban Growth principles encourage and guide the planning of new development to locate near *urban development* areas of the City, with the intent to achieve the following objectives:
 1. The expansion of incorporated City limits and service areas through a timely and orderly annexation program.
 2. The reinvestment in built-up areas of the City through the *infill* development process.
 3. The preservation of rural characteristics, natural areas, and features.
 4. The protection and preservation of *environmentally sensitive features* from the encroachment of *urban development* as required by Section 104-Article 2.
 5. The promotion of the City's individual image, identity, and character through the extensive and enhanced trails for pedestrian *multimodal* connectivity.
 6. The preservation of historical and cultural features.
 7. Account for improved air quality and minimize non-commuter vehicle miles traveled.
- B. Using the regulations within this Ordinance, all *new construction* and development within the City, including residential subdivisions or development having an overall *gross residential density* greater than one *dwelling unit* per acre (1 du/ac) shall;
 1. Demonstrate efficient, timely, and cost-effective extension of new City infrastructure and services and cost-effective for the City's budget program.
 2. Design for multimodal travel to nearby businesses and services as an alternative to private automobile use and accommodate public transit to existing or planned and funded route

- 3 Have multimodal connectivity with between the proposed development's boundary and existing *urban development*. All new *uses* and developments shall be existing *urban development*. All such *uses* and developments are served by completed infrastructure, including paved *streets*, public sewer and water, stormwater drainage and other utilities, as well as fire suppression consistent with the current City-adopted fire code.

104-1.5 Public Infrastructure Level of Service

- A. Every development within the City shall be adequately served by public infrastructure, facilities and services consistent with the City's adopted development standards and by other applicable federal, state, regional or county legislation.
- B. No *building permit* shall be issued unless such public infrastructure, facilities and services are in place, or commitments have been made to provide the required infrastructure and level of service standards described herein. No site-specific development plan or *building permit* shall be approved or issued that will reduce the level of service standards below the adopted level of service standards for the affected development.
- C. The following level of service standards shall be used to review and approve proposed development and construction, and to determine if a development or construction project meets or exceeds the minimum requirements for adequate infrastructure, facilities, and services.
 1. Americans with Disabilities Act (ADA). Infrastructure construction and improvements of facilities shall comply with the Americans with Disabilities Act.
 2. Community Circulation. All new development projects and development phases therein, must have physically traversable and legally established *access* that is improved and connected to the City's existing *multimodal* circulation system or to planned *multimodal* circulation improvements for which funds have been appropriated. Except for *model home* complexes, all required *multimodal* circulation infrastructure improvements shall be fully and completely installed and shall be operational and available to serve the new development phase(s) at the time the City issues the first certificate of occupancy for a *building permit* or final inspection.
 3. Water Quality and Wastewater Standards. All water and wastewater infrastructure requirements shall be in compliance with all council adopted and/or approved water and wastewater plans, guidelines, reports and documents and any county, state or federal water quality regulations.

- a. The development and installation of water supply facilities shall be adequate to provide high quality potable water from a public or community water supply source, and shall be constructed to conform to City standards and requirements set forth in the City-adopted engineering design standards, the water quality directives of the City, the Maricopa County Environmental Services Department, the State of Arizona Department of Environmental Quality, and the City-adopted Fire Code.
 - b. All developments must also be in compliance with all local, state, and federal regulations regarding aquifer recharge, erosion and sedimentation, storm drainage and runoff control, solid wastes, and hazardous substances.
 - c. No materials (organic or inorganic), compounds or chemicals, which can contaminate any water supply, interfere with bacterial process in *sewerage* treatment or otherwise cause emission of elements which are offensive or hazardous to the public health, safety, welfare or comfort shall be discharged at any point into any public *sewer*, private sewage disposal system or stream or into the ground, except in accordance with the standards approved by the Arizona State Department of Health and/or Environmental Quality or such governmental agency as may have jurisdiction over such activities.
4. Drainage and Flooding. Surface water from rooftops or *lots* shall not be allowed to drain onto *adjacent lots*. No *structure* or land shall hereafter be constructed, located, extended, converted, or *altered* within any flood hazard areas that would create a public nuisance or create a hazard to life or property.
 - a. In the design of the development, every effort shall be made to utilize the natural slope of the land for the stormwater collection system.
 - b. The point in which natural drainage flows enter and exit a property prior to development shall remain the same after the property has been *altered* for the development.
 - c. Encroachment into a *floodway* shall be prohibited including but not limited to *fill*, *new construction*, substantial improvements, and other development, unless certification by an AZ registered professional Engineer is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
5. Fire and emergency services and facilities. A certificate of occupancy nor final inspection for a specific development shall not be issued until such

time that all necessary fire and emergency services and facilities, as required by the City to serve the development, are in place and operational. Each development phase or *building* therein shall provide paved sufficient *access*, adequate water source and pressure, and facilities for fire protection and suppression as required by the most current City adopted Fire Code. Where required by the City, the *developer* shall reserve a site(s) for a fire station facility unless approved by the Fire Marshal and/or Fire Chief.

6. Fire and Explosion Hazards. Disposal of waste materials by outdoor incineration on the premises shall require a burn permit from ADEQ. All storage of, and other activities involving inflammable and explosive materials shall be provided adequate safety devices against hazards of fire and explosion, together with adequate fire-fighting and fire suppression equipment and devices standard in industry. All storage of inflammable or explosive materials shall further comply with location requirements set forth by the Fire Department or as established by this or other City codes and ordinances.
7. Utilities. Utility services, including electrical, gas, telephone, cable, and any other dry utility, shall be provided underground and in accordance with City policies, guidelines and engineering development standards; as well as with utility companies' service rules and regulations for location and construction of utilities. Where policies and procedures regarding location, undergrounding, and *screening* of utilities differ between the City and utility company, the organizations will coordinate to address a given project. Including all financial obligations, it shall be the *developer's* responsibility to plan, design, and coordinate the installation of utilities with applicable utility companies.
8. Park, recreation, and open space facilities. A percentage of gross land area shall be required as *open space* for all new development with residential, mixed use, or commercial *zoning* as prescribed in **Chapter 106** of this Ordinance. The location, size, type, and design of *open space* and/or recreational facilities shall be in accordance with the *General Plan*, the City's adopted Parks and Trails Master Plan, and the PEDS (Chapter 107 of this Ordinance)
9. Public education facilities. If required by the *school* district, the *developer* of a subdivision shall reserve land within the proposed subdivision for a *school* site(s) to be acquired by the applicable *school* district. The provision of a site(s) for educational facilities shall comply with state legislative mandates, and with the location requirements of the applicable *school* district and the City.
10. Construction Standards and Testing specifications.

- a. Construction and/or installation of public infrastructure shall meet and conform to the requirements, standard specifications, and codes as set forth by the City departments of community development, public works, and fire department. To the extent there is any inconsistency or discrepancy between standard specifications and codes for construction and/or installation with the provisions of this chapter, the more restrictive provision shall prevail.
 - b. Sampling and testing of materials and *laboratory* inspection of materials and processes shall be performed at the expense of the *developer*. Testing shall be in accordance with the City's standards specifications and codes. Any organization providing construction materials testing services must have an established in-house *laboratory* that meets the standards and requirements of the American Society for Testing and Materials.
- 11. Phasing of development. The construction of any planned development authorized under these provisions shall be undertaken to assure full completion of the development in accordance with the adopted rezoning, site plan, preliminary plat, or final plat.
 - a. Each phase of development shall be related to surrounding areas and available public facilities in such a manner that failure to proceed to subsequent phases of the approved development will not adversely affect those areas or facilities.
 - b. Each completed phase of development shall comply with all applicable standards set forth in this Ordinance.
 - c. Infrastructure, as installed, shall be sufficient to accommodate each phase of the development.
 - d. The first phase of the development shall ensure connectivity to active and passive recreation, parking, landscaping, pedestrian routes, residential areas, and open space for the master site plan. Residential and commercial development projects to be constructed in phases shall be planned, designed and platted so that each subsequent phase, when completed, will function independently in terms of its vehicular and pedestrian circulation system.
 - e. For all projects less than 1,000 acres to be platted and constructed in phases, the minimum size of the first phase of development shall be equal to ten percent of the total gross land area designated and approved for development. For mixed-use development, residential, commercial and recreational uses shall be contained in the initial development phase.

- f. Prior to the applicant obtaining a building permit for permanent structures on the site, all streets that abut, traverse and/or connect with the first development phase, as well as all local streets platted for the first phase of development, shall be fully constructed in accordance with the street design standards provided in this Ordinance. Additional off-site improvements may be also required by the city manager or designee for the proposed phase.
- g. Prior to the applicant obtaining a building permit for permanent structures on the site, all utilities and drainage and erosion control measures that abut, serve and/or connect with the first development phase shall be fully installed in accordance with the engineering development standards.
- h. Prior to the applicant obtaining approval to construct any subsequent phase of development beyond the first approved phase of development, all streets, roads, alleyways, street lighting, utilities and active and/or passive recreation and open space areas platted in the first phase of development must be completed prior to commencing a second phase of development.

104-1.6 Air Quality Standards

- A. All development within the City shall comply with local, county, state, and federal air quality regulations governing air emissions including, but not limited to, those regulating odor, dust, fumes, gases or other emissions of *noxious matter*, toxic and/or corrosive, as well as suspended solid or liquid particles.
- B. Dust and particulates. Prior to engaging in any earth moving on a site, a plan for controlling dust resulting from construction or other activities on the site shall be submitted by the *developer* at the time of application for a grading permit.
- C. Undeveloped areas that are proposed to be *used for buildings*, parking, driveways sidewalks and similar *uses* that have been either disturbed through the grading process or by a previous *use* shall be required to remove weeds, debris, and dilapidated *buildings* and may be required to install dustproof ground cover ahead of construction phase schedule to prevent the intrusion of unwanted dust or blowing debris from the site/*lot*.
- D. Odors. No *use* shall be operated so as to produce the emission of objectionable or offensive odors in such concentration as to be readily perceptible at any point at or beyond the *lot line* of the land on which the *use* is located. The guidelines, policies and standards established by the State of Arizona Department of Environmental Quality and Maricopa County Air Quality Department, as periodically updated, are adopted herewith by the City council as the guides and standards of the City for determining quantities of offensive odors. Special

attention shall be given when placing land *uses* in the vicinity of wastewater treatment facilities.

104-1.7 Noise and vibration standards.

- A. Noise restrictions. Land *uses* and/or activities shall not result in or generate any noise perceptible beyond the boundaries of the immediate site in violation of the noise regulations in the City Municipal Code.
- B. Vibration. Every *use* shall be so operated that the ground vibration inherently and recurrently generated by the *permitted use* is not discernable, at any point beyond the site property line, without instruments.
- C. Construction of *buildings* and equipment operations. Any construction or repair work, or operation of any construction-type equipment or device(s) within any residential zone or within any residential designation within a planned area development (PAD) zone shall be unlawful within the hours of 9:00pm to 5:00am, except when the work is associated with an emergency operation or *public improvement*, and subject to the provisions of this section and any noise control ordinances within the Surprise Municipal Code.
- D. Property maintenance. Any outdoor maintenance or cleaning of private property that includes but is not limited to sweepers, tree or weed trimmers, leaf blowers, and lawn mowers shall be unlawful within the hours of 9:00pm to 5:00am, except when the work is associated with an emergency operation or *public improvement*, and subject to the provisions of this section and any noise control ordinances within the Surprise Municipal Code.

104-1.8 Glare and heat standards

- A. Glare and heat standards shall apply to all land development and shall regulate the *use* of building materials, large paved areas, *streets* and *street* widths and composition, sidewalks, exterior *lighting fixtures*, *building* orientations, *street* landscaping, and any other development components that could result in adverse reflected heat or harsh, bright light and/or reflections.
- B. All development shall be planned and designed so as to minimize the amount of heat and/or glare generated by a proposed *use* or activity by incorporating the following design standards:
 - 1. Use of Building Materials. Materials used in the construction of residential, retail commercial, *office*, industrial and institutional *buildings* shall be such so as not to produce intense glare or heat, whether direct or reflected, that is perceptible from any point along the *building* site's property lines.

2. Large Paved Areas. Areas developed as large hard-surface plazas and parking *lots* shall be planned and designed to incorporate canopy trees, arbors or other landscape techniques to reduce radiant heat generated from paved services.
3. Streets and Sidewalks. *Developers* shall plan, design, and install *streets* and *sidewalks* in all residential and nonresidential development in accordance with the *street* and *streetscape* standards set forth in the PEDS.
4. Exterior lighting. Public and private exterior lighting sources shall be placed in a manner so as not to cause *light spillover* or glare beyond the property line onto drivers, pedestrians and neighboring land *uses*. All exterior lighting shall be designed, located, installed, and maintained in accordance with the lighting standards and regulation provided in **Chapter 107** of this Ordinance.
5. Glare. Any activity or *manufacturing* processes that create glare, such as but not limited to welding, shall be conducted within an enclosed *building* or be effectively *screened* from public view. If the source of the glare is proposed to be *screened* with plant material, then the *applicant* must demonstrate that the *screening* will be effective year-round.

104-1.9 Hazardous Materials Standards

- A. The following general hazardous material guidelines and standards shall apply to all development or redevelopment proposals containing the storage or manufacture of hazardous or toxic materials and having the potential to cause *off-site* impacts as a result of the release or discharge of a hazardous material or toxic or *noxious matter*.
 1. No land *use* activity shall, for any period of time, result in the discharge across the boundaries of a *lot* on which it is located, either by surface run-off or by underground plume, a hazardous, toxic, or *noxious matter* in such concentrations as to be detrimental to or endanger the public health, safety, or welfare.
 2. The release of any hazardous, toxic, or *noxious matter* shall not cause injury or damage to *persons*, land or the *use* of land, or render unclean the surface or underground waters of the City to the extent of being harmful to the public health or to animal or aquatic life, or to the *use* of such waters for domestic water supply, industrial purposes, recreation, or other legitimate and necessary *uses*.
 3. Any operation involving ionizing radiation such as the use of gamma rays, X-rays, alpha and beta particles, high-speed electrons, neutrons, protons, and other atomic or nuclear particles, shall be permitted only in

accordance with the codes, rules, and regulations of the Arizona State Department of Health Services.

4. No person shall operate or cause to be operated for any purpose any planned or unplanned source of electromagnetic radiation, including overhead utility transmission lines, which does not comply with current federal, state, and local regulations governing the location of such sources.
 5. Electromagnetic radiation generated by operating sources in compliance with and the under the regulatory auspices of the Federal Communications Commission shall be deemed unlawful if such radiation causes abnormal degradation of performance of any electromagnetic receptor of quality and proper design. The determination of "abnormal degradation of performance" and of "quality and proper design" shall be made in accordance with good engineering principles and practices, and the standards of the American Institute of Electrical Engineers, the Institute of Radio Engineers and the Electronics Industries Association.
 6. No *use*, activity, or process shall be conducted in a manner that will release airborne hazardous materials.
- B. All development proposals and land *uses* that either manufacture or store a hazardous material or toxic or *noxious matter* shall include a Hazardous Materials Impact Analysis (HMIA). The HMIA shall provide the following information.
1. Information on the specific type of materials manufactured and/or stored on-site.
 2. The magnitude of impact such hazardous materials would have on the site and surrounding area in case of an accidental release of said materials was to occur.
 3. The emergency procedures and containment plans and evacuation plans.
 4. In addition to the above HMIA information also include the following information on the site development.
 - a. How the development shall be planned and designed to comply with all City fire, safety, and building codes regulating the *use* and storage of the hazardous materials.
 - b. How and what special features of the site such as topographical conditions, earthen *berms*, proximity siting to other *buildings* on the site or adjoining property, *building* design, and walls will be utilized to lessen the impact of hazardous material releases.

104-1.10 Open space Requirements and Hierarchy.

- A.** Properties that are zoned residential, mixed used, and commercial shall be required to provide a percentage of the gross acreage as *open space*; as further specified in the tables in **Chapter 106** of this Ordinance.
- B.** New residential subdivisions shall plan, design, and provide the required *open space* a subdivision-wide basis that grants public access with the intent to maintain connectivity. The following hierarchical layers identify the most appropriate and preferred location, intent, and design for the required *open space*:
 - 1. In locations that best protects the identified *environmentally sensitive features* and *cultural resources* on or *adjacent* to the property, and
 - 2. In those areas where there exists opportunities to create any connectivity to a regional network of *open space* and/or trail easements that could maximize the benefit to both the residents and wildlife, and
 - 3. In those areas where there exists an opportunity for connectivity to the trails and *open space* within *adjacent* developments, and
 - 4. In those areas that provide a convenient and central location for the most number of *dwelling units* within the development.

104-1.11 Residential Density, Transfer of Density and Development Rights

- A.** Residential Density. The residential *zoning districts* provide for a range in the permitted densities (refer to **Chapter 106** herein). A project may request higher *gross residential density* than the existing entitlement based on the proposal's variety of housing opportunities, generous amount of *open space*, and a creative design around *environmentally sensitive features*. Using the regulations within this Ordinance, applicants must demonstrate meeting the intent of the following hierarchy:
 - 1. Connections made to existing regional network of *open space* and/or trails and to *adjacent* developments.
 - 2. *Open space* is functional in design for passive or active recreation and not dominated by narrow landscape tracts along the *streets*.
 - 3. Exceed the number of different housing types, floor plans, and varying *lot* sizes than the minimum required per Chapter 108 of this Ordinance and the PEDS.
 - 4. Circulation and street layout to accommodate pedestrian scaled *personal services* and neighborhood retail *uses* without the need for driving on arterial streets.

5. Constructs and installs the *amenities* within the *community open space system* that are not covered by impact fees.
6. Walkability in the *multimodal* design of the residential neighborhood including but not limited to *curb separated sidewalks*, bicycle paths and trails, fully protected bicycle lanes along collector and *arterial streets* if applicable.
7. LEED level Neighborhood and *dwelling units*.

B. *Transfer of Density and Development Rights*. The *transfer of density and development rights* shall not be an assumed right and must occur with the approval of the City Council. Approvals of a density and development rights transfer shall be made only upon a finding that the proposed transfer will not be detrimental to the intent of, and will advance the City's interest in, protecting those lands with *environmentally sensitive features, cultural resources*, and larger tracts of *open space*.

1. Lands identified as having *environmentally sensitive features* and/or *cultural resources* along with the associated *buffer areas*, are eligible to transfer density and development rights from those lands provided the following:
 - a. All lands from which the density and development rights have been transferred from shall be concurrently rezoned to *Open space Conservation (OS-1)* or *Open space Recreation (OS-2)* depending upon the specific details of the site.
 - b. The portion of the development project that can receive *density transfer* shall have less sensitive environmental conditions than the land from which the density is transferred. Eligible receiving areas are any portions of the development project that do not contain slopes over ten (10%) percent, *environmentally sensitive features, cultural resources*, minor *water features* or major *water features*.
 - c. The *transfer of density* between slope bands/categories within a *hillside development area* shall only be allowed when transferring from a higher slope band to a lower slope band and may occur at a rate of 1:1 allowable *dwelling units* provided the maximum density within the receiving slope category/area is not exceeded; in which case the density must be transferred into next lower slope category or into a non-*hillside* area.
 - d. When all of the allowable *dwelling units* are transferred from a *hillside development area* above the ten percent (10%) slope line to a non-*hillside* area, resulting in a minimum fifty (50) acre undisturbed area above the ten percent (10%) slope line, and the resulting undisturbed area is zoned OS-1, the *density transfer* from

the *hillside development area* to the non-*hillside* area may occur at a rate of 1:1.25 allowable *dwelling units*.

- e. A density bonus may occur at a rate of 1:1.25 allowable *dwelling units* when transferring density and development rights from *water features* identified as and required for regional drainage facilities, as part of an approved City regional drainage and flood control plan developed by the City.
2. Lands without *environmentally sensitive features* or *cultural resources* may still be eligible for transferring density and development rights within a specific projects provided:
 - a. Density shall be limited to a rate of 1:1 allowable *dwelling units* when transferred for purposes of meeting the required *open space* for a development provided those lands are over five (5) acres in size and zoned *Open space Recreation (OS-2)*.
 - b. The development is proposing to utilize a *cluster development* design and the resulting *open space* is twenty-five (25%) percent greater than the minimum required by the underling *zoning district*.
 3. *Off-site Transfers. Density transfers* to noncontiguous *parcels* may be approved, in order to encourage the *transfer of density and development rights* from more sensitive areas to those that are less sensitive. Such transfers shall be limited to a rate of 1:0.75 allowable *dwelling units*. Such noncontiguous transfers shall be identified at the time the application is submitted to the City so that the property *owners* of the less *sensitive lands* may join in a single application with the property *owner* of more sensitive areas, and to transfer development potential from the more sensitive to the less sensitive areas without the need for a second *rezoning*.
 4. The overall density of the development site shall not exceed the density permitted for the character area as set forth in the *General Plan* nor the applicable *zoning* requirements of this Ordinance.

104-1.12 Luke Air Force Base Compatibility

- A. The City is located within the vicinity of the Luke Air Force Base and Luke Auxiliary Field 1. The City and any development within high noise contours and accident potential zones as delineated on the City's *General Plan* shall comply with Arizona State Statutes to:
 1. Minimize conflict with high noise levels and hazards generated by aircraft and

2. Provide additional notification to the public; and
3. Create orderly, efficient, and functional development patterns that are compatible with the continued operation of Luke Air Force Base.

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ARTICLE 2 – ENVIRONMENTALLY AND CULTURALLY SENSITIVE LANDS DEVELOPMENT STANDARDS

104-2.1 Applicability

- A. All properties north of State Route 74 (commonly known as Carefree Highway) and those other areas identified as Scenic Lands Development Sub Areas in the Surprise *General Plan* must comply with the processes, procedures, and regulations outlined herein in addition to any that may be developed specifically for those subareas.
- B. Elsewhere, when any portion of a development site, regardless of the acreage, *zoning*, or location within the City can be identified as having *environmentally sensitive features* or *cultural resources*, the entire development site shall be required to adhere to the following processes, procedures, and regulations:
 - 1. Develop an *Environmental Inventory Plan* and Report of the site;
 - 2. Utilize an *Integrated Conservation Design* approach in the design and development of the project; and
 - 3. Comply with the *Environmentally Sensitive Lands Standards* in the **PEDS - Chapter 5** and the standards outlined in the following sections.

104-2.2 Environmental Inventory Plan and Report

- A. An *Environmental Inventory Plan* and Report shall be submitted along with all development applications, including applications for *General Plan Amendments*, zone changes, *platting*, and *site planning*; except for a *single-family home on a lot* in a subdivision with an approved *Environmental Inventory Plan* on file with the City.
- B. The required *Environmental Inventory Plan* and Report shall identify the *environmentally sensitive feature(s)*, and *cultural resource(s)* that are to be conserved and protected within the proposed development and the *buffer area(s)* necessary to mitigate impacts to those features and resources from the development. Boundary determination shall be based upon the biological and ecological characterization of the *environmentally sensitive feature(s)* and the culturally sensitive nature of the land. Using maps, photos, and on-site evaluation, the *Environmental Inventory Plan* shall at a minimum identify and locate the following features and resources as well as others that may be found to be unique to the site:
 - 1. *Hillside development areas, steep and unstable slopes, and ridgelines.*
 - 2. *Habitat areas, wildlife corridors and movement areas.*

- a. The wildlife *use* of the area showing the species of wildlife using the area, the times or seasons that the area is *used* by those species and the “value” (meaning feeding, watering, cover, nesting, roosting, perching) that the area provides for such wildlife species.
 - b. *Habitat* that supports federally endangered plant or animal species, Species of Greatest Conservation Need (SGCN) in Arizona, or *significant stands of protected native plant* species.
 - c. Any special features, such as *habitat*, breeding, and population patches.
 - d. Wildlife movement corridors.
3. *Protected native plant(s) and significant stands of vegetation.*
 - a. An inventory of the pattern, species and location of *protected native plants* listed in **Table 104-2a** below as well as other on-site native vegetation that are five inches or greater in *caliper* or cacti that are three feet or greater in height or cacti that have reached their full height at maturity.

Table 104-2a - Protected Native Plants	
Botanical Name	Common Name
TREES: (▲) Denotes trees which are indigenous to the Phoenix metropolitan area	
Acacia farnesiana or smalli	Sweet Acacia
Celtis pallida	Desert Hackberry
Cercidium floridum	▲ Blue Palo Verde
Cercidium microphyllum	▲ Foothill Palo Verde
Chilopsis linearis	Desert Willow
Juniperous species	Juniper
Olneya tesota	▲ Ironwood
Populus fremontii	Fremont Cottonwood
Prosopis velutina	▲ Velvet Mesquite
Cacti and Succulents	
Carnegiea gigantea	Saguaro
Ferocactus	Barrel Cactus
Fouquieria splendens	Ocotillo
Canotia holocantha	Crucifixion Thorn
Peniocereus Greggii	Desert Night-Blooming Cereus
Yucca elata	Soaptree Yucca

4. *Water features* include *floodplains*, *desert washes*, *riparian areas*, *rivers/streams*, *springs/seeps*, and *wetlands*.
 - a. The boundary of any *wetlands* that might exist on the site and a description of the ecological functions and characteristics provided by those *wetlands*.
 - b. The bank and high water mark of any perennial stream, *floodway*, *floodplain*, wash, or swale on the site (identified by professional engineer).
5. *Archeological or cultural resources*.
 - a. An archeological records survey by the State Historic Preservation Office (SHPO) shall be conducted for the development site.
 - b. A complete on-site archeological assessment, by a qualified archeologist, shall be required if after the initial records check it is determined that:
 - (1) The proposed development site contains lands upon which an *archaeological resource* has been previously identified; and/or
 - (2) SHPO or the Arizona State Museum (ASM) determines that an on-site archeological study is needed due to known, but not formally identified/reported, *cultural resources* are likely present on the site or in the immediate vicinity.
 - (3) A previous SHPO survey has not been conducted for the site.
- C. The Environmentally Inventory Report shall provide a narrative description of the general archeological, biological and ecological functions provided by the *habitats*, *environmentally sensitive features* or *cultural resources*. The report shall also outline the specific mitigation measures to be utilized and the *buffer areas* necessary to protect the *habitats*, features, and resources on the proposed development site.
- D. In *Hillside Development Area*: In addition to the materials listed in **B** and **C above** a detailed Slope Category Analysis shall be required to be submitted for any site that contains slopes of ten (10%) percent or greater (Refer to **Section 104-2.8** for more details). Also, the report shall include a proper soil investigation by a licensed geologist or engineer to determine if any geological hazards or soil bearing provisions shall be required.
- E. Both the *Environmental Inventory Plan* and accompanying report shall be prepared by the *applicant's* design team of professionals with competence and registration or certification in the following area(s): urban planning, civil

engineering, wildlife biology, archeology, landscape (ASLA or certified nurseryman) and any other relevant disciplines as may be appropriate or necessary.

104-2.3 Buffer Area Regulations

- A. An *environmental buffer area(s)* shall be required to protect the ecological and archeological character of any identified *environmentally sensitive feature(s)* and the integrity of any *cultural resource(s)* identified by the *Environmental Inventory Plan* for the development site. The proposed *buffer areas* shall be shown on the *Environmental Inventory Plan* and described by the accompanying report. Once approved by the City, these *buffer areas* shall be indicated on the final development plans and legally described on the *recorded plats*.
- B. These *buffer areas* may be multiple and noncontiguous and may be calculated toward the development's *open space* requirement only if the *buffer area* is zoned as *Open space Conservation (OS-1)* for preservation.
- C. The minimum width of any *buffer area* shall be seventy-five (75) feet as measured from the edge of the *environmentally sensitive feature(s)* or *cultural resource(s)* that is being protected. This width may be increased based upon the significance and sensitivity of the feature, *habitat*, or resource as determined by the City in conjunction with the *applicant's* design team professional qualified in the specific discipline in question. Reduced widths for the *buffer area* may be approved when along and *adjacent* to minor ephemeral desert washes.
- D. A designated *buffer area* shall be required for ridgeline protection which shall include the crest of any hill above the ten percent (10%) slope band as shown on the Slope Category Analysis, plus the land located within 300 horizontal feet on either side of the crest of the hill. No development shall intrude into this designated ridgeline protection area.
- E. No disturbance or construction activity shall occur within any *buffer area* and no person shall engage in any activity that will disturb, remove, *fill*, dredge, clear, destroy or *alter* any area, including *protected native plants* and *water features* within the *buffer area*, except for the following limited purposes:
 - 1. Mitigation of development activities.
 - 2. Restoration of previously disturbed or *degraded* areas or planned enhancement projects to benefit the natural ecological characteristics of the area, feature, or resource.
 - 3. Emergency public safety activities.
 - 4. Utility installations when such activities and installations cannot reasonably be located outside the *buffer area* or other nearby areas of development.

5. Construction of a trail or pedestrian walkway that will provide public *access* for educational or passive recreational purposes provided that the trail or walkway is compatible with the ecological character or wildlife *use* of the natural *habitat*, feature, or resource.
 6. Construction or installation of recreational *amenities* such as benches, observation blinds, informational kiosk, trail marker/*signage* and similar items trails, often associated with passive activities such as hiking, photography, nature observation and environmental education programs, provided that such *amenities* are compatible with the ecological character or wildlife *use* of the natural *habitat*, feature, or resource.
 7. Limited construction necessary for *access*; but not including parking *lots* for trailheads.
- F. If the development causes any disturbance within a *buffer area* or to an *environmentally sensitive feature* or *cultural resource*, the *applicant/property owner* shall undertake restoration and mitigation measures to restore the damaged area or lost resources on-site and, if applicable, to those *adjacent off-site* areas or resources. Any such mitigation or restoration measures shall be at least equal in value (ecological, biological, culturally) to the loss suffered because of the disturbance, and shall be based upon mitigation and restoration plans and reports approved by the City's Community Development Director. Any existing *protected native plants* that are destroyed shall be replaced with native vegetation in like kind, size, and density.

104-2.4 Construction Mitigation Measures

- A. Protective measures shall be required to be in place prior to, and remain for the duration of, the development and construction of the project. The following shall be required to ensure protection of the *habitats*, *environmentally sensitive features*, *cultural resources*, and the associated *buffer areas*:
1. Limits of Development (LOD). The precise LOD shall be delineated on the development plan and/or *recorded plat* to identify those areas of the project site where no land disturbance activities can occur during the construction of the project. The location of the LOD line(s) shall consider and account for all construction activities including but not limited to, *ingress/egress* to the project site and all necessary staging and operational areas.
 2. Barrier fence. Prior to the issuance of a grading or *building permit*, and prior to any disturbance activities the limits of development (LOD) shall be clearly staked in the field, with visible plastic fencing, in conformance to the approved development/*site plan*. In locations where such fencing is physically impossible the use of visible roping may be approved. The

disturbance limit boundaries shall be established and staked by an Arizona-registered land surveyor. Appropriate warning *signs* in English and Spanish shall also be posted at least every 100 linear feet on the required fencing. Such fencing and *signage* shall be maintained in place throughout the grading/construction process and shall only be removed after a final inspection or Certificate of Occupancy has been issued by the City. The *fenced* and/or roped area shall include all previously disturbed areas and all areas intended to be disturbed. There shall be no disturbance outside the *fenced* area.

3. Construction Timing. Construction shall be organized and timed to minimize the disturbance of sensitive or specially valued species occupying or using on-site and *adjacent* natural *habitats* or features.

104-2.5 Development Regulations for Specific Environmental Features

A. Lands with *habitat areas*, *wildlife corridors* and movement areas.

1. If the *Environmental Inventory Plan* and Report identifies a *habitat* for a wildlife species classified as a sensitive or Species of Greatest Conservation Need (SGCN) in Arizona or by federal agencies as "threatened" or "endangered", then the development plan shall include provisions to ensure that the *habitat* is protected. Any such natural *habitat*, feature, *sensitive land* area and the *adjacent buffer area*, established for the *use* or survival of any such species, shall not be disturbed or diminished and, to the maximum extent feasible, such *habitat* shall be enhanced.
2. If the development site contains *wildlife corridors* and movement areas that connect to other *off-site* natural *habitats*, features or similar *sensitive land* areas, the development plan shall preserve such natural connections. Such corridors and movement areas shall be designed and constructed to allow for the continuance of existing wildlife movement between natural *habitats*, features or *sensitive land* areas and to enhance the opportunity for the establishment of new connections between other areas for the movement of wildlife.
3. *Fences* along *roadways*, within wildlife movement areas, *wildlife corridors*, and within *open space*, environmentally/culturally sensitive areas, and *buffer areas* shall be designed to allow for safe and controlled wildlife permeability.

B. Lands with *protected native plants* and/or *significant stand(s) of vegetation*.

1. Those plants which must be disturbed due to construction are required to be salvaged unless the *applicant* can demonstrate how conditions such as poor health or orientation make successful relocation impossible. Salvaged

plants are to be replanted within the project to the greatest extent possible.

2. Any project which affects any indigenous plant from the specified *protected native plant* List is required to submit a Native Plant Preservation Plan detailing the existing location and proposed treatment of each protected plant. Protected plants should, at the most optimal situation, remain in place.
3. Native Sonoran Desert vegetation should not be pruned or removed from areas identified as Natural *Open space* or *buffer areas* unless demonstrated to the City that a health, safety or welfare issue exists. This includes removal of dead trees or cacti.

C. Lands with *water features*.

1. For proposed developments that will disturb any existing *water feature* of one-quarter acre (1/4 ac) or greater, the *developer* must provide to the City a written statement from the U.S. Army Corps of Engineers that the development plan fully complies with all applicable federal regulations as established in the Federal Clean Water Act. The *developer* shall also provide to the City written statements from such other governmental agencies having jurisdiction that the development plan fully complies with all applicable federal, state and county environmental regulations. Such written statements shall be provided prior to the scheduling of a public hearing and/or approval for the project.
2. A copy of an approved permit required pursuant to Section 404 of the federal Clean Water Act, if required for the development, shall be submitted to the City prior to issuance of any excavation or grading permit or *final plat* approval.
3. If a development site contains an existing *water feature*, the development plan shall include such enhancements and restoration measures as necessary to provide a reasonable wildlife *habitat* and to improve the aesthetic quality of areas along the high water mark that are in transition, and that are subject to erosion. The development plan shall also include a design for uniform and ecologically and aesthetically compatible treatment of *lots* or tracts that are proposed to surround the *water feature*. Erosion control protection and landscaping plans shall be provided for *parcels adjacent* to the high-water mark.
4. *Water rights*. No development plan shall be approved which would have the effect of injuring or diminishing any water supply determined to be an *environmentally sensitive feature*. The creation of new *water features* shall comply with all City Water Resource Management regulations.

104-2.6 Land Disturbance Regulations

- A. Whenever the City requires, erosion control, and bank stabilization of *floodways*, washes, swales and streams, the *use* of native vegetation and nonstructural control techniques shall be utilized for such purpose. The *use* of native vegetation shall be the principal means of channel and bank stabilization. The *use* of riprap, concrete, gunite or other similar hard-surface materials for channel and bank stabilization shall be restricted to locations where the *use* of vegetation techniques is not reasonably feasible.
- B. All stormwater drainage shall utilize nonstructural control techniques to the greatest extent possible and shall provide for safe and controlled wildlife permeability and connectivity through these corridors by using the following methods:
 - 1. Limitation of land disturbance and grading.
 - 2. Maintenance of vegetated *buffers* and natural vegetation.
 - 3. Minimization of impervious surfaces.
 - 4. Use of terraces, contoured landscapes, runoff spreaders, grass or rock-lined waterways.
 - 5. Use of infiltration devices.
 - 6. Use of recharge basins, seepage pits, dry wells, seepage beds or ditches, porous pavement, and/or drains.
- C. All exposed *fill* in the disturbed area shall be contained behind retaining walls or covered with a natural rock veneer and treated with an aging agent and landscaped with indigenous plant material.

104-2.7 Transition Standards

- A. If the project contains or *abuts* a publicly owned natural area, the development plan shall be designed so that it will be compatible with the environmental management of the public property. In order to achieve this, the development plan shall include measures such as:
 - 1. Appropriate non-vehicular *access* to the natural area from or through the development, and
 - 2. *Setbacks* or *open space* tracts to provide a transition between the development and the natural area, and

3. Educational *signage* or printed information regarding the natural values, management needs, and potential conflicts associated with living in close proximity to a natural area.
- B. Development plans containing or *abuts* a publicly owned natural area shall include such easements and *rights-of-way* necessary to allow appropriate non-vehicular public *access*, unless such *access* is deemed to be unnecessary and undesirable. Any such *access* requirement or dedication shall be credited towards the *open space* requirements of the development. If the development site contains any privately owned natural area, any *access* provided to such area, whether for private or public *use*, shall be designed and managed in such manner as to minimize the disturbance of existing wildlife using such area.

104-2.8 Hillside Development Area Regulations.

- A. Slope Category Analysis.
 1. The Slope Category Analysis shall include a topographic map, at a scale not less than two hundred feet (200') to the inch, that identifies the different slope bands that exist on the development site in the below categories of slopes. The slope analysis shall be prepared at two foot (2') intervals for slopes less than ten percent (10%) and at five foot (5') intervals for slopes over ten percent (10%) and in a graphic (color coded) method that describes the following range of slope categories:
 - a. 0 to 10% slopes (*non-hillside*)
 - b. 10% to 15% slopes (*hillside development area*)
 - c. 15% to 20% slopes
 - d. 20% to 25% slopes
 - e. 25% to 30% slopes
 - f. 30% to 35% slopes
 - g. 35% to 40% slopes
 - h. 40% and Over
 2. All contour lines shall be extended onto the *adjacent* properties, a minimum of fifty feet or to a greater distance if necessary, to establish the overall slope of the land.
 3. As part of the Slope Category Analysis and mapping include the location of *ridgelines* and *significant rock outcroppings* and indicate the location and dimensions of the *buffer areas* around or along the perimeter of those

protected *environmentally sensitive features*. Include information on the location and mitigation measures proposed for those unstable *slopes* on the site.

4. *Applicants* seeking a waiver for the requirements for a Slope Category Analysis may submit a written waiver request to the Community Development Director along with an explanation of why a waiver is warranted and shall include such supporting materials as follows:
 - a. Site photographs;
 - b. Site specific topography information;
 - c. All other such information which may provide information on the request.

B. Gross Residential Density Limitations: The maximum number of *lots* into which land located in a *hillside development area* may be *subdivided* shall be the sum of the number of *lots* allowed in each slope category of land as shown in **TABLE 104-2.b** below.

Table 104-2b – Hillside Gross Residential Density Allocation	
Slope of Land/Lot	Maximum Number of Lots Per Gross Acre
0% to 10%	Underlying Zoning
10% to 15%	1.30 *
15% to 20%	1.00 *
20% to 25%	0.70
25% to 30%	0.50
30% to 35%	0.30
35% to 40%	0.20
40% and Over	0.10
Notes: * The allowable gross <i>residential density</i> of these slope categories may exceed the Maximum Number of <i>Lots</i> shown above when density is transferred from a higher slope category (refer to Section 104-1.10 for details). In no case shall the <i>gross residential density</i> exceed the sum of the number of <i>lots</i> allowed by the <i>zoning district</i> and in no case shall units be transferred to a location of higher elevation within the project.	

C. Land Disturbance Regulations.

1. Grading for utility lines, including water and sewer lines and lateral lines, electric, gas, telephone and cable services shall be restored to the natural *grade* and revegetated with native plant material as listed in **Appendix B** of the **PEDS**.
2. Mass grading shall not be permitted in any *hillside development area*.

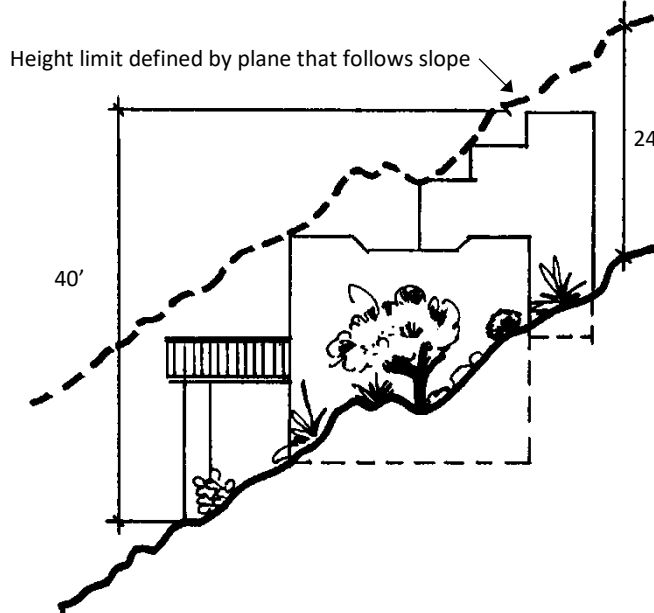
3. Raw spill slopes are prohibited.
4. Vegetation shall be reestablished on all exposed *fill* slopes, *cut* slopes, utility lines, driveway(s), and *graded* surfaces, except for cosmetic landscaping *abutting buildings* in accordance with the landscape standards in **Chapter 107** of this Ordinance pursuant to an approved landscape plan. All surplus excavated material shall be removed from the *lot* prior to any final inspection or the issuance of the Certificate of Occupancy. All *cut* and *fill* areas visible from *off-site* locations shall be treated with a natural staining or aging agent to match *adjacent* areas of the property.
5. The total combined maximum height of any *fill* and/or the depth of any *cut*, including grading for the construction of public or *private streets* or any subsequent grading, along with the establishment of any *building* site or driveway shall be ten (10) feet, as measured from natural *grade*, regardless of whether the *fill* or *cut* is retained, un-retained, or a combination thereof. These limitations may be amended on a site-by-site basis by the Planning and Zoning Commission. However, the Community Development Director may approve unexposed basement *cuts* exceeding the maximum ten foot depth if all of the following criteria are met:
 - a. The *building* site shall not be *graded* so as to create a flat, visible pad surrounding the main residential *structure*.
 - b. All portions of the *cut* in excess of ten feet shall be completely *screened* from view and retained by *building* walls, or retaining walls in the case of light wells.
 - c. Natural *grade* shall be reestablished in accordance with the "*Building height*" definition in Chapter 101 of this Ordinance.
 - d. The total depth of *cut* shall not exceed 24 feet at any point (refer to detail in Chapter 5 of the PEDS).
6. Any un-retained *fill* slope, if allowed, shall have a minimum three feet horizontal to every one foot (1') vertical *fill*. The maximum slope of *fill* grading for *roadway* construction shall be at the discretion of the City Engineer.
7. Maximum steepness of exposed *cut* slopes is dependent on the stability of the material excavated.

D. Architectural Standards.

1. For development within the *hillside development areas*, the height of *structures* shall be determined by the following three (3) sub-sections and not by the *zoning district* regulations that apply to *lots* or *parcels* outside the *hillside development area*.

- a. The height of a *building* or *structure* is limited to a twenty-four foot (24') imaginary plane that parallels the existing pre-development natural *grade*, as measured vertically from any point under the *building* (see **Figure 104-2a** below). The subterranean portion of the *structure* is not included in the total height calculation provided that at least half ($\frac{1}{2}$) of the volume of the subterranean portion of the *structure* is below natural *grade*.

Figure 104-2a – Building height in Hillside Development



- b. In the case where the natural *grade* has been *cut* and is not restored back against the *building*, no exposed face in any vertical plane shall exceed a twenty-four (24') foot height measured from the lowest, finished *grade*.
- c. The maximum overall height of the *building* or *structure*, including chimneys and *accessory structures*, shall not exceed forty feet (40') from the highest point of the *building* to natural *grade* at the lowest point *adjacent* to the *building structure* or column (see **FIGURE 104-2a** above).

104-2.9 Archeological or Cultural resources

A. Development Standards and Construction Process

1. Any *developer* whose land has been identified as requiring an archaeological assessment shall adhere to the following standards and procedures:

- a. An archaeological assessment and survey shall be performed by a qualified archaeologist before any grading or other ground modification takes place. If cultural features or remains are found, testing and data recovery shall be completed as per Arizona Revised Statutes.
 - b. *Landowner(s)* must enter into an agreement to ensure the proper method for conserving or repatriating any remains and/or artifacts founds at the site.
 - c. Copies of final clearance reports from the State Historic Preservation Office (SHPO) shall be submitted to the City prior to construction work commencing.
2. In the event evidence of a significant historic, pre-historic or archeological nature is unearthed during construction on a site proposed for development, all work on the site shall be halted immediately, and the appropriate state agency (i.e. Arizona State Museum (ASM), SHPO) shall be contacted, additionally a professional archeologist shall be retained by the *developer* to confirm or deny the evidence, as well as the extent of land coverage of the find.
3. In the event evidence that is unearthed is determined to be of archeological significance, the *developer* shall be required to make arrangements to either remove the archeological find from the site using acceptable archeological standards and practices, or restore the site to its original condition and set aside the area as *open space*. Documentation of the ASM or SHPO and the archeologist's findings and recommendations shall be submitted to the City.
4. If during construction, human remains and associated burial items are discovered, ground disturbing activities in the vicinity of the discovery shall cease, the discovery site shall be secured, and the Arizona State Museum shall be immediately notified as required under Arizona Revised Statutes.
5. As indicated by the *Environmental Inventory Plan* those areas deemed important as *cultural resource* sites shall be preserved as closely as possible in their natural state and integrated into the development in a manner that makes such land areas part of the development's overall *community open space system*.

ARTICLE 3 – STORMWATER MANAGEMENT

104-3.1 Purpose of Provisions.

- A. The area of the City south and west of Grand Avenue prior to *urban development* was predominantly irrigated *farms*. Presently there are two (2) major systems for conveyance of stormwater to the Agua Fria River via drainage channels located along the west side of Reems Rd and the Loop 303. Understanding these drainage patterns necessitates special attention in order to control stormwater collection and *retention*.

104-3.2 Applicability.

- A. Each subdivision shall provide storm drainage facilities and appurtenances as required by the engineering development standards; as well as by all current City storm drainage master plans, design criteria, and construction standards and requirements.
- B. All required storm drainage infrastructure shall be constructed and in place and available to serve the new development in accordance with an approved storm drainage master plan, an erosion control report, and utility plans.
- C. For projects involving the issuance of only one (1) *building permit* and certificate of occupancy, the installation and acceptance of the certification of the drainage facilities shall be required prior to the issuance of the certificate of occupancy.

104-3.3 Plan and Report.

- A. Conceptual stormwater collection and *retention* plans shall be submitted with a *preliminary plat* or site development plan and approved prior to the approval of such *plat* or plan. The plan shall include, but not be limited to, the following:
 - 1. Method of collection (surface and/or subsurface);
 - 2. Depth, side slopes and area of *retention*;
 - 3. Calculations of volume held and required;
 - 4. High water elevation;
 - 5. Method of disposal of water within 36 hours;
 - 6. Any other data to form a complete plan.
- B. A final drainage report must be submitted with the final plans showing compliance with the conceptual drainage plan, and shall be received and approved by the City engineer.

104-3.4 Development Regulations.

- A. All water from a 100-year storm of a two-hour duration which falls within the area being developed, including the respective one-half (1/2) of all *abutting streets* (whether or not it is a dedicated *street* which may exist by an improvement district and owned by the City), shall be retained within the boundaries of the developed land. No *retention* shall be allowed in public *rights-of-way*. The method of collection and *retention* shall be approved by the department of public works. The method of *retention* calculation, drainage flows and removal of stormwater within thirty-six (36) hours shall conform to **Section 104-3.5**.
- B. Two or more *developers* are encouraged to join together to provide a common *retention* facility. A letter of agreement signed by all *developers* participating in the common *retention area* must be presented to the department of public works, and the *recorded plat* shall indicate that the *retention area* is a joint facility. The joint *retention area* must meet all criteria as a single area.
- C. All *retention* basins shall have a design capacity to preclude a water depth in excess of three feet resulting from a 100-year, two-hour storm. The depth of *retention* basins shall be measured from the lowest *adjacent* top of the curb. In no event shall stormwater stand in the *retention* basins longer than thirty-six (36) hours. Drywells shall be required for any depth of *retention* in excess of one foot (1') and for *retention* basins that have a volume greater than one thousand cubic feet (1,000 f³). Basin bottom percolation shall not be used to reduce the volume used for drywell requirement calculations. Bleed-off pipes are not allowed.
- D. No *retention* basins will be controlled or owned by the City unless dedicated as part of the City's *park and community open space system*. Non-dedicated *retention* basins shall be maintained by the *owner*. All non-dedicated *retention* basin areas shall be designated as easement areas for *retention* purposes and shall have a recorded restrictive covenant requiring perpetual maintenance.
- E. Curbed *local streets* shall be designed and constructed to carry the stormwater runoff from a ten-year storm between curbs. Curbed collector and *arterial streets* shall be designed and constructed with no curb overtopping and to maintain one (1) dry twelve-foot (12') minimum driving lane in each direction. No inverted crown *streets*, of any type, shall be permitted. When peak flows from the designated storm exceed the *street* capacity, open area drainage and *retention* systems shall be designed to carry the excess stormwater. The rational methods shall be used to determine peak flows. Fifteen minutes' maximum may be used for the time of concentration for the runoff across the *lots*.
- F. Peak flows from a 50-year storm shall be carried within the cross section between *buildings (front setbacks and streets)*. The finish floor elevation of all *buildings* shall be above the 100-year storm. All finished floors shall be a minimum elevation of 14 inches above the low outfall of the site according to the Surprise Development Directives.

- G. For nonresidential areas the required landscaping areas within the parking *lots* may serve as *retention areas* utilizing LID methods to convey stormwater to these areas. In residential areas the *parking areas* may not hold *retention* volume.
- H. The City shall not be responsible for the design, performance, operation or maintenance of the *retention* basin.
- I. The property *owner* of a single *lot* of one acre (1 ac) or smaller will be excluded from the requirements to provide on-site *retention*.

104-3.5 Retention Calculations, Drainage Flows, and Dry Wells.

- A. Formula. *Retention* calculation shall be submitted as follows:

Total volume required = (intensity for the 100-year, two-hour storm event from the Drainage Design Manual for Maricopa County, Volume I, and Surprise Development Directives) × (drainage area) × (average runoff coefficient)
- B. Runoff factors. The runoff factor used in computations must be justified by a typical cross section or actual area calculation. Refer to the Drainage Design Manual for Maricopa County to determine the runoff coefficients.
- C. Dry wells. Infiltration into the dry well cannot be considered to reduce the size of the *retention area*. The property *owner* of record shall be responsible for the design, performance, operation or maintenance of dry wells used with on-site *retention*. A dry well maintenance program shall be submitted for each dry well and documentation of maintenance performed on each dry well shall be submitted to the City engineer on an annual basis. A percolation rate of 0.5 cfs (or less, if required by the City engineer) per drywell over a 36-hour period shall be used in calculating the number of drywells.

104-3.6 Right of City to Drain Basin.

- A. It is unlawful for any person owning or controlling a *retention* basin to permit stormwater to stand therein longer than thirty-six (36) hours. In addition to any penalty provided by law, should the person owning or controlling any privately owned and maintained basin fail, neglect or refuse to drain said *retention* basin within thirty-six (36) hours, as required in **Section 104-3.4**, it shall be the right of the City upon the authorization of the water services director, or appointed designee, to enter upon the privately owned *retention* basin property and take such action as may reasonably be necessary to drain said basin. The draining of said basin shall be at the expense of the property *owner* of record or person controlling such property.

104-3.7 Assessment of Costs for Drainage.

- A. Upon completion of the work, public works director or designee shall prepare or cause to be prepared, a verified statement of account of the actual cost of draining of said basin, the date the work was completed, and the *street* address and the legal description of the property on which said work was done, including five percent for inspection and other incidental costs in connection therewith and shall serve a duplicate copy of such verified statement upon the property *owner* of record or person controlling such property in the manner prescribed in **Section 104-3.9**.

104-3.8 Appeal to Council.

- A. The property *owner* of record or person controlling such property shall have 30 days from the date of service upon him of the assessment to appeal in writing to the council from the amount of the assessment as contained in the verified statement. If an appeal is not filed with the City Council within such 30-day period, the amount of the assessment, as determined by the public works director, shall become final and binding. If an appeal is taken, the council shall, at its next regular meeting, hear and determine the appeal and may affirm the amount of the assessment, modify the amount thereof, or determine that no assessment at all shall be made. The decision of the council shall be final and binding on all *persons*.

104-3.9 Service of Notice.

- A. Notice shall be personally served on the *owner* or person controlling such property in the manner provided in rule 4(d) of the Arizona Rules of Civil Procedure, or mailed to the *owner* or person controlling such property at his last known address by certified or registered mail, or the address to which the tax bills for the property were last mailed. If the *owner* does not reside on such property, a duplicate notice shall also be sent to him by certified or registered mail at his last known address.

104-3.10 Lien for Drainage of Basin.

- A. If no appeal is taken from the amount of the assessment, or if an appeal is taken and the council has affirmed or modified the amount of the assessment, the original assessment or the assessment as so modified shall be recorded in the *office* of the county recorder and, from the date of its recording, shall be a lien on the *lot* or tract of land until paid. Such liens shall be subject to and inferior to the lien for general taxes and to all prior recorded mortgages and encumbrances of record. A sale of the property to satisfy a lien obtained under the provisions of this section shall be made upon judgment of foreclosure or order of sale. The City shall have the right to bring an action to enforce the lien in a court of competent

jurisdiction at any time after the recording of the assessment, but failure to enforce the lien by such action shall not affect its validity. The recorded assessment shall be prima facie evidence of the truth of all matters recited therein, and of the regularity of all proceedings prior to the recording thereof. A prior assessment for the purposes provided in this section shall not be a bar to a subsequent assessment for such purposes, and any number of liens on the same *lot* or tract of land may be enforced in the same action.

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ARTICLE 4 – NATIONAL FLOOD INSURANCE PROGRAM (NFIP)

104-4.1 Floodplain Administrator.

- A. The City of Surprise elects not to assume the responsibility of *floodplain* management from the flood control district of Maricopa County as provided for in A.R.S. §48-3609; § 48-3610. The City engineer is designated as the NFIP [National Flood Insurance Program] Floodplain Administrator for the City, is responsible for coordinating with the Flood Control District of Maricopa County, and will serve as the community point of contact on NFIP issues for county, state and federal officials.

104-4.2 Flood Insurance Studies Adopted by Reference.

- A. Those public records entitled "Flood Insurance Study for Maricopa County, Arizona and Incorporated Areas" dated October 16, 2013 with accompanying FIRMs dated October 16, 2013 and all subsequent *amendments* and/or revisions, copies of which shall be kept on file in the *office* of the City clerk, are hereby adopted by reference as the basis for establishing the special flood hazard areas in the City of Surprise. The special flood hazard areas documented in the FIS and FIRMs are the minimum area of applicability of the *floodplain* management regulations and may be supplemented by studies for other areas as allowed in the regulations.

104-4.3 Floodplain Regulations Adopted by Reference.

- A. That public record designated as the "*Floodplain* Regulations for Maricopa County" dated June 25, 2014 and all subsequent *amendments* and/or revisions, copies of which shall be kept on file in the *office* of the City clerk, is hereby adopted as the legal basis for implementing *floodplain* management in this community.

CHAPTER 105 – BUILDING AND BUILDING REGULATIONS

ARTICLE 1 – IN GENERAL

105-1 Removal of rubbish, trash, weeds, filth, debris and dilapidated structures.

- A. The *owner*, lessee or occupant of property shall remove rubbish, trash, weeds or other accumulation of filth, debris or dilapidated *structures* which constitute a hazard to public health and safety from *buildings*, *grounds*, *lots*, contiguous sidewalks, *streets* and *alleys*.
- B. Upon failure to comply with a violation notice by the city, the responsible party shall correct the violation. In the event the violation is not corrected, the violation is considered a public nuisance that may be abated. This remedy is in addition to any other remedy.

105-2 - 105-18 Reserved.

ARTICLE 2 – TECHNICAL CODES

DIVISION 1 GENERALLY

105-19 Construction codes. The following codes and appendices as published by the International Code Council, and the *amendments* to those codes, as adopted by ordinance, are hereby adopted as amended and declared to be public records. At least three copies of each code and its corresponding *amendments*, if any, shall be filed in the city clerk's *office* and kept available for public use and inspection.

- A. 2012 International *Building* Code.
- B. 2012 International Residential Code.
- C. 2012 International Electrical Code.
- D. 2012 International Mechanical Code.
- E. 2012 International Plumbing Code.
- F. 2012 International Fuel Gas Code.
- G. 2012 International Energy Conservation Code.
- H. 2006 International Property Maintenance Code.
- I. 2012 International Existing *Building* Code.
- J. 2012 International Fire Code.

A certain public record entitled "2016 *Amendments* to the 2012 International Codes," dated September 20, 2016, specifically amends the 2012 *building* code, residential code, mechanical code, plumbing code, fuel gas code, energy conservation code, existing *building* code, and fire code.

State Law reference — Adoption by reference, A.R.S. § 9-801 et seq.; state plumbing code, A.R.S. § 41-619.

105-20 Interpretation of language.

Wherever the word "city" or "town" is used in any code adopted by this article, such word shall be held to refer to the city.

105-21 Code references.

All references to the International *Zoning* Code are hereby deleted in all of the codes adopted by this article.

105-22 Copies on file.

At least three copies of each code adopted by reference in section 105-19, including three copies of any revisions or *amendments* thereto, shall be filed in the *office* of the city clerk and shall be available for public use and inspection.

105-23 Administration and enforcement; conflict of laws.

The administrative authority for enforcement of this article shall be vested in the city manager or such delegate as the city manager may authorize or appoint. This article shall be construed and enforced in conjunction with chapter 125. In the event there is a conflict between the provisions of this article or the codes adopted by this article and any other provision of this Code, then the provisions of this article or the codes adopted by this article shall prevail.

105-24 Extensions and improvements.

Extensions and improvements shall be in accordance with the city's specifications and standards and approved by the city.

105-25 Penalties for violations.

Any person who violates any provision of this article or any provision of any code adopted by this article; or who erects, constructs, *alters* or repairs a *building* or *structure* in violation of the approved construction documents or directive of the *building* official, or of a permit or certificate issued under the provisions of any code adopted by this article, shall be guilty of a civil or criminal violation.

105-26 – 105-53 Reserved.

DIVISION 2 RESERVED

105-54 – 105-89 Reserved.

ARTICLE 3 – RENTAL ACCOUNTABILITY

105-90 General Provisions

This article shall be known as the "Surprise Rental Accountability Ordinance" and may be cited as such.

105-91 Purpose and Scope

The purpose of this article is to promote the health, safety, and welfare of the citizens of Surprise, Arizona, by providing for accountability of property *owners* for slum conditions and criminal conduct. This article shall apply to all *buildings* and *structures* within the City of Surprise without regard to their use or date of construction or *alteration*.

105-92 Definitions. For the purposes of this chapter, the following words and phrases shall have the meaning respectively ascribed to them in this section:

"Managing Agent" means a *person*, corporation, partnership or limited liability company that is authorized by the *owner* to operate and manage the property.

"Residential Rental Property" means property that is *used* solely as leased or rented property for residential purposes. If the property is a space rental *mobile home park* or a *recreational vehicle park*, "residential rental property" includes the rental space that is leased or rented by the *owner* of that rental space but does not include the *mobile home* or *recreational vehicle* that serves as the actual *dwelling*, if the *dwelling* is owned and occupied by the tenant of the rental space and not by the *owner* of the rental space.

"Responsible Party" means an *owner*, occupant, lessor, lessee, manager, licensee or other person having control over a *structure* or *parcel* of land; and in the case where the demolition of a *structure* is proposed as a means of abatement, any lien holder whose interest is recorded in the official records of the Maricopa County Recorder's Office.

"Slum Property" means residential rental property that has deteriorated or is in a state of disrepair and that manifests one (1) or more of the following conditions that are a danger to the health or safety of the public:

- (1) Hazardous electrical systems or gas connections.
- (2) Lack of safe, rapid egress.
- (3) Accumulations of human or animal waste, medical or biological waste, gaseous or combustible materials, dangerous or corrosive liquids, flammable or explosive materials or drug paraphernalia.

- (4) Structurally unsound exterior surfaces, roof, walls, doors, floors, stairwells, porches or railings.
- (5) Lack of potable water, adequate sanitation facilities, and adequate water or waste pipe connections.

105-93 Community Development Director—Duties, Appeals

- A. It shall be the duty and responsibility of the Community Development Director to administer the provisions of this article; and, pursuant to this duty, the community development director is authorized to make safe any *structure* in whole or in part, which in the opinion of the community development director, is an imminent threat to the health or safety of any person or *persons* due to the conditions of such *structure*, or to abate any nuisance established herein.
- B. No person shall, by threat or use of violence or physical force or by any other act that can be reasonably anticipated to cause physical harm to any person, including the perpetrator, intentionally obstruct, impede or interfere with any officer, employee, contractor or authorized representative of the city who is lawfully and constitutionally engaged in the enforcement or execution of the provisions of this article.
- C. Appeals of designation of slum property:
 - (1) An appeal to a civil hearing officer may be made by filing a written request at the *office* of the code enforcement division within 35 days from the date of the notice of violation.
 - (2) Appeal application form. Appeals to a civil hearing officer shall be made on an application form supplied by the city. The application for appeal shall contain the grounds for appeal, the relief sought and the appellant's mailing address.

State Law reference— A.R.S. § 33-1905.

105-94 Rules and Regulations

The community development director is authorized to make rules and regulations necessary to carry out the provisions of this article.

105-95 Authority and Inspections

- A. The city is authorized to make inspections of property to determine compliance with the provisions of this article as allowable by law.

- B. An inspector may expand the scope of any inspection to include other City Code violations noted during inspection.
- C. If upon inspection, one (1) or more violations of the city's adopted property maintenance code exist, the *owner* or responsible party will be required to correct all violations within a reasonable amount of time.
 - (1) In the event that the *building, dwelling or dwelling unit* is unoccupied or becomes unoccupied, future occupancy will be prohibited until a compliance letter is issued by the city. Upon receipt of a written request by the *owner* or responsible party, the city will re-inspect for the purpose of re-occupancy within a reasonable time.

State Law Reference— A.R.S. §§ 33-1904, 9-1302 and 1303.

105-96 Specified Unlawful Activities—General Penalty

Wherever in this article an act is prohibited or declared unlawful, and wherever in this article the doing of any act is required or the failure to do any act is declared unlawful, the violation of any such provisions of this article is a misdemeanor, punishable by a fine or imprisonment. Officers of any corporation or partners of any firm who is the responsible party pursuant to this article, which is found to have violated any provision of this article, shall be individually subject to fine and/or imprisonment.

105-97 Jurisdiction of Court

- A. Jurisdiction of all proceedings to enforce the provisions of this article shall be in the Municipal Court of the City of Surprise.
- B. Civil actions to enforce this article may be adjudicated by a judge or court hearing officer.
- C. The Municipal Court of the City of Surprise shall have jurisdiction to issue orders permitting the city to abate conditions that constitute a violation of the provisions of this article.

105-98 Prosecution of Civil or Criminal Action

The provisions of §§ 2-233 through 2-237 of the Surprise Municipal Code shall apply to this article.

105-99 Registration of Residential Rental Property

- A. An *owner* of residential rental property shall maintain with the Maricopa County Assessor information required by this section in a manner to be determined by the Maricopa County Assessor.
- B. An *owner* of residential rental property who lives outside this state shall designate and record with the assessor a statutory agent who lives in this state and who will accept legal service on behalf of the *owner*. The *owner* shall designate the agent in a manner to be determined by the Maricopa County Assessor.
- C. Residential rental property shall not be occupied if the information required by this section is not on file with the Maricopa County Assessor.
- D. All records, files and documents that are required by this section are public records.
- E. A *person* who fails to comply with any provision of this subsection is responsible for a civil infraction and shall be assessed a civil penalty.
- F. Notwithstanding subsection (e) of this section, if a *person* complies within ten days after receiving the complaint that notices the violation, the court shall dismiss the complaint and shall not impose a civil penalty.
- G. Nothing in this section shall be construed to prohibit criminal prosecution of the violations of this section in addition to enforcement of any civil penalties.

State Law Reference — A.R.S. § 33-1902.

105-100 Abatement of Slum Property

All *buildings* or portions thereof which are determined after inspection by the community development director to be slum properties as defined in this article are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures allowable by law.

105-101 Designation of Slum Property; Recordation

- A. A residential rental property may be designated as a slum property if it meets all of the following:
 - (1) The definition of slum property, and
 - (2) Has three or more of the conditions or defects described in the city's adopted Property Maintenance Code at the time of the inspection, and

- (3) The conditions or defects set forth in a notice of violation provided per the city's adopted Property Maintenance Code have not been remedied within the time set forth in the notice of violation, and
 - (4) No proper and timely appeal of the notice of violation has been filed.
- B. Where designation of a property as a slum is appropriate pursuant to subsection (a), the community development director shall designate a slum property by filing in the Office of the Maricopa County Recorder a certificate describing the property and certifying that the property is a slum property and that the *owner* has been so notified. Whenever the corrections ordered thereafter have been completed or the *building* demolished so that it no longer exists as a slum property, the community development director shall file a new certificate with the Maricopa County Recorder certifying that all required corrections have been made and that the property is no longer a slum property.

105-102 Notice of Designation

In addition to any notice provided pursuant to this article, a designation of slum property shall contain a warning stating that any residential rental property designated as a slum property is subject to the provisions of Title 33, Chapter 17, of the Arizona Revised Statutes providing for penalties, the appointment of a temporary receiver, annual inspections and payment of costs for inspections.

State Law reference — A.R.S. §§ 33-1903 and 1904.

105-103 Appointment of Temporary Receiver, Property Management Firm and Recovery of Costs

In addition to other remedies provided in the Surprise Municipal Code for the abatement of slum property, the community development director is authorized to seek the appointment of a temporary receiver, require hiring of a property management firm and recovery of costs. Recovery of costs may be collected through any legally permissible means, including fees for inspections, the placement of a lien or assessment on the property.

State Law reference — A.R.S. §§ 33-1903, 1906 and 9-1305.

105-104 – 105-106 Reserved.

105-107 Penalties for Violations.

Any person who violates any provision of this article or any provision of any code adopted by this article shall be guilty of a civil or criminal violation.

105-108 Suspension or Revocation of Business License; Hearing; Appeal

Pursuant to Chapter 26 of the Surprise Municipal Code a *business* license may be denied, suspended or revoked for fraud, misrepresentation, or false statement in the application for license or in the course of conducting *business*; or by conducting a *business* in violation of any city or county ordinance or state law. All such denials, suspensions or revocations of any *business* license shall be administered under Chapter 26 of the Surprise Municipal Code.

105-109 Preferred Rental Property Program

- A. Rental properties in the city that meet the requirements of this chapter, and that satisfy three of the following criteria, shall be eligible for the preferred rental property program:
- (1) *Owner*, manager, or leasing agent, at least once every three years, attends: a crime free training program offered in any Arizona political jurisdictions; or landlord tenant training offered by a non-profit organization or an Arizona Department of Real Estate Certified real estate *school*;
 - (2) Use the crime free lease or lease addendum for all tenants;
 - (3) Conducts background checks on all prospective tenants;
 - (4) Is a certified crime free or Arizona Multihousing Association Five Star program property or the American Rental Property *Owners* and Landlords Association (ARPOLA) Crime-Free Program;
 - (5) The residential rental property is located in a *homeowners'* association or *apartment* community that participates in the Surprise Neighborhood Watch Program.

CHAPTER 106 - ZONING AND USE STANDARDS

ARTICLE 1 – IN GENERAL

106-1.1 Zoning Classification

- A. In accordance with the authority granted in A.R.S. §9-462.01B in order to classify and regulate the *use of land, buildings and structures*, and to regulate the open areas around and between the *buildings and structures*, and to regulate the density of *dwelling units*, the City is hereby divided into the *zoning districts* and overlay districts as incorporated herein **TABLE 106-1a** below:

Table 106-1a Land Development Ordinance (LDO) Zoning districts and Density		
Symbol	District Name	Dwelling Units ratios
RR	Residential Rural	43,560 sf/du
R-1	Residential Low Density	4,950 sf/du
R-2	Residential Medium Density	4,000 sf/du
R-3	Residential High Density	
SHD-RO	Surprise Heritage District-Residential Overlay	Overall 8 du/ac
SHD-CO	Surprise Heritage District-Commercial Overlay	Overall 10 du/ac
TND-R	Traditional Neighborhood Development-Residential	Overall 8 du/ac
TND-C	Traditional Neighborhood Development-Commercial	
TND-MU	Traditional Neighborhood Development-Mixed Use	Max. 18 du/ac
TND-OS	Traditional Neighborhood Development-Open Space	
MU-1	Mixed Use Medium Density	8 du/ac
MU-2	Mixed Use High Density	Min. 8 du/ac
MU-3	Mixed Use Resort	8-20 du/ac
C-O	Office Commercial	
C-1	Neighborhood Commercial	
C-2	Community Commercial	
C-3	Regional Commercial	
BP	Business Park	
I-1	Light Industrial	
I-2	General Industrial	
I-3	Heavy Industrial	
OS-1	Open Space Conservation	
OS-2	Open Space Recreation	
PF	Public Facilities	

- B. *Zoning districts*, and the *uses* and/or development standards associated with said districts, may be added or deleted upon the recommendation of the Planning and Zoning Commission and approval by the City Council by the Text *Amendment* process set forth in **Chapter 102** of the Land Development Ordinance (LDO).
- C. The City utilized a Planned Area Development (PAD) *zoning district* prior to the adoption of this Ordinance. The PAD *zoning* designation now serves only to preserve the governing entitlement documents adopted by City Council for each PAD at the time of the adoption of this Ordinance. Existing PADs may have individual development standards, land *uses*, and densities that supersede the *zoning* standards contained within this Ordinance. Any *zoning* standard contained within this Ordinance shall apply that is not explicitly identified in a PAD. General references to *zoning districts* within previous City of Surprise *zoning* codes shall follow the conversion chart listed in **Table 106-1b** of this chapter.
- D. Standards and regulations such as, but not limited to, *lot size*, *building height*, *residential densities*, and *setbacks* herein, assure compatibility of properties within a district; protect the quality of the environment from nuisances associated with certain *uses* or constructions; and provide adequate *open space* for privacy, light, air, connectivity, and green space.

106-1.2 Establishment of Zoning Map

- A. The boundaries of the various *zoning districts* are established and are shown on a map entitled "Zoning Map of Surprise, Arizona" (Zoning Map), which is attached to this Ordinance and made a part hereto.
- B. Any change of *zoning district* for a particular property will be memorialized in a City Council approved ordinance that incorporates a map *amendment* depiction.
- C. In the event that the map becomes damaged, destroyed, or lost, the City Council shall adopt a new *zoning* map consistent with the latest backup and/or all available records pertaining to its adoption or *amendment* that will supersede the previous map.
- D. City staff shall update the *zoning* map upon the effective date of the adopting Ordinance of a *zoning* change. City staff may also correct drafting and clerical errors or omissions, but corrections shall not have the effect of amending the official zones established.
- E. Where uncertainty exists with respect to any of the boundaries of the *Zoning districts* as shown on the Zoning Map, the following rules shall apply:
 - 1. *Zoning* boundaries shall be extended from the *abutting parcel* and indicated as following the center lines of *street*, highway, or railroad *rights-of-way* or such lines extended, such center lines or such lines extended shall be construed to be the boundaries;

2. Where *zoning* boundaries are indicated as approximately following the corporate limit line of the City, such corporate limit line shall be construed to be such boundaries;
3. Where *zoning* boundaries are indicated as approximately following property lines or such lines extended, such property lines or such lines extended shall be construed to be such boundaries;
4. No *zoning* boundary line shall hereinafter be established to divide one (1) *lot* into two (2) or more zones;
5. Where any public *right-of-way* is officially vacated or *abandon*, the *zoning districts* applied to the *abutting* properties shall thereafter extend to the former centerline of the vacated or *abandon right-of-way*; and
6. If determination of boundary cannot be resolved through reference to the preceding rules, the *Zoning administrator* shall determine the location of the district boundary.

106-1.3 Conversion Chart

- A. The following conversion table (**Table 106-1b**) compares the previous terminology used for the *zoning district* classifications from previous City of Surprise development regulations to the *zoning* classifications and regulations established by this Ordinance listed in **Section 106-1.1 (Table 106-1a)** above. Only those *zoning* districts that existed at the time of adoption of the prior regulations that are being changed by this Ordinance appear in the table.

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

Table 106-1b Conversion Table of Zoning Districts Nomenclature					
Title 17 and 1986 Code		Surprise Unified Development Code (SUDC)		Land Development Ordinance (LDO)	
Symbol	District Name	Symbol	District Name	Symbol	District Name
R1-43	Single-family Residential	RR or RE	Residential Ranch or Residential Estate	RR	Rural Residential
R1-18	Single-family Residential	RL-2	Residential Low Density	R-1	Residential Low Density
		RL-3	Residential Low Density		
R1-8	Single-family Residential	RL-4	Residential Low Density		
R1-5	Single-family Residential	RL-5	Residential Low Density		
R-2	Multi-family Residential	RM	Residential Medium Density	R-2	Residential Medium Density
R-3	Multi-family Residential	RH	Residential High Density	R-3	Residential High Density
		RC	Residential Cluster		(district eliminated)
		CS	Countryside Center		(district eliminated)
		PUD	Planned Unit Development	PUD	Planned Unit Development
PAD	Planned Area Development	PAD	Planned Area Development	PAD	(district eliminated)
		MU	Mixed Use	MU-1	Mixed Use Medium Density
				MU-2	Mixed Used High Density
C-1	Neighborhood Commercial	CN	Neighborhood Commercial	C-1	Neighborhood Commercial
C-2	Community Commercial	CC	Community Commercial	C-2	Community Commercial
C-3	General Commercial	CR	Regional Commercial	C-3	Regional Commercial
		C-RS	Resort Commercial	MU-3	Mixed Use Resort
		BP	Business Park	BP	Business Park
I-1	Light Industrial	IP	Industrial Performance	I-1	Light Industrial
I-2	Heavy Industrial	IG	Industrial General	I-2	General Industrial
I-3	Landfill and Mineral Extraction	ILM	Industrial Land Mineral Extraction	I-3	Heavy Industrial
GU	Governmental use	PF	Public Facilities	PF	Public Facilities

106-1.4 Establishment of Land Uses

- A. The Land use Matrix (**Table 106-1c**) describes allowed primary land *uses* within the different *Zoning districts* and overlay *Zoning districts* on the basis of common functional characteristics and land use compatibility. The symbolism used in **Table 106-1c** is defined as follows:
1. “P” designates that the *use* is permitted by right.
 2. “AUP” designates that the *use* is permitted with an “*Conditional Use Permit*” as well as any Use Specific Standards per Article 10 of this chapter herein; processed as a Type 1 development application (see **Chapter 102**).
 3. “CUP” designates that the *use* is permitted with a “*Conditional Use Permit*” as well as any Use Specific Standards per Article 10 of this chapter herein; processed as a Type 3 development application (see **Chapter 102**).
 4. “(blank space)” a blank space designates that the *use* is not permitted.
- B. The *Accessory use* Matrix (**Table 106-1d**) further describes *accessory structures* and land *uses* that may be allowed *accessory* to the legal *primary uses* within the different *Zoning districts* and overlay *Zoning districts*. The symbolism used in **Table 106-1d** is the same as those defined in **Section 106-1.4 A.** above.
- C. The *Zoning administrator* shall determine if *uses* not expressly listed in **Tables 106-1c** and **106-1d** are significantly similar or dissimilar to particular *uses*:
1. Uses that are found to be similar shall meet the same requirements as the related *use* listed in this section.
 2. Uses that are found to be dissimilar, yet appropriate, shall require a text *amendment* processed in accordance with **Chapter 102**.
 3. Uses that are not listed in this section and are found to be dissimilar and inappropriate shall be prohibited.

106-1.5 Specifically Prohibited Uses

- A. The following *uses* are either inappropriate or dissimilar from any allowed *uses* as listed in **Table No. 106-1c** below and therefore are specifically prohibited in the City. When annexation of lands that have such land *uses* occurs and those *uses* are lawfully occurring, those *uses* may not prevent such annexation but will be considered to be legal non-conforming *uses* upon annexation.
1. Rendering or refining of animal by-products or the storage of offal, tanning or hides.

2. Concentrated animal feeding operations (CAFO); dairies; livestock and fowl production facilities.
3. *Junkyard, auto salvage yard, or wrecking yard.*

106-1.6 Regulations within Zones

- A. Within each of the zones the *use*, location, *height*, and size of *buildings* and *structures*, the *use* of land the size of *lots*, *yards*, *setbacks*, *open spaces*, and the *density* of population are regulated as set forth in the following Articles of this Chapter, and elsewhere in this Ordinance. Any *site plan*, *structure*, *building*, or *use* that is not in compliance with these regulations is a violation of this Ordinance.

106-1.7 Development Standards and Encroachments

- A. *Setbacks*. *Setbacks* shall not include any *structures*, *parking spaces*, or *drive aisles*; except as listed herein and/or other sections of this Ordinance.
 1. Driveways, *ingress/egress* aisles.
 2. Landscaping, trails, and *multimodal* paths.
 3. Outdoor dining, when allowed.
 4. Utility meters and mechanical equipment.
 5. *Accessory uses* identified in **Table 106-1d** and regulated in Article 10 of this chapter.
 6. Additional design features as regulated in the PEDS and other chapters of this Ordinance (for example: posts, *fences*, *walls*, mailboxes, floodlights, authorized lights for illuminating *parking areas*, and other features) as determined by the Community Development Director or designee.
- B. *Height Limits*. Maximum *height* limitations are measured to the highest rooflines and/or *parapets* necessary to *screen* mechanical equipment.
 1. Chimneys, church steeples, and other appurtenances (such as spires and flues) may be erected at a *height* exceeding the maximum *height* requirements.
 2. Mechanical penthouses and elevator and stair towers (for *multi-family* and nonresidential *buildings* only) may exceed the maximum requirements by no more than ten feet (10').

- C. Lot coverage. Measured by the total square footage of *structures* used for protection or shielding from the elements or weather divided by the square footage of the *lot*.
- D. Encroachments. To further clarify the *setback* requirements, the following exceptions shall be considered as permitted encroachments for *setback* requirements in all *zoning districts* as described in this article and elsewhere in this chapter:
 - 1. Terraces, uncovered porches, *platforms*, exposed ramps, and all other ornamental features that do not extend more than three feet above the *adjacent* natural *grade* may project into the minimum *setback* but shall be at least three feet (3') from the *adjacent lot line* or one foot (1') from any existing or proposed *access drive*;
 - 2. Sills, belt courses, cornices, eaves, lintels, gutters, awnings, and all other ornamental features may project five feet (5') into the *setbacks*, but shall be at least three feet (3') from any *adjacent lot line*;
 - 3. Chimneys may project two feet (2') into the minimum *setback*, but shall be at least three feet (3') from any *lot line*; and
 - 4. Attached covered porches, canopies, and awnings projecting over windows may extend into any minimum *rear setback* by a maximum of five feet (5'), but shall be at least three feet (3') from the *adjacent right-of-way (ROW)* or *lot line*, provided the required *side yard setbacks* are met;

106-1.8 Compliance with Other Provisions

- A. Planning and Engineering Design Standards (PEDS) as referenced in **Chapter 107, Article 1**. The Articles within the PEDS shall apply where applicable, based on the specific *zoning* and *land use*, and will govern the general site design and development, *open space* design, circulation design, landscape and *streetscape* design, and *building* form and architecture of a development in addition to those listed below.
- B. Use Specific Standards. Those *land uses* listed in **Table 106-1c** and **Table 106-1d** that have specific *use* standards associated with them shall comply with the specific standards outlined in **Article 10** herein as well as to the PEDS in **Chapter 107**.
- C. Parking Regulations. In addition to the PEDS, the parking regulations in **Chapter 107, Article 4** herein shall apply.
- D. Landscaping Regulations. All landscaping associated with development shall comply with the PEDS and **Chapter 107, Article 2** herein.

- E. Outdoor lighting. All *outdoor lighting* shall comply with the PEDS and **Chapter 107, Article 3** herein.
- F. Environmentally Sensitive Land Regulations. All development, regardless of *zoning* or *use* of the land, on lands that are determined to contain *environmentally sensitive features* or that contain *cultural resources* shall comply with **Chapter 104, Article 2** herein and **Chapter 5** of the PEDS.
- G. Land Division and Subdivision Regulations. The additional regulations governing the division of land in **Chapter 108** herein shall apply.
- H. Signage. All *signage* proposed shall comply with **Chapter 109** herein.
- I. Life Safety Codes. All life safety codes as adopted per **Chapter 105** herein.

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

Table No. 106-1c - Primary Land Use Matrix for All Zoning Districts																									
“P” = Permitted; “AUP” = Administrative Use Permit; “CUP” = Council Use Permit; “(blank space)” = Prohibited																									
Zoning Districts	Residential				Surprise Heritage District		Traditional Neighborhood Development				Mixed Use			Commercial				Employment				Open Space/Public Uses			Use Specific Standards
Uses	RR	R-1	R-2	R-3	SHD-RO	SHD-CO	TND-R	TND-C	TND-MU	TND-OS	MU-1	MU-2	MU-3	CO	C-1	C-2	C-3	BP	I-1	I-2	I-3	OS-1	OS-2	PF	Specific regulations can be found in Sections listed below
Residential																									
Assisted Living Center (more than 10 residents)			P	P	AUP	P	AUP		P			P													
Assisted Living Home (10 or less residents)	P	P	P		P		P																		Sec. 106-10.9
Dormitory						CUP						CUP				CUP	CUP	CUP	CUP						
Dwelling, Live/Work									P		P	P	P			CUP	CUP								Sec. 106-4
Dwelling, Multi-family (4 or more)				P	CUP	P	P		P		P	P	P												
Dwelling, Single-family	P	P	P		P		P																		
Dwelling, Two-family (Duplex)			P	P	AUP		P						P												
Dwelling, Three-family (triplex)			P	P	AUP		P						P												
Group Home	P	P	P	P	P		P																		Sec. 106-10.20
Manufactured Homes	P				P																				Sec. 106-10.25
Model Home Complex	P	P	P				P						P												Sec. 106-10.28
Commercial																									
Airport or Private Airstrip	CUP																	CUP	CUP	CUP					Sec. 106-10.6
Amusement and/or Theme Park													CUP				CUP								Sec. 106-10.7
Animal Boarding Facility						P										P	P		P						Sec. 106-10.8
Animal Clinic	CUP					P		P							P	P	P		P						Sec. 106-10.8
Animal Grooming						P		P			P			P	P	P	P		P						Sec. 106-10.8
Animal Hospital						P										P	P		P						Sec. 106-10.8
Animal Shelter	CUP															CUP	CUP		CUP					P	Sec. 106-10.8
Athletic or Fitness Club (Commercial)						P		P	P		P	P	P		P	P	P	P	P						
Bank						P		P	P		P	P		P	P	P	P	P							
Bar/Nightclub						CUP		CUP	CUP		CUP	CUP	CUP		CUP	CUP	CUP								Sec. 106-10.10
Bus Terminal																	P		P	P				P	
Campground													CUP												
Catering Services						P		P	P					P	P	P	P		P	P					
Cemetery and Mausoleum	CUP	CUP	CUP	CUP												CUP	CUP								Sec. 106-10.12
Cemetery, Pet (Limited to small animals)																CUP	CUP		CUP						Sec. 106-10.12
Community Facility	P	P	P	P	AUP	P	P	P	P	P	P	P	P										P	P	
Community Garden	P	P	P		P	P	P		P	P	P												P	P	Sec. 106-10.13
Daycare Center (Child or Adult)		CUP	CUP	CUP	AUP	P	AUP	P	P		P	P		P	P	P	P	P							Sec. 106-10.15
Entertainment Establishment - Indoor						P		P	P		P	P	P		P	P	P	P	P						
Entertainment Establishment - Outdoor													P				P		P						
Fairground/Stadium	CUP												CUP				CUP		CUP					CUP	
Funeral Home, Mortuary						CUP										CUP	CUP								
Galleries, Museums (including display & production space)						P		P	P		P	P	P		P	P	P								
Golf Course (public or private)										P			P										P		PEDS
Hotels, Motels, Resort, Timeshares						P		P	P			P	P			P	P								
Library	P	P	P	P	P	P	P		P	P	P	P			P	P	P						P	P	
Medical Hospital, Overnight Surgical Facility																	P	P							Sec. 106-10.24
Medical Marijuana Dispensary																CUP	CUP		CUP						Sec. 106-10.26
Medical Marijuana Offsite Cultivation Facility																CUP	CUP		CUP	CUP					Sec. 106-10.26
Medical Office (Health Care Facility)						P		P	P		P	P	P	P	P	P	P	P							
Microbrewery, Distillery, Winery						CUP		P	CUP			CUP	CUP		P	P	P								
Nursing Care Facility			P	P	CUP	P	P					P				P	P								
Office, General						P		P	P		P	P		P	P	P	P	P	P	P	P			P	
Park, Recreation, and Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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

Table No. 106-1c - Primary Land Use Matrix for All Zoning Districts																									
“P” = Permitted; “AUP” = Administrative Use Permit; “CUP” = Council Use Permit; “(blank space)” = Prohibited																									
Zoning Districts	Residential				Surprise Heritage District		Traditional Neighborhood Development				Mixed Use			Commercial				Employment				Open Space/Public Uses			Use Specific Standards
Uses	RR	R-1	R-2	R-3	SHD-RO	SHD-CO	TND-R	TND-C	TND-MU	TND-OS	MU-1	MU-2	MU-3	CO	C-1	C-2	C-3	BP	I-1	I-2	I-3	OS-1	OS-2	PF	Specific regulations can be found in Sections listed below
Park and Ride						AUP	AUP	AUP	AUP		P	P							P	P				P	
Parking Lot, Parking Structure					CUP	P	AUP	AUP	AUP		CUP	CUP	CUP			CUP	CUP		CUP	CUP				P	
Personal Service Establishment					AUP	P	AUP	P	P		P	P	P	P	P	P	P	P							
Places of Assembly					CUP	P		P	P		P	P	P		P	P	P	P	P					P	
Places of Worship	P	P	P	P	P	P	P	P	P		P	P			P	P	P								
Plant Nursery					AUP	P		P								P	P		P					P	Sec. 106-10.29
Post Office					P	P		P	P						P	P	P	P	P					P	
Private Club						P		P	P		P	P			P	P	P								
Public Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Racetrack													CUP						CUP	CUP					Sec. 106-10.35
Recreational Vehicle (RV) Park	CUP												CUP				CUP								Sec. 106-10.36
Recreational Vehicle (RV) Storage																	CUP		P	P					
Repair Service Establishment					AUP	P	AUP	P	P		P	P	P	P	P	P	P	P	P	P					
Restaurant					AUP	P		P	P		P	P	P		P	P	P		P	P					
Restaurant, Convenience/Take Out						P	AUP	P	P		P	P	P	P	P	P	P	P	P					P	
Retail Shopping Establishment					AUP	P	AUP	P	P		P	P	P	P	P	P	P	P	P	P					
Schools: Pre-K through 12 (Private)		CUP	CUP	CUP			CUP				CUP	CUP			CUP	CUP									Sec. 106-10.38
Schools: Universities or Colleges (Public or Private)						CUP						CUP			CUP	CUP	CUP	P	CUP					P	Sec. 106-10.38
Schools: Vocational (Technical or Trade)						CUP										CUP	CUP	P	CUP	CUP					Sec. 106-10.38
Self-Storage Facility						CUP										CUP	CUP	CUP	CUP	CUP					Sec. 106-10.39
Service Call Establishment					AUP	P	AUP	P	P		P	P	P	P	P	P	P	P	P	P					
Sexually Oriented Business																				CUP	CUP				Sec. 106-10.40
Shooting Range-Indoor Only																	P		P	P					
Showroom/Sales Office						P		P	P		P	P	P	P	P	P	P	P	P						
State and County Vehicle Inspection Station						P										P	P		P	P				P	
Tattoo and Body Piercing																CUP	P								Sec. 106-10.44
Technology/Business Incubator Space						P												P	P						
Utility Equipment Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	
Utility Service Yard	CUP																	P						P	
Vehicle Fueling Station						P									P	P	P	P	P	P	P				Sec. 106-10.46
Vehicle Rental Facilities																P	P		P	P					Sec. 106-10.47
Vehicle Sales & Leasing: New or Used (Commercial, including Equipment)																			P	P					Sec. 106-10.48
Vehicle Sales & Leasing: New or Used (OHV, motorcycles, boats, or similar)																	CUP	P	P	P					Sec. 106-10.48
Vehicle Sales & Leasing: New or Used (Personal)																	CUP		P	P					Sec. 106-10.48
Vehicle Service: Major Repair																	CUP		P	P					Sec. 106-10.49
Vehicle Service: Minor Repair						CUP										CUP	CUP	P	P	P					Sec. 106-10.49
Vehicle Washing Facilities																P	P		P						Sec. 106-10.50
Wireless Telecommunication Facilities	P	P	P	P	P	P	P	P	P		P	P		P	P	P		P	P	P	P			P	Chapter 107
Zoo & Exotic Animal Keeping	CUP																		CUP				CUP	CUP	Sec. 106-10.51
Employment/Industrial																									
Agricultural Operations	P																								Sec. 106-10.5
Auction—Vehicle (passenger, commercial) & heavy equipment																			P	P					
Batch Plant, Paving Material Mixing Plant																					CUP				
Brick, Clay, Concrete, or Similar Product—Manufacturing																				P	P				
Contractor Yard																			P	P	P				

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Table No. 106-1c - Primary Land Use Matrix for All Zoning Districts																									
“P” = Permitted; “AUP” = Administrative Use Permit; “CUP” = Council Use Permit; “(blank space)” = Prohibited																									
Zoning Districts	Residential				Surprise Heritage District		Traditional Neighborhood Development				Mixed Use			Commercial				Employment				Open Space/Public Uses			Use Specific Standards
Uses	RR	R-1	R-2	R-3	SHD-RO	SHD-CO	TND-R	TND-C	TND-MU	TND-OS	MU-1	MU-2	MU-3	CO	C-1	C-2	C-3	BP	I-1	I-2	I-3	OS-1	OS-2	PF	Specific regulations can be found in Sections listed below
Correctional Institutions/Facilities																				CUP				CUP	
Data Center																		P	P						
Equestrian Center, Commercial Stables	CUP												P			P	P								Sec. 106-10.18
Farm and Heavy Equipment Rental, Sales, Service or Storage	CUP																			P					
Feed and Tack Sales	CUP														P	P	P		P						
Fleet-Based Services																			P	P					
Food Manufacturing & Processing						CUP												CUP	P	P					
Freight Depot/Distribution Center																		CUP	CUP	P					
Grain Processing; including Milling, Drying, Storage	CUP																		P	P					
Laundry, Dry Cleaning; Bulk Operation (Pick-Up & Delivery)																			P	P					
Machine Shop, Welding Shop																		P	P	P					
Manufacturing and Fabrication																		P	P	P					
Manufactured Home, Portable Building, Oversized and Recreational (RV) Vehicle Sales and Service																	CUP		P	P					
Mining and Mineral Extraction																					CUP				Sec. 106.10.27
Plant Nursery (Growing Facility & Wholesale)	CUP																		P	P				P	
Printing Plant (commercial scale)																		P	P	P					
Recycling, Collection Facility																	CUP		P	P	P			P	Sec. 106-10.37
Recycling, Processing Facility																				P	P			P	Sec. 106-10.37
Research Facility — Laboratory and Testing																		P	P	P					
Sand and Gravel Operation																					P				
Sanitary Landfill, Solid Waste Facility																					CUP				
Stone Product Curing, Fabrication																				P	P				
Taxidermist																			P	P					
Tile, Roofing & Waterproofing Production																				P					
Truck Stop (full service & repair permitted)																			P	P					Sec. 106-10.45
Vehicle Towing & Impound Lot																				P					
Warehouse/Distribution																			P	P					
Water Aquafer Recharge/Storage Facility	CUP																			P	P	CUP	CUP	P	
Water Reclamation or Wastewater Facility																				P	P			P	
Wholesale Shopping Establishment																	P	P	P	P					

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Table No. 106-1d - Accessory Land Use Matrix for All Zoning Districts																											
“P” = Permitted; “AUP” = Administrative Use Permit; “CUP” = Council Use Permit; “(blank space)” = Prohibited																											
	Residential				Surprise Heritage District		Traditional Neighborhood Development				Mixed Use			Commercial				Employment				Open Space/Publc Uses			Use Specific Standards		
Zoning Districts	RR	R-1	R-2	R-3	SHD-RO	SHD-CO	TND-R	TND-C	TND-MU	TND-OS	MU-1	MU-2	MU-3	CO	C-1	C-2	C-3	BP	I-1	I-2	I-3	OS-1	OS-2	PF	Specific regulations can be found in Sections listed below		
Uses																											
Accessory Uses/Structures/Buildings																											
Accessory Dwelling Unit (ADU)	P	P	P		P		P																		Sec. 106-10.2		
Accessory Uses and Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 106-10.3		
Bed and Breakfast Establishments	AUP	AUP	AUP		AUP	P	AUP																		Sec. 106-10.11		
Common Area Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Community Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P										P	P	Sec. 106-10.13		
Drive-Through Facilities						CUP										CUP	CUP		CUP						Sec. 106-10.17		
Farm Stand	P																										
Heliport, Helipad	CUP																CUP	CUP	CUP						Sec. 106-10.21		
Home Occupation	P	P	P	P	P	P	P		P		P	P	P												Sec. 106-10.22		
Outdoor Dining Area						P		P	P		P	P		P	P	P	P	P							Sec. 106-10.29		
Outdoor Display, Sales Area																	p		p	P					Sec. 106-10.30		
Outdoor Play for Animal Boarding Facility						CUP										CUP	P		P						Sec. 106-10.8		
Outdoor Storage and Use Area																	CUP		P	P					Sec. 106-10.31		
Portable Carports	P	P	P	P																					Sec. 106-10.34		
Recycling, Reverse Vending Machines																P	P							P	Sec. 106-10.37		
Sport Courts	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 106-10.42		
Swimming Pool	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P						P	P	Sec. 106-10.43		
Cottage Industry																											
Galleries, Studio (including display & production space)					AUP		AUP																		Sec. 106-10.14		
Office					AUP		AUP																		Sec. 106-10.14		
Personal Service Establishment					AUP		AUP																		Sec. 106-10.14		
Restaurant					AUP		AUP																		Sec. 106-10.14		
Retail Shopping Establishment					AUP		AUP																		Sec. 106-10.14		
Service Call Establishment					AUP		AUP																		Sec. 106-10.14		
Welding Shop in association with art gallery					AUP		AUP																		Sec. 106-10.14		
Temporary Uses																											
Construction trailers	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 106-10.34		
Donation Bins	P	P	P	P	P	P		P						P	P	P	P	P	P	P	P			P	Sec. 106-10.16		
Mobile Vending	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Chapter 26		
Portable Storage Containers	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 106-10.34		
Seasonal Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 106-10.41		
Special Events	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 106-10.41		

ARTICLE 2 – RESIDENTIAL ZONING DISTRICTS

106-2.1 General Standards

- A. Purpose. Residential *zoning districts* create, maintain, and promote various housing opportunities for individual households and lifestyles, and maintain the desired physical character of the City's existing neighborhoods. While the districts primarily accommodate residential *uses*, some non-residential *uses* that are compatible with the residential neighborhoods may be allowed.
- B. Development Standards. In addition to **Section 106-1.8** above and **Article 2** of the Planning and Engineering Design Standards (PEDS) in **Chapter 107**, the regulations specific to residential land *uses*, shall also apply and govern the design of a development.
- C. Residential Density. Requesting *gross residential density* higher than the existing entitlement may be permitted with a Type 3 rezoning application district based on the criteria outlined in **Section 104-1.11** of the LDO to meet the intent of a variety of housing opportunities, well-designed and functional *open space*, and have a creative design around *environmentally sensitive features*.
- D. New *recorded plats* shall comply with the regulations of Chapter 108 and the PEDS, Volume 1 for *buffering* and transitioning design requirements.

106-2.2 Rural Residential (RR)

- A. Purpose. The Rural Residential (RR) *zoning district* provides areas for *single-family* homes on large *lots* in a rural setting and acts as an equivalent *zoning* for properties zoned RU-43 within the County prior to annexation by the City.
- B. Applicability and Density. The (RR) *zoning district* reflect the Rural Development Type and is allowed in the Neighborhood Character area, and the Scenic Lands Development Sub Area in accordance with the *General Plan* with a maximum *net residential density* not to exceed one (1) *dwelling unit* per acre and a maximum of one (1) *dwelling unit* per *lot* of record.
- C. Development Standards. **Table 106-2b** below identifies the required development standards for the Rural Residential (RR) *zoning district*.

Table 106-2b - Rural Residential (RR) Zoning district	
Min Lot Area (sf)	≥ 43,560
Min Lot Width	130
Min. Front setback (ft)	30
Min. Rear setback ¹ (ft)	30
Min. Side setback ¹ (ft)	20
Min. Street side setback ¹ (ft)	20
Max. Bldg. Height (ft)	40
Lot coverage	25%
Open space (% of gross acres of residential development) ²	10%
Notes: 1. Garage face and embellishments shall be <i>setback</i> a minimum of twenty-five (25) feet measured from the opposing property line except rear, <i>alley</i> loaded <i>garages</i> , which shall be <i>setback</i> nine feet (9') from edge of <i>alley</i> line 2. The City requires <i>open space</i> on a new subdivision; if recorded as metes and bounds or by a <i>minor land division</i> than <i>open space</i> will be required on each individual <i>lot</i> ; such as <i>open space</i> or trail easements	

106-2.3 Residential Low Density (R-1)

- A. Purpose. The Residential Low Density (R-1) *zoning district* provides areas for *single-family* homes on varying *lot* sizes and a mix of densities together with *schools*, *parks*, and other public services necessary for suburban residential neighborhoods.
- B. Applicability. The (R-1) *zoning district* reflects the Suburban Development Type and is allowed in the Neighborhood Character area in accordance with the *General Plan* with a maximum of one (1) *dwelling unit* per *lot* of record.

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- C. Development Standards. Table 106-2c below identifies the required development standards for the Residential Low Density (R-1) *zoning district*.

Table 106-2c - Residential Low Density (R-1) Zoning district						
Lot Categories	A ³	B	C	D	E	F
General Plan Compatibility	Suburban	Suburban	Suburban	Suburban and Rural	Rural	Rural
Lot Area (sf)	4950-7,999	8,000-11,999	12,000-17,999	18,000-27,999	28,000-43,559	≥ 43,560
Min Lot Width (sf)	45	60	80	90	100	130
Min. Front setback ¹ (ft)	12	12	15	20	20	30
Max. Front setback (ft)	25	25	30	35		
Min. Rear setback ¹ (ft)	15	20	20	25	30	30
Min. Side setback ¹ (ft)	5&8	5&10	10	10 & 15	20	20
Min. Street side setback ¹ (ft)	15	15	15	15	20	20
Max. Bldg. Height (ft)	35	35	35	35	35	35
Max Lot coverage		45%	40%	30%	30%	25%
Open space (% of gross area of residential development) ³	20%	20%	20%	15%	15%	10%
Notes: 1. Garage face and embellishments shall be <i>setback</i> a minimum of twenty-five feet (25') measured from any opposing property line; except rear <i>alley</i> loaded <i>garages</i> , which shall be <i>setback</i> six feet (6') from edge of <i>alley</i> line. 2. The City requires <i>open space</i> on a development/subdivision basis rather than on a <i>lot-by-lot</i> basis. Subdivisions with more than one lot category will provide the higher percentage of open space. 3. Subdivisions shall contain no more than seventy-five percent (75%) of lots less than fifty feet (50') wide and will include mitigating designs outline in Chapter 108 of this ordinance.						

106-2.4 Residential Medium Density (R-2)

- A. Purpose. The Residential Medium Density (R-2) *zoning district* allows for a variety of housing opportunities including *detached* and *attached buildings* that *single-family dwellings*, *two-family dwellings*, and *three-family dwellings* together with *schools*, *parks*, and public services necessary for an urban and suburban residential environment. While the district primarily accommodates residential *uses*, nonresidential *uses* that help to support, and are compatible with, residential neighborhoods may also be allowed when compatible with adjoining neighborhoods.
- B. Applicability. The (R-2) *zoning district* is allowed in the Neighborhood Character area in accordance with the *General Plan* with a maximum of three (3) *dwelling units* per *lot* of record. Minimum lot area is four thousand square feet per dwelling

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unit (4,000 sf/du), except lots in Column A are permitted one dwelling unit (1 du) as shown in **Table 106-2c** below.

- C. Development Standards. **Table 106-2d** below identifies the required development standards for the Residential Medium Density (R-2) *zoning district*.

Table 106-2d - Residential Medium Density (R-2) Zoning district				
Lot Categories	A ⁴	B ⁴	C	D
General Plan Compatibility	Urban	Suburban	Suburban	Suburban
Lot Area (sf)	3,500-4,949	4,950-7,999	8,000-11,999	≥12,000
Min Lot Width (sf)	40	45	70	80
Min. Front setback ¹ (ft)	10	12	12	15
Max. Front setback (ft)	25	25	25	30
Min. Rear setback ¹ (ft)	10	15	20	20
Min. Side setback ¹ (ft)	5 ² & 7	5 ² & 8	5 & 10	10
Min. Street side setback ¹ (ft)	10	10	10	10
Max. Bldg. Height (ft)	35	35	35	35
Lot Area per Dwelling unit (sf)	3,500	3,500	3,500	3,500
Open space(% of gross acres of residential development) ⁵	25%	20%	20%	20%
Notes: 1. Garage face and embellishments shall be <i>setback</i> a minimum of twenty-five feet (25') measured from any opposing property line, except rear <i>alley</i> loaded <i>garages</i> , which shall be <i>setback</i> nine feet (9') from <i>alley</i> edge line. 2. May be reduced to 0' <i>setback</i> for <i>Single-family dwellings</i> as <i>attached building</i> and separated by a <i>common wall</i> along the property line. End units must maintain the larger <i>setback</i> 3. The City requires <i>open space</i> on a subdivision or development site basis rather than on a <i>lot-by-lot</i> basis. Subdivisions with more than one lot category will provide the higher percentage of open space. 4. Subdivisions shall contain no more than seventy-five percent (75%) of lots less than fifty feet (50') wide and will include mitigating designs outline in Chapter 108 of this ordinance.				

106-2.5 Residential High Density (R-3)

- A. Purpose. The Residential High Density (R-3) *zoning district* is to provide for the development of high-density residential *uses* in areas of the City where adequate *semipublic features* and services exist with capacity to serve the area. The district is designed to create a high-quality environment by incorporating design excellence as well as substantial recreational and aesthetic *amenities*.
- B. Applicability. The (R-3) *zoning district* reflects the Urban Development Type and is allowed in the Neighborhood Character area in accordance with the *General Plan*. *Multi-family* residential shall have a minimum of four (4) *dwelling units* per

lot and a net residential density of more than eight (8) dwelling units per acre. The minimum lot size for R-3 zoning is one (1) acre.

C. Development Standards.

1. **Table 106-2e** below identifies the required development standards for the Residential High Density (R-3) *zoning district*.

Table 106-2e - Residential High Density (R-3) Zoning district			
Net Density (du/ac)	8-11.9	12-14.9	15+
Min. <i>Setback</i> to Arterial ROW (ft) ²	20	20	20
Min. <i>Setback</i> to Collector and Local ROW (ft) ²	15	15	15
Min. <i>Setback Adjacent</i> to Residential Zoning (ft)	10	15	20
Min. <i>Setback Adjacent</i> to Non-Residential Zoning (ft)	20	20	20
Max. Bldg. Height ¹ (ft)	45	50	60
<i>Open space</i> (sf/du)	150	150	150
Notes: 1. The <i>height</i> of any <i>structure</i>, or portions thereof, shall not exceed thirty feet (30') in <i>height</i> measured at the <i>setback</i> line when <i>adjacent</i> to <i>Single-family, Two-family, Three-family development parcels</i>. The <i>height</i> of the <i>accessory structure</i> 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 <i>height</i> equal to the <i>zoning</i> 2. <i>Setback</i> may be reduced to 10' along Collector or Local <i>right-of-way</i> for units that open to the <i>street</i> and exclude a perimeter wall			

2. All projects shall provide one hundred and fifty square feet (150 sf) of on-site *open space* per *dwelling unit*, which shall include surfacing and safety features such as lighting, and *amenities* that enable residents to *use* the *open space*. Acceptable types of *open space* are listed below.
 - a. Common *open space* (excluding *setbacks*) with a minimum dimension of fifteen feet (15') in any direction that is accessible to all *dwelling units* by sidewalks or local paths. The space shall be oriented maximize afternoon shade, unless site conditions such as topography warrant waiving this requirement by the Community Development Director or Designee.
 - b. Individual balconies or patios (excluding front stoops) may be *used* for up to twenty-five percent (25%) of the required *open space*. To qualify as *open space*, balconies or patios must be at least forty square feet (40 sf) with no dimension less than five feet (5').
 - c. Rooftop decks and terraces may be *used* to meet up to fifty percent (50%) of the required *open space*, provided the space provides

amenities such as seating areas, barbeques, fireplaces, recreational spaces, shade and landscaping.

- d. On-site indoor recreation areas may be *used* to meet up to twenty-five percent (25%) of the required *open space* provided the space is designed for communal *use* by all residents and provides space for entertaining, gathering, or exercise equipment and fitness activities.
- e. Environmentally sensitive areas may count toward *open space* requirements if integrated into the site design to be visible and usable by residents with features such as trails and benches. Sensitive or critical areas meeting these requirements may count for up to fifty percent (50%) of the required *open space*.

ARTICLE 3 – SURPRISE HERITAGE DISTRICT (SHD) ZONING DISTRICTS

106-3.1 General Standards.

- A. SHD Description. The “Surprise Heritage District” (SHD) is the area bounded by Bell Road on the north, Greenway Road on the south, El Mirage Road on the east and Dysart Road on the west.
- B. Purpose. The SHD overlay *zoning districts* enhance and protect the historic character of the Original Townsite (OTS) while providing *infill* opportunities and encouraging redevelopment for both residential and commercial *uses* that further reflect the scale and cultural character of this historic neighborhood.
- C. Establishment of *Zoning districts*. The SHD *zoning district* is an umbrella district that is applicable to all properties within this geographic area and includes either the *zoning* regulations and standards present on the property at the time the SHD *zoning* was adopted or one (1) of the overlay *zoning districts* specifically associated with the SHD *Zoning district* as further described below:
1. SHD-RO: This residential overlay (RO) is permits *uses* allowed as shown in **Table No. 106-1c** and **Table 106-1d**. Designs should be indicative of historic residential neighborhoods and the small scale *cottage industry uses* that are pedestrian-oriented and support the residents and allow for them to live, work, and play within their neighborhood. Limited commercial *uses* and *multi-family uses* shall be designed to match the scale, massing, and appearance of the *single-family* neighborhood may be appropriate on adequately sized *infill parcels*. Commercial *structures* are limited to three thousand square feet (3000sf). A minimum of five thousand square feet (5000sf) of *lot area per dwelling unit* (5000sf/du) is required for all residential *lots*. *Gross residential density* for the SHD-RO *zoning district* shall be compliant with the Suburban Development Type in the *General Plan* for up to eight (8) *dwelling units* per acre.
 2. SHD-CO: This commercial overlay (RO) permits *uses* allowed as shown in **Table No. 106-1c** and **Table 106-1d** in **Article 1** of this Chapter. Designs should promote the local arts and culture as well as *business* opportunities that are compatible with and supportive of the Residential Overlay. A mix of neighborhood-scale commercial, retail, *entertainment establishments*, *live-work buildings*, and *mixed use* development shall be the primary land *uses*. Commercial *uses* shall be limited to forty-five thousand square feet (45000sf). *Multi-family* complexes may also be permitted within this overlay district if appropriately located at the fringes of the district to serve as a *buffer* to the *adjacent* residential neighborhood. A minimum of four thousand square feet of *lot area per dwelling unit* (4000sf/du) is required for allowed *multi-family* and *mixed use* developments. *Gross residential density* for the SHD-CO *zoning district* shall be compliant with the *Mixed*

Use Residential and Commercial Development Types in the *General Plan* for up to ten (10) *dwelling units* per acre.

D. Development Incentives. Development that is zoned one (1) of the SHD overlay *zoning districts* shall be eligible for any of the following incentives:

1. New *mixed use* projects and *multi-family* projects may be reduced to three thousand square feet of *lot area per dwelling unit* (3000sf/du) when the development provides recreational facilities, community space, and connectivity to existing *adjacent* developments and the greater neighborhood.
2. In lieu of providing on-site parking, participation in a joint *use parking lot* project or a parking improvement district shall be permitted.

106-3.2 Design and Development Standards in the SHD Zoning district.

A. Design Standards.

1. These Design Standards shall apply to any and all new development in the SHD and supersede any conflicting design standards in other parts of this Ordinance. The regulations specific to commercial and *mixed use* land uses, in **Article 3** of the **PEDS**, may apply to the design of new non-residential development when not in conflict with those outlined herein.
2. Prior to any permits being issued for new development, or renovation of an existing *building*, the architectural, site, and landscape plans shall be reviewed by Development Services for adherence to these Design Standards, in addition to other adopted regulations.
3. Plants and landscape materials shall be low water *use*, drought-tolerant plants as delineated in **Appendix C** of the **PEDS**. All areas of bare soil shall be covered with grass, drought tolerant plantings, or decomposed granite to discourage weeds and to control dust. Edible citrus and nut trees are also permitted. All landscaping shall be well-maintained with diseased and/or dead plant material removed and replaced promptly.
4. Trellis work, open front porches, and *cloth* shade sails will not be counted as part of the *lot coverage* allowance.
5. Architectural features of all *buildings* and *structures* shall reflect the historical character of Phoenix-valley architecture from the 1880's to the 1950's. These architectural features shall be present on all *elevations*.
 - a. Residential architectural designs include but are not limited to Bungalow (Classical, California, and Craftsman), Spanish Colonial Revival, California Ranch, Southwest Style, and Pueblo Revival.

- b. All *new construction* should include features and embellishments that were prominent in historical architecture to avoid bland, monotone styles. The features include but are not limited to:
 - (1) Projections and reveals; back and side porches on residential *structures*; varied roof and cornice lines; doors, windows, and window treatments such as shutters, awnings, and lintels; and traditional brick or river rock wainscoting, other architectural features such as porte-cocheres, *garage* doors, dormers, chimneys, and patios.
 - (2) *Building* materials, textures, roof treatments and pitches, *building heights*, *building* mass, and proportions indicative of historical Phoenix-valley architecture.
- 6. An open and covered porch on the front elevation for all new *single-family* residential development shall be required as a means to help create a pedestrian scale connection to the *street*, permit interaction with neighbors, enhance citizen Block Watch programs, and enhance the sense of neighborhood. *Building* orientation shall consider the existing environmental conditions and solar orientation.
- 7. Although not required, residential *fences* may be built to a *height* not exceeding six (6') feet in a *side* or *rear yard* or thirty-six (36") inches in a *front yard*. The *fence* material shall be compatible with the design style and material of the main *structure*, preferably masonry, wrought iron, or painted wood. The *use* of chain link fencing (with or without slats) is prohibited.
- 8. All non-residential land *uses*, excluding *parks*, that *abut* residential properties are required to provide visual *screening* from those residences by an opaque fence/wall or landscaping of approved drought-tolerant plant materials in combination with a wall. This *screening* shall include *accessory uses*, *loading areas*, and trash receptacles. The *use* of concertina wire is prohibited when *adjacent* to a public *right-of-way*.
- 9. On-site *retention* shall be required for all non-residential properties, all *multi-family* residential properties, and residential properties with more than one (1) *single-family dwelling*. Rainwater harvesting for plant irrigation is encouraged.
- 10. A color palette of earth tones shall be the predominate colors used. The use of accent colors is encouraged to provide a festive and lively *streetscape*. Accent color, contrasting the primary wall color, should be used to accent entryways and special architectural and trim elements (i.e. columns, trellises, lintels, sills, door and window frames, cornices, and moldings).

11. Roof-mounted mechanical equipment shall be *screened* from public view and designed to appear as an integral part of the *building*, with the exception of solar panels. Mechanical equipment, propane tanks, water filters, coolers and air conditioning units, and similar utility equipment installed at *grade* or wall mounted shall be *screened* from public view.
12. Assembly *uses* over 5,000 square feet and *multi-family dwellings* shall adhere to the following *use-specific* standards:
 - a. The residential development shall have a *building frontage* presence to the neighborhood *street* rather than primarily facing a parking lot. The front entry shall include a walkway to the *street* or surrounding neighborhood.
 - b. All multi-story *buildings* shall have unified and stylistic design elements present on all sides of the *building(s)*. A variety of massing and *building heights* and stepping rooflines are strongly encouraged. Straight rooflines should be minimized by using offsets, differing *heights*, stepping, or different orientations to produce variety within a development.
 - c. A color palette of earth tones shall be the predominate color used. The use of accent colors is encouraged to provide a festive and lively streetscape. Accent color, different from the dominate wall color, should be used to accent entryways and special architectural features of a *building*.
 - d. The required *off-street parking spaces* shall be located in the rear, to the side, or beneath the *structures* with cars recessed one-half (1/2) level to avoid interrupting the rhythm of the established *streetscape*, to make land on site available for gardens and courtyards rather than for surface parking, and to provide a pedestrian level connection to the neighborhood.
 - e. Mechanical equipment and similar utility devices, whether at *grade* or roof mounted, shall be *screened* from public view and designed to appear as an integral part of the *building*, with the exception of solar panels. The mechanical equipment *screening* shall be included in the overall allowed *building height*. Mechanical equipment shall be treated to be non-reflective. Electrical meters, service components, and SES cabinets should be *screened* from public view or designed to appear as an integral part of the *building*.
 - f. Reflective *building* materials are prohibited. Metallic surfaces, including roof materials, shall be treated to be non-reflective.

- g. The *use* of metal or corrugated metal as the primary *building* material is prohibited; it may however be *used* as an architectural accent or decorative element.
- h. The *building* materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. The city strongly encourages all new *buildings* to meet LEED (Leadership in Energy and Environmental Design) certification standards and *building* sites to utilize low impact development (LID) technologies.
- i. All *buildings* shall harmonize architecturally with the residential character of the neighborhood.
- j. Assembly *uses* may be required to provide a traffic study, depending on the specific location.

B. Development Standards.

- 1. Existing *mobile homes* and *manufactured homes* that are not in compliance with the use-specific standards of **Section 106-10.24** herein as of the effective date of this Ordinance shall be considered as legal non-conforming *structures*. However, the existing *mobile home* or *manufactured home* may be replaced in its' entirety with a conventional site-built home or with a *manufactured home* that complies with the Use Specific Standards outlined in **Section 106-10.24** herein.
- 2. The development standards shown in **Table 106-3a** and **Table 106-3b** below are applicable to all properties within the SHD. These tables identify the development standards for properties zoned into one (1) of the overlay zones.

Table 106-3a – SHD - Residential Overlay Zoning (SHD-RO)

	Commercial	Single-family, Two-family, Three-family	Multi-family Residential
Min. Lot Area (sf)	5,000		15,000
Min. Lot Area (sf/du)		5,000	5,000
Min. Front setback (ft)	15	12 ^{2,3}	15 ^{2,3}
Max. Front setback (ft)	30	30 ⁴	30 ⁴
Min. Side setback (ft)	10	5 w/ 10 total ^{1,3}	20 ³
Min. Rear setback (ft)	12	12 ³	20 ³
Max. Bldg. Height (ft)	30	30	35
Lot coverage %		65%	65%

Notes:

1. May be reduced to 0' setback for *Single-family dwellings* as attached to and separated by a *common wall* along the property line. End units shall maintain the total combined setback.
2. A covered front porch may encroach into the *front setback* by up to five feet (5').
3. *Garage* doors/embellishments shall be *setback* a minimum of twenty feet (25') measured from the opposing property line, except rear, *alley* loaded *garages*, which shall be *setback* nine feet (9') from the *alley* edge line.
4. Measured from the primary *dwelling*, excluding front porch.

Table 106-3b – SHD – Commercial Overlay Zoning (SHD-CO)

	Commercial Overlay
Front setback (ft)	15
Side setback (ft)	10
Rear setback (ft)	10
Max. Bldg. Height (ft)	35 ¹
Min. Lot Area (sf)/DU	4000 sf/du

Notes:

1. *Mixed use buildings* that include vertically integrated residential have a max *height* of forty-five feet (45')

ARTICLE 4 – TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) ZONING DISTRICTS

106-4.1 General.

- A. Purpose. The purpose of the Traditional Neighborhood Development (“TND”) *zoning district* is to provide *alternative zoning district* beyond the typical single *use* residential *zoning* category. The TND *zoning district* is a hard zone that is ready-made for master planned communities. Consistent and predictable development standards, a specific list of permitted land *uses*, and basic design standards are outlined in this Article and throughout the PEDS to ensure a well-designed and walkable multi-use development. This district provides flexibility to create a sense of place, allows a mix of land *uses* and blended densities, and allows different *building* types to create neighborhoods that are more economically, socially, and environmentally sustainable than would otherwise be obtainable through conventional *zoning* and development methods.
- B. Intent. The intent is to provide for a sustainable development pattern that can reduce trip demand; provide a wide variety of residential *uses* to accommodate diverse *family* sizes, age groups, and income levels; promote a specific range of commercial *uses* focused on meeting the daily needs of the residents while being compatible with and integrated into the residential neighborhoods; promote walkability and a healthy lifestyle; create more viable self-sustaining neighborhoods where people can live, work, and play; and achieve design excellence that will enhance the unique character and setting of the City of Surprise.
- C. General Provisions.
1. The TND *zoning district* may be appropriate for land that is within the Surprise *General Plan* Neighborhood Character Area and may incorporate both suburban and urban residential development types.
 2. The minimum land area for TND *zoning* shall be 320 contiguous acres; all under single *ownership* or unified control and planned as a single comprehensive and complete development. For the purposes of this Ordinance “contiguous” means sharing a common boundary for not less than three hundred feet (300’), exclusive of *rights-of-way*.
 3. The TND *zoning district* allows a phased development with multiple land *use parcels* and a mix of land *uses*.
 4. All land *uses* shall comply with the Land *use* Matrix in **Table 106-1c** and **Table 106-1d** in Article 1 of this Chapter.
 5. Any residentially designated *lot* within a residential *development parcel* may be *used* for a non-residential land *use* (limited to those *uses*

delineated in **Table 106-1c**) only if the *lot* fronts onto a *collector street*; provided the maximum *building* size is limited to 5,000 square feet.

6. Gated developments and age qualified/restricted communities are prohibited within all TND projects.
7. In addition to the other provisions, as listed in **Section 106-1.8** herein, the TND *zoning district* is intended to work in conjunction with the TND specific standards outlined throughout the PEDS.

106-4.2 Establishment of TND Zoning districts.

- A. The TND *zoning district* shall be applied to all properties within the specific geographic area of the development and in conjunction with one (1) of the overlay zones and associated regulations identified in this Section.
- B. The overlay zones indicate the proposed future land *uses* that are anticipated for the different *development parcels* that are shown on the “TND Plan of Development,” but the definitive boundaries are not confirmed until the *platting* process is completed. The overlay zones associated with TND *zoning district* are described below:
 1. TND-R: This Residential overlay is for those *development parcels* that are predominately designated for residential and the other neighborhood oriented land *uses* listed in **Table 106-1c** and **Table 106-1d** in Article 1 of this Chapter.
 2. TND-C: This Commercial overlay is for those *development parcels* that are predominately designated for commercial land *uses* listed in **Table 106-1c** and **Table 106-1d** in Article 1 of this Chapter.
 3. TND-MU: This *Mixed Use* overlay is for those *development parcels* that are designated for *mixed use* by vertically or horizontally integrating residential with commercial land *uses* listed in **Table 106-1c** and **Table 106-1d** in Article 1 of this Chapter.
 4. TND-OS: This *Open space* overlay is for those *development parcels* that are designated as *open space*, to be retained in perpetuity as such, per the percentages required for the particular TND development. *Uses* shall be limited to those listed in **Table 106-1c** and **Table 106-1d** in Article 1 of this Chapter.
- C. Required Mixture of Land Uses.
 1. All TND developments will be required to provide a mixture of land *uses* that include residential, commercial, *mixed use*, and *open space*. **Table**

106-4a below identifies the specific ratios for the required land *uses* based on the approved number of *dwelling units* in the overall TND project.

2. The target *gross residential density* for a new TND development is eight *dwelling units* per acre (8du/ac) with the opportunity for greater or fewer *lot* yield being approved by the City Council based on the overall design and quality of the project, its walkability and overall connectivity, the interface of its various components, and the integration of the project into the overall community (refer to **Section 106-2.1C**).
3. Residential neighborhoods shall be laid out providing different housing types and varying *lot* sizes interspersed within the same development parcel, to prevent creating homogenous subdivisions filled with repetitive housing types. Every residential *development parcel* shall provide a minimum of three (3) distinctly different *lot* sizes; providing:
 - a. A minimum of two thousand square foot (2,000 sf) differential in *lot* area in combination with;
 - b. A *lot* width differential of at least twenty percent (20%); and
 - c. No one (1) *lot* size shall comprise more than sixty percent (60%) of the total number of residential *lots* within a single *development parcel*.
4. Each TND development shall have at least one (1) main *civic use* (excluding utility land *uses*), such as but not limited to a, public library, community center, museum, live performance theater, multi-generational recreation center, or equivalent type use as approved by the Planning Director. The square footage or area of this *civic use* may be calculated as a percentage of the required ratio of commercial land *use* (not to exceed five (5%) of the required commercial ratio).

Table 106-4a - Required Mix of Land Uses –Ratios for TND Zoning District

<i>Gross area</i>	TND Total <i>Dwelling units</i> ^{1,2,3}	Commercial ⁴	<i>Mixed use</i> ^{4, 5}	<i>Open space</i> ¹
320 acres (min.)	Approved with TND rezoning	0.0125 ac/du	0.023 ac/du	0.03 ac/du
Notes: 1. <i>Gross area</i> of the whole TND project. Open space shall be dispersed throughout all development parcels. 2. Typical <i>single-family</i> detached residential may be developed up to a maximum <i>gross residential density</i> of 8du/ac. Any <i>gross residential density</i> greater than 8du/ac shall be developed as an <i>attached building</i> product, shared court, shared cluster, mansion <i>apartment</i>, rowhouse/townhouse, <i>apartment</i>, or <i>mixed use</i> residential units. 3. The <i>net residential density</i> of any one (1) <i>platted</i> residential <i>lot</i> or a <i>mixed use development parcel</i> within the TND may be increased, up to a maximum of 18du/ac, if approved by the City Council. 4. Provided specific restrictions are met (see Section 106-4.1.C.5. above) a residentially <i>platted lot</i> may be used for a commercial or <i>mixed use</i> land <i>use</i> that is listed in Table 106-1c herein. 5. Not required for TND projects with an overall <i>gross residential density</i> of less than 4 du/ac.				

5. Golf course(s) (not including disc golf courses) may be calculated as *open space* up to a maximum of fifty percent (50%) of the total required *open space* for a TND development. In order to be credited as *open space* the golf course must be designed so that at least fifty percent (50%) of the course is visible to the public from and along public trails or *rights-of-way*.

106-4.3 Review and Process.

A. Procedures.

1. A “TND Plan of Development” shall be submitted as part the *rezoning* process pursuant to **Chapter 102** of this Ordinance. The TND Plan of Development is the compilation of exhibits that demonstrate compliance with all requirements of this Ordinance; which at a minimum shall include the following.
 - a. A Master Development Plan Map that identifies the size and location of each *development parcel*.
 - b. Each *development parcel* shall be labeled with one (1) of the overlay *zoning districts* outlined in **Section 106-4.2B**.
2. The final approved TND Plan of Development, which will govern the development progress of a specific TND project, shall reflect the project’s acreage, approved *lot yield*, and land *use* ratios approved by the City.
3. *Platting* of the individual subdivisions within the TND boundary will still be required and shall comply with the PEDS and other design standards as referenced and outlined in **Chapter 107** and the Land Division and Subdivision Regulations in **Chapter 108** of this Ordinance.
4. *Parcels* within a TND development that are proposed for any multiple-*building apartment* complex, *mixed use* development, *civic use*, or a commercial development project shall require *Site plan* Review.
5. The specific overlay boundary lines and associated land *uses* (per **Table 106-1c**) along with the blended *lot* sizes for the residential *parcel(s)* shall be identified at the time of either the *site plan* approval or the *preliminary plat* and recorded on the *final plat*. The *gross residential density* for each residential and *mixed use development parcel* shall be in accordance with the approved TND Plan of Development.
6. At the time of *Final plat* recordation, or approval of the *site plan* if no subdivision is required, the overlay *zoning* boundaries are administratively set for the *development parcel*. The City shall monitor each TND development, from the approval of the TND Plan of Development through the *platting* stage, and then at the *building permit* stage to ensure that the

land *use* mixture agreed upon through the initial *rezoning* process and the required variety of *lot* sizes and housing types is maintained. The City shall amend the official Surprise *Zoning* Map to reflect the approved “TND Plan of Development” and overlay *zoning* boundaries at each stage.

B. Amendments.

1. A Council approved TND Plan of Development may be amended administratively for the following circumstances
 - a. Up to a ten percent (10%) transfer (increase or decrease) in the allowed quantity of *dwelling units* between *development parcels* within the TND;
 - b. Up to a ten percent (10%) increase or decrease to the overall *gross residential density* of the TND as compared to the City Council approval;
 - c. Up to a ten percent (10%) shift in the individual *development parcel gross area* or configuration, as compared to the City Council approval.
2. Requests for an administrative *amendment* shall require the following:
 - a. The master *developer*, or the specific *applicant* if the master *developer* is no longer involved in the project, shall provide the City with a “Revised TND Plan of Development” that reflects any and all administratively approved *alterations* to date.
 - b. No further applications for *plats*, *site plans*, or *building permits* shall be submitted to the City until after the administrative *amendment* request has been determined; and if approved, a new “Revised TND Plan of Development” showing the latest approved *amendment* has been submitted back to the City.
3. Administrative *amendment* to the TND Plan of Development shall not be allowed if:
 - a. Any *amendment* would require backbone infrastructure (water and wastewater) upsizing, or change the parameters for the master drainage design, or change the amount or intent of the *open space* component of the TND as compared to the initial approval.
4. Any *alteration* to the “TND Plan of Development” that exceeds the limits set for administrative approval, as listed above shall require City Council action as a TND *Amendment*.

C. Incentives.

1. The TND *zoning district* complies with the Neighborhood Character Area of the *General Plan* by allowing a variety of residential Development Types and specific supportive commercial. Additionally, the ratios *used* for defining the mix of required land *uses*, delineated in **Table 106-4a**, are based on *dwelling unit* and population as described in the *General Plan*. Thus a *General Plan Amendment* should not be required, provided all other provisions of the Surprise *General Plan* are satisfied.
2. After the TND *Zoning* and the associated TND Plan of Development is approved by the City, through the public hearing process, further *rezoning* of the individual *development parcels* will not be necessary provided development adheres to the approved TND Plan of Development.
3. The City allows for certain infrastructure improvements within the public *right-of-way* to be calculated as *open space* if certain *amenities* are provided or design aspects are utilized (see the PEDS in **Chapter 107** for specific details).
4. The TND Residential (TND-R) overlay is the only *zoning district* where the “shared court” (commonly known as 4-packs and 5-packs), “shared cluster”, “mansion *apartment*”, or rowhouse/townhome housing products are permitted to be utilized in the city (see **PEDS, Sec.2.5D** for specific details).

106-4.4 Development Standards.

- A. The specific development standards for the TND *zoning district* are outlined in **Table 106-4b** and **Table 106-4c** below. Each *lot*, regardless of the product type or land *use*, shall adhere to the development standards outlined in the following tables.
 1. All *multi-family* projects shall provide one hundred and fifty square feet (150 sf) of on-site *open space* per *dwelling unit*, which shall include surfacing and safety features such as lighting, and *amenities* that enable residents to *use* the *open space*. Acceptable types of *open space* are listed below.
 - a. Common *open space* (excluding *setbacks*) with a minimum dimension of fifteen feet (15') in any direction that is accessible to all *dwelling units* by sidewalks or local paths. The space shall be oriented maximize afternoon shade, unless site conditions such as topography warrant waiving this requirement by the Community Development Director or Designee.
 - b. Individual balconies or patios (excluding front stoops) may be *used* for up to twenty-five percent (25%) of the required *open space*. To

- qualify as *open space*, balconies or patios must be at least forty square feet (40 sf) with no dimension less than five feet (5').
- c. Rooftop decks and terraces may be *used* to meet up to fifty percent (50%) of the required *open space*, provided the space provides *amenities* such as seating areas, barbeques, fireplaces, recreational spaces, shade and landscaping.
 - d. On-site indoor recreation areas may be *used* to meet up to twenty-five percent (25%) of the required *open space* provided the space is designed for communal *use* by all residents and provides space for entertaining, gathering, or exercise equipment and fitness activities.
 - e. Environmentally sensitive areas may count toward *open space* requirements if integrated into the site design to be visible and usable by residents with features such as trails and benches. Sensitive or critical areas meeting these requirements may count for up to fifty percent (50%) of the required *open space*.
- B. These development standards shall be the same for any and all TND *Zoning districts* approved by the City and shall be applied consistently throughout the City wherever the TND *Zoning district* has been approved. Deviations or refinements to these specific Development Standards will not be permitted or considered by the city, except through the *Variance* process pursuant to **Chapter 102** of this Ordinance.
- C. All *development parcels* shall adhere to the approved TND Plan of Development.

Table 106-4b – Development Standards for TND-R Parcels

<i>Lot Categories</i>	A	B ¹	C ¹	D ¹	E ¹	F ⁸	G ⁸
Min. <i>Lot Area</i> (square feet)	3,000 - 4,999	5,000 - 7,999	8,000 - 11,999	12,000 - 17,999	18,000 and over	<i>Multi-family</i> 16,000	Commercial & MU 16,000
Min <i>Lot Width</i> (sf)	40	50	70	80	90	N/A	N/A
Min. <i>Front setback</i> (ft)	10 ^{2, 6}	12 ^{2, 6}	15 ^{2, 6}	25 ⁵	30 ⁵	15	15
Max. <i>Front setback</i> (ft)	N/A	N/A	N/A	N/A	N/A	25	25
Min. <i>Side setback</i> (ft)	7/12 ^{3, 4}	8/15 ^{3, 4}	8/15 ³	8/20 ³	10/25 ³	10	10
Min. <i>Rear setback</i> (ft)	10	15 ⁶	20 ⁶	25	30	20	15
Max. Bldg. <i>Height</i> (ft)	30	30	30	30	30	45 ⁷	35 ⁷
<i>Lot coverage %</i>	60%	50%	50%	50%	40%	60%	60%

Notes:

1. Minimum *lot area* of four thousand square feet per *dwelling unit* (4,000 sf/du); except *lots* in column A are permitted one (1) *dwelling unit*.
2. *Garage* face and embellishments shall be *setback* a minimum of twenty-five feet (25') measured from any opposing property line; except rear *alley* loaded *garages*, which shall be *setback* nine feet (9') from *alley* edge line.
3. Minimum *side setback*: one (1) side / aggregate *side setbacks* on same *lot*.
4. May be reduced to zero feet (0') *setback* for *single-family dwellings* as *attached building* and separated by *common wall* along property line. End units must maintain total combined *setback*.
5. A covered front porch may encroach closer to the *street* by up to eight feet (8').
6. A covered front porch may encroach into the *setback* by up to five feet (5').
7. The *height* of any *structure*, or portions thereof, shall not exceed thirty feet (30') in *height* measured at the *setback* line when *adjacent* to *Single-family* or *Two-family lots*. The *height* of the *structure* may increase at a ratio of one-foot (1') vertical for every one-foot *setback* horizontally (1':1'), as measured relative to the property line, to the maximum allowed *height*.
8. Minimum *lot area* of twenty-five hundred square feet per *dwelling unit* (2,500 sf/du).

Table 106-4c – Additional Development Standards

	TND-C	TND-MU ¹	TND-OS
Min. Lot Area (sf)	6,000	16,000	N/A
Min Lot Area per Dwelling unit (sf/du)	N/A	2,000	N/A
Min. Setback to Arterial ROW (ft) ¹	20	20	15
Min. Setback to Collector and Local ROW (ft) ¹	15 ²	20 ²	15
Min. Setback Adjacent to Residential Zoning (ft) ¹	10 ³	10 ³	15
Min. Setback Adjacent to Non-Residential Zoning (ft)	15	20	15
Max. Bldg. Height (ft) ⁴	40	45	35

Notes:

1. Setbacks shall not include any *parking spaces* or *drive aisles* except *ingress and egress*.
2. Setback may be reduced to ten feet (10') for units that open to the *street* and exclude a perimeter wall
3. Setback increased to twenty feet (20') from *single-family* residential.
4. The *height* of any *structure*, or portions thereof, shall not exceed thirty feet (30') in *height* measured at the *setback* line when *adjacent* to *Single-family, Two-family, Three-family development parcels*. 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* equal to the *zoning*

ARTICLE 5 – MIXED USE ZONING DISTRICTS

106-5.1 General.

- A. Purpose. The *Mixed Use zoning districts* are designed to provide an integration of residential with commercial activities such as retail and service *uses, offices, public/semipublic features, recreational use and entertainment establishments*. The purpose of these districts is to create an area with diverse housing options and lifestyle *amenities* that are incorporated with social, entertainment, and employment opportunities that creates economic and social vitality and provides flexibility in the design of new developments.
- B. Intent. It is intended for the *Mixed Use zoning districts* to permit a wider variety of residential *uses* but a more specific range of commercial *uses* focused on meeting the daily needs of the residents while being compatible with and integrated into the residential neighborhoods. It is also the intent of these districts to create the *live-work-play* environment designed to promote a pedestrian scaled walkable development. All land *uses* shall comply with the Land use Matrix in **Table 106-1c** and **Table 106-1d** in Article 1 of this Chapter.
- C. General Standards.
1. All development, regardless of the land *use* mix, shall comply with **Chapter 107** of this Ordinance and adhere to the Planning and Engineering Design Standards (PEDS) as applicable.
 2. A *mixed use* project may integrate allowed land *uses* either vertically within the same *building* and/or horizontally as separate but *adjacent uses* within the same *development parcel*. Horizontally integrated *mixed uses* shall be both physically and visually connected for pedestrian and vehicular *uses*.
 3. *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 in residential livability or that the impacts can be mitigated through appropriate design.
 4. Vertically integrated *mixed use buildings* contain a residential component of some type above or adjacent to a variety of permitted commercial *uses*.
 5. Horizontally integrated *mixed use* developments may have residential and commercial components in separate building that are designed to have:
 - a. A unifying architectural character (style, form, and material);
 - b. An integrated circulation system and parking concept;

- c. An integration of different land *uses* and may include the *use* of vertically integrated *mixed use buildings*;
 - d. Designed as a pedestrian-oriented development.
- 6. A *mixed use* development may achieve an increased *net residential density*, up to twenty-five (25%) percent, when designated as a “receiving site” through the *Transfer of Development Rights (TDR)* regulations (refer to **Chapter 104** of this Ordinance for details on TDR).
- 7. A mix of residential and commercial occupancy shall be constructed in each stage of phased developments so that no single type of land *use* is exclusively developed at any time.
- 8. Within the *Mixed Use zoning districts* there shall be no restriction on combining different allowed non-residential *uses* within the same *building* other than those imposed by *building code* (refer to **Chapter 105** of this Ordinance) and Arizona Revised Statutes.
- 9. All projects shall provide one hundred and fifty square feet (150 sf) of on-site usable *open space* per *dwelling unit*; unless otherwise indicated in the following MU development standards tables. Onsite *open space* shall include *amenities* and safety features that enable residents to *use* the *open space*. Acceptable types of *open space* are listed below and the design of such areas is further detailed in the PEDS (see Volume 1, Chapter 3).
 - a. Common *Open space* (excluding *setbacks*) with a minimum dimension of fifteen feet (15') in any direction that is accessible via sidewalks and local paths to all *dwelling units*. The space shall to be oriented maximize the afternoon shade, unless site conditions such as topography warrant waiving this requirement by the Community Development Director or Designee.
 - b. Individual balconies or patios (excluding front stoops) may be *used* for up to twenty-five percent (25%) of the required *open space*. To qualify as *open space*, balconies or patios must be at least forty square feet (40 sf) with no dimension less than five feet (5').
 - c. Rooftop decks and terraces may be *used* to meet up to fifty percent (50%) of the required *open space*.
 - d. On-site indoor fitness, entertainment, and/or recreation areas may be *used* to meet up to twenty-five percent (25%) of the required *open space*.
 - e. Environmentally sensitive areas may count toward *open space* requirements if integrated into the site design to be visible and usable by residents with passive features such as trails and

benches. Sensitive or critical areas meeting these requirements may count for up to fifty percent (50%) of the required *open space*.

- D. Process. A Type 3 review is required to establish any of the *Mixed Use zoning districts*. All development within a *Mixed Use zoning district* shall require a Type 2 *Site Plan Review* prior to the submittal for a *building* and/or grading permit. Some proposed *uses* may require a *Conditional Use Permit* (see **Table 106-1c** and **Table 106-1d** in Article 1 herein for requirements).

106-5.2 Mixed Use Medium Density (MU-1).

- A. Purpose. The *Mixed Use Medium Density (MU-1) zoning district* provides for the development of a vibrant suburban neighborhood setting through the integration of diverse housing opportunities and a limited range of commercial *uses* as an *amenity*, service, or *business* employment option for the residents within the neighborhood. Generally, the commercial *uses* shall be in keeping with the character and scale of the surrounding neighborhood.
- B. Applicability and Density.
1. The MU-1 *zoning district* may be applicable for land that is within the Neighborhood Character Area of the Surprise *General Plan*; as a suburban development type.
 2. MU-1 developments will be limited to locations at intersections or in conjunction with a *park*, *school*, *civic use*, or public space and shall have *building frontage* along collector *rights-of-way*.
 3. The maximum allowed *gross residential density* of a MU-1 development is eight *dwelling units* per acre (8 du/ac) with a minimum of four (4) *dwellings* units per *lot* of record.
- C. Diversity and Scale. MU-1 developments shall provide a mixture of both residential and non-residential *uses*.
1. Twenty-five to seventy-five percent (25-75%) of the total floor area within a MU-1 development shall be designed and constructed for residential occupancy.
 2. The ground floor of a vertically integrated *mixed use structure* shall be designed for commercial occupancy.
 3. Any individual *building* shall be limited to a maximum footprint of five thousand square feet (5000sf).
- D. Development Standards. **Table 106-5a** identifies the development standards required for the MU-1 *zoning district*.

Table 106-5a - Mixed Use Medium Density (MU-1) Zoning	
Min Development parcel Size (sf)	1 acre
Min. Lot Area per Dwelling unit (sf/du)	5,500
Min. Setback to Arterial ROW (ft)	20
Min. Setback to Collector and Local ROW (ft) ¹	15
Min. Setback Adjacent to Residential Zoning (ft)	15
Min. Setback Adjacent to Non-Residential Zoning (ft) ²	10
Max. Bldg. Height (ft) ³	45
Max individual building footprint (sf)	5,000
Notes: 1. Setback may be reduced to ten feet (10') for units that open to the <i>street</i> and exclude a perimeter wall. 2. Setback may be reduced to five feet (5') when <i>adjacent</i> to other MU zoning districts 3. The <i>height</i> of any <i>structure</i> , or portions thereof, shall not exceed thirty feet (30') in <i>height</i> measured at the <i>setback</i> line when <i>adjacent</i> to RR, R-1, and R-2 zoning districts and established <i>uses</i> . The <i>height</i> of the <i>accessory structure</i> 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 <i>height</i> equal to the <i>zoning</i>	

106-5.3 Mixed Use High Density (MU-2).

- A. Purpose. The *Mixed Use High Density (MU-2) zoning district* provides for the development of a vibrant urban residential setting with a range of high density and *multi-family* housing options mixed with employment and *entertainment establishments*.
- B. Applicability and Density.
1. The MU-2 *Zoning district* may be applicable for land that is:
 - a. Within the Neighborhood Character Area of the Surprise *General Plan*; as an Urban Development Type.
 - b. Within the Commerce and Office Character Area of the Surprise *General Plan*.
 - c. Within the Transit Oriented Development District Sub-Area of the Surprise *General Plan*.
 2. MU-2 developments must have *building frontage* along a collector or arterial *rights-of-way* and be within a quarter (¼) mile of a transit node or transit corridor.

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3. The minimum *development parcel* size to request MU-2 zoning is one (1) acre. The allowed overall *gross residential density* of a MU-2 development is between eight and twenty *dwelling units* per acre (8-20 du/ac).
- C. Diversity and Scale. MU-2 developments shall provide a mixture of both residential and non-residential *uses*.
1. All MU-2 developments shall be designed and constructed to a residential occupancy of twenty-five to seventy-five percent (25-75%) of the total floor area within a development.
 2. The ground floor of all *mixed use structures* shall be designed for commercial occupancy; except residential *structures* in a horizontal *mixed use* plan.
 3. Non-residential land *uses* shall be limited to a maximum tenant space of fifteen thousand square feet (15,000sf) when developed as a horizontal *mixed use* plan.
 4. Any individual *building* shall be limited to a maximum footprint of thirty thousand square feet (30,000sf).
- D. Development Standards. Table 106-5b below identifies the development standards required for the MU-2 zoning district.

Table 106-5b - Mixed Use High Density (MU-2) Zoning		
Lot Categories	A	B
Lot Area (sf/du)	3,700-5,500	2,000 minimum
Min. Setback to Arterial ROW (ft)	20	20
Min. Setback to Collector and Local ROW ¹	15	15
Min. Setback Adjacent to Residential Zoning (ft) ²	15	20
Min. Setback Adjacent to Non-Residential Zoning (ft) ³	20	20
Max. Bldg. Height (ft) ²	50	60
Max Building Footprint (sf)	30,000	30,000
Max non-residential Tenant Occupancy (sf)	15,000	15,000
Notes: 1. Setback may be reduced to 10' for units that open to the street and exclude a perimeter wall 2. The height of any structure, or portions thereof, shall not exceed thirty feet (30') in height measured at the setback line when adjacent to RR, R-1, and R-2 zoning districts and established uses. 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 equal to the zoning 3. Setback may be reduced to fifteen feet (15') when adjacent to other MU zoning districts		

106-5.4 Mixed Use Resort (MU-3).

- A. Purpose. The *Mixed Use Resort* (MU-3) zoning district provides for the development of resort areas into the natural environment and setting with

ancillary recreational *amenities* as well as residential *cluster development*. This *zoning district* also allows limited commercial establishments that specifically cater to the needs of the tourist oriented trade and which are designed and located to be walkable from the resort area without interference to other daily functions of the surrounding community and other *uses* in the vicinity.

B. Applicability and Density.

1. The MU-3 *Zoning district* may be applicable for land that is:
 - a. Within the Scenic Lands Development Sub Area of the Neighborhood Character Area, of the Surprise *General Plan*; as a rural development type.
 - b. Within the Commerce and Office Character Area of the Surprise *General Plan*; as a *mixed use* residential development type.
2. The minimum *development parcel* size to request MU-3 *zoning* is twenty acres (20 ac). The allowed overall *gross residential density* of a MU-3 development is between eight and twenty *dwelling units* per acre (8-20 du/ac) when the resort development includes an *ancillary* residential component.

C. Review and Process.

1. Procedures:
 - a. A Resort Master *Site Plan* (MSP) shall be submitted as part of the *rezoning* process pursuant to **Chapter 102** of this Ordinance. The Resort MSP is the compilation of exhibits that demonstrate compliance with all requirements of this Ordinance and shall identify the size and location of each allowed *development parcel* listed below.
 - (1) Residential. A residential *development parcel* does not require space designed for commercial occupancy but is meant for a variety of housing.
 - (2) Non-residential. A non-residential *development parcel* has no residential requirement associated with the land *uses* permitted in **Table 106-1c** and **Table 106-1d**.
 - (3) *Mixed use*. A *mixed use development parcel* incorporates *multi-family* housing with space designed for commercial occupancy. The ground floor of all *mixed use structures* shall be designed for commercial occupancy; except residential *structures* in a horizontal *mixed use site plan*.

- b. *Development parcels* labeled as Residential will be *platted* as per **Chapter 108** of this Ordinance and shall comply with the PEDS and other design standards in **Chapter 107**.
 - c. A *Site Plan* Review will still be required for any multiple-*building apartment* complex, *mixed use*, or non-residential development.
 2. *Amendments*: A Council approved Resort MSP may be amended administratively for the following circumstances:
 - a. Up to a ten percent (10%) transfer (increase or decrease) in the allowed quantity of *dwelling units* between *development parcels* with the Resort MSP;
 - b. Up to a ten percent (10%) increase or decrease to the *gross residential density* of the Resort MSP as compared to City Council approval;
 - c. Up to a ten percent (10%) shift in the individual *development parcel gross area* or configuration, as compared to City Council approval.
 3. Requests for an administrative *amendment* shall require the following:
 - a. The master *developer*, or the specific *applicant* if the master *developer* is no longer involved in the project, shall provide the City with a “Revised Resort MSP” that reflects any and all administratively approved *alterations* to date.
 - b. No further applications for *plats*, *site plans*, or *building permits* shall be submitted to the City until after the administrative *amendment* request has been determined; and if approved, a new “Revised Resort MSP” showing the latest approved *amendment* has been submitted back to the City.
 4. Administrative *amendment* to the Resort MSP shall not be allowed if:
 - a. Any *amendment* would require backbone infrastructure (water and wastewater) upsizing, or change the parameters for the master drainage design, or change the amount or intent of the *open space* component of the Resort MSP as compared to the initial approval.
 5. Any *alteration* to the “Resort MSP” that exceeds the limits set for administrative approval, as listed above, shall require City Council action as a Resort MSP *Amendment*.

D. Development Standards.

1. The Resort MSP will comply with overall development standards shown in **Table 106-5c** related to the perimeter to the overall development.

2. Each *development parcel* shall further comply with the development standards identified in **Table 106-5d** and **Table 106-5e** related to the internal development within the overall Resort MSP.
3. Each residential *lot* of record will be allowed a maximum of three (3) *dwelling units*, provided that said *lot* has a minimum *lot* area of three thousand five hundred square feet per *dwelling unit* (3,500 sf/du).
4. The individual *building* footprint for a *mixed use* or non-residential land *use* shall be limited to a maximum of thirty thousand square feet (30,000sf); excluding the main resort *structure* and *ancillary restaurant*.
5. Within the thirty thousand (30,000) *building* footprint limits, non-residential *uses* shall be further limited to fifteen thousand square feet (15,000 sf) per tenant.

Table 106-5c – Mixed Use Resort (MU-3) Zoning Overall Project Development Standards	
Min Resort MSP Project Size	20 acres
Gross Residential Density (du/ac)	8-20
Min. Setback to Arterial ROW	35
Min. Setback to Collector and Local ROW (ft)	20
Min. Setback Adjacent to Residential Zoning (ft)	45
Min. Setback Adjacent to Non-Residential Zoning (ft)	30
Net Open space (%)	30%

**Table 106-5d – Mixed Use Resort (MU-3) Zoning
Residential Development Standards**

<i>Lot Categories</i>	<i>A¹</i>	<i>B¹</i>	<i>C¹</i>
<i>Lot Area (sf)</i>	4,000-7,999	8,000-15,999	16,000-20,000
<i>Min Lot Width (sf)</i>	40 ⁶	60	80
<i>Min. Front setback (ft)</i>	12 ^{2, 3}	15 ^{2, 3}	15 ^{2, 3}
<i>Max. Front setback (ft)</i>	30 ⁴	30 ⁴	30 ⁴
<i>Min. Side setback (ft)</i>	5/10 total ^{2, 5}	5/10 total ^{2, 5}	10
<i>Min. Rear setback (ft)</i>	12 ²	12 ²	20 ²
<i>Max. Bldg. Height (ft)</i>	30	30	30
<i>Lot coverage %</i>	50	40	30

Notes:

- Maximum of three (3) *dwelling units* per *lot* of record, provided that said *lot* has a minimum *lot* area of three thousand five hundred square feet per *dwelling unit* (3,500 sf/du)
- Garage* doors/embellishments shall be *setback* a minimum of twenty feet (25') measured from the opposing property line, except rear, *alley* loaded *garages*, which shall be *setback* nine feet (9') from the *alley* edge line.
- A covered front porch may encroach closer to the *street* by up to five (5') feet.
- Measured from the primary *dwelling*, excluding front porch.
- Minimum *side setback*: one (1) side / total *side setbacks* on a *lot*. May be reduced to 0' *setback* for *Single-family dwellings* as *attached building* to and separated by a *common wall* along the property line. End units shall maintain the total combined *setback*.
- New *blocks* with any residential *lots* that are less than fifty feet (50') wide shall have vehicular access from an *alley*

**Table 106-5e – Mixed Use Resort (MU-3) Zoning
Non-residential and Mixed Use Development Standards**

	<i>Non-residential</i>	<i>Mixed Use</i>
<i>Min Lot Area (sf)</i>	20,000 (min)	20,000
<i>Lot Area per dwelling unit (sf/du)</i>	N/A	2,100 – 5,400
<i>Min. Setback to Arterial ROW</i>	15	20
<i>Min. Setback to Collector and Local ROW (ft)</i>	30	15 ¹
<i>Min. Setback Adjacent to Residential Parcels (ft)</i>	10	10
<i>Min. Setback Adjacent to Non-Residential Zoning (ft)</i>	12	20
<i>Max. Bldg. Height (ft)</i>	45 ²	50 ²

Notes:

- Setback* may be reduced to ten feet (10') along Collector or Local *ROW* for units that open to the *street* and exclude a perimeter wall
- The *height* of any *structure*, or portions thereof, shall not exceed thirty feet (30') in *height* measured at the *setback* line when *adjacent* to RR, R-1, and R-2 *zoning districts* and established *uses*. 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* equal to the *zoning district*

ARTICLE 6 – COMMERCIAL ZONING DISTRICTS

106-6.1 General.

- A. Purpose. The Commercial *zoning districts* are intended to provide locations, standards and regulations for all varieties of retail shopping, service establishments, neighborhood convenience, entertainment, and *office uses* in a manner that is consistent with the *General Plan* while providing employment opportunities for existing and future residents of the City.
- B. Applicability and Intensity.
1. The commercial *zoning district(s)* may be applicable for land that is within the Neighborhood, Commerce and Office, and Employment Character Areas of the *General Plan*.
 2. The Commercial *zoning districts* listed below represent the different levels of allowed intensity of a development or land *use* in relation to the *building* size, scale, and overall impact on surrounding neighborhoods (i.e. corner store vs. traditional grocery store vs. typical big box with *outdoor display area*) as delineated in the Land use Matrix **Table 106-1c** in Article 1 of this Chapter.
 3. Outdoor *uses* such as dining, display, storage, *drive-through* facilities, entertainment *uses*, and sound systems may be allowed only in certain zones and under certain conditions as delineated in the *Accessory use* Matrix **Table 106-1d** in Article 1 of this Chapter.
- C. Process. A Type 3 review is required to establish a commercial *zoning district*. All development within a commercial *zoning district* shall require a Type 2 *Site Plan* Review prior to submittal for a *building* and/or grading permit. Some proposed *uses* may require a Type 3 review for *Conditional Use Permits* per **Table 106-1c** and **Table 106-1d** in Article 1 of this Chapter.

106-6.2. Establishment of Commercial Zoning districts.

- A. **Office Commercial (C-O):** The Office Commercial (C-O) *zoning district* provides for *offices* and services with smaller, supportive shops and dining.
1. The intent of the C-O *zoning district* is to create an employment friendly environment by permitting an *office* and/or service *uses* that limit impact on and can be integrated within the residential neighborhood.
 2. Applicable in Rural, Suburban, Urban, and Community Commercial Development Types of the *General Plan*.
- B. **Neighborhood Commercial (C-1):** The Neighborhood Commercial (C-1) *zoning district* provides for the development of smaller shops, dining, recreation,

entertainment, *offices*, and services in convenient locations to meet the daily needs of the immediate residential neighborhoods.

1. The intent of the C-1 *zoning district* is to create a *pedestrian friendly*, neighborhood environment by permitting a range of commercial, *office*, and/or service *uses* which are limited to a residential scale and integrated within the residential neighborhood.
2. The C-1 *zoning district* may be applicable to the Neighborhood (Rural and Suburban) and Commerce and Office (*Mixed Use Residential*) Character Areas of the *General Plan*.

C. Community Commercial (C-2): The Community Commercial (C-2) *zoning district* provides for retail, *office*, and service activities to satisfy the needs of the community with emphasis on shopping *commerce centers*, clustered *office commerce centers*, and medium sized commercial developments.

1. The intent of this district is to create a *pedestrian friendly*, neighborhood environment and discourage the sprawl of strip commercial development by assembling community-serving *businesses* and services in *commerce centers* rather than in a strip or linear pattern.
2. The C-2 *Zoning district* may be applicable for land that is within the Neighborhood (Suburban and Urban), Commerce and Office (Office, *Mixed Use* and Regional Commercial), and Employment (*Business Park*) Character Areas of the *General Plan*; if the overall development meets the size and intensity guidelines outlined in the *General Plan*.

D. Regional Commercial (C-3): The Regional Commercial (C-3) *zoning district* accommodates the development of large-scale planned commercial and *office* complexes that provide goods, recreation, entertainment, food, and services to regional trade areas.

1. The C-3 *zoning district* provides for a diversity of general *business* and commercial *uses* at a large *building* size, scale, and overall intensity. The C-3 *zoning district* shall emphasize safe and convenient pedestrian mobility in many forms, with planning that concentrates *parking areas* for trip reduction and accommodates internal vehicular traffic flow.
2. The C-3 *zoning district* may be applicable for land that is within the Commerce and Office (Office and Regional) Character Area of the *General Plan*.

106-6.3 Commercial Development Standards.

1. Developments within a Commercial *zoning district(s)* shall comply with development standards shown in **Table 106-6a**.
2. Projects designed as *commerce center* will comply with overall development standards regarding perimeter *setbacks* from *abutting* developments.
3. *Pad sites* within a *commerce center* may have reduced *setbacks* along boundaries internal to the *site plan* if the whole development complies with parking and landscaping regulations. Approval by the Community Development Director or designee is required.

Table 106-6a - Commercial Zoning Districts

	C-O	C-1	C-2	C-3
Minimum <i>Lot Area</i> (sf)	12,000	12,000	18,000	90,000 ¹
Min. <i>Setback</i> to Arterial ROW	35	35	35 ^{5,6}	35 ^{5,6}
Min. <i>Setback</i> to Collector and Local ROW (ft)	15	20	20 ^{5,6}	20 ^{5,6}
Min. <i>Setback Adjacent</i> to Residential <i>Zoning</i> (ft)	20	20	30 ^{5,6}	45 ^{5,6}
Min. <i>Setback Adjacent</i> to Non-Residential <i>Zoning</i> (ft)	15	15	15 ^{5,6}	15 ^{5,6}
Max. Bldg. <i>Height</i> (ft)	30	35 ²	40 ²	45 ²
Max. size per <i>use/tenant</i> (sf) ³	5,000	5,000	45,000	No limit
Max size per <i>Commerce center</i> (ac) ⁴	10	10	20	No limit

Notes:

1. Minimum *lot area* may be reduced to eighteen thousand square feet (18,000 sf) for *pad sites* within a *commerce center* with a minimum size of ninety thousand square feet (90,000 sf)
2. The *height* of any *structure*, or portions thereof, shall not exceed thirty feet (30') in *height* measured at the *setback* line when *adjacent* to Rural Residential (RR), Residential Low Density (R-1), and Residential Medium Density (R-2) *zoning*. The *height* 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*
3. Area combines the total square footage of the *use*, which may include but is not limited to the gross floor areas of the *building*, outdoor activities and dining areas (when allowed), storage areas, and all display or *sales areas*
4. Contain *uses* designed around common circulation, parking, and pedestrian connectivity, including but not limited to shared *access* or *access easements*
5. Projects designed as *commerce center* will comply with overall development standards regarding perimeter *setbacks* from *abutting* developments.
6. *Pad sites* within a *commerce center* may have reduced *setbacks* along boundaries internal to the master *site plan* if the whole development complies with parking and landscaping regulations. Approval by the Community Development Director or designee is required.

ARTICLE 7 – EMPLOYMENT ZONING DISTRICTS

106-7.1 General.

- A. Purpose. The Employment *zoning districts* provide a wide range of employment *uses* to serve the needs of Surprise employers and residents. The standards for the Employment districts are intended to protect employment areas from incompatible *uses* as well as protecting *adjacent uses* from the potential adverse impact of the employment *uses* by establishing standards for compatibility and *screening*, and encouraging quality and variety in *building* and landscape design as further addressed in **Chapter 107** of this Ordinance.
- B. Intent. It is intended for the Employment *zoning districts* to permit a variety of both indoor and outdoor industrial *uses* focused on meeting the needs of the different employment sectors of the community while making certain to *buffer* surrounding land *uses* from the negative impacts that might come from such *uses*.
- C. Applicability and Intensity.
1. The Employment *zoning districts* shall be limited to land that is within the Employment Character Area of the Surprise *General Plan* at locations with appropriate *access* to major roads, transportation corridors, and the necessary utilities.
 2. The Employment *zoning districts* listed below represent the different levels of allowed intensity of a development or land *use* in relation to the *building* size, scale, and overall impact on surrounding neighborhoods and developments. All land *uses* shall comply with the Land *use* Matrix in **Table 106-1c** and **Table 106-1d** herein or otherwise is considered in violation of this code.
 3. The Employment *zoning districts* are intended to work in conjunction with and adhere to Articles 1 and 3 of the Planning and Engineering Design Standards (PEDS) of **Chapter 107** of this Ordinance in general, and any additional *Business Park* or Industrial specific standards outlined below.
- D. Review and Process. A Type 3 review is required to establish any of the employment *zoning districts*. All development within the *Business Park zoning district* or any of the Industrial *zoning districts* shall require a Type 2 *Site Plan* Review prior to the submittal for a *building* and/or grading permit. Some proposed *uses* may require a Type 3 review for *Conditional Use Permits* as identified in **Table 106-1c** and **Table 106-1d** in Article 1 of this Chapter.

106-7.2 Establishment of Employment Zoning districts.

- A. *Business Park (BP) Zoning district:*** The *Business Park (BP) zoning district* provides for the development of integrated campus-style employment *uses* to serve technology, research and development, *office*, and product distribution along with limited retail and service *uses* primarily to serve the *business park uses*.
1. The standards for the *BP zoning district* are intended to establish and maintain high quality *site planning* and architecture in a landscaped setting to create an attractive and unified development character
 2. Projects within a *BP zoning district* shall develop in a campus-like setting that allows for a variety of *buildings* and sizes that interact through outdoor seating areas, shaded pathways and landscaped areas.
- B. *Light Industrial (I-1) Zoning district:*** The *Light Industrial zoning district* provides for a mix of industrial activities which have generally negative impacts on the community, and which may be incompatible with other *uses*.
1. Typical Industrial *uses* have limited retail or on-site consumer interaction.
 2. The *uses* permitted within the *I-1 zoning district* are intended to be indoor *uses* with restricted and limited outdoor operations and storage, see **Section 106-10.33**.
- C. *General Industrial (I-2) Zoning district:*** The *Light Industrial zoning district* provides for a mix of industrial activities requiring large land areas unencumbered by nearby residential or commercial development.
1. Typical Industrial *uses* have limited retail or on-site consumer interaction.
 2. The *uses* permitted within the *I-2 zoning district* are a variety of indoor *uses* with outdoor operations and storage, see **Section 106-10.33**.
- D. *Heavy Industrial (I-3) Zoning district:*** The *Heavy Industrial (I-3) Zoning district* provides for *uses* that require major earth moving activities suitable only in certain locations and may require land reclamation upon completion of the operation.

106-7.3 Development Standards.

- A.** All projects within the *BP zoning district* shall adhere to the development standards listed below:
1. There may be a combination of *warehousing, manufacturing* and *office use* under one (1) development provided all activities are conducted indoors and there is no *outdoor storage*.

2. Developments shall be designed in a campus-like setting that allows for a variety of *buildings* and sizes that interact through outdoor seating areas, shaded pathways and landscaped areas.
 3. The minimum *parcel* size for requesting the BP *zoning district* is fifty acres (50ac).
- B.** All projects within the I-1, I-2, I-3 *Zoning districts* shall adhere to the development standards listed below:
1. Projects designed as *commerce center* will comply with overall development standards regarding perimeter *setbacks* from *abutting* developments.
 2. *Pad sites* within a *commerce center* may have reduced *setbacks* along boundaries internal to the *site plan* if the whole development complies with parking and landscaping regulations. Approval by the Community Development Director or designee is required.
 3. Within the indoor tenant space industrial *uses* may include *ancillary offices, showrooms/sales offices, retail, and service uses* (as shown in Table 106-1c) no greater than twenty-five percent (25%) of the gross floor area.
- C.** Developments in I-3 *zoning district* shall also adhere to the additional development standards listed below:
1. Primary *access* from an *arterial street* or *streets* specifically designed for intense heavy equipment *use*.
 2. Appropriate warning *signs* shall be installed upon the property indicating hazards and the type of hazards.
- D.** **Table 106-7a** below is specific to individual *lots* and identifies the dimensional standards required for the Employment *zoning districts*.

Table 106-7a - Employment Zoning Districts

	BP	I-1	I-2	I-3
Minimum <i>Lot Area</i>	20 acres ⁶	20,000 sf	5 acres	40 acres
Min. <i>Setback</i> to Arterial <i>ROW</i>	35	35	35	50
Min. <i>Setback</i> to Collector and Local <i>ROW</i> (ft)	25	35	35	50
Min. <i>Setback Adjacent</i> to Residential <i>Zoning</i> (ft)	75 ¹	50 ²	75 ¹	150 ³
Min. <i>Setback Adjacent</i> to Non-Residential <i>Zoning</i> (ft) ⁴	15	15	25	50
Max. Bldg. <i>Height</i> (ft) ⁵	45	40	85	40

Notes:

1. May be reduced to fifteen feet (15') when the development provides a forty-five feet (45') or greater landscape *buffer "tract"* with a public *access* easement to allow paths or trails that may connect to the Surprise Open Trails system.
2. May be reduced to fifteen feet (15') when the development provides a thirty feet (30') or greater landscape *buffer "tract"* with a public *access* easement to allow paths or trails that may connect to the Surprise Open Trails system.
3. May be reduced to seventy-five feet (75') when the development provides a fifty feet (50') or greater landscape *buffer "tract"* with a public *access* easement to allow paths or trails that may connect to the Surprise Open Trails system.
4. *Setback* may be increased if *abutting* a *parcel* with OS-1 or OS-2 *zoning* that separates residential *zoning* by less than sixty feet (60')
5. *Buildings*, or portions thereof, shall be *setback* an additional one foot for every one foot (1':1') above thirty feet (30') in *height* when *adjacent* to Residential *zoning districts*.
6. Minimum *lot area* may be reduced to one (1) acre for *pad sites* within a *commerce center*

ARTICLE 8 – CIVIC ZONING DISTRICTS

106-8.1 General

- A. Purpose. The purpose of the *civic zoning districts* is to provide *zoning* criteria and development standards for those public land *uses* and facilities that are necessary to serve the community at large, conserve *environmentally sensitive features* and natural areas, or provide recreational *amenities* that enhance the quality of life for the residents of Surprise.
- B. Applicability and Intensity.
1. The *civic zoning districts* are appropriate for land in all character areas of the *Surprise General Plan*. The *civic zoning districts* have no minimum *lot* size
 2. As these civic districts are appropriate in all character areas they are likewise intended to work in conjunction with and adhere to all Articles of the Planning and Engineering Design Standards (PEDS) of **Chapter 107** of this Ordinance and any specific standards outlined below.
- C. Review and Process. A Type 3 review is required to establish any of the *Civic zoning districts*. All development within the Public Facilities or any of the *Open Space zoning districts* shall require a Type 2 *Site Plan* Review prior to application for a *building* and/or grading permit. Some proposed *uses* may require a Type 3 review for *Conditional Use Permits* per **Table 106-1c** and **Table 106-1d** in **Article 1** of this Chapter.

106-8.2 Open space Conservation (OS-1) Zoning districts.

- A. Purpose. The purpose of the *Open space Conservation (OS-1) Zoning district* is to conserve, protect and enhance natural *open spaces* such as but not limited to: desert washes and flood plains; *environmentally sensitive lands*, wildlife *habitats*, and steep *hillsides*; historic or archeological sites; and *open space* lands within the community. The primary purpose of designating these areas is to raise the degree of assurance that designated *open space* for conservation will remain undeveloped while allowing limited passive recreational *uses* such as hiking, horseback riding, and bicycling in a natural setting.
- B. Development Standards.
1. Given the conservation purpose of this *zoning district* the minimum *parcel* size necessary to establish OS-1 *Zoning* is ten acres (10 ac) and shall follow the locational hierarchy identified in **Section 104-1.10** of this Ordinance.

2. Private lands that are proposed to be zoned for OS-1 shall require the express written consent of the property *owner(s)*.
3. Unpaved or paved trails or paths are permitted for *use* only by pedestrians, non-motorized vehicles, and horses (where specifically designated). Limited *access* is permitted for maintenance and emergency vehicles only. Use of motorcycles all-terrain vehicles (ATVs) or off-highway vehicles (“OHVs”) is prohibited.
4. Picnic areas, sitting areas, scenic lookouts, shade *structures*, and restrooms may be permitted as *accessory uses*, subject to minimal disturbance and revegetation of the areas disturbed during construction of these *amenities*.
5. Drainage facilities and utility easements shall be revegetated to be consistent with the surrounding natural vegetation.
6. **Table 106-8a** below is specific to individual *parcels*, tracts, or *lots* and identifies the dimensional standards required for any proposed improvements within the OS-1 *Zoning district*.

Table 106-8a - Open space Conservation (OS-1) Zoning district	
Min. Arterial, Collector, and Local ROW Setback (ft)	15
Adjacent to Residential Zoning (ft)	50
Adjacent to Non-Residential Zoning (ft)	15
Max. Bldg. Height (ft)	15

106-8.3 Open space Recreation (OS-2) Zoning district.

- A. Purpose. The purpose of the *Open space Recreation (OS-2) Zoning district* is to conserve and protect those lands agreed to be developed for recreational *uses* through the plan approval process. The primary purpose of designating these areas is to raise the degree of assurance that designated *open space* for recreational areas will be preserved as such as well as to further the goals and objectives of the Surprise *General Plan*.
- B. Development Standards.
 1. New residential subdivisions shall plan, design, and provide the required *open space* for usage by the general public on a subdivision-wide basis rather than on a *lot-by-lot* basis and shall follow the locational hierarchy identified in **Section 104-1.10** of this Ordinance.

2. The minimum width of any *open space* area *used* for active recreation shall be thirty feet (30').
3. **Table 106-8b** below is specific to individual *parcels*, tracts, or *lots* and identifies the dimensional standards required for any allowed development within the OS-2 *Zoning district*

Table 106-8b - Open space Recreation (OS-2) Zoning district ¹	
Min. Arterial, Collector, and Local ROW Setback (ft)	15
Adjacent to Residential Zoning (ft) ²	15
Adjacent to Non-Residential Zoning (ft) ³	15
Max. Bldg. Height (ft) ⁴	35
Notes: 1. Setbacks shall not contain <i>drive aisle</i>, <i>parking spaces</i>, or <i>buildings</i>. Exceptions allowed for <i>ingress/egress</i> only, seating areas, patios, sidewalks/trails, bicycle parking, and pedestrian <i>amenities</i> 2. Used for whole length of any <i>lot line</i> that <i>abuts</i> any residential <i>zoning district</i> 3. Used for any <i>side lot line</i> that <i>abuts</i> any non-residential <i>zoning district</i> 4. Height may be increased by ten (10') (up to a max of sixty (60')) for each additional five feet (5') away from the <i>side</i> or <i>rear lot line</i>.	

106-8.4 Public Facilities (PF) Zoning district.

- A. Purpose. The purpose of the Public Facilities (PF) *zoning district* is to accommodate development on federal, state, county, and City of Surprise owned land for those land *uses* necessary to serve the needs of the community and/or protect the public health and safety.
- B. Development Standards.
 1. The PF *zoning district* is intended to work in conjunction with and adhere to all Articles of the Planning and Engineering Design Standards (PEDS) in **Chapter 107** of this Ordinance.
 2. The dimensional standards required for the PF *zoning district* will be determined based on *use* and impact on surrounding developments as part of the *site plan* process.

ARTICLE 9 – OVERLAY ZONING DISTRICTS

106-9.1 Planned Unit Development (P) Overlay

- A. Purpose. The planned unit development (PUD) overlay zoning district facilitates development by permitting flexibility to accommodate creative and imaginative designs that may not be possible under conventional regulations. It is intended to accommodate site constraints and unique circumstances that may include topography or *environmentally sensitive lands*.
- B. Applicability. The PUD overlay zoning district is permitted in all Character Areas as set forth in the General Plan. A PUD overlay zoning district provides for the establishment of distinct regulations as adopted by the City Council. A PUD overlay may be applied to any zoning district in the City of Surprise, except for the Surprise Heritage District (SHD), Traditional Neighborhood Development (TND), or on any individual residential dwellings. Where a provision in a PUD overlay zoning district varies from this Ordinance, the provisions in the PUD overlay zoning district shall govern.
- C. Rationale. An application may request deviations from regulations in this Ordinance, as permitted in this section. The proposal shall identify the various constraints associated with site and demonstrate how the design meets the following guiding objectives of a PUD overlay zoning district
1. Development enriches the whole community through creating a unique sense of place for the residents within the PUD overlay zoning district as well as those in surrounding neighborhoods.
 2. Provide for a variety of coordinated and compatible land uses through innovative site planning.
 3. Create a higher standard of development than would be accomplished through the development of individual parcels through conventional zoning regulations.
 4. Planned and integrated comprehensive transportation systems for pedestrian and vehicular traffic as outlined in this Ordinance, which may include provisions for mass transportation and roadways, bicycle or equestrian paths, pedestrian walkways and other similar transportation facilities to meet the site conditions.
 5. Preserve existing *environmentally sensitive lands* that exceeds the minimum open space area required in the ordinance and provide for and well-designed open space *amenities*.
 6. Fulfills the goals, objectives, and policies of the General Plan as well as specific plans for city areas that may include, but are not limited to cultural, educational, medical, and/or recreational facilities.

7. Provide for a variety of housing types, employment opportunities, and commercial services to achieve a balanced community for families of a wide variety of ages, sizes, and levels of income.
8. Site structures to take maximum advantage of the natural and man-made environment, provide view corridors, and minimize adverse environmental impact on surrounding areas during the development stages.
9. Avoid premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.
10. All standards set forth in an approved PUD document shall carry the full force of law.

D. *Permitted uses.*

1. All *uses* shall comply with the underlying zoning district.

E. General regulations and permitted deviations.

1. The PUD Overlay District may establish alternate standards (except lot area per dwelling unit) for those found in Chapter 106 and Chapter 109. Standards developed through the PUD Overlay District rezoning process shall be appropriate to the location and context for the site for which the project is proposed. Standards created through the PUD Overlay should also assist in the fulfillment of the goals, objectives, and policies in the General Plan. Approval of the standards is based on the site plan provided as part of the PUD.
2. All PUD districts shall otherwise adhere to the regulations established in this Ordinance. Any PUD overlay zoning districts containing standards that do not adhere to Chapter 106 or signage standards found in Chapter 109 shall be identified at the time of PUD zoning approval and shall be set forth in the development plan.

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 Permit*, *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.
- F. The *ADU* shall not have separate utility services unless the *public utility* determines that a separate meter is required for safety reasons.

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- 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*.

Table 106-10a - Accessory dwelling units (ADU)

	Max ADU Size ¹	Building Separation ²	Setback (Front yard) ³	Setback (Side and/or Rear yard)	Height
Detached ADU	50% of primary dwelling	5'	Not permitted	5'	9' ^{4, 6}
Attached ADU ⁵	50% of primary dwelling	n/a	Same as Zoning min setbacks	Same as Zoning min setbacks	Same as Zoning 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.

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- 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*.

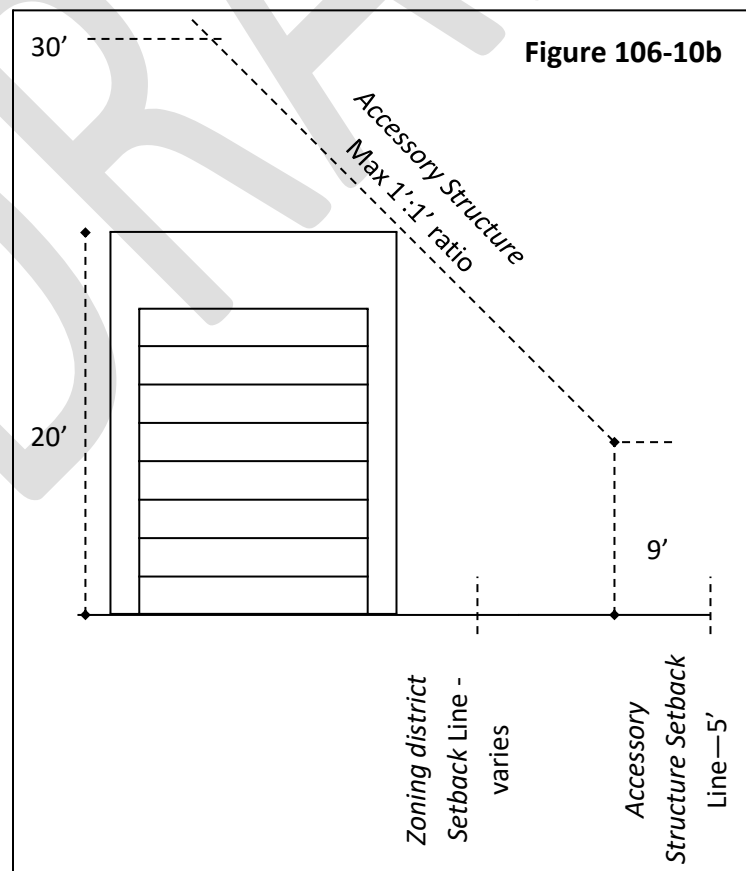
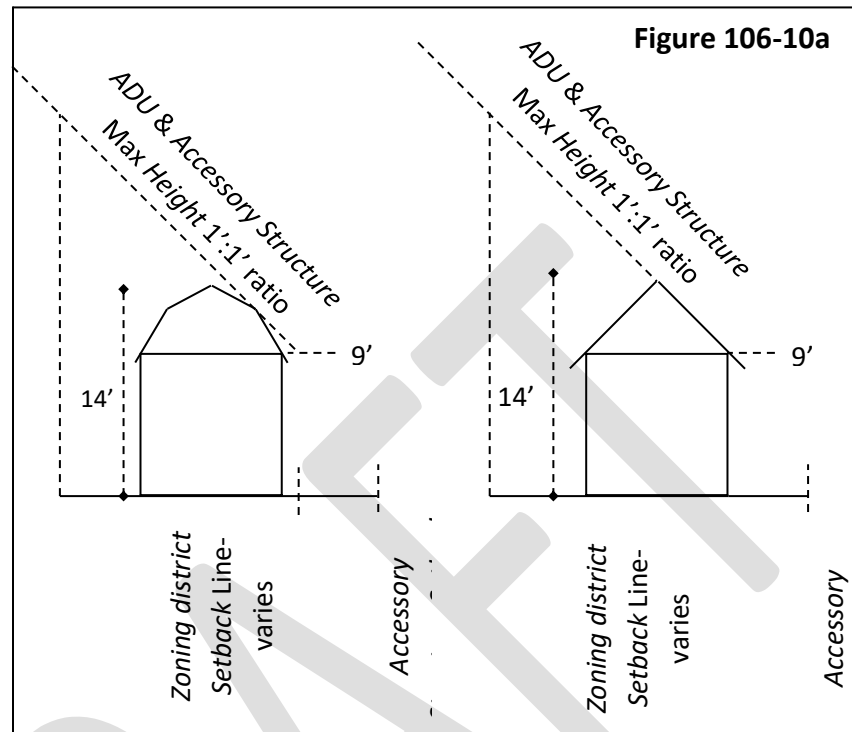
Table 106-10b - Accessory Structures

	Max Accessory Structure Size	Building Separation ²	Setback (Front yard)	Setback (Side and Rear yard)	Height
Shade Structures	400 sf	5'	Same as Zoning min setbacks	5'	9' ³
Other accessory structures	Total lot coverage prescribed by the subject zoning district ^{1, 4}	5'	Not allowed ⁷	5' ⁵	9' ^{3, 6}

Notes:

1. Calculated by the finished floor area of the first floor of the principal *building* and all other accessory structures.
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. Each *accessory structure* has a maximum area not to exceed 3,000 sf regardless of lot coverage limits.
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 acres (40 ac).
- B. No commercial pen feeding or commercial feedlots 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 Airport or Private Airstrip.

- 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 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.

106-10.8 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.

106-10.9 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*.

106-10.10 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*.

106-10.11 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.

106-10.12 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*.

106-10.13 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 a *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*.

106-10.14 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.

106-10.15 Day Care Center

- A. A minimum of seventy-five square feet (75sf) 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**.

106-10.16 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 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.

106-10.19 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. The entry to each *drive-through* shall be separated by a minimum of three-hundred feet (300') and should be separated by a drive aisle so as to avoiding stacking conflicts.
- 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*.

106-10.18 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.

106-10.19 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.

106-10.20 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.

106-10.21 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.

106-10.22 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 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*.

106-10.23 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.

106-10.24 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 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 *dwelling*s 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.

106-10.26 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.** Any *medical marijuana dispensary facility, medical marijuana dispensary off-site cultivation location, and/or a medical marijuana infusion facility* shall meet the following requirements:
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.** Any *medical marijuana dispensary, medical marijuana dispensary off-site cultivation, and/or 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 Off-site Cultivation Facilities 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*.

106-10.27 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.

106-10.28 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 Airforce 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.

106-10.29 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.

106-10.30 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.

106-10.31 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*

106-10.32 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.

106-10.33 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.

106-10.34 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.

106-10.35 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.

106-10.36 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.

106-10.37 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.

106-10.38 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.

106-10.39 Self-storage Facilities.

- A. *Self-storage facilities* may be appropriate in the Neighborhood, Commerce and Office, and Employment Character Areas of the *General Plan*, except expect may be considered incompatible in areas within the Transit-Oriented Development (TOD) Strategic Plan and Scenic Lands Sub Area.
- 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). The site should be limited to a maximum of two acres (2 ac) when *adjacent* to a residential *zoning district* or a residential *use*.
- 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.

106-10.40 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: Bar License or Series #07: Beer and Wine Bar 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

106-10.41 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 lawful temporary events 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 lawful temporary events 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.** Other lawful temporary events that are minor and do not require additional parking, equipment (such as generators and portable sanitation facilities), or

security measures such as those special events and seasonal activities 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. Indoor 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.

106-10.42 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.

106-10.43 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*.

106-10.44 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

106-10.45 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.

106-10.46 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.

106-10.47 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.

106-10.48 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 106-10.49**.
- 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*.

106-10.49 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.

106-10.50 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*, it 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.

106-10.51 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.

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CHAPTER 107 DESIGN AND DEVELOPMENT REGULATIONS

ARTICLE 1 – PLANNING AND ENGINEERING DESIGN STANDARDS (PEDS)

107-1.1 Incorporation into the LDO.

- A. The City of Surprise Planning and Engineering Design Standards (PEDS), including any future amendments thereto, are by this reference hereby incorporated into this Ordinance as if fully set forth herein. The PEDS are available as a stand-alone booklet for ease of readability by the development community.
- B. With the formal adoption of the LDO, the PEDS along with all appendices and future amendments are formally adopted and considered to be incorporated herein as a part of this Ordinance.

107-1.2 Deviations and Waivers.

- A. The Community Development Director may approve a deviation to the standards through a Type 1 Procedure when an *alternative* method provides an equal or better approach to solving the problem addressed by the standard.
- B. The Community Development Director may approve through a Type 1 Procedure, on a case-by-case basis, a waiver for a study, report, or an analysis that may otherwise be required by the PEDS when such information has previously been submitted to the City and the circumstances and site conditions have not changed since said information was originally provided to the City.

ARTICLE 2 – LANDSCAPE AND SCREENING REGULATIONS

107-2.1 Purpose and Applicability.

- A. The purpose of the Landscape regulations in this article is to encourage quality development within the city; to provide *buffering* between different land *uses* to mitigate any negative impacts between the different intensities of *use*; to provide *open space* and recreational areas to serve the needs of the residents of the city; to improve erosion and storm-water runoff control; to reduce the particulate matter in the air; and to aid in conserving water and the native *habitat* with the *use* of xeriscape methods and low water *use* drought tolerant plants as specifically listed in Appendices B and C in Volume One of the Planning and Engineering Design Standards (PEDS).
- B. Landscaping shall be provided for all developments and conform to the design standards outlined in the PEDS. The regulations in this Article shall be considered to be the minimum requirements applicable to all *Zoning districts*, all land *uses*, and all applications within the City of Surprise. The regulations set forth in this Article shall qualify or supplement, as the case may be, Chapter 106 and the design standards set forth in the PEDS.
- C. Where there exists extraordinary conditions of topography, land *ownership*, site boundaries and dimensions, *adjacent* development characteristics or other circumstances not provided for in this section, the Community Development Director or designee may modify or vary the strict provisions of this section in such a manner that the purpose and intent of this Article is maintained with such modification.
- D. Any proposed *building*, *building* additions, or *use* of land that requires *Site Plan* Review by the City shall also include, either on the *site plan* or on a separate sheet, information on the required landscaping designed in compliance with the PEDS and, if applicable, the Subdivision Regulations. The Landscape Plan shall be prepared by an Arizona Registered Landscape Architect, an Arizona Certified Nurseryman, or other qualified professional. The landscape plans shall be submitted at the time of application for *rezoning*, *use* permit, *platting*, or at the time of *building permit* if none of the above applications are required. Specific plan submittal requirements are outlined in the PEDS, Volume One, Appendix D.
- E. Projects containing *environmentally sensitive features*, such as but not limited to properties identified in the Surprise *General Plan* as *Open space* Character Area or in Scenic Lands Development Sub Area, natural washes, *floodways*, *wildlife corridors*, and *hillside* slopes above 10% shall maintain undeveloped areas in a preserved desert environment in conformance with the PEDS.F. The intent of the landscaping requirements in this Ordinance is to enhance, conserve, and stabilize property values by encouraging pleasant and attractive surroundings and thus create the necessary atmosphere for the orderly development of a pleasant

community. Landscaping also contributes to the relief of heat, noise, air pollutions, and glare through the proper placement of green plants, trees, and desert landscaping.

- G.** If any section, subsection, sentence, clause, phrase, or portion of this article or any part of the code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.
- I.** All projects within the City of Surprise must follow chapter 58, article VII of the Surprise Municipal Code.
- J.** Any *use* not in compliance with the requirements of this Article will be a violation of this Ordinance.

107-2.2 Maintenance

- A.** The maintenance of all required landscaping whether located on the property or within the adjoining *right-of-way frontage, landscape strip, open space, buffer areas, setbacks, parks, retention* basins, or pathways shall be the responsibility of the property owner; unless otherwise accepted by the City for maintenance purpose.
- B.** The *developer* must put in place an improvement district, or other City approved mechanism, that shall fund the maintenance of landscape, *open space*, recreation, and/or *retention areas*; unless otherwise accepted by the City.
- C.** All projects required to be landscaped shall pass a landscape inspection prior to the issuance of a final inspection or a certificate of occupancy by the city. Landscaping installation shall be in substantial conformance with the approved plan. Significant *alteration* in the design or installation without appropriate plan *amendment* approval is subject to the withholding of final inspection approval.
 - 1. The city shall have the right to deny any project not meeting the provisions of this section.
 - 2. The city shall also have the right to reject landscape materials as being substandard as to size and/or condition prior to installation.
 - 3. The *owner* shall, prior to *building permit* approval, provide evidence that all plant materials are guaranteed for a minimum period of 120 days from the date of final approval by the city. Trees, shrubs, vines, ground cover, and turf which have to be replaced under terms of the guarantee shall be guaranteed for an additional 120 days from the date of replacement.

- D. No *setback* and/or landscaped area required by this Ordinance shall be *used* for the parking of vehicles or the storage or display of materials, supplies or merchandise.
- E. Landscaping shall be maintained in accordance with the approved site and landscape plan. Required landscaped areas shall be kept free of trash, debris, weeds, and dead plant material, and shall in all respects be maintained in a neat, clean, and healthful condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of dead plants, and the regular watering of all plantings.
- F. The removal or destruction of plants and landscape material, previously approved by the city as part of the landscape plan, shall constitute a violation of this Ordinance. All dead or removed plants shall be replaced with plants of the same variety, and size in accordance with the approved final landscape plan.
- G. Any plant material, that does not survive, shall be replaced within 30 days of its demise or damage.
- H. Plant material shall not be severely pruned but rather maintained based on the specific plant species such that the natural growth pattern, flowering cycle, and characteristic form are not significantly *altered*. Refer to the Arizona Landscape Contractors Association (ALCA) for best practices.
- I. Palm trees shall be pruned once each year to remove dried fronds to eliminate fire hazard and insect infestation.
- J. The property *owner* is responsible for the pruning of any tree overhanging any sidewalk, path or trail, *street*, or *right-of-way* within the city to the degree that maintains visibility of intersections, clearance for large vehicles, and prevent interference with pedestrians and other *multimodal* means of travel.
 - 1. Refer to the PEDS in reference to landscape, fences, and other *structures* regarding potential impacts on sight *visibility triangles* on all *streets*.
 - 2. A minimum vertical clearance of fifteen feet (15') from the top of road pavement shall be required for tree limbs extending over roads and above fire *access* lanes.
 - 3. All dead, diseased or dangerous trees with broken or decaying limbs which the Community Development Director or designee constitutes a hazard to the public shall be removed. A *street* tree that interferes with the proper spread of light along the *street* from a *street* light, or interferes with the visibility of any traffic control device shall be correctively pruned.
 - 4. The City shall have the right, at the expense of the property *owner*, to prune or remove landscaping that the *owner* fails to remove within the time period provided in a notice by the City Code Enforcement. 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.

- K.** All landscaped areas shall be supported by an automatic irrigation system which may be a spray, soaker, or drip type system.
1. The irrigation system shall terminate in an appropriate number of sprinklers or bibs to ensure a sufficient amount of water to sustain plants within the landscape areas.
 2. A reduced pressure-type vacuum breaker shall be required with the installation of all sprinkler systems.
 3. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water overflow or seepage into the *street*, sidewalk, or *parking areas*.
- L.** Landscaping provided in utility easements
1. If a power line utility easement is included as part of the *open space* of a project, the corridor must be fully landscaped with native and drought tolerant shrubs and tree, which will not exceed a height of twenty-five feet (25'), per Appendices B and C of Vol 1, PEDS. Decomposed granite application shall not be required.
 2. The destruction or removal of plant and landscape material, or *fences*, located in a public utility easement (PUE), water easement or *sewer* easement resulting from installation or maintenance of utility infrastructure by a service provider shall be replaced in accordance with the approved landscape plan by the property *owner*.
- M.** Sidewalks, medians, and *landscape strip* construction and the landscaping within these areas shall adhere to the Property Maintenance regulations as referred to in Chapter 105 of the LDO.

107-2.3 General Landscaping Standards

A. Tree Specifications and Standards.

1. The required trees in the Article are listed in "box size" as the industry standard when identified on landscape plans. All trees materials at the time of planting shall have a specified in the "Container Grown Tree Guide", published by the Arizona Nursery Association (ANA). A copy of the latest edition of the specification list will be maintained by the City of Surprise.
2. Standard trees with one trunk will be measured at six inches above the soil line. The *caliper* of multiple trunked trees is established by taking the

average of the *caliper* of the two (2) largest trunks. *Caliper* is measured at six inches above origination point of the second largest trunk or six inches (6") above ground if all trunks originate from the soil.

3. All trees shall be located, planted, and staked in accordance with this Article and the design standards of the PEDS. Trees to be planted at *street* intersections, extending over roads and *drive aisles*, and above fire *access* lanes shall have an intact leader.
4. All trees shall be planted at a minimum distance from any property line equal to at least half of the typical mature canopy radius.
5. For the purposes of establishing a healthy root system and for water harvesting, deep-root irrigation well may be required for trees near sidewalks and streets, such as but not limited to a perforated PVC pipe, appropriately sized and placed *adjacent* to the rootball, placed at the *grade* surface and extended vertically two feet deep (2') and *filled* with *screened* one-quarter-inch minus gravel.
6. A root barrier shall be required, for species with a known aggressive root system, when trees are planted five (5) feet or closer to a walk or curb.
7. Palm trees, identified as an 'accent plant' in Appendix C of the PEDS, shall not be substituted for any required trees along *streets* and driveways. Palm trees may be utilized in a landscape plan in appropriate locations as approved and permitted by the City of Surprise.
8. Saguaro may be substituted for up to five percent (5%) of the total required shade trees along *streets* and driveways when sized according to Table No 107-2a below.

Table No 107-2a – Saguaro Sizing Standards	
Required Tree Sizes	Substitute Saguaro Heights (minimum)
24" Box	10'
36" Box	15'

- B. Shrubs:** Where required by this Ordinance, shrubs shall be, upon installation, a minimum of one (1) gallon size for fast growing shrubs and five (5) gallon for slow growing shrubs; unless otherwise indicated.
1. The *use* of cactus and/or succulents may be substituted for up to fifty (50%) percent of the required shrubs.
 2. Accent material (cacti and succulents) shall be a minimum of five (5) gallon in size upon installation.

- C. Organic Groundcovers:** Where required by this Ordinance organic groundcovers shall be, upon installation, a minimum of one (1) gallon size; excluding turfed areas (where allowed and outlined in the PEDS) and flowerbeds.
1. All turf areas equal to or greater than five acres (5 ac) in size shall be overseeded with a winter lawn and watered exclusively with reclaimed water, when reclaimed water is available in the *adjacent arterial street*. All infrastructures needed to accept reclaimed water shall be installed as a part of the development.
 2. All turf areas and flowerbeds shall be separated from areas of decomposed granite application by a six-inch (6") wide concrete header; except in golf course applications.
- D. Inorganic Groundcovers:** All landscaped areas shall be finished with an inorganic groundcover which may include decomposed granite (minimum size one-quarter (¼) inch minus), river rock, boulders, expanded shale or a combination thereof.
1. Inorganic groundcovers shall be applied having a depth of two inches (2") or greater and maintained as weed free environment.
 2. All landscape areas shall be *graded* so that finished *grade* surfaces of all inorganic groundcovers are one and one-half inches below *adjacent* concrete or other paved surfaces.
 3. All drainage scuppers, spillways, energy dissipation pads and drywell areas that contain rip rap or river rock shall be separated from turf and decomposed granite landscape areas by a six-inch (6") concrete header.
 4. Use of plastic under ground cover materials is prohibited.
- E. Prohibited:** The *use* of fruit producing species of Olive and Mulberry trees shall be prohibited. The *use* of turf is prohibited within the public *rights-of-way*. Natural turf is also prohibited in the *front yard* of residential lots, except established turf in existence at the adoption of this Ordinance.

107-2.4 Quantity, Size, and Spacing Requirements.

A. Adjacent to Public Utility Infrastructure

1. Trees measured from trunk center shall be placed a minimum of five feet (5') from rear of fire hydrants. Shrubs as measured from their mature perimeter shall be located a minimum of five feet (5') from the rear of a fire hydrant. All plant materials, other than groundcover, shall not be placed between a fire hydrant and *street* or *roadway* and shall be a minimum of fifteen feet (15') away from either side of a fire hydrant.

2. All trees, shrubs and cactus having significant spines or thorns shall be placed at least ten feet from all public sidewalks, private pathways and gathering spaces as to not harm pedestrians.
3. All perimeter landscaped areas surrounding public works utility sites are to incorporate thorn bearing plant material to discourage entry into said facilities.

B. Within the Public Rights-of-way

1. Landscaping shall be provided within all areas of the public *rights-of-way* not being *used* for *street* pavement, curbs, gutters, sidewalks, or driveways and shall be installed by the contiguous development site in addition to the required on-site landscaping areas for the development.
2. All *arterial street rights-of-way* shall contain *street* trees and additional plant material in conformance with the **PEDS, Appendix B**.
3. **Table 107-2b** describes the minimum quantity of trees, shrubs, and groundcovers when *adjacent* to specific *street* types, as calculated across *frontage* widths. The priority location shall be in the center medians and the *landscape strip* when present and shall be only those plant materials listed in the PEDS, Appendix B Table 1 and Table 2.

Table No 107-2b – ROW Planting Quantity & Size			
	15 Gallon Tree	24-inch Box Tree	5-gallon Shrubs ² and/or 1-gallon Groundcover Plants
Local (residential <i>lot</i> up to 50' wide)	2		4
Local (residential <i>lot</i> over 50' wide)	1	1	6
Local (nonresidential <i>lot</i>)	1 per 20 linear feet	1 per 40 linear feet	4
Collector	1 per 20 linear feet	1 per 40 linear feet	4
Minor arterial	1 per 25 linear feet (10% comprised of 15 gallon trees)		4
Major arterial	1 per 20 linear feet Secondary Tree Type	1 per 40 linear feet Main tree type ¹	4
Parkway	1 per 20 linear feet	1 per 40 linear feet	4
Notes: 1. If no Secondary Tree Type is designated then spacing shall be an average of 1 per 25 linear feet. 2. Up to 50% may be 1-gallon Groundcover Plants			

4. Landscaping within center medians and *landscape strips* shall not obstruct the required site visibility lines at median breaks or intersections and shall not create other safety issues. **Table 107-2c** describes the minimum quantity of plants and materials within the ROW while layout and design is subject to the site.

Table NO. 107-2c – Additional Plants/Materials per Median Size			
Minimum Width Curb to Curb	Decorative Brick	Shrubs and Groundcovers	Trees
Under 3'	Only	N/A	N/A
3' to under 10'	N/A	6 plants every 50 linear feet	N/A
10' and wider	N/A	6 plants every 50 linear feet	1 additional tree every 50' linear feet

5. Irrigation systems shall be installed by the *developer* and/or home builder and maintain according to the provision in this Article.

C. Parking areas/Lots and Non-residential Setbacks

1. On site landscaping shall be provided in parking facilities for *multi-family* and non-residential development within the landscape islands, parking medians, and *setbacks* at the minimum quantities and sizes outlined in **Table 107-2d** below.

Table 107-2d – Parking Lot/Area Landscape		
	24-inch Box Tree	5-gallon Shrubs
Landscape Islands	1	4
Parking Lot Medians/Walkways	1 every 40 linear feet	1 per 5 linear feet
Setbacks	1 every 400 sf ¹	5 every 400 sf
Notes: 1. Thirty percent (30%) of the trees may be fifteen (15) gallon.		

2. Shrubs within a landscape island or parking median shall be maintained to a maximum height of three feet (3'), and all trees at maturity shall maintain a minimum vertical clearance of eight feet (8') from the lowest branch to the *adjacent grade* elevation.
3. Trees and shrubs planting locations shall not interfere with vehicles, *parking area/lot light fixtures*, pedestrian movement, or *access to parking spaces*.

4. Plant quantities for *setbacks* and *buffer areas* shall be distributed throughout the *setbacks*, appropriate to the site conditions with priority towards pedestrian shade, *screening*, and *ROW* visibility.

D. On-Site Landscaping Requirements

1. On site landscaping shall be provided in *single-family* residential *front yards* and the required minimum *setbacks* for *multi-family* residential and all non-residential development.
2. *New construction* on individual R-1 and R-2 residential *lots* shall provide landscaping in addition to the *ROW* landscaping identified in **Table No 107-2b**. Dust control measures, such as inorganic ground cover with a minimum size of one-quarter-inch minus, consisting of decomposed granite or other rock, shall be provided in all remaining unpaved areas.
 - a. A *front yard* landscape package shall be provided by the homebuilder with the Home Product review. These packages may be included with the purchase price of the home or replaced by a “landscape budget” for an *alternative* landscape plan to be approved by City Staff.
 - b. All *front yards* for residential shall provide a minimum of one 24-inch box tree.
 - c. The landscaping shall include a minimum of one (1) five-gallon shrub or accent plant and one (1) one-gallon shrub, accent or groundcover plant per one hundred and twenty-five square feet (125 sf) of unpaved area. Plants must be installed on both sides of the driveway.
 - d. An automatic irrigation system appropriate for the plant material shall be provided.
 - e. Initial landscaping for new homes shall be maintained in conformance with the approved landscape plan for a minimum of one (1) year.
3. In addition to the minimum quantity and sizes, additional trees at the fifteen (15) gallon size and additional shrubs at a smaller size may be installed.
4. Plant location shall be distributed throughout the *setbacks*, appropriate to the site conditions with priority towards pedestrian shade, *screening*, and *ROW* visibility.

107-2.5 Screening and Fence Standards

- A.** *Fences* may be provided, unless restricted by other provisions within this Ordinance or PEDS, as part of any development to separate properties, *screen* portions of a property, as a pool barrier complying with Chapter 105 of this Ordinance, or as a boundary to control animal movement.
- B.** No *fence* or *wall* shall be constructed that does not comply with the *screening* and/or *wall* standards outlined in the PEDS and without first making an application for and securing a *building permit* as required by Chapter 105 of the LDO.
1. All *fence* or *wall* locations, materials, and colors must be specifically identified in a *wall* plan submitted in conjunction with a subdivision *preliminary plat*, or as part of the *site plan* review for *multi-family* and non-residential developments.
 2. *Fences* are prohibited from blocking or impeding connections designed for pedestrian and *multimodal uses* and gates leading to other *adjacent parcels* must provide *owner* authorization allowing such *access*.
 3. All *fences* shall be *setback* two feet (2') from a P.U.E that is *abuts* a ROW.
- C.** *View fences* may be *used* as a preferred approach to enclose areas or restrict *access*, except when visual *screening* is required.
- D.** The height of any *fence* shall be measured from the top of the footer to the top of the *fence* or column, except that a four inch (4") architectural embellishment or decorative cap may be permitted (see **Figure 107-2a**)
1. Placing *fill* solely for the purpose of adding additional height to a *wall* or *fence*, *view fence* or combination thereof is prohibited. If a *wall*, *fence*, or *view fence* is placed on a *berm*, the height shall be measured vertically from the base of the *berm*.
 2. *Fences* located in a residential *zoning district* shall not exceed six (6') feet. In no case shall the height of either side of the *wall* or *fence* exceed eight (8') feet (including architectural embellishment). This requirement does not pertain to *fences* that surround utility installations.
 3. *Fences* in all commercial and industrial districts shall adhere to the *screening* standards outlined in the PEDS.
 4. *Fence* height shall follow the contour of the natural terrain and step when the change in *grade* exceeds eight (8") inches. Columns and/or posts may exceed maximum *fence* heights to meet *grade* changes.

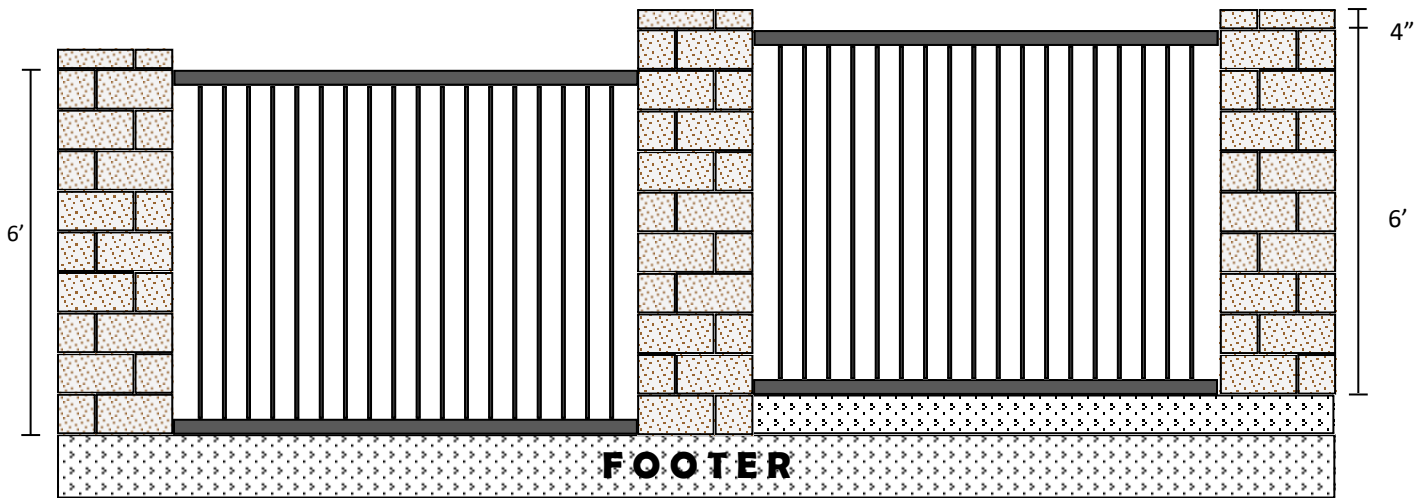


Figure 107-2a

(Illustrates how measurements follow footers; design shall comply with PEDS)

- E.** Chain link, razor wire, barbed wire, and electrified wire fencing shall be prohibited, with the following exceptions:
1. Chain link *fences* may be utilized for an approved *temporary use*.
 2. Chain link may also be *used* for *public facilities* and recreational *uses*, including but not limited to, enclosures for sport courts/fields, as a protective means with baseball fields, batting cages, golf ranges or other such recreational *amenities*; in which case the fencing may exceed the allowed fencing heights.
 3. Barbed wire may be utilized in association with *Agricultural operations* pursuant to **Section 106-10.5** of this Ordinance.
- F.** Residential *fence* requirements.
1. *Fence returns* shall be set back a minimum of five feet (5') from the front of the *building*. At least one (1) gate that is a minimum of three foot (3') wide should be provided per *lot* to permit emergency *access* to the side and *rear yard*.
 2. *RV gates* may be even with the front of the *building*.
 3. A solid *fence* located within any required *front setback* shall not exceed two feet (2') in height. A *view fence* may be permitted to a maximum of four (4') feet in height, except Rural Residential zoned properties may be permitted a view fence up to a maximum of five feet (5') in height.
 4. A *fence*, up to six feet (6') in height may be permitted within the required *front yard* along the side lot line of a *key lot* when located along the rear property line of the *adjacent lot*.

- G.** *Off-street parking.* All *off-street parking areas* for *multi-family* and non-residential developments shall be *screened* from *street* view by a landscaped *berm*, *screen* wall or combination thereof not less than three feet (3') in height.
- H.** When permitted, *outdoor storage and use areas* for materials, trash, equipment, vehicles or other similar items shall be *screened* with a masonry *screening wall* no less than six feet (6') in height.

DRAFT

ARTICLE 3 – OUTDOOR LIGHTING REGULATIONS

107-3.1 Purpose, Intent and Applicability

- A. The purposes of this Article is to protect the community and its neighborhoods with appropriately regulated and properly installed *outdoor lighting* that will contribute to the safety, security and wellbeing of *persons* engaged in outdoor public activities at night, while maintaining *access* to the dark night sky. The City will prevent the negative impact created by excessive glare, *light trespass*, and unnecessary waste of energy and resources caused by improper design and installation of *outdoor lighting*.
- B. It is the intent of this article that *outdoor lighting* be installed with the idea of safety and being a "good neighbor" by keeping unnecessary direct light from shining onto *abutting* properties or *streets*. Establishing environmentally responsible lighting regulations that limit the area that certain kinds of *outdoor lighting fixtures* can illuminate will balance the need for safe lighting with the need for dark skies.
- C. All outdoor illuminating devices shall be installed in conformance with the provisions of this article, the **PEDS**, the sign regulations in **Chapter 108**, and the electrical code as adopted by the city under appropriate permit and inspection.
 - 1. The development standards provided herein shall apply to all proposed new land *uses*, developments, *buildings*, *structures*, or *building* additions within the City of Surprise.
 - 2. Any new or modified *outdoor lighting* on an existing *building*, *structure*, or site shall meet the requirements of this article with regard to shielding and *lamp* type; the total amount of lighting after modifications are complete shall not exceed that on the site before the modification, or that permitted by this article, whichever is more restrictive.
 - 3. Legal non-conforming *lighting fixtures* may continue to be *used* provided such *fixtures* are turned off between the hours of 10:00 p.m. and sunrise. This requirement does not apply to *fixtures used* for safety or security purposes. Sign lighting cannot be *used* for security lighting purposes.

107-3.2 General Standards

- A. All *fixtures* installed anywhere in the City of Surprise shall at a minimum be *full cut-off fixtures*; excluding seasonal holiday lighting and decorative string lighting for outdoor seating areas. Other exceptions to *full cut-off fixtures* may be approved on a case-by-case basis by the Community Development Director provided it can be shown that the proposed *fixture* includes *alternative* technology luminaries or artistic attachments/shields that provide similar photometric results as *full cut-off fixtures*.

- B. Fully shielded *fixtures* are generally preferred and may be required in some installations depending on location and *adjacent land uses*. Internally shielded *fixtures* are required except when retrofitting existing *light fixtures* with external shields treated to be non-reflective. See **Figure 107-3a**

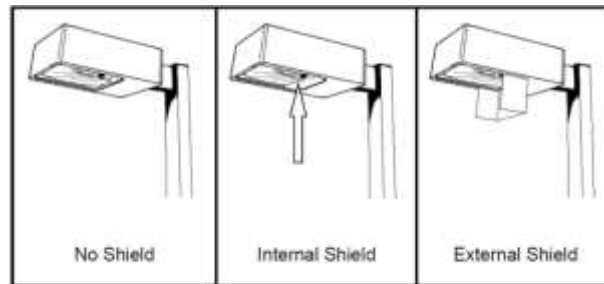


Figure 107-3a

- C. *The maximum light output per acre for new commercial, industrial, mixed use, and multi-family residential developments in the LZ2 Lighting Zone shall not exceed 150,000 lumens per acre when adjacent to residential and 200,000 lumens when not adjacent to residential in order to control the amount of visible light on the property and thus reducing the overall brightness.* Unshielded *fixtures* or lighting sources shall not exceed 3,000 lumens per luminaire.
- D. *Outdoor lighting* installations shall be served by underground electrical service and include *adaptive controls*, including but not limited to, timers, dimmers and/or sensors in order to reduce overall energy consumption, eliminate unnecessary lighting, and to comply with the city's automatic lighting reduction requirements of **Section 107-3.4** herein.
- E. The city is not mandating a specific design, material or *lighting fixture* other than all *lighting fixtures* shall meet the "Fixture Seal of Approval" (FSA) program established by the International Dark-Sky Association (IDA). Below, for illustrative purposes only, are examples of both unacceptable and acceptable *lighting fixtures* for use in the City of Surprise. See **Figure 107-3b**



Figure 107-3b

- F. The style of light standards and *fixtures* should be consistent with the style and architectural character of the proposed development site and in compliance with the light source and shielding requirements for the specific lighting zone per **Table 107-3a** below. The pedestals for pole-mounted *fixtures* are to be finished in a manner and with a material that complements the architectural character of the proposed development site.
- G. All *light fixtures*, including security lighting, shall be located, aimed, and shielded so that the *direct illumination* from the *fixture* will be confined entirely within the property boundaries of the source.

- H. The overall height shall be measured from the finished *grade* to the top of the *light fixture*. Any pedestals upon which pole-mounted *fixtures* are placed shall be included in the overall height measurement. Exceptions to the height limitations shall be allowed only for those *structures* and facilities where lighting must be *used* to illuminate potential obstructions and/or hazards to air navigation.
- I. An approved site lighting plan photometric indicating the lighting zone, type of light source, *fixture* detail, and schedule is required prior to the issuance of a *building permit*.

107-3.3 Outdoor lighting Zones and Lighting uses

- A. There are different lighting zones throughout the City of Surprise. The lighting source, shielding requirements, and automatic lighting reductions are determined by both the lighting zone and the specific *use* of the property. The lighting zones are further delineated as follows:
 - 1. **Lighting Zone 2 (LZ2):** Areas within this lighting zone includes the neighborhood areas that are developed at the suburban and urban level, high *use* recreational and play fields, commerce and *office* areas of the city, and within the Transit Oriented Development District as designated by the Surprise *General Plan*. Lighting levels in the LZ2 are medium to high ambient brightness due to the higher levels of night time activity and the concentration and types of land *uses* allowed by the *zoning districts*; particularly where color rendition is important for the effectiveness and safety of the permitted activities.
 - 2. **Lighting Zone 1 (LZ1):** Areas within this lighting zone includes the neighborhood area that is developed as large *lot single-family*, rural residential, and surrounding natural *open space* as well as *business parks* and industrial areas with limited nighttime activity. Lighting levels in the LZ1 are low ambient brightness with general illumination for safety or security focused at activity centers and along travel corridors.
 - 3. **Lighting Zone 0 (LZ0):** Areas within this lighting zone includes those lands within a Scenic Lands Development area as designated by the Surprise *General Plan* and for other lands determined to have *environmentally sensitive features* or to be located in *environmental buffer areas*. In these areas, the preservation of an intrinsically dark environment both in the sky and in the visible landscape is considered of paramount value and special review will be required for any permanent lighting in this zone.
 - 4. A property located in more than one (1) of the lighting zones described in subsections (1) to (3) above shall be considered to be only in the more restrictive lighting zone.

- B.** *Outdoor lighting fixtures* will be permitted for the following *uses* and activities provided they are allowed in the lighting zone and designed to meet the standards further outlined herein and in the PEDS:
1. *Street* lighting.
 2. *Parking lot* lighting.
 3. Architectural illumination and structural lighting.
 4. Landscape lighting and the illumination of trees, shrubs, *water features*, and *open space* plaza areas.
 5. Outdoor recreational sports fields/courts and play area lighting.
 6. *Signage* (external and internal lighting).
 7. *Product display area*.
 8. *Building* overhangs and open canopies.
 9. Outdoor seating areas at eating and drinking establishments.
 10. Security lighting.
 11. Walkways and trails.
 12. *Agricultural uses*: arenas, corrals and animal containment areas.
- C.** The lighting zones delineated in section **107-3.3** above have specific permitted/prohibited lighting sources and shielding requirements associated with them as outlined in the following **Table 107-3a** and in other subsections herein.

Table 107-3a – Allowed Lighting and Shielding Standards

Lighting Activities in Lighting Zones	LZ2	LZ1	LZ0
Street lighting	LED, (1),(7)	LED, ENV, (1),(7)	ENV, (1),(5),(7)
Parking lot lighting	LED, MH, (2),(5),(7)	LED, MH, (2),(5),(7)	ENV, (1),(6),(7)
Commercial signage (external and internal lighting).	LED, (1),(5)	LED, (1),(5)	LED,(1),(6)
School and Community Facilities such as Sports Field/Court and Play Area Lighting	LED, MH, (1),(6),(7)	LED, MH, (1),(6),(7)	LED, MH, (1),(6),(7)
Architectural/structural illumination,	LED, (1)	ENV, (1)	ENV, (1),(6)
Landscape lighting (trees, shrubs, open space features)	ENV, (2)	ENV, (2)	ENV, (1),(6)
Vehicular sales lot lighting	LED, MH, (1),(5),(7)	X	X
Building overhangs and open canopies	LED, MH, (1),(5),(7)	LED, MH, (1),(5),(7)	ENV, (1),(6)
Plazas and outdoor seating areas at eating and drinking establishments	LED, (3),(4),(5)	LED, (3),(4),(5)	ENV, (3),(4),(5)
Security lighting	MH, (1),(7)	MH, (1),(7)	ENV, (1),(7)
Walkways and trails	LED, MH, (2),(5),(7)	LED, MH, (2),(5),(7)	ENV, (1),(6)
Agricultural uses: arenas, corrals & animal containment areas	X	MH, ENV,(2),(6)	X

Notes:

- (1) Fully shielded
- (2) Partially shielded
- (3) Unshielded – shielding not required but highly recommended
- (4) Decorative unshielded low-wattage incandescent lamps will be permitted.
- (5) Lighting reductions are required.
- (6) Lighting shut-off required.
- (7) Adaptive controls shall be utilized.

Light Source Code:

ENV = “narrow-spectrum amber” LEDs

LED = filtered to have a Correlated Color Temperature (CCT) maximum of 3,000K unless otherwise indicated.

MH = metal halide

X = Not allowed.

107-3.4 Lighting Reduction Requirements

- A. Table 107-3a above delineates specific lighting zones and certain types of lighting uses that require lighting to be reduced or extinguished. The following sections further detail those requirements; which shall be accomplished by providing adaptive controls for the automatic reductions and/or extinguishment of the lighting fixtures.
- B. Lighting reductions and/or shut off is not required for any of the following:

1. With the exception of landscape lighting, lighting for *multi-family* residential properties having *common areas*.
2. When the *outdoor lighting* consists of only one (1) luminaire.
3. Code required lighting for steps, stairs, walkways, and *building* entrances.
4. When in the opinion of the Community Development Director, lighting levels must be maintained.
5. Motion activated lighting.
6. Lighting governed by special *use* permit in which times of operation are specifically identified.
7. Lighting *used* to illuminate potential obstructions and/or hazards to air navigation.

107-3.5 Street Lighting Standards

A. General Requirements

1. All *lighting fixtures* along public and *private streets* should be non-reflective and consist of *full cut-off, fully shielded luminaires* to prevent any glare or *light trespass* onto adjoining property and *adjacent* areas; primarily lighting the pedestrian sidewalk, specifically at intersections and crosswalks, and secondarily to light the driving lanes.
2. Lighting sources shall adhere to **Table 107-3a** and the overall height of the lighting standard, measured from finish *grade* to the top of the *fixture* should be as follows:
 - a. Along *local streets* serving residential areas should not exceed sixteen (16) feet in height in all lighting zones. *Local streets* serving non-residential areas in the LZ0 lighting zone shall not exceed sixteen (16) feet and in all other lighting zones shall not exceed twenty-five (25) feet in height.
 - b. Along *collector streets* serving residential areas should not exceed sixteen (16) feet in height in all lighting zones. *Collector streets* serving non-residential areas in the LZ0 and LZ1 lighting zone should not exceed sixteen (16) feet and in the LZ2 lighting zone should not exceed thirty (30) feet six (6) inches in height.
 - c. Along the city's primary arterials should not exceed thirty (30) feet in height in the LZ0 and LZ1 lighting zones and thirty-nine (39) feet six (6) inches in the LZ2 lighting zone.

3. In residential neighborhoods where *curb separated sidewalks* exist, pole-mounted *lighting fixtures* on local residential *streets* shall be placed within the *landscape strip* between the curb and sidewalk, and spaced in an *alternate* pattern using both sides of the *street*; utilizing the lighting source specified for the lighting zone in which the development is located.
4. The *use of adaptive controls* that regulate and automatically reduce the amount of light based on the traffic flows should be utilized in all circumstances and in all lighting zones.

B. Street Lighting in the LZ2 Lighting Zone

1. Arterial and *collector streets* shall utilize *LED's* filtered to have a CCT of 3,000K.

C. Street Lighting in the LZ1 Lighting Zone

1. Due to the rural nature of the lighting zone limited *use of street* lighting should be expected with lighting provided only as outlined below:
 - a. Major intersecting rural roads.
 - b. Intersections where local roads of a rural subdivision intersect with a major rural road.
 - c. Those areas identified as dangerous and hazardous to vehicular travel due to significant changes in *roadway* alignment, bridges, or hazardous *structures* such as curbs, piers, *abutments* or culverts.
 - d. Locations along roads and highways where police reports indicate nighttime accident rates exceed those of daytime hours.
 - e. Locations along a highway or rural road where traffic turning movements to and from *adjacent* commercial developments threaten public safety.
2. *Arterial streets* only should utilize *LED's* filtered to have a CCT of 4,000K all others shall be limited to 3,000K or a narrow-spectrum amber *LED*.

D. Street Lighting in the LZ0 Lighting Zone

1. Due to the environmentally sensitive nature of the lighting zone minimal *use of street* lighting should be expected with lighting provided only as outlined below.
 - a. Locations along a highway or arterial road where traffic turning movements to and from *adjacent* commercial developments threaten public safety.

- b. Intersections where the entrance of a subdivision intersects with a major road.
- 2. *Adaptive controls* for the automatic reduction of lighting by 30% between 11:00 p.m. and sunrise will be required for all street lights.

107-3.6 Parking Lot and Loading Area Lighting Standards.

- A. Ornamental parking lighting may be permitted provided it is complimentary to the architecture and meets the intent of this Ordinance and the design aspects of the PEDS.
- B. The maximum height of parking *lot* lighting standards (poles) shall be sixteen (16) feet within the interior of the parking *lot* and twelve (12) feet at or along the perimeter of the parking *lot* and shall be located in such a manner as to not conflict with tree locations within the planting islands and *buffers*.
- C. *Parking area* lighting for all *uses* and within all lighting zones shall achieve, as near as possible, an equal luminance uniformity throughout the *parking area* with a reduced level at the property line when *adjacent* to the public *right-of-way* or a residential property.
- D. Within LZ2 and LZ1 Lighting Zones.
 - 1. For any non-residential land *use* the minimum lighting intensity shall be 2 *lumens* (2.0 fcs), the maximum intensity shall not exceed 5 *lumens* (5.0 fcs), as measured within the parking *lot*, and shall not exceed 1 *lumen* (1.0 fcs) measured at the property line for parking *lots* adjoining the public *right-of-way* or a residential property.
 - 2. All lighting shall at a minimum be reduced by 50% between 11:00 p.m. (or 30 minutes after close of *business* whichever is later) and sunrise.
- E. Within LZ0 Lighting Zone.
 - 1. For any non-residential land *use* the minimum lighting intensity shall be 1 *lumens* (1.0 fcs), the maximum intensity shall not exceed 2 *lumens* (2.0 fcs), as measured within the parking *lot*, and shall not exceed 0.5 *lumen* (0.5 fcs) measured at the property line for parking *lots* adjoining the public *right-of-way* or a residential property.
 - 2. All lighting shall be extinguished between 11:00 p.m. (or 30 minutes after close of *business* whichever is later) and sunrise; except for *businesses* that operate on a 24hour basis.

107-3.7 Outdoor Advertising Signs.

A. General Requirements.

1. External *fixtures* shall be fully shielded, mounted on top or above the sign, and directed downward onto the sign face.
2. *Lamps used* for internal and external illumination of *signs* shall be counted toward the total *lumen* cap described in Section **107-3.2 C.** above.
3. Illumination for all advertising *signs* both externally illuminated and internally illuminated shall be either reduced or turned off as noted in **Table 107-3a** as further described below.

B. Within the LZ2 and LZ1 Lighting Zones.

1. Electronic Message *Signs* (EMS) where permitted per **Chapter 109** of this Ordinance shall adhere to the following:
 - a. The maximum *lumen* level for all land *uses* shall not exceed 200 *nits*.
 - b. *Signs* shall be required to be equipped with photo cell sensors that are factory locked to dim the sign at night (2 hours after dusk) to 100 *nits*. An affidavit from the manufacturer attesting to the brightness level shall be submitted with the sign permit application.
 - c. The electronic message center portion of the sign shall be turned off when the *business* activities cease (or 11 pm whichever occurs last). *Signs* shall include timers that will automatically turn off the digital display.
2. All *signage* within a non-residential development shall be reduced by thirty (30%) percent by 11:00 p.m. or when the *business* closes whichever is later.

C. Within the LZ0 Lighting Zone.

1. The maximum *lumen* level for any type of sign shall not exceed 100 *nits*.
2. All free-standing *signs*, EMC or otherwise, shall not have white backgrounds.
3. Electronic Message *Signs* (EMS) where permitted per Chapter 109 of this Ordinance shall adhere to the following:
 - a. The sign was to be factory locked at 100 *nits* with an affidavit from the manufacturer attesting to this brightness level.
 - b. The electronic message center portion of the sign shall be turned off when the *business* activities cease or 11 pm whichever occurs last. *Signs* shall include timers that will automatically turn off the

digital display.

- c. The sign shall be equipped with photo cell sensors, reducing the surrounding sign brightness to reflect the surrounding ambient light when the EMS portion is turned off.
4. All *signage* within both residential and non-residential development shall be shut-off by 11:00 p.m. or when the *business* closes whichever is later.

107-3.8 School and Community Facility Sports Field/Court and Play Area Lighting

- A. The City's intent is to follow the IES Recommended Practice for Sports and Recreational Area Lighting and the International Dark-Sky Association (IDA) Criteria for Community-Friendly Outdoor Sports Lighting.
 1. The measurement of on-field illuminance values will be those appropriate for the application per IESNA RP-6-15 Sports and Recreational Area Lighting criteria (or equivalent CIE guidance) together with modeled initial illuminance targets. To limit over-lighting, the design may vary by no more than 10% above the average target illuminance levels for each Class.
 2. The IES TM-15-11 Luminaire Classification System for *Outdoor lighting* is not appropriate for sports lighting.
- B. Provide advanced *adaptive controls* and documentation for the following:
 1. Automatic and/or remote control system via smartphone apps, or direct remote communication to the company/agency/department facility responsible for handling the lighting controls, to enforce shut-off at the established curfew time per the Lighting Zone in which the facility is located, not to be later than 11:00 PM. Illumination of the playing field, court or track shall be permitted after the curfew only to conclude a scheduled event that was unable to conclude before the curfew due to unusual circumstances.
 2. On-site manual and/or remote control system shall also be provided to allow for the lights to be turned on or off at will (before curfew) to assure that only active sports fields are lighted.
 3. Provide readily accessible controls to implement uniform and variable adaptive illumination levels for different task lighting needs on field, e.g. IES class of play, competition athletics, band practice, striping, mowing, sports practice, etc. Adaptive dimming shall be possible across the range of 25% to 100% of full illumination.
- C. Maximum mounting heights, measured from the finished *grade* to the top of the *fixture*, for recreational lighting shall be in accordance with the following:

1. Pedestrian and bicycle pathways throughout a *park* or developed *open space* area should not exceed 12 feet in height and should be spaced in a manner to provide continuous illumination of the pathway.
 2. Sport court activities such as basketball, tennis, volleyball, and handball should not exceed 25 feet in height.
 3. Recreational activities such as, but not limited to, horseshoes, lawn bowling and bocce ball courts, shuffleboard, miniature golf, and swimming pool aprons/decks should not exceed 20 feet in height.
 4. Athletic fields for football, soccer, baseball, lacrosse, and nighttime practice golf ranges should not exceed 80 feet in height. Little League baseball fields should not exceed 60 feet in height for fields with a radius of 200 feet and 70 feet in height for fields with a radius of 300 feet.
- D. Lighting for outdoor athletic fields, courts or tracks shall be exempt from the *lumens* per acre limits of Section **107-3.2 C** herein. All such lighting shall utilize *full cut-off* luminaires that are installed in a fashion that maintains the *full cut-off* characteristics unless certified by a registered engineer that such shielding is impractical. Every such lighting system design shall be certified by a registered engineer as conforming to all applicable restrictions of this Ordinance. Where *full cut-off fixtures* are not utilized, acceptable luminaires shall include those which:
1. Are provided with internal and/or external glare control louvers and installed so as to limit direct up-light to less than five percent (5%) of the total *lumens* exiting from the installed *fixtures* and minimize *off-site light trespass* as required herein, and
 2. Are installed with minimum aiming angles of twenty-five (25) degrees downward from the horizontal. Said aiming angle shall be measured from the axis of the luminaire maximum beam candlepower as certified by independent testing agency.

107-3.9 Architectural and Landscape Lighting

- A. Architectural/structural and landscape lighting *used* to illuminate the wall of a *building* or elements are permitted in all lighting zones per **Table 107-3a**. Subject to the review and approval of the Community Development Director or designee, said lighting must satisfy the criteria in the following sections:
1. *Lighting fixtures* shall be selected, located, aimed and shielded so that *direct illumination* is focused exclusively on the *building façade*, plantings and other intended site features and away from *adjacent* properties and the public *right-of-way*;
 2. Any lighting that directly shines onto neighboring properties or the public

right-of-way shall be prohibited. Wall mounted (downward lighting) flood or spot *lamps* must be fully shielded, except that unshielded wall mounted lights, whose glare is mitigated by features such as porches and *building* overhangs and minimizes *light trespass* onto neighboring properties.

3. The lighting will illuminate an architectural feature or landscape feature that is unique to the particular project due to the *use* of materials, colors or design characteristics which are not commonly found within the city. Such *fixtures* should be located and designed in such a manner that the actual *lamp* and reflector are shielded so that it is not seen from normal public viewing; such as but not limited to direct glare be protected from vehicular and pedestrian traffic.
- B. Architectural and landscaping lighting in the LZ0 lighting zone shall be shut off from 11:00 p.m. to sunrise except when lighting is required by code for steps, stairs, walkways, and *building* entrances. *use* of motion sensors is encouraged.

107-3.10 Multimodal Pathways and Trails, Plazas, and Outdoor Seating Areas.

- A. Lighting within fifty feet (50') of a residential property line shall not exceed a maximum standard height of twelve feet (12').
- B. Lighting shall be aimed or directed in a manner that any changes in the elevation or turn of the pathway are illuminated so that such pathway features are clearly discernible through the *use* of, but not limited to, freestanding poles, bollards, in-place step, and/or *structure/building-mounted fixtures*.
- C. Bollard lighting shall be a maximum of four (4) feet in height with the *fixture* standard made primarily of concrete. All *fixtures* shall be shielded, have some type of control mechanism for the reduction or shut off , and *use* a low ambient light source as indicated above in **Table 107-3a** herein.
- D. Trailheads, Plazas, and outdoor seating areas, including their entrances and exits, shall be illuminated one-half (½) hour before sunset to one-half (½) hour after sunrise to facilitate natural surveillance opportunities and discourage unsafe activities. All lighting shall be pedestrian scaled and integrated into the total design in a manner that brings definition, order and a sense of security that welcomes pedestrian *use*.

107-3.11 Canopy Lighting.

- A. Canopies include, but are not limited to, the following applications:
 1. All canopies associated with *vehicle fueling stations* and convenience stores.

2. Canopies over store and *office* fronts.
 3. All marquees and projecting overhangs.
 4. Exterior canopies over driveways and *building* entrances.
 5. Pavilions and gazebos.
- B.** Overhead lighting *used* to light *building* overhangs and open canopies shall have a maximum lighting intensity (eye illumination levels) under the canopies no greater than 5 *lumens* (5 fcs) when measured directly under the overhang or canopy or greater than 1 *lumen* (1 fcs) when measured at the property line. Areas outside canopies and pump areas shall be regulated by the type of lighting application and the lighting zone in which the development is located as delineated in other sections herein.
- C.** Overhead lighting *used* to light *building* overhangs, open canopies, fueling facility canopies, *drive-through* canopies, customer loading canopies, and similar *structures* shall be a recessed *fixture* incorporating a lens cover that is either recessed or flush with the bottom surface (ceiling) of the canopy. No portion of the *fixture* shall project below the ceiling of the canopy *structure*.
- D.** Canopies for pavilions and gazebos may utilize indirect lighting beamed upward and then reflected down from the underside of the canopy. Such *fixtures* shall be shielded such that *direct illumination* is focused exclusively on the underside of the canopy.
- E.** Canopy lighting shall be reduced by thirty (30%) percent between the hours of 11:00 p.m. to sunrise. Except for *businesses* open 24 hours, canopy lighting in the LZ0 lighting zone shall be shut off by 11:00 p.m. or thirty (30) minutes after the close of *business* or at such time as the last employee leaves the *business* premises, whichever is later.

107-3.13 Security Lighting.

- A.** **Security lighting shall use** the lowest possible illumination level to effectively allow surveillance **and reduce the negative impacts of crime.**
- C.** Security lighting systems shall utilize the light sources delineated in Table 107-3a herein, be fully shielded *fixtures*, and aimed so that illumination is directed to the designated areas.
- D.** The use of sensor technologies, timers or other means to activate lighting during times when it will be needed may be required by the Planning and Zoning Commission to conserve energy, provide safety and promote compatibility between different land *uses*.

107-3.14 Exposed String Lighting.

- A. Lights that are blinking and/or chasing are not permitted in non-residential zones. Only during seasonal periods identified herein may residential zones utilize blinking and/or chasing lights.
- B. Permanently exposed string lights are permitted the following criteria are satisfied:
 - 1. Exposed permanent string lights shall be exclusively a white light with a clear bulb as a commercially available maximum 2.8-watt system and may require a *building permit* according to Chapter 105 of this Ordinance.
 - 2. Exposed string lights shall be limited to designated areas for outside dining, seating, or gathering and main pedestrian entry to a project site.
 - 3. Lighting of living landscape features (trees) may be permitted if *used* in combination with other highlighting or pedestrian *lighting fixtures* within these immediate areas. Lighting of landscape features shall be secured to the landscape feature with bands that will not puncture the skin of the plant.
 - 4. Residential string lights must comply with regulations of this Article herein with regards to *light trespass* and spillage.
 - 5. Applications considered with the development review process may require string lights details to be included with final approval made with the Community Development Director or designee upon satisfactory compliance with the limitations and design parameters above.

107-3.15 Outdoor Display and Sales Areas.

- A. All site lighting not directly associated with the *outdoor display* and *sales areas* shall conform to the lighting standards described in other sections of this Article, including but not limited to the lighting source and shielding requirements of **Table 107-3a** and the *lumens* per acre limits of Section **107-3.2 C**.
- B. Lighting for the *outdoor display* and *sales areas* shall be designed to not exceed the luminance recommendations for the activity as defined by the most current recommended practice of the Illuminating Engineering Society of North America (IESNA). All such lighting shall utilize *full cut-off* luminaires that are installed in a fashion that maintains the *full cut-off* characteristics. Every such lighting system design shall be certified by a registered certified engineer as conforming to all applicable restrictions of this Article.
- C. Maximum lighting standard (pole) heights, measured from the finished *grade* to the top of the *fixture*, should not exceed sixteen (16) feet in height along the

perimeter of the *display area* and twenty-five (25) feet within the interior of the *display area*.

- D. *Display area* lighting shall be turned off by 11 p.m. or within thirty (30) minutes after closing of the *business*, whichever is later. Security lighting shall be exempt from these turn-off requirements.

107-3.16 Prohibited Outdoor lighting.

- A. The *use*, installation, sale of any mercury vapor *lamps* is prohibited per AR §49-1104.
- B. The *use* of laser source light or any similar high intensity light for outdoor advertising or entertainment when projected above the horizontal is prohibited.
- C. The operation of searchlights for advertising purposes in the LZ2 lighting zone is prohibited between ten (10:00 p.m.) and sunrise the following morning and prohibited at all times in lighting zones LZ1 and LZ0.
- D. Bottom-mounted outdoor sign lighting attached to the sign shall not be *used*.

ARTICLE 4 – PARKING AND LOADING REGULATIONS

107-4.1 Purpose and Applicability.

- A. The purpose of this article is to set standards for *off-street parking* and loading requirements for *new construction* and the expansion of or changes to existing *uses*. The city sets both minimum and maximum levels to avoid congestion on surrounding *streets* while avoiding excessive on-site parking. *On-street* parking is also encouraged in some locations in order to provide a *buffer* between pedestrians and vehicular traffic.
- B. *Applicability*. The standards herein apply to all residential, commercial, industrial and public *uses*.
- C. The Community Development Director or designee shall determine the parking and loading requirements for *uses* that do not correspond to the categories listed in **Table 107-4b** and **Table 107-4d**. In such instances, the *applicant* shall provide adequate information by which the proposal can be reviewed, which includes but may not necessarily be limited to the following:
 - 1. Type of *uses*.
 - 2. Number of employees.
 - 3. *Building* design including square footage of public areas, *sales areas*, *display area*, service area, restricted areas, and *ancillary* outdoor spaces.
 - 4. *Parking spaces* proposed on site.
 - 5. *Parking spaces* provided elsewhere.
 - 6. Hours of operation.

107-4.2 General Provisions

- A. Calculations for the minimum number of required spaces shall be based on Gross Floor Area (GFA) that combines the total square footage of all the *uses*, multiple *uses*, and *accessory uses*; which may include, but is not limited to, the floor areas of the *building(s)*, outdoor activities and dining areas, storage areas, and all sales *display areas*.
- B. When units or measurements determining the number of required *off-street parking* and *loading spaces* result in a fractional space, then such fraction equal or greater than one-half (1/2) shall require a full *off-street parking space*.
- C. With the exception of a *shared parking* agreement, *off-street parking* facilities shall be located on the same *lot* as the *use* they are intended to serve.

- D. All vehicular egress from parking *lots*, *parking structures*, or from any development site to a public *right-of-way* shall be by a forward motion only. All *parking areas* shall be designed with a turnaround area that permits vehicles to turn around without utilizing a *parking space* to do it or without backing onto the public *right-of-way*. Exceptions may be made for a residential *use* in the R-1 or R-2 *Zoning district* that load onto collector or local *ROW*.
- E. Only spaces that are designed consistent with this section are counted toward the minimum number of required *parking spaces*. Spaces at fueling pumps, bays for auto repair/service, and drive through aisles are not counted toward the minimum parking required.
- F. In lieu of *parking spaces* *applicants* may participate in a parking improvement district or make payments to a parking fund specifically set aside to provide public parking within one-quarter mile (1/4 mi) of the exterior boundaries of the proposed development. The amount of the payment for each space shall be established by a resolution of the City of Surprise and shall be reasonable and based on the actual or estimated cost to provide such spaces. No development approvals shall be issued until improvement district agreement is secured or the complete payment to the parking fund has been received by the City of Surprise.
- G. Provisions in this Article shall work in support of Chapter 54 of the Municipal Code. In the event of conflicting regulations, the more restrictive shall be applied.
- H. Any *use* not in compliance with the requirements of this Article will be a violation of this Ordinance.

107-4.3 R-1 and R-2 Residential Provisions

- A. Required *off-street parking* shall be utilized solely for the parking of licensed and operable passenger vehicles and in addition to Chapter 54, Article IV of the Municipal Code the regulations below shall apply:
 - 1. The *recreational vehicle* or utility trailer stored in the rear or *side yard* shall be behind the front line of the primary *structure*.
 - 2. Placement of a *recreational vehicle* or utility trailer in other than the rear or *side yard* for loading and unloading purposes may be permitted for a period not to exceed seventy-two (72) hours up to two (2) times per month.
 - 3. No person shall *park* a *truck* on any *lot*, except while loading and unloading the *truck*, while services are being provided to the residence by the *truck's* occupant, or for a period of time to exceed twenty (24) hours.
- B. The required *off-street parking spaces* shall not be *used* for storage of commercial equipment.

- C. Residential parking and driveway areas shall be constructed and maintained, with the required *parking space(s)* being located on and *accessed* by a dust-proof surface.

107-4.4 Multi-family, Mixed Use, and Non-residential use Provisions

- A. The minimum number of required *off-street parking spaces*, as outlined in **Table 107-4d**, may be reduced by the number of *on-street parking spaces abutting* the property lines of the *lot* or *parcel*.
- B. *Off-street parking* facilities shall be designed, constructed, and maintained in accordance with Volume 1 of the PEDS and the specifications described below:
 - 1. Parking, loading, and driveway areas will be paved with asphalt, brick, concrete, or other approved surfaces of comparable durability.
 - 2. Parking, loading, and driveway areas will be *graded* and drained utilizing Low Impact Design (LID) methods and water harvesting of surface water run-off for watering of the required landscaping.
 - 3. Parking is prohibited in required *setback* and landscape areas.
- D. *Off-street parking* facilities shall provide landscape islands and landscape medians/walkways to provide shade trees and aid in capturing stormwater as follows:
 - 1. One parking *lot* island with one foot (1') of ribbon curbing shall be provided every ten (10) *parking spaces* and at the end of each parking row.
 - 2. Landscaped medians/walkways shall be provided for every third double rows of parking when the parking exceeds thirty (30) spaces per row.
 - 3. Where wheel stops are not *used* the width of the *abutting* landscape median or sidewalk shall be increased in by at least two feet (2').
 - 4. Exceptions may be made for *parking spaces* that are covered utilizing solar panels as the shade *structure*.
- E. When permitted in commercial or industrial *zoning district* parking and storage of *trucks* shall be within the *screened* storage area or a loading zone of an approved *site plan* and under the specific conditions outlined within the Surprise Municipal Code.

107-4.5 Dimensions

- A. All vehicular *parking space* and *drive aisle* dimensions within on-site parking *lots* shall be as outlined in **Surprise PEDS Standard Detail**; except for spaces identified below.

1. Motorcycle, Scooter, and Golf Cart. *Parking spaces* shall be a minimum of five feet wide by nine feet deep (5'x9'). *Parking lots* with forty (40) *parking spaces* or more may substitute up to two and half percentage (2.5%) of the standard *parking spaces* with motorcycle, scooter, and/or golf cart spaces.
2. Compact vehicles. Compact vehicles shall be a have the dimensions of eight feet in width and sixteen feet in length (8'x16'). Up to thirty percent (30%) of the required *parking spaces* may be designated for *use* by compact vehicles. Each compact vehicle *parking space* shall be identified with a sign or pavement marking.
- B. Landscape Islands. Each landscape island shall be a minimum width of six feet and length of fifteen feet (6'x15'), measured from back of curb to back of curb.
- C. Landscape Median/Walkways. Each median shall be a minimum width of fifteen feet (15'), measured from back of curb to back of curb.
- D. Off-street loading spaces. The number of such required spaces is outlined in **Table 107-4a** and the dimensions, exclusive of *access* or maneuvering area, *platform*, and other appurtenances, are as follows:
 1. Each large space shall have an overhead clearance of at least fifteen feet (15'), shall be at least twelve feet wide and at least fifty feet (12'x50') long.
 2. Each small space shall have an overhead clearance of at least ten feet (10'), shall be at least eight feet wide and at least feet long (8'x20').

107-4.6 Bicycle Parking

- A. Bicycle spaces will be provided at the rate of one (1) bicycle space for every 20 vehicle *parking spaces* in accordance with the below specifications; with the exception of residential *uses* in RR, R-1, and R-2 *zoning districts*.
 1. Bicycle racks and other fixtures must be securely affixed to the ground and allow for the bicycle to be locked and chained.
 2. Bicycle spaces shall be located within fifty feet (50') of the primary entrance on paved, drained, and well lighted area. If required bicycle spaces are not visible from the *street* or vehicle *parking area*, *signs* must be posted indicating their location.
 3. The location and design of bicycle racks and fixtures shall be included and identified on *site plans*.
 4. Bicycle racks may be *used* as an architectural embellishment or functional art piece to coordinate with the site or land *uses*.

107-4.7 Off-street loading

- A. *Off-street loading* facilities are required for all *structures* and/or developments containing non-residential *uses* and shall be constructed, maintained, and operated in accordance with the specifications described in this article.
- B. When *off-street loading areas* are *abutting* residentially zoned areas, *truck* usage is only to occur between the hours of 6:00 a.m. to 9:00 p.m.
- C. *Off-street loading* spaces and appurtenances, such as but not limited to trash enclosures, compactors, and storage shall be *buffered* and *screened* by utilizing internal *site plan* design, *structures*, or *screen fences/walls* to ensure residential *uses* and pedestrian connectivity is not unreasonably disturbed by the movement of vehicles or noise of the activities either during the day or at night.
- D. The number of *off-street loading* spaces shall be based on the gross floor area of each *structure* as delineated in **Table No 107-4a**. The Community Development Director or designee may approve a reduced number of spaces based on the varied usage times by the individual *users* and the character of the merchandise. The loading spaces may be designed in a common *loading area*, not more than three hundred feet (300') from the service entrance for the *structure* or tenant space(s) for which they are provided.

Table 107-4a Loading Spaces for Commerce Structures/Centers	
Gross Floor Area in <i>Structure</i>	Required Number of Spaces
0 up to and including 12,500	1 (small)
12,501 up to and including 25,000	2 (small)
25,001 up to and including 40,000	1 (large)
40,001 up to and including 100,000	2 (large)
For each additional 80,000 over 100,000	1 (large)

- E. The required *off-street loading* spaces will in all cases be on the same *lot* as the *use* they are intended to serve. In no case will required loading spaces be part of the area *used* to satisfy the parking requirement.
- F. *Off-street loading areas* shall be properly *graded* for drainage; surfaced with concrete, asphaltic concrete, or asphalt; and maintained in a clean and functioning condition free of weeds, trash, and debris.
- G. *Off-street loading areas* may require design with one-way entrances and exits to minimize traffic congestion.

107-4.8 Shared Parking and Loading

- A. *Off-street parking spaces* and *loading areas* required under this section may be provided cooperatively for two (2) or more *uses* in a development or for two (2) or

more individual *uses* with a *shared parking* agreement, subject to the requirements of this section.

1. The quantity of *off-street parking spaces* provided under the *shared parking* agreement meet the minimum requirements of this Article.
 2. The *owner(s)* of the land to be included within the *shared parking* agreement shall submit an application and parking plan with the following information:
 - a. The name and signatures of all *owner(s)* and parties having a legal interest in all *structures*, land, and *uses* associated with the *shared parking* agreement.
 - b. The parking plan (as an Exhibit to the agreement) showing the location of the *uses* or *structures*, the design and layout of the parking facilities, and the schedule of times *used* by those sharing parking in common.
 - c. A written agreement between the *owners* and lessees for cross *access*, *ingress/egress*, loading and *shared parking* to be executed for a minimum of twenty years (20).
 3. Upon approval, the *shared parking* agreement and parking plan will be recorded with the Maricopa County Recorder.
 - a. Should the lease expire or terminate, the *uses* for which the *off-site* parking provided shall be considered *nonconforming* with this article including *CUPs*, which may be subject to a standard *CUP* revocation process.
 - b. Continuation or expansion shall be prohibited unless the *use* is brought into compliance with the parking regulations of this article.
 4. Pursuant to the same procedure and subject to the same limitations and requirements by which the *shared parking* agreement and plan was approved and registered, any such agreement and plan may be amended or withdrawn, either partially or completely, if all land and *structures* remaining under such plan comply with all the conditions and limitations of the agreement and plan, and all land and *structures* withdrawn from such agreement and plan comply with the regulations of this article.
- B. *Off-street parking* requirements of a given *use* may be met with an *off-site* parking facility that is within one thousand three hundred and twenty feet (1,320') provided the following:
1. The *owners/applicants* have submitted the appropriate parking funds to the City for the necessary *parking spaces* within a public parking facility.
 2. The *owners/applicants* have submitted a signed agreement to participate in a parking improvement district for which the *public facility* is included.
- C. *Recorded plats* shall convey, within the dedication statement, agreement to *shared parking* and *ingress and egress* as follows:
1. "Owner hereby grants to the ultimate *owner* of each *parcel* created by this *plat* an easement over, upon and across the entire *plat* for the purpose of providing continuous and uninterrupted *ingress and egress* and parking to each *parcel* created by this *plat*".

- D. *Commerce centers* that contain *uses* designed around common circulation, parking, and pedestrian connectivity may replace the quantity of required parking in **Section 107-4.9** according to **Table 107-4b**.

Table 107-4b Commerce Center Parking Standards		
<i>Zoning</i>	Min. Spaces per Non-residential GFA (square feet)	Min. Spaces per <i>Dwelling unit</i> (DU)
OC and C-1	1 per 400	
MU-1, MU-2, TND-MU	1 per 500	1.5
C-2, TND-C, SHD-CO	1 per 200	1
C-3	1 per 500	
I-1 and I-2	1 per 1000	

1. Projects that only utilize shared *access* or *access* easements without an overall design that incorporates *shared parking* and internal circulation do not qualify as a *Commerce center*.
2. *Commerce centers* that include more than two (2) *Medical Offices* shall still calculate the minimum required number of *parking spaces* per **Table 107-4c**

107-4.9 Minimum Off-street Parking Requirements

- A. Each individual land *use* within the different *zoning districts* and overlay *zoning districts* shall provide the required number of *off-street parking spaces* as described in **Table 107-4c** below.
- B. The Community Development Director or designee will determine if *uses* are significantly similar or dissimilar to particular *uses* not expressly listed in **Table 107-4c**. The parking requirement for *uses* that are significantly dissimilar to *uses* listed in **Table 107-4c** shall be determined by the Community Development Director or designee. In such instances, the *applicant* will provide adequate information by which the proposal can be reviewed, which includes but not limited to the following:
1. Type of *use(s)*.
 2. Number of employees.
 3. *Building* design capacity.
 4. Square feet of *sales areas* and service area.
 5. *Parking spaces* proposed on site.

6. *Parking spaces* provided elsewhere.

Table 107-4c – Parking Standards	
Uses	Min Off-street Parking spaces
Residential	
Assisted Living Center (more than 10 residents)	0.5 per sleeping room
Assisted Living Home (10 or less residents)	2 per dwelling unit plus 0.5 per sleeping room
Dormitory	0.5 per sleeping room
Dwelling, Live/work	2 per DU
Dwelling, Multi-family (4 or more)	Studio-1B=1/unit, 2+B=2.0/unit plus 1 per 250 sf of office and community facility uses and 0.2 spaces per DU dedicated to visitor parking
Dwelling, Single-family	2 per DU
Dwelling, Two-family (Duplex)	2 per DU
Dwelling, Three-family (triplex)	2 per DU
Group Home	Same as Residence
Commercial	
Airport (private)	1 per 100 sf GFA of waiting room space or 2 spaces per craft staging/tie down pad
Amusement &/or Theme Park	1 per 600 sf outdoor public activity area
Animal Boarding Facility	1 per 375 sf GFA
Animal Clinic	1 per 200 sf GFA
Animal Grooming	1 per 200 sf GFA
Animal Hospital	1 per 200 sf GFA
Animal Shelter	1 per 300 sf GFA
Athletic or Fitness Club (Commercial)	1 per 250 sf GFA
Bank	1 per 250 sf GFA
Bar	1 per 100 sf GFA
Bus Terminal	Determined by Site Plan
Campgrounds	1 per 4 campsites plus 2 per laundry/shower facilities

Table 107-4c – Parking Standards

Uses	Min Off-street Parking spaces
Catering Services	1 per 500 sf GFA
Cemetery and Mausoleum	Determined by Site Plan
Cemetery, Pet (Limited to small animals)	Determined by Site plan
Community Facility	3 spaces when on-street parking is prohibited or 1 per 500 sf GFA
Community garden	2 spaces when on-street parking is prohibited or 1 per 500 sf GFA
Day care Center (Child or Adult)	1 per 375 sf GFA
Entertainment Establishment - Indoor	1 per 4 seats or 1 per 50 sf GFA of if no permanent seats
	Bowling, billiards, pool, etc. 2 per lane or gaming table
	Miniature golf establishment-1 per hole
	Skating rinks-1 per 200 sf GFA
	Theater (movie and performance)-1 per 4 seats
Entertainment Establishment - Outdoor	Miniature golf -1 per hole
	Driving Range - 2 per tee
	1 per 4 seats or 1 per 50 sf of activity area if no permanent seats
Fairground/Stadium	TBD by Parking Study with Site Plan
Funeral Home, Mortuary	1 per 4 seats
Galleries, Museums (including display & production space)	1 per 1,000 sf GFA
Golf Course (public or private)	2 per hole plus ancillary uses
Hotels, Motels, Resort	0.8 per room plus 1 per 800 sf GFA of public meeting area and restaurant space
Medical Hospital, Overnight Surgical Facility	1 per 400 sf GFA
Medical Marijuana Off-site Cultivation Facility	1 per 1000 sf GFA of activity area
Medical marijuana dispensary	1 per 400 sf GFA
Medical marijuana infusion facility	1 per 1000 sf GFA of activity area
Medical Office (Health Care Facility)	1 per 200 sf GFA
Microbrewery, Distillery, Winery	1 per 100 sf GFA
Nursing care facility	0.5 per room

Table 107-4c – Parking Standards

Uses	Min Off-street Parking spaces
Office	1 per 250 sf GFA
Park, Recreation, and Open Lands	1 per 1000 sf GFA of activity area
Park and Ride	TBD by Parking Study with Site Plan
Parking Lot, Parking structure	TBD by Parking Study with Site Plan
Personal service Establishment	1 per 400 sf GFA
Places of Assembly	1 per 4 seats or 1 per 50 sf GFA of if no permanent seats
Places of Worship	1 per 4 seats or 1 per 50 sf GFA of if no permanent seats
Plant Nursery	1 per 400 sf GFA of sales areas and service building
Private Club	1 per 300 sf GFA
Post Office	TBD by Parking Study with Site Plan
Public Facility	TBD by Parking Study with Site Plan
Racetrack	1 per 4 seats or 1 per 50 sf GFA of if no permanent seats
Recreational vehicle (RV) Park	1 per 4 camp sites, plus 2 per laundry and shower facility (camping related establishments) and 1 space adjacent to each lot
Recreational vehicles (RV) Storage	1 per 20 RV parking space
Repair Service Establishment	1 per 400 sf GFA
Restaurant	1 per 100 sf GFA
Restaurant, Convenience/Take Out	1 per 150 sf GFA
Retail Shopping Establishment	1 per 400 sf GFA
Schools: Pre-K through 12 (Private)	2 per classroom, 1 per 6 students for grades 10-12
Schools: Universities or Colleges (Public or Private)	1 per 4 students
Schools: Vocational (Technical or Trade)	1 per 200 sf GFA
Self-storage facility	Drive-up Storage-1 per 300 sf GFA of office/retail space Multi-story/climate controlled-1 per 50 storage unit
Service Call Establishment	1 per 400 sf GFA
Sexually Oriented Business	1 per 400 sf GFA

Table 107-4c – Parking Standards

Uses	Min Off-street Parking spaces
Shooting Range-Indoor Only	2 per stall
Showroom/Sales Office	1 per 400 sf GFA
State Vehicle License & Inspection Station	TBD by Parking Study with Site Plan
Tattoo and Body Piercing	1 per 400 sf GFA
Technology/Business Incubator Space	1 per 300 sf GFA
Utility Equipment Infrastructure	1 spaces when on-street parking is prohibited
Utility Service Yard	TBD by Parking Study with Site Plan
Vehicle fueling station	1 per 300 sf GFA retail areas
Vehicle Rental Facilities	1 per 500 sf GFA retail areas
Vehicle Sales & Leasing: New or Used (Commercial, including Equipment)	1 per 300 sf GFA of office and covered sales areas
Vehicle Sales & Leasing: New or Used (OHV, motorcycles, boats, or similar)	1 per 300 sf GFA of office and covered sales areas
Vehicle sales & Leasing: New or Used (Personal)	1 per 300 sf GFA of office and covered sales areas
Vehicle Service: Major Repair	1 per 500 sf GFA, including service bays, wash tunnels, and retail areas
Vehicle Service: Minor Repair	1 per 500 sf GFA , including service bays, wash tunnels, and retail areas
Vehicle Washing Facilities	1 per 300 sf GFA office and retail areas OR Self-serve car washes-3 per property
Zoo & Exotic Animal Keeping	TBD by Parking Study with Site Plan
Employment/Industrial	
Agricultural operations	1 per 1,500 sf GFA
Auction–Vehicle (passenger, commercial) & heavy equipment	TBD by Parking Study with Site Plan
Batch Plant, Paving Material Mixing Plant	TBD by Parking Study with Site Plan
Brick, Clay, Concrete, or Similar Product	TBD by Parking Study with Site Plan
Contractors Yard	1 per 1,000 sf GFA plus 1 per 400 sf GFA of sales and service building
Correctional Institutions/Facilities	TBD by Parking Study with Site Plan
Data Center	TBD by Parking Study with Site Plan
Equestrian center, Commercial Stables	1 per 3 stalls
Farm and Heavy Equipment Sales, Service or Storage	1 per 300 sf GFA of office and covered sales areas

Table 107-4c – Parking Standards

Uses	Min Off-street Parking spaces
Feed and Tack Sales	1 per 400 sf GFA
Fleet-Based Services	TBD by Parking Study with Site Plan
Food Manufacturing & Processing	1 per 1,500 sf GFA
Freight Depot/Distribution Center	1 per 1,500 sf GFA
Grain Processing; including Milling, Drying, Storage	1 per 1,500 sf GFA
Laundry, Dry Cleaning: Bulk Operation (Pick-Up & Delivery)	1 per 1,500 sf GFA
Machine Shop, Welding Shop	1 per 1,000 sf GFA
Manufacturing and Fabrication	1 per 1,500 sf GFA
Manufactured Home Portable Buildings, Oversized and Recreational (RV) Vehicles Sales and Service	1 per 375 sf GFA of sales and service building
Mining and Mineral Extraction	1 per 300 sf GFA of office and covered sales areas plus ancillary uses
Plant Nursery (Growing Facility & Wholesale)	1 per 1,000 sf growing area plus 1 per 400 sf GFA of sales and service building
Printing Plant (commercial scale)	TBD by Parking Study with Site Plan
Recycling, Collection Facility	TBD by Parking Study with Site Plan
Recycling, Processing Facility	TBD by Parking Study with Site Plan
Research Facility – Laboratory and Testing Facility	1 per 1,500 sf GFA
Sand and Gravel Operation	1 per 300 sf GFA of office and covered sales areas plus ancillary uses
Sanitary Landfill, Solid Waste Facility	TBD by Parking Study with Site Plan
Stone Product Curing, Fabrication	1 per 1,500 sf GFA
Taxidermist	TBD by Parking Study with Site Plan
Tile, Roofing & Waterproofing Production	1 per 1,500 sf GFA
Truck Stop (full service & repair permitted)	1 per 500 sf GFA , including service bays and retail areas
Vehicle Towing & Impound Lot	1 per 300 sf GFA of sales and service building
Warehouse/Distribution	1 per 600 sf GFA
Water Aquafer Recharge/Storage Facility	TBD by Parking Study with Site Plan
Water Reclamation or Wastewater Facility	TBD by Parking Study with Site Plan
Wholesale Shopping	1 per 400 sf GFA

Table 107-4c – Parking Standards	
Uses	Min Off-street Parking spaces
Accessory uses	
Accessory dwelling unit (ADU)	1 per ADU plus spaces for primary residence
Cottage Industries	2 plus spaces for primary residence

DRAFT

ARTICLE 5 – WIRELESS FACILITIES REGULATIONS

107-5.1 Wireless Facilities Definitions.

- A.** The following definitions will apply in the interpretation and enforcement of this section, unless the context clearly requires otherwise. Any term or phrase not defined herein will be defined by the City Manager or designee. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular, and words in the singular include the plural. The words "will" and "shall" are mandatory and not merely directory, and the word "may" is discretionary. References to governmental entities (whether persons or entities) refer to those entities or their successors in authority. If specific provisions of law, regulation or rule referred to herein are renumbered or amended, then the reference will be read to refer to the renumbered or amended provision.

A

Alternative tower structure. An innovative wireless tower design, such as a clock tower, grain silo, bell tower, false chimney, steeple, light pole, flag pole, windmill, and similar design mounting structures, that camouflage or conceal the presence of wireless antennae or towers. Alternative tower structures may also include utilization of a traffic signal streetlight pole or similar structure, or freestanding structure within a public right-of-way as approved by the city manager or designee on a case-by-case basis.

Amateur radio antenna. A freestanding or building-mounted structure, including any base, tower, pole, antenna, and appurtenances, intended for airway telecommunications purposes by a person holding a valid amateur radio (HAM) license issued by the Federal Telecommunications Commission (FCC).

Antenna. Communications equipment that transmits or receives electromagnetic radio frequency signals and that is used in providing wireless services.

Authorized person. The person(s), employee(s), agent(s), consultant(s), and contractor(s), authorized in writing by the applicant to complete and submit a wireless facility application on behalf of the applicant and who is authorized to receive any notices on behalf of the applicant of any action taken by the city regarding the wireless facility application.

B

Backhaul. The connection from a wireless facility base station to the core network of the internet.

Base station. The structure or equipment at a fixed location that enables wireless communications licensed or authorized by the FCC, between user equipment and a communications network. The term does not encompass a tower or monopole as defined in this chapter or any equipment associated with a tower or monopole:

- (1) The term includes, but is not limited to, equipment associated with wireless communications services, such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services.
- (2) The term includes, but is not limited to, radio transceivers, antennae, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including distributed antenna systems and small-cell networks).
- (3) The term includes any structure other than a tower or monopole that, at the time the relevant wireless facility application is filed with the city under this chapter, supports or houses equipment, and that has been reviewed and approved under the applicable zoning or siting process, or under another state, county or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.
- (4) The term does not include any structure that, at the time the relevant wireless facility application is filed with the city under this chapter, does not support or house equipment described in subsections (1) and/or (2) above.

C

Cell on wheels (COW). A mobile cell site that consists of a cellular antenna tower and electronic radio transceiver equipment on a truck or a trailer designed to be part of a cellular network and temporary in nature.

City. The City Of Surprise, Arizona

Collocate or collocation. To install, mount, maintain, modify, operate, or replace wireless facilities on, within, or adjacent to a wireless support structure or utility pole.

Collocation, major. A collocation of a wireless facility where the proposed wireless facility equipment exceeds ten feet above the supporting structure and/or exceeds 50 feet above ground level.

Collocation, minor. A collocation of a wireless facility where the proposed wireless facility equipment does not exceed ten feet above the supporting structure and does not exceed 50 feet above ground level.

Conceal or concealment. Wireless facilities designed or disguised to look like something other than a wireless facility or base station.

D

Deemed approved. A wireless facility modification or building permit application that has been deemed approved upon the city's failure to act, and has become effective, as provided pursuant to the FCC, the state, and this chapter.

E

Existing. For purposes of this chapter, wireless facilities that were reviewed and approved under the applicable zoning or siting process in effect before the effective date of this section, provided that a tower that was not reviewed and approved prior to the effective date of this section, because it was not in a zoned area when it was built, but was lawfully constructed, is existing for purposes of this definition.

F

FCC. The Federal Communications Commission or its successor.

G - L

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M

Microcell. A device that is connected to aerial facilities and used solely for transmitting, processing, and receiving voice and data wireless telecommunications services, without any associated ground mounted equipment. The device is often referred to as an "ASME" (aerial strand mounted equipment).

Monopole. A wireless support structure composed of a single spire used to support communications equipment and having no guy wires or ground anchors. A monopole, excluding municipal towers, shall not be greater than 40 inches in diameter at ground level and shall have all of the wireless facilities mounted on the pole and wiring contained inside of the pole. Includes monopalms, monocactus, monopines, and monobroadleaf wireless towers.

Municipal Tower. A monopole or tower erected by the city and located on city property for the purpose of providing wireless and radio services to support any city activities.

N - O

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P

Public right-of-way ("ROW"). The area on, below, or above a public roadway, highway, street, sidewalk, alley, or utility easement. Right-of-way does not include a federal interstate highway, a state highway, or state route under the jurisdiction of the department of transportation, a private easement, property that is owned by a special taxing district, or a utility easement that does not authorize the deployment sought by the wireless provider.

Q

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R

Rooftop-mounted wireless facility. A wireless facility with the antennae located on the roof of a building or on top of a structure and consisting of antennae, support structures, and accessory equipment which are adequately screened so as not to appear as stand-alone devices above the top of the roof line.

S

Site. For wireless facilities other than wireless facilities in the ROW, will mean, and refer to, the current boundaries of the property surrounding the wireless facility and any access or utility easements currently related to the site, and, for other wireless support structures, will mean and be further restricted to, that area in proximity to the structure and to other transmission equipment already deployed on the ground.

Site plan. A required plan, to scale, of a project area showing uses and structures both existing and proposed.

Small cell network. A collection of interrelated small cell facilities designed to deliver personal wireless services.

Small wireless facility ("SWF"). A wireless facility that meets both of the following qualifications:

- (1) All antennae are located inside an antenna enclosure of no more than six cubic feet in volume or, in the case of antennae that have exposed elements, the antennae and all of its exposed elements could fit within an imaginary enclosure of no more than six cubic feet; and
- (2) All other wireless equipment associated with the facility is cumulatively not more than 28 cubic feet in volume or 50 cubic feet in volume if the equipment was ground mounted before the effective date of this section. The following types of associated ancillary equipment are not included in the calculation of equipment volume pursuant to this subdivision:
 - a. An electric meter
 - b. Concealment elements
 - c. A telecommunications demarcation box
 - d. Grounding equipment
 - e. A power transfer switch
 - f. A cutoff switch
 - g. Vertical cable runs for the connection of power and other services

Structure-mounted wireless facility. A wireless facility with the antennae located on the wall or roof of a building or on the side or top of a structure, including collocating on an existing freestanding wireless facility and consisting of antennae, support structures, and accessory equipment.

T

Transmission equipment. Equipment that facilitates transmission for any wireless communication service licensed or authorized by the FCC, including, but not limited to, radio transceivers, antennae, coaxial or fiber-optic cable, and regular and back-up power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

Tower. Any structure built for the sole or primary purpose of supporting any antennae and their associated facilities, licensed or authorized by the FCC, such as structures that are constructed for wireless communications services, including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services, such as microwave backhaul, and the associated site.

U - V

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W

Wireless facility.

- (1) Equipment at a fixed location that enables wireless communications between user equipment and a communications network, including both of the following:
 - a. Equipment associated with wireless communications.
 - b. Radio transceivers, antennae, coaxial or fiber-optic cables, regular and backup power supplies, and comparable equipment, regardless of technological configuration.
- (2) Includes SWFs.
- (3) Does not include the structure or improvements on, under, or within which the equipment is collocated, wireline backhaul facilities, coaxial or fiber-optic cable that is between wireless support structures or utility poles, or coaxial or fiber-optic cable that is otherwise not immediately adjacent to, or directly associated with, an antenna.
- (4) Does not include Wi-Fi radio equipment described in A.R.S. § 9-506(I) or microcell equipment described in A.R.S. § 9-584(E).

Wireless facility monopole modification, major. A modification of an existing wireless facility monopole where the proposed monopole and base station exceeds the greater of either:

- (1) An increase in height of the tower greater than ten feet; or
- (2) An increase of base station area greater than ten percent of the existing facility.

Wireless facility monopole modification, minor. A modification of an existing wireless facility monopole where the proposed monopole and base station does not exceed the greater of either:

- (1) An increase in height of the monopole less than ten feet; or
- (2) An increase of base station area less than ten percent of the existing facility.

Wireless support structure.

- (1) Means:
 - a. A freestanding structure, such as a monopole.
 - b. A tower, either guyed or self-supporting.
 - c. A sign or billboard.
 - d. Any other existing or proposed structure designed to support, or capable of supporting, wireless facilities.
- (2) Does not include a utility pole.

X - Z

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107-5.2 Wireless Facilities Process Matrix.

- A.** The purpose of the wireless facility regulations is to encourage and promote wireless communications coverage for all areas of the city while minimizing the visual, environmental, and neighborhood impacts. Wireless facilities are allowed in all zoning districts, but the preferred wireless facility locations include settings having the least amount of visual and neighborhood impact. The wireless communications service providers will adhere to all applicable federal, state, and local regulations.
- B.** The cumulative classifications and application process matrix is shown below in **Table 107-5a.**

Table 107-5a - Classifications And Application Process Matrix			
Section	Request	Process Type	Maximum Review Time (days)
107-5.4	New monopole	2	150 – wireless facilities, not including SWFs
	Monopole collocation	1	90 – wireless facilities, not including SWFs
	Minor monopole modification	Building Permit	60 – wireless facilities, not including SWFs
	Major monopole modification	1	90 – wireless facilities, not including SWFs
107-5.5	Municipal Towers	1	subject to city review
107-5.6	Alternative wireless facility location	1	150 – wireless facilities, not including SWFs
	Alternative facility location collocation	1	90 – wireless facilities, not including SWFs
	Minor alternative facility location modification	Building permit	60 – wireless facilities, not including SWFs
	Major alternative facility location modification	1	90 – wireless facilities, not including SWFs
107-5.7	SWF in ROW	ROW encroachment permit and master license agreement	90 – new structures; 60 – existing structures
	SWF outside of ROW	1	90 – new structures 60 – existing structures
107-5.8	Wireless facilities other than defined herein	3	150
107-5.8	Cell on wheels ("COW")	Building Permit	90
107-5.9	Amateur radio antennae	Building Permit	75
	Amateur radio antennae greater than 35 feet	3	150

- C. All changes will be measured cumulatively to preserve the limits established by federal, state, and local law.

107-5.3 Wireless Facilities General Provisions

- A.** All wireless facilities, whether a site for a cell tower, macro cell site, small wireless facilities (SWF), or any other type of wireless facility shall require review and approval by the city. Such review and approval shall be required for all new facilities as well as for any modification, and collocation applications.
- B.** With the exception of SWFs, all wireless facilities will identify a single parking space for the facility. If the location is on a separate parcel, owner authorization will be required.
- C.** *ALL Base stations shall adhere to the following criteria:*
 - 1. When located outside of the row but not on City property:
 - (a) Will comply with the height and yard development standards of the underlying zoning district, except as provided herein.
 - (b) Will be located underground, inside buildings, or behind solid decorative concrete masonry unit ("CMU") walls with a height equal to or exceeding the height of the base station, but no higher than eight feet above grade.
 - (c) An enclosed base station will occupy no more than 600 square feet.
 - 2. When located within the ROW:
 - (d) Are exempt from yard development standards, but will be located as far away from the street as possible.
 - (e) Unless allowed by federal, state, or local law, no advertisements or identifying logos will be placed on any structure within the ROW.
 - (f) Enclosures are limited to six cubic feet.
 - (g) Will be located outside the sight visibility triangle.
- D.** *Maximum Heights.*
 - 1. Except for municipal towers, the maximum height of any wireless support structure or base station, excluding antennae, in any zoning district shall not exceed sixty-five feet (65') above the finished grade of the site. Except for municipal towers, the maximum height of the antennae attached to any such wireless support structure or base station shall not exceed eighty feet (80') above the finished grade of the site, in any zoning district.
 - 2. The maximum height of any utility pole designed to support or capable of supporting wireless facilities, excluding antennae, shall not exceed sixty-five feet (65') above the finished grade of the site, in any zoning district. Except for municipal towers, the maximum height of the antennae

attached to any such utility pole designed to support or capable of supporting wireless facilities shall not exceed eighty feet (80') above the finished grade of the site, in any zoning district.

- E.** When installing the wireless facility, installation will minimize the removal of existing mature vegetation at the site or such vegetation will be replaced. Any change in site landscape must be consistent with a city approved landscape plan as required by this chapter.

F. *Appeals.*

1. The decision of the community development director or designee may be appealed to the planning and zoning commission. The planning and zoning commission shall use the same criteria used to review the original application. Appeals to the planning and zoning commission must be taken within 30 calendar days of the date of the determination by the community development director or designee. The appeal will be heard at the next available regularly scheduled meeting, but not later than 60 calendar days from the notice of appeal.
2. The decision of the planning and zoning commission may be appealed to the mayor and City Council, whose decision will be final. The mayor and City Council shall use the same criteria used to review the original application. Appeals to the mayor and City Council must be taken within 15 calendar days of the date of the determination by the planning and zoning commission. The appeal will be heard at the next available regularly scheduled meeting, but no later than 30 calendar days from the notice of appeal.

G. *Discontinuation of use.*

1. In the event the use of any wireless facility has been discontinued for a period of 90 consecutive days, the wireless facility will be deemed to be abandoned. Upon such abandonment, the owner and/or operator of the wireless facility and/or the property owner on whose land the monopole is located will have an additional 90 days to:
 - (a) Reactivate the use of the wireless facility or transfer the wireless facility to another owner/operator who makes active use of the wireless facility; or
 - (b) Dismantle and remove the wireless facility. Upon removal of the wireless service facility, the site will be returned to its built or natural state and topography and vegetated consistent with the natural surroundings.

107-5.4 Monopoles.

- A.** *Timing.* An application for a new monopole installation, modification, or collocation will be processed within the following amount of days of the filing of the application, unless tolled by mutual agreement:
1. New monopole - maximum of 150 days for wireless facilities, not including SWFs.
 2. Collocations - maximum of 90 days for wireless facilities, not including SWFs.
 3. Minor monopole modification - maximum of 60 days for wireless facilities, not including SWFs.
 4. Major monopole modification - maximum of 90 days for wireless facilities, not including SWFs.
- B.** *Submittal requirements.*
1. Narrative describing the proposed wireless facility site;
 2. A site plan showing the subject property and adjacent properties; all existing and proposed buildings on the subject property and their purpose; the specific placement of the base station and cell tower, including type and extent and point of entry on the site; all proposed changes to the existing site, including grading, vegetation, roads, sidewalks, and driveways signed and sealed by a professional registrant from the state including expiration date;
 3. A landscape plan showing specific placement of existing and proposed vegetation, trees, and shrubs, identified by species and size of specimen at installation in accordance with city landscape regulations;
 4. A grading and drainage plan of the project site as determined necessary by the city manager or designee;
 5. Existing (before condition) photographs and proposed (after condition) photosimulations of the proposed wireless facility from ROW adjacent to the site. Such photosimulations shall include, but not be limited to, superimposed representations of the proposed base station and tower to show what will be seen from ROW and residential structures and properties adjacent to the site;
 6. Elevations will show the following:
 - (a) Dimensions of all equipment and poles specified for all three dimensions: height, width and depth; and

- (b) Materials of the base station and security barrier, if any, specified by generic type and specific treatment, such as brick, masonry with stucco finish, anodized aluminum, stained wood, etc.

7. Collocation submittals, including signed statements indicating:

- (a) The applicant agrees to allow for the potential collocation of additional wireless facilities by other wireless service providers and carriers on the applicant's structure or facility or within the same site; and
- (b) The applicant has made a good faith effort to achieve collocation with other carriers and facilities as required in this section, and if collocation is not feasible for this application for a substantial technical or other reason(s), a written statement of the reasons for the infeasibility.

8. An executed lease agreement with the owner or landholder that:

- (a) Allows the landholder to enter into leases with other providers;
- (b) Specifies that if the carrier fails to remove the base station and tower when required by this chapter, the responsibility for removal falls upon the landholder; and
- (c) Allows entry by the city and its agent for the purpose of inspection and compliance with city codes.

C. Review.

- 1. New monopole applications will be processed as a Type 2 site plan design review, found in article XII of this chapter.
- 2. Collocations, major modifications, and monopoles on city property will be processed as an administrative Type 1 site plan design review, found in article XII of this chapter.
- 3. Minor modifications will be processed as a building permit.

D. SPECIFIC Design standards FOR MONOPOLES.

- 1. A monopole shall not be greater than 40 inches in diameter at ground level, except for the monopalm, monocactus, monopine, and monobroadleaf as delineated below, or a municipal tower, and have all of the wireless facilities mounted on the monopole or interior to the pole in the case of the monocactus.
- 2. All wireless facilities will be designed to blend into the architecture and landscape of the surrounding area in which they are placed;

3. All wireless facility antennae, mounting hardware, and cabling shall be covered or painted to match the color of the monopole on which it is mounted;
4. *Setbacks.* With the exception of municipal towers, the setback for all monopoles shall meet the yard development standards and setback requirements of the underlying zoning district, except as otherwise permitted herein. The setback shall be measured from the lot line to the monopole. additionally, all monopoles shall be set back from any residential lot line a distance equal to twice the height of the monopole and from any nonresidential lot line a distance equal to the designed fall distance of the monopoles; and
5. *Wireless facility identification.* Each wireless facility shall be identified by a permanently installed plaque or marker on the door of the base station, no larger than four inches by six inches, clearly identifying the wireless service provider's name, address, e-mail contact, and emergency phone number. The plaque or marker required by this section shall be revised within 30 days of any change in the required information/content.
6. *Monopalms.*
 - (a) A monopalm will contain a minimum of 55 palm fronds that disguise the length of the antenna;
 - (b) The stand-off mounting arm apparatus of the antenna array will not extend more than 30 inches from the structure to which it is attached;
 - (c) The pole structure will be clad with faux bark that begins at the base of the pole structure and continues to the height of the first palm frond attachment. The balance of the pole structure and the attachments will be painted to blend with the palm fronds;
 - (d) The diameter of the pole structure will not exceed 26 inches at its widest point;
 - (e) The maximum height of the pole structure, excluding antennae, will be limited to 65 feet above the finished grade of the site. The maximum height of the antennae attached to a monopalm will not exceed 80 feet above the finished grade of the site;
 - (f) No more than two microwave dishes will be permitted on each monopalm. Microwave dishes will be limited to one square foot in size and will be concealed within the monopalm, trimmed leaf cluster, or palm fronds;
 - (g) The trimmed leaf cluster will be mounted directly below the palm fronds and will be painted to blend with the pole structure; and

7. *Monocactus.*

- (a) The monocactus structure will be clad with a faux finish that resembles a saguaro cactus from the base of the structure and continue to the top of the structure;
- (b) The diameter of the monocactus structure will not exceed 34 inches at its widest point and will have a natural appearing taper from the bottom to the top;
- (c) The total height of the monocactus structure will not exceed 30 feet height;
- (d) All antennae and cables will be concealed within the monocactus structure; and
- (e) External microwave dishes are prohibited on the monocactus structure.

8. *Monopine or monobroadleaf.*

- (a) The monopole structure will be clad with faux bark. The faux bark will start at the base of the monopole structure and continue to the height of the first branch attachment. The balance of the pole structure and the attachments will be painted to blend with the branches;
- (b) The diameter of the pole structure will not exceed 36 inches at the base and will taper to no greater than 28 inches at the top of the pole structure;
- (c) The maximum height of the pole structure will be limited to 65 feet above the finished grade of the site. The maximum height of the antennae attached to the pole structure will not exceed 80 feet above the finished grade of the site;
- (d) Branches.
 - i. Will be constructed to a density of no less than two and one-half branches for each one vertical foot of pole;
 - ii. Will start no less than 15 feet above finished grade and continue to the top of the pole structure; and
 - iii. Will be a minimum of eight feet long around the circumference of the lower level and will taper as the branches progress upward, consistent with the species of tree imitated by the structure. The branches will approximate the appearance of a particular deciduous tree species grown in the vicinity of the site and that grows to

approximately the same height of the monopine or monobroadleaf.

- (e) The entire length of all antennae and their attaching apparatus will be disguised by the branches, and the stand-off mounting arm apparatus of the antenna array will not extend more than 30 inches from the pole structure to which it is attached;
- (f) Microwave dishes will be limited to one square foot in size. Dishes and attaching apparatus will be painted to blend with the branches;
- (g) No more than four microwave dishes are permitted per monopine or monobroadleaf tree; and
- (h) Climbing pegs are prohibited on the pole structure.

9. *Alternative support structure.*

- (a) The maximum allowable width of an antennae array is four feet. There is no width limit for antennae arrays installed inside an alternative tower structure.
- (b) The antennae will not extend more than 18 inches from the structure to which it is attached. This restriction does not apply to antennae arrays installed inside an alternative tower structure.
- (c) The maximum allowable length of each antennae array is ten feet.
- (d) No more than two microwave dishes, limited to two square feet in size each, will be permitted on each alternative tower structure.
- (e) All microwave dishes, antennae, cable shrouds, and attaching apparatus will be painted to match the alternative tower structure.

E. *Industrial zoning districts.*

- 1. The stand-off mounting arm apparatus of the antennae array will not extend, in any direction, more than 30 inches from the structure to which it is attached.
 - (a) The diameter of the monopole structure will not exceed 26 inches at its widest point;
 - (b) The maximum height of the monopole structure, excluding antennae, will be limited to 65 feet above the finished grade of the site. The maximum height of the antennae attached to a monopole will not exceed 80 feet above the finished grade of the site;

- (c) No more than two microwave dishes will be permitted on each monopole. Microwave dishes will be limited to two square feet in size; and
- F. All other wireless facilities that do not fall under any of the subsections regarding wireless facilities will follow the Type 3 Conditional Use Permit process found in Chapter 3. In addition to complying with the CUP criteria, any application under this subsection will comply with the following:
 - 1. Aesthetics standards;
 - 2. Setback and height restrictions;
 - 3. Safety concerns including, but not limited to, fall zones, and buffering;
 - 4. Environmental;
 - 5. Protections of property values; and
 - 6. *Timing.* Applications processed pursuant to this subsection will be acted upon within 150 days of submittal of a complete application.

107-5.5 Municipal Towers.

- A. *Types of municipal towers.*
 - 1. Type A municipal towers will be set back or located a distance equal to, or greater than, twice the height of the municipal tower from residentially zoned properties.
 - 2. Type B municipal towers will be set back or located a distance equal to, or greater than, twice the height of the municipal tower from residentially zoned properties.
- B. *Review.* All municipal towers are subject to a type 1 administrative review.
- C. *Timing.* All new municipal towers, all collocations to municipal towers, and any modifications to municipal towers are subject to city review.
- D. *Height.* All types of municipal towers are unrestricted in their maximum height, subject to the setback requirements set forth herein.
- E. *Collocations.* All municipal towers are intended only for city use. Any collocations onto a municipal tower must be performed by the city or on behalf of the city by a city contractor at the city's instruction.
- F. *Design requirements.*
 - 1. Type a municipal towers may have no design requirements.

2. Type b municipal towers shall have a stealth design. By way of example only: use of monopalm, monocactus, monopine, or monobroadleaf designs if the type b municipal tower is a monopole structure.

107-5.6 Alternative wireless facility locations.

- A.** Alternative wireless facilities include locations such as building/structure mounted, roof mounted, recreational light poles, and water tower/tank facilities. Design of the mounting structures will camouflage or conceal the presence of a wireless facility.
- B.** *Timing.* An application for a new alternative wireless facility installation, modification, or collocation will be processed within the following amount of days of the filing of the application, unless tolled by mutual agreement:
 1. New alternative wireless facility - maximum of 150 days for wireless facilities, not including SWFS.
 2. Minor alternative wireless facility modification - maximum of 60 days for wireless facilities, not including SWFS.
 3. Collocations or major modification of alternative wireless facility - maximum of 90 days for wireless facilities, not including SWFs.
- C.** *Submittal requirements.*
 1. Narrative describing the proposed wireless facility site;
 2. A site plan showing the subject property and adjacent properties; all existing and proposed buildings on the subject property and their purpose; the specific placement of the base station and cell tower, including type and extent and point of entry on the site; all proposed changes to the existing site, including grading, vegetation, roads, sidewalks, and driveways signed and sealed by a professional registrant from the state including expiration date;
 3. A landscape plan showing specific placement of existing and proposed vegetation, trees, and shrubs, identified by species and size of specimen at installation in accordance with city landscape guidelines;
 4. A grading and drainage plan of the project site as determined necessary by the city manager or designee;
 5. Existing (before condition) photographs and proposed (after condition) photosimulations of the proposed wireless facility from ROW adjacent to the site. Such photosimulations shall include, but not be limited to, superimposed representations of the proposed base station and tower to

show what will be seen from ROW and residential structures and properties adjacent to the site;

6. Elevations will show the following:

- (a) Dimensions of all equipment and poles specified for all three dimensions: height, width and depth; and
- (b) Materials of the base station and security barrier, if any, specified by generic type and specific treatment, such as brick, masonry with stucco finish, anodized aluminum, stained wood, etc.

7. Collocation submittals, including signed statements indicating:

- (a) The applicant agrees to allow for the potential collocation of additional wireless facilities by other wireless service providers and carriers on the applicant's structure or facility or within the same site; and
- (b) That the applicant has made a good faith effort to achieve collocation with other carriers and facilities as required in this section, and if collocation is not feasible for this application for a substantial technical or other reason(s), a written statement of the reasons for the infeasibility.

8. An executed lease agreement with the owner or landholder that:

- (a) Allows the landholder to enter into leases with other providers;
- (b) Specifies that if the carrier fails to remove the base station and tower when required by this chapter, the responsibility for removal falls upon the landholder; and
- (c) Allows entry by the city and its agent for the purpose of inspection and compliance with city codes.

D. Review.

- 1. New alternative wireless facilities, collocations, major modifications, and alternative wireless facilities on city property will be processed as an administrative Type 1 site plan design review, found in article XII of this chapter.
- 2. Minor modifications of an alternative wireless facility will be processed as a building permit.

E. Design standards.

- 1. Building- or structure-mounted facilities.

- (a) Antennae will be mounted on a building wall or side of a structure to the maximum extent practicable. If the applicant demonstrates that it is not feasible to mount the antennae on a building wall or side of a structure, the antennae may be mounted on the roof or top of the structure, provided the facility complies with all other applicable standards;
- (b) A building- or structure-mounted wireless facility shall not be located on a building with primarily residential uses;
- (c) Antennae may encroach into a side or rear setback a maximum of two feet, but will not extend over a property line; and
- (d) Antennae mounted on a building wall or side of a structure shall comply with the following standards:
 - i. Antennae will be mounted flush to the building wall or side of a structure to the maximum extent practicable, unless technical reasons dictate another type of installation, and will not extend above the roof line or parapet of the building or top of the structure;
 - ii. Support structures, accessory equipment including equipment cabinets, and all other appurtenances shall be fully screened from view and not visible from the ground; and
 - iii. Antennae shall be painted a color to match the building or structure to which they are mounted or will be camouflaged as part of the building architecture in a city-approved building elevation.

2. Rooftop-mounted facilities.

- (a) Rooftop-mounted wireless facilities are not permitted on portions of buildings with pitched roofs.
- (b) A rooftop-mounted wireless facility shall not be located on a building with primarily residential uses.
- (c) A wireless facility located on a building rooftop or top of structure shall comply with the following standards:
 - i. Antennae, support structures, accessory equipment, and all other appurtenances shall be fully screened from view through the use of architecturally compatible features, screening materials, and colors that match the building or structure to which the facility is mounted.

- ii. Antennae shall not extend above the parapet of the roof of the structure to which they are mounted.
- 3. Recreation field light poles.
 - (a) The maximum allowable width of an antennae array is four feet.
 - (b) The stand-off mounting arm apparatus of the antennae array will not extend more than 30 inches from the structure to which it is attached.
 - (c) The maximum allowable length of each antenna is ten feet.
 - (d) The diameter of the pole structure will not exceed 36 inches.
 - (e) The addition of a wireless facility to a recreation field light will not increase the height of the light structure by more than ten feet.
 - (f) All cables will be concealed within the pole structure.
 - (g) No more than two external microwave dishes, limited to two square feet each, are permitted on each recreation field light pole.
 - (h) All microwave dishes, antennae, and attaching apparatus will be painted to match the recreation field light pole.
- 4. *Water towers/tanks.*
 - (a) The maximum allowable width of an antennae array is four feet. There is no width limit for antennae arrays installed inside a faux water tower/tank.
 - (b) The antenna will not extend more than 18 inches from the structure to which it is attached. This restriction does not apply to antennae installed inside a faux water tower/tank.
 - (c) The maximum allowable length of each antennae array is ten feet.
 - (d) The addition of a wireless facility will not increase the height of the water tower/tank structure greater than ten feet.
 - (e) All cables will be concealed within the support structure or fully enclosed within a cable shroud.
 - (f) No more than two microwave dishes, limited to two square feet in size will be permitted on each water tower or water tank.
 - (g) All microwave dishes, antennae, cable shrouds, and attaching apparatus will be painted to match the water tower or water tank.

107-5.7 Small wireless facility ("SWF").

- A.** SWFs in ROW require a master license agreement approved by the city.
- B.** *Timing.* An application for a new SWF installation or modification to an existing SWF will be processed within the following amount of days of the filing of the application, unless tolled by mutual agreement:
 - 1. SWFs in ROW - maximum of 90 days for new structures and 60 days for existing structures.
 - 2. SWFs outside ROW - maximum of 90 days.
- C.** *Submittal requirements.*
 - 1. SWFs in ROW:
 - (a) Completed SWF ROW encroachment form;
 - (b) Completed building permit;
 - (c) Site plan;
 - (d) Before and after elevations of the facility; and
 - (e) Additional information may be required by the city manager or designee to determine compliance with federal, state, and city laws.
 - 2. SWFs outside of ROW:
 - (a) Completed SWF application;
 - (b) Site plan;
 - (c) Before and after elevations of the facility; and
 - (d) Additional information may be required by the city manager or designee to determine compliance with federal, state, and city laws.
- D.** *Review.*
 - 1. Review of SWF installations and modifications within the ROW will be processed as a building permit.
 - 2. New SWFs located on property other than ROW will be processed as an administrative Type 1 site plan design review, found in article XII of this chapter.
- E.** *Design standards.*

1. The components of a SWF will be mounted a minimum of 12 feet above the existing grade of the wireless support structure to which it is attached.
2. A replacement or new pole is allowed a ten percent height increase, not to exceed 50 feet total.
3. All cables will be concealed within the public utility pole or a cable shroud.
4. All antennae mounting hardware, cable shrouds, and other equipment will be painted to match the structure on which it is mounted.

107-5.8 Cellular on wheels ("COW").

A. COWs are allowed during:

1. *Construction of a permanent wireless facility.*
 - (a) Not to exceed duration of one year; and
 - (b) Utilization of a COW will be included with the building permit associated with the wireless facility maintenance or replacement of equipment.
2. *Special events.* Utilization of the COW for a special event will require a temporary use permit as per article VII of this chapter. COW placement for a special event pursuant to a temporary use permit will be limited for a duration not to exceed 30 days unless approved by the city manager or designee.
3. *Emergency.* An emergency or disaster as determined by the city manager or designee and then for only so long as determined to be necessary by the city manager or designee.

B. COWs will be set back from all residential lot lines a minimum distance equal to the fully extended height of the COW.

C. Permitted power sources:

- (a) A generator or other utility source will be used that emits an average noise level not to exceed 60 db, measured at any property line for property that is zoned or used for residential purposes; and
- (b) Use of on-site utility services will require a building permit.

107-5.9 Amateur radio antennae.

- A.** *Antennae permitted.* Amateur radio antennae are permitted in all residential zoning districts subject to the following standards:
1. Antenna structures are allowed up to 35 feet in height;
 2. Antenna structures shall comply with setback standards for the zoning district in which it is located;
 3. Antenna structures shall be located in the rear half of the lot;
 4. Antennae, including support structures, shall not extend beyond the property line; and
 5. When a federally licensed radio amateur no longer occupies the subject property, the antenna structure shall be removed.
- B.** *Amateur radio antennae with a conditional use permit.* All amateur radio antennae that exceed 35 feet in height shall require approval of a conditional use permit. Such antennae shall be of telescoping design and lowered to a height of no more than 35 feet when not in use. In no event shall an amateur radio antenna exceed a height of 75 feet.
- C.** *Commercial use.* Amateur radio antennae will not be used for any commercial use or purpose.

CHAPTER 108 - LAND DIVISION AND SUBDIVISION REGULATIONS

ARTICLE 1 – GENERAL PROCESS AND OVERVIEW

108-1.1 Purpose and Intent.

- A. The purpose of the Land Division and Subdivision Regulations is to ensure that all development conforms to the goals, objectives, and requirements adopted and contained in the Surprise *General Plan*. Specific land division considerations include the location and shape of the site, proposed *lot* and/or tract size, *lot* orientation, circulation and *street* layout, area drainage, and legal as well as physical *access*. Further that all subdivision projects provide legally established *lot(s)* that comply with the specific *zoning district* requirements; all *lots* provide legal as well as physical *access*; that each development provides the required public infrastructure; to ensure that adequate provisions for utility services, utility easements, *roadways* that meet PM10 nonattainment area requirements, and other health and safety concerns are addressed.
- B. Additionally, all land division and subdivision projects are reviewed to ensure that they address any environmental concerns that may arise including but not limited to, water quality and *floodplain* concerns, native vegetation and *habitat* conservation and maintenance, the proposed site grading, and the protection of *environmentally sensitive features*.

108-1.2 General Provisions.

- A. Recording any assemblage, split, or subdivision of land with the Maricopa County Recorder's Office, without prior review and approval by the City in accordance with the provisions of this Ordinance will not create a legal *lot* and *building permits* will not be issued.
- B. All land divisions and subdivisions must result in the creation of *lots* that are developable and capable of being built upon. No land division or subdivision shall create *lots* that are impractical of improvement due to location of water courses, problems of *sewerage* or driveway *grades*, steepness of terrain, or natural physical conditions.
- C. Where, in the opinion of the Council, and after review by the Community Development Director and/or Planning and Zoning Commission, there may exist extraordinary conditions of topography, land *ownership* or *adjacent* development, or other circumstances not provided for in the LDO or this Chapter, the Council may modify these provisions in such a manner and to such an extent as it may deem appropriate to the public interest. In modifying the standards or requirements the Council may make such additional requirements as appear necessary to secure substantially the objectives of the standards or requirements so modified.

- D.** The regulations herein apply to subdivisions and any other division of land within the City of Surprise creating a legally developable *lot*. For a legally enforceable division or assemblage of property to occur in the City of Surprise, any properties assembled, split, or *subdivided* must be approved by the city through one (1) of the following means:

1. *Map of dedication*;
2. *Minor land division, lot line adjustment, or parcel assemblage*;
3. Subdivisions;
4. Condominium *plat*.

108-1.3 Map of dedication.

- A.** A *map of dedication* may be *used* to dedicate land to the city or other public agency or to grant an easement to the city for *roadway*, drainage, flood control, utilities, emergency or service vehicle *access*, or other public *uses*.
- B.** A *Map of dedication* shall be *used* for the purpose of dedicating property to the city or public agency such as but not limited to *street rights-of-way*
- C.** A *map of dedication* will be prepared and processed in accordance with procedures and requirements for a subdivision *final plat*.

108-1.4 Minor land division, Lot line Adjustment, or Parcel assemblage

- A.** The provisions of a *minor land division* will only apply to *original lots*.
- B.** The Community Development Director or designee will determine the specific *final plat* submittal requirements necessary for appropriate review of the *minor land division, lot line adjustment or parcel assemblage* at the time of the concept review meeting.
- C.** If the Community Development Director or designee in concurrence with the City Engineer finds that the proposed *minor land division, lot line adjustment, or parcel assemblage* meets all of the requirements of the LDO and the PEDS, the *final plat* will be approved and the Director and City Engineer will date and sign the approval block on the *final plat*.
- D.** After approval, City will record the *final plat* and the *applicant* will pay to the city the fee charged by the Maricopa County Recorder.
- E.** An *applicant* aggrieved by the decision of the Community Development Director may file for an appeal of the decision to the Board of Adjustment.

108-1.5 Subdivisions.

- A.** The standard *subdivision* process involves both a *preliminary plat* and a *final plat* process
1. A proposed division of improved or unimproved land or lands divided for the purpose of financing, sale or lease, whether immediately or in the future, into four (4) or more lots, tracts or parcels of land, or any such property, the boundaries of which have been fixed by a recorded plat, which is divided into more than four (4) parts.
 2. If a new *street* is involved, a proposed division of improved or unimproved land or lands divided for the purpose of financing, sale or lease, whether immediately or in the future, which is divided into two (2) or more lots, tracts or parcels of land.
 3. If the boundaries of which have been fixed by a recorded plat, a proposed division into more than two (2) parts of improved or unimproved land or lands divided for the purpose of financing, sale or lease, whether immediately or in the future.
 4. A standard land division also includes any condominium, cooperative, community apartment, townhouse or similar project containing two (2) or more parcels, in which an undivided interest in the land is coupled with the right of exclusive occupancy of any unit located thereon, but plats of such projects need not show the buildings or the manner in which the buildings or airspace above the property shown on the plat are to be divided.
- B.** The Community Development Director or designee may at their discretion allow a concurrent submittal of both the preliminary and *final plats* when, in their judgement, the project scope is minor and the concurrent submittal will not cause problematic coordination between the preliminary and *final plat*. In the event that a change of *zoning* is necessary, the *zoning* application and subdivision may be processed concurrently, but in no event will the *preliminary plat* be approved until the change of *zoning* is adopted by the Council.
- C.** *Preliminary plat* Overview.
1. The *preliminary plat* stage of land division involves detailed land division planning, including the submittal, review (by staff and Commission), and approval of the *preliminary plat* by the City Council. The *applicant* shall provide the City with all information, outlined at the *preliminary plat* concept review meeting and the information listed in Article 2 herein, essential to determine the character and general acceptability of the proposed development.
 2. *Preliminary plat* approval constitutes authorization for the *subdivider* to proceed with preparation of the *final plat* and the engineering plans and

specifications for *public improvements*. *Preliminary plat* approval **does not** authorize the *developer* to begin site preparation and grading, or any similar such work **unless authorized in writing** by the City Engineer or designee. Preliminary approval is based upon the following:

- a. The *preliminary plat* shall be valid for twelve (12) months from the date of approval. The *applicant* may apply in writing for a single, twelve (12) month extension to be granted by the Community Development Director or designee if in the opinion of the Director there is no change in conditions within or adjoining the *preliminary plat* that would warrant a revision in the design of the original *preliminary plat* and that substantial progress has been made towards the *final plat*.
- b. The approval of the *preliminary plat* that was granted shall not be substantially changed prior to the expiration date and subsequent *final plat*. If the *preliminary plat* has expired and/or substantial changes have been made the land area shall not be allowed to proceed with *final platting* until a new *preliminary plat* is submitted and approved.
- c. Preliminary approval, in and of itself, does not assure final acceptance of *streets* for dedication nor constitute authorization to record the *plat*.

D. *Final plat* Overview.

1. The *final plat* stage of land division involves submittal, review and approval of the *final plat*, the improvement plans for all improvements required by ordinance and Council, and recording of the *plat* with the County Recorder.
2. The *applicant* shall provide the City with all information, outlined by the Community Development Director or designee in conjunction with the *final plat* concept review meeting and consistent with information outlined in Article 3 herein, essential for review of the improvement plans and *final plat*.
3. The *final plat* shall conform to the approved *preliminary plat* and/or *site plan/Conditional use Permit*.
4. Prior to the *final plat* being placed on the Council's agenda for action the following must have occurred:
 - a. The City Engineer or designee has approved the associated improvement plans and related final reports; and,
 - b. Letters from all involved utility companies approving the utility installation improvement plans and confirming both the availability

of services and the intent to serve the subdivision with said services have been received by the City; and

- c. All required certifications from State and County agencies have been procured; and
- d. The City Engineer has received the project cost estimate; and
- e. The Community Development Director has received the *financial assurance* document or the *Alternative Improvements Contract*, per the development option chosen, in the form and amount to the City's satisfaction; and
- e. Documents, easements, and the necessary recording fees have been submitted; and
- f. In the event the *Final plat* or *Map of dedication* includes the dedication of *rights-of-way* to the City, a completed Phase I Environmental Assessment that has been prepared with the previous 90 days and which indicates no contaminations occurring within the *right-of-way* to be dedicated.

- 5. Once the City Council approves the *final plat*, the Mayor shall sign the *plat* and the City Clerk shall attest the Mayor's signature.
- 6. The *final plat* will be transmitted by City staff to the County Recorder's Office for recording; at the appropriate time and depending upon the development option being utilized as outlined below.
- 7. The simple approval by the City Council of a *final plat* shall not constitute acceptance of dedication by the city of any *street*, easement, or other public area, shown on said *plat*. Recordation of a *final plat* shall constitute such acceptance and a statement of dedication along with signatures shall be included on the *plat*.

E. Amended or Corrected *Final plat* Overview.

- 1. If, after the approval and recording of a *final plat*, errors are found in the language or numbers on the *recorded plat*, the *subdivider/applicant* shall file a properly signed, corrected or revised original Mylar with the Community Development Director. The *plat* shall be noted "Corrected *Plat*" under the name of the subdivision. Notations shall be made on the face of the *plat* listing all corrections made and the book and page numbers where the original *plat* was recorded. The Community Development Director shall review the *plat* for corrections, secure the signatures of the proper public officials on the corrected *plat* and present the *plat* to the City Council for the reaffirmation of their approval and to the Maricopa County Recorder for recording. The recording of the corrected *plat* shall void the

incorrect original *plat*, and the Maricopa County Recorder shall note "Void" across the face of the incorrect *plat*.

2. If, after the approval and recording of a *final plat*, a *subdivider/applicant* wishes to modify the location of *lot lines* on part or all of the *recorded plat*, the *subdivider/applicant* shall submit a new *final plat* drawing with the revised *lot* arrangement. The *plat* shall be marked the "Replat of _____" under the name of the land division and shall be processed as a *final plat*. If the change is found to be substantial by the Community Development Director, a new *preliminary plat* and *final plat* will be required as described herein.
 3. If, after the approval and recording of a *final plat*, the *subdivider/applicant* wishes to substantially change the *street* and *lot* arrangement of a part or all of the *platted* area, the resulting subdivision shall be treated as a new submittal with both a *preliminary plat* and a *final plat* required. The subdivision shall be identified as the "Replat of _____."
- F. Exception. For any subdivision that consists of four to ten lots, tracts or parcels, each of which complies with the size requirements of this LDO, it may proceed without the requirement to prepare, submit and receive approval of a preliminary plat as a condition precedent to submitting a final plat. Requirements for dust-controlled access and drainage improvements shall not be waived.

108-1.6 Condominium Plats

- A. The application and processing requirements outlined for both *preliminary plat* and *final plat* shall apply to all condominium developments.
- B. The *developer* shall submit any plans, specifications and analysis needed to show that the proposed condominium subdivision is in compliance with the LDO and the design standards in the PEDS. The submittal material shall clearly indicate the location of the *buildings*, the manner in which the airspace is to be divided when conveying the condominium clearly defined, and may include grading plans, *site plans*, floor plan, *elevations*, and improvement plans.

108-1.7 Abandonment of Recorded Subdivision.

- A. Pursuant to provisions of Title 28, Chapter 14, Article 1, Subsections 28 - 1901 through 28 - 1908, ARS, the abandonment of all or part of a recorded subdivision may be initiated by written petition to the Council, said petition to be signed by all *owners* of real property in said subdivision requesting abandonment of all *streets*, *alleys* and easements within said subdivision and giving the legal description and recording information thereof.

- B.** Applications for abandonment of a recorded subdivision are filed with the Community Development Director and referred for recommendation to the appropriate city departments and utility companies concerned. After approval of the abandonment of the *streets, alleys* and easements by the Council and upon recordation of the abandonment Resolution the subdivision is removed from official maps.

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ARTICLE 2 – REPORTS, PLANS, AND DESIGN STANDARDS

108-2.1 General Requirements.

- A. The development standards of the *zoning district* as well as the City's Parks and Trails Master Plan, the Integrated Water Master Plan, both Volume 1 and Volume 2 of the Planning and Engineering Design Standards (PEDS), and any supplemental design criteria that may be adopted by the city from time to time shall be followed when designing any subdivision.
- B. Except where modified by the City Council, upon recommendation by the Planning and Zoning Commission, each subdivision and map thereof shall also be in conformity with the standards set forth in this Article. Unless otherwise noted herein, this article shall apply to all new residential and non-residential subdivision development within the City of Surprise.
- C. In addition to ordinances and standards adopted by the City of Surprise, subdivision improvements shall be in conformance with the following rules and regulations:
 - 1. Rules of the Arizona Department of Transportation (ADOT) relating to provisions for the safety of *ingress and egress* with the *abutting* state highway.
 - 2. Rules of the Flood Control District of Maricopa County (FCDMC) and where applicable, rules of the Maricopa County Department of Transportation, the Arizona Department of Water Resources, Federal Emergency Management Agency, and the National Flood Insurance Program.
 - 3. Rules of the Arizona Department of Health, Arizona Department of Environmental Quality, the Maricopa County Department of Health and Maricopa County Environmental Services Department as they relate to water supply, sanitary sewage disposal, and dust control.
 - 4. Manual on Uniform Traffic Control Devices (MUTCD) standards and guidelines
 - 5. Maricopa Association of Governments (MAG) standards and guidelines unless modified within the Surprise PEDS.
- D. Where a tract of land to be *subdivided* contains all or any part of a *park, school, flood control facility, or other public improvement or facility* as shown in the *General Plan*, or as recommended by the Planning and Zoning Commission, such site shall be either dedicated to the public or reserved for acquisition by the city, appropriate public agency, or land trust within a specified time period. A development agreement shall be prepared between the *subdivider* and the city, appropriate agency, or land trust regarding the time, method and cost of land acquisition. Said acquisition shall be completed within one (1) year from the date of recording the *final plat*, or within such extensions of time as may be mutually

agreed upon. In the event a development agreement cannot be reached between the *subdivider* and the city, agency, or land trust relative to the acquisition of the land, the City Council shall make a determination relative to the reserved area's compliance with the requirements of this chapter for subdivision.

- E. Land that is subject to periodic flooding, cannot be properly drained, has unstable soils or slopes, rock formations, adverse earth formations or topography, major utility easements or land which is otherwise unsuitable for subdivision *use* due to safety, health and welfare concerns, shall not be *subdivided* but shall be set aside for *uses* that shall not involve such a danger. The City Council may approve subdivision of such land upon receipt of evidence provided by the *applicant* and approved by the City Engineer or designee that the construction of specific improvements can be expected to render the land suitable; thereafter, construction upon such land shall be prohibited until the specified improvements have been planned and construction guaranteed.
- F. All land proposed for subdivision and development within the city shall be served by services and infrastructure. No *building permit* shall be issued for development of a subdivision not served by existing infrastructure, or proposed extensions thereof. In no case shall temporary package water and/or *sewer* treatment plants be permitted as a means of providing water and *sewer* service to the development, unless designated in the Integrated Water Master Plan and approved by the Water Resource Director.
- G. A proposed subdivision name shall not duplicate, or approximate phonetically, the name of any other subdivision located within the city, unless a clear distinction between the two (2) subdivisions is evident. The City Council shall have final authority to designate the name of the subdivision which shall be determined at the *preliminary plat* approval.
- H. Any contiguous property owned by the *subdivider/applicant* shall not be excluded from the boundaries of a subdivision when needed or required for traffic, drainage, or flood control facility for the subdivision, or dedication of *rights-of-way*, unless said property is dedicated through a *Map of dedication* or other instrument acceptable to the City.
- I. If the subdivision is traversed by or is *adjacent* to any *water features* the *subdivider/applicant* shall provide tracts or easements for storm drainage substantially in line with the natural alignment of the *water features* and in designed in accordance with the PEDS.
- K. The *developer* shall be responsible for all costs, including improvement plan review fees, for installation of the improvements as a condition of *zoning* and/or *plat* approval which shall at least include, but not limited to, the improvements outlined in the following sections.

108-2.2 Specific Report(s) Required.

- A. During evaluation of development proposal, the following reports may be required during the preliminary or *final plat* process
1. Drainage Report in accordance with the PEDS
 2. A geotechnical/soils report, when required, shall be submitted in a separate bound folder
 3. The Traffic Impact Analysis (TIA), when required, shall be prepared by an Arizona Registered Professional Engineer with experience in transportation and traffic engineering and submitted in a separate bound document; with the category of study listed on the cover.

108-2.3 Specific Plan(s) Required.

- A. The *developer* will be responsible for the installation of all improvements. The improvement plans for these improvements shall be submitted as part of the *Final plat/Improvement Plan* application and shall include at a minimum improvement plans for the following:
- a. Water and Sewer Improvements (refer to **Volume 2, Chapter 9** of the PEDS for required plan information).
 - b. Paving, Grading, and Drainage Improvements (refer to **Volume 2, Chapter 9** of the PEDS for required plan information).
 - c. Dry Utility Improvements; including electric, telecommunications, gas, and *street* lights (refer to **Volume 2, Chapter 9** of the PEDS for required plan information).
 - d. All final reports listed in **Section 108-2.2** above.
- B. A Preliminary Landscape and *Open space* Plan shall be submitted as part of the *Preliminary plat* application, as required in **Article 2** herein, and a Final Landscape and *Open space* Plan shall be submitted as part of the *Final plat/Improvement Plan* submittal package. The format and information required for both submittals can be found in **Volume 1, Appendix D** of the PEDS.

108-2.4 Circulation Design Standards.

- A. Access Requirements:
1. No land division shall be approved unless the area to be divided has direct *access* to an existing *street*. Further, all subdivision developments must have dedicated *access* to the city's *arterial street* network or to a dedicated

street that connects to the *arterial street* network. The *developer* of any property which does not have such *access* or connection to the improved *arterial street* network shall be required to improve the impacted intervening *streets* in accordance with the Planning and Engineering Design Standards (PEDS).

2. All *streets* that connect to the improved *arterial street* network shall include the width and improvements necessary to maintain a level of service “C” as defined in the *General Plan* and **Volume 2, Chapter 4** of the PEDS.
3. *Off-site* public *access* improvements shall be required for all primary *access* routes that will, in the judgment of the City Engineer or designee, carry the most trips (per travel mode) generated by the development as defined by the Traffic Impact Analysis (TIA) required herein. The City Engineer or designee shall utilize the transportation/circulation plan set forth in the Surprise *General Plan* as the basis for identifying the improvements to be made as a condition of approval of the development.
4. Where a subdivision borders on or contains an existing or proposed arterial or *parkway street*, the City shall require that *access* to such *street(s)* be limited and direct *access* to arterials or *parkways* shall be prohibited from residential *lots*; unless otherwise provided herein or as prescribed in Volume 1 of the PEDS.

B. General Design.

1. The *street* design will include multimodal travel as further outlined in this Ordinance and Volume One of the PEDS.
2. The location and arrangement of *streets*, *cul-de-sacs*, and *alleys*, and multiuse pathways in new subdivisions shall be in a manner that ensures maximum connectivity to permit the safe, efficient, and orderly movement of traffic, cyclists and pedestrians while presenting an attractive *streetscape* and respecting the natural features and topography of the site.
3. Whenever a tract of land to be *subdivided* encompasses any part of an arterial, *parkway*, or major *collector street* designated in the *General Plan Roadway* Functional Classification Plan, such *street* shall be *platted* in conformance therewith. *Street* layout shall provide for the continuation of such arterial, *parkway*, and *collector streets* as the *General Plan* or City Engineer may designate.
4. Unless prevented by topography or other physical conditions, all proposed *streets* and *multimodal* pathways shall be extended to the boundary of the subdivision being developed in order to provide future connection with adjoining lands.

5. *Streets* shall be so arranged in relation to existing topography as to produce desirable *lots* of maximum utility and to facilitate adequate drainage.
6. *Grades of streets* shall conform as closely as possible to the original topography, unless otherwise approved by the City Engineer.
7. Sidewalks shall be included within the dedicated non-pavement *right-of-way* of all *streets*. If public sidewalks are located outside of the *rights-of-way*, a public easement shall be recorded on the *final plat* for said path and/or sidewalk.
8. Installation of *streetlights* shall be in accordance with design and specification standards detailed in **Chapter 107, Article 3** of the LDO.
9. Curb location markers for refuse containers may be required in conjunction with certain development situations.

C. Types of *Streets*.

1. All chapters of Volume 1 of the PEDS contains circulation design standards varying by the type of *roadways* and *land uses*, and shall be adhered to for all types of subdivisions.
2. *Cul-de-sac*. The *use* of *cul-de-sacs* will generally be denied, exceptions may be allowed in those site-specific areas where topography or *environmentally sensitive lands* would prevent extension and connection to adjoining and surrounding *streets*.
 - a. Where a *cul-de-sac* is permitted, they must comply with the design standard provided in both Volume 1 and 2 of the PEDS.
 - b. When approved, the maximum length of any *cul-de-sac* shall be seven hundred fifty (750) feet or twenty (20) homes, whichever is more restrictive, as measured from the curb line of the intersecting *street* to the curb line at the end of the *cul-de-sac*, along the centerline.
3. *Alley*. *Alleys* in traditionally designed residential subdivisions are encouraged and shall be designed and arranged to provide a means of easement placement and *access* to *lots*. The *alley* shall contain the following characteristics
 - a. Minimum *right-of-way* or easement width of twenty feet (20');
 - b. A twelve-foot (12') wide paved surface centered in the *right-of-way*, with pavement material, texture, pattern and strength selected to accommodate automobiles, garbage disposal *trucks*

(when garbage pick-up is planned at the rear of the property), pedestrians, and bicycles;

- c. A four-foot (4') wide well-landscaped strips located on either side of the paved area of the *alley*. Landscaped strips shall contain a combination of trees and shrubbery and architectural lighting consistent with the character of the neighborhood. The placement, type, height and spacing of landscape and lighting shall comply with the landscape and lighting standards set forth in this Ordinance;
- d. Opaque fencing along the rear property line *abutting* the *alley* line shall not exceed four feet (4') in height, except *view fences* may be permitted up to six feet (6') in height;
- e. Ribbon curbs (no gutters) to permit natural recharge of groundwater shall be required; except or unless, because of drainage conditions, additional engineered measures are required by the city manager or designee to facilitate stormwater runoff and drainage;
- f. No parking shall be permitted on an *alley* unless *parking bays* or pull outs *adjacent* to *garages* have been included and approved as part of the rear lane design; and
- g. When the *alley* is also *used* to collect garbage, storage bins containing trash for pick-up shall be placed on a designated surface integrated into the design of the *landscape strip*, and that are easily accessible by waste removal vehicles.

4. *Private streets*. *Private streets* shall not be permitted, except within gated communities.

- a. Where *private streets* are approved, such *streets* shall be constructed to City specifications and the PEDS and shall be placed into specific "*street tracts*" of land. Statements shall be contained on the *plat* and in the deed restrictions declaring those *streets* as private and subject to an easement authorizing *use* by emergency and public service vehicles and public utilities.
- b. Maintenance agreement. The city shall not maintain *streets*, *signs* or drainage improvements on *private streets*. A private maintenance agreement between the *developer* and the city that is recorded by Maricopa County shall be required for any *private street* allowed. Said agreement shall clearly set forth the terms and conditions of responsibility for maintenance methods and standards, distribution of expenses, remedies for noncompliance with the terms and agreement, right-of-use agreements and other considerations. The agreement shall also create a *private street*

maintenance fund and the annual assessment for property *owners* served by the *private street*. Said agreement may contain provisions for the establishment of an assessment district to maintain *private streets* in the event of a default by the property *owners*.

- c. Limits of liability. A statement shall be required on the face of any *plat* having an approved *private street(s)* that the *private street(s)* shall be maintained to city standards by the *developer* or an authorized homeowners' association at said *developer* or association's expense.
- d. Acceptance of *private streets* as *public streets*. No existing *private street* shall be accepted for designation as a *public street* unless it shall satisfy the following procedures and conditions:
 - (1) The subject area must be *platted* or *replatted* in order to dedicate *street rights-of-way*, sidewalk, drainage and utility easements, and other easements as necessary for the *platted* area;
 - (2) Where easement rights to any person, utility or corporation have been previously dedicated within the proposed *rights-of-way*, a release must be obtained from each person, utility or corporation agreeing to retain only those rights they would have in a *public street right-of-way*;
 - (3) The existing *street* construction details must be certified by a licensed professional engineer as being in compliance with city standards; with said certification accompanied by surveys, sketches and test borings giving the paving material and thickness, cross-section, *grades*, vertical curves and drainage data, including storm drainage analysis of current conditions based upon the city's stormwater management regulations and requirements;
 - (4) The date of the *street* construction and a history of maintenance, including type of maintenance treatment and dates, must be provided to the city;
 - (5) *Street* lighting that complies with city standards set forth herein shall be installed, unless the city determines that existing lighting or *alternatives* thereto, are sufficient and necessary to protect the character of the neighborhood and are APS compliant for maintenance. SLID (*street light improvement district*) application will be required at the time of *platting* or *replatting*.

5. Rural Roadways. A “Rural Roadway” cross section may be utilized in areas with Rural Residential (RR) *zoning*, where there are *environmentally sensitive features*, or in low density residential developments with two (2) or less *dwelling units* per acre (2 du/ac).
 - a. The rural *roadway* cross section utilizes a reduced *right-of-way* at fifty (50) feet;
 - b. The construction of a twenty-eight (28) foot wide paved *access* road with a two (2) foot wide modified ribbon curb. The required drainage report may determine the need for a different curb and gutter.
6. Half-streets. Half-streets shall be discouraged and *street* systems in new subdivisions shall be laid out so as to avoid any new perimeter half-streets.
 - a. Where an existing half-street is *adjacent* to a new subdivision, the other half of the *street* shall be improved and dedicated by the *subdivider*.
 - b. The City may authorize a new perimeter *street* where the *subdivider* improves and dedicates the entire required *street right-of-way* width within the subdivision boundaries. In the event that the entire required *street right-of-way* width is improved and dedicated, arrangements for reimbursement at the time the adjoining land is *subdivided* will be in accordance with Chapter 42 of the City Code.
 - c. Half-streets will only be allowed when such a concession is granted by the mayor and city council as part of an approved development agreement. Said half-streets shall only be permitted when:
 - (1) A traffic impact assessment has been approved by the transportation director for the property in question and the assessment concludes that the property in question does not generate the traffic warrants that justify the full *street* improvements; or,
 - (2) Traffic safety can be assured with less than full *street* improvements; or,
 - (3) The full improvement cannot be constructed due to insufficient *right-of-way*; or,
 - (4) All evidence is provided to the city manager or designee that illustrates all possible efforts have been exhausted to obtain full-street *rights-of-way*.

7. Dead-end streets. *Dead-end streets* will not be approved except in locations recommended by the City Engineer as necessary to future development of *adjacent* lands; with an acceptable all-weather *access* emergency turnaround.
8. Phased Construction. When the *developer/property owner* is allowed to phase construction of the *roadway* improvements to an ultimate full *street* improvement said phasing shall be a component of the approved phasing plan and development agreement and shall be based on project absorption such as housing units constructed and/or the amount of leased commercial space, such that the property build-out generates the traffic volume that warrants the full *street* improvement. When full *street* improvements are required, the City shall institute the City's repayment policy in accordance with the provisions of Chapter 42, such that the *property owner/developer* that paid for the full *street* improvements is reimbursed for half-*street* improvements that are the responsibility of another *property owner*.

D. Block Planning

1. A *block* shall have a length ranging from four hundred (400) feet to no more than one thousand three hundred twenty (1,320) feet in length; unless otherwise restricted by the PEDS or deviated by the Council when considered necessary for safety reasons or in order to secure efficient *use* of the land.
 - a. A residential neighborhood *block* within a subdivision shall have a length ranging from 400 to 800 feet as measured along the centerline of the *street* and between intersecting *street* centerlines; and
 - b. Be designed to accommodate no more than ten *single-family* residential *lots* on either side of a *local street* to equal a not-to-exceed combined total of 20 *single-family*, detached residential *lots* per *block*.
 - c. A longer perimeter *block* may be approved by the City Engineer and Council when *adjacent* to a major *street* in order to reduce the number of intersections
2. *Blocks* which are over six hundred feet (600') in length shall provide a landscaped pedestrian easement, not less than thirty feet (30') wide, mid-*block* to allow easier *access* to the subdivision *open space*, the community pedestrian circulation system, or direct pedestrian *access* to the exterior *arterial streets*.

3. *Block* endcap landscape tracts shall be required; unless an acceptable *alternative* design is proposed. Endcap landscape tracts shall be a minimum of ten feet (10') wide when *adjacent* to *local streets* and fifteen feet (15') wide *adjacent* to collector and arterial roads. These tracts shall be landscaped in accordance with the **Chapter 107** and shall be maintained by the *adjacent* property owner and/or Homeowners Association.

E. Street Names and Signage

1. The name of a new *street*, unless an extension of Maricopa County *street* grid alignment, shall not duplicate existing or *platted street* names in Maricopa County, or approximate such names in spelling, sound, or pronunciation in conformance with the MAG Address and *Street* Assignment Policy. A *street* shall bear the same name of an existing *street* when planned as a continuation of or when in alignment with an existing or *platted street*.
2. The City's GIS department shall propose the *street* names at the *preliminary plat* submittal stage and the names shall be recommended by the Commission and approved by the Council.
3. The *applicant* shall deposit with the City at the time of *final plat* approval an amount equal to the cost of each required *street* sign. *Street* name *signs* are to be placed at all intersections within or *abutting* the land division, and be in place by the time the *street* pavement is ready for *use*. Specifications for design, the type and location shall conform to "Manual on Uniform Traffic Control Devices" (M.U.T.C.D.) standards as approved by the City Engineer.

108-2.5 Lot Planning

- A. The *lot* arrangement and sizes shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing *building permits* to build on all *lots* in compliance with Chapter 106 of the LDO or in providing driveway *access* to *buildings* on such *lots* from an approved *street*. Prior to *final plat* approval the City may require additional documentation, including but not limited to engineering concept plans, for *lots* with questionable development ability.
- B. *Lots* shall be arranged in a contiguous pattern within a *block*; except where the *block* length or an *environmentally sensitive feature* warrants an easement either through the *block* to accommodate drainage or *access* for *multimodal* (pedestrian/bicycle/golf cart) traffic to adjoining *open space* or to preserve the *environmentally sensitive feature*.

- C. Flag lots or panhandle lots and other unorthodox *lot* layouts shall not be *platted*; unless approved by Council, such as topographic constraints in environmentally sensitive areas or design methods that enhance *multimodal* (pedestrian/bicycle/golf cart) traffic.
- D. *Lot dimensions.*
1. The minimum *lot* size shall comply with the *lot* ranges within the *zoning districts* as described in Chapter 106 of this Ordinance; except that utility facilities using land or a *building used* only for equipment purposes (and not for human occupation) and requiring less than one thousand square feet (1,000 sf) of site are exempt from the minimum *lot* size standards of all *zoning districts*. Individual tracts within a subdivision are also exempt from this provision.
 2. The depth-to-width ratio of the usable area of a residential *lot* shall not be greater than 3:1, except in a *hillside* development area where flexibility may be allowed based on topographical considerations.
 3. Depth and width of properties reserved or laid out for *business*, commercial, or industrial purposes shall be adequate to provide for the *off-street parking* and loading facilities required for the type of *use* and development contemplated.
 4. Dimensions of *corner lots* shall be large enough to allow for erection of *buildings*, observing the minimum *setbacks* from both *streets*.
 5. All residential *lots* shall be designed such that the minimum *lot* width may be achieved at both the *front* and *rear setback* lines.
 6. Residential *lots* that are less than fifty feet (50') wide shall have vehicular access from an *alley*.
- E. *Side lot lines* shall be at right angles to the *street* the *lot* faces, or radial to curved *street* lines, unless topographic conditions necessitate a different arrangement acceptable to the Community Development Director or designee.
- F. *Lot Frontage.*
1. Every *lot* shall have a minimum *frontage* width of thirty feet (30') on a public or *private street* and every *lot* shall have direct *access* to the improved circulation system either by said *street* or by *alley*.
 2. No residential *lot* of record shall derive direct *access* to a *roadway* classified as an arterial or *parkway*, except *multi-family* developments designed with an on-site turnaround and comply with *roadway access* management policy standards.

3. Residential *lots* that are zoned Rural Residential (RR) and have a minimum *lot* width of two hundred feet (200') may take direct *access* to collector *roadways*; egress from the *lot* shall be only in a forward motion.
 4. Commercial and industrial *lots* may take *access* to a *roadway* classified as an arterial or *parkway* when designed with an on-site turnaround and comply with *roadway access* management policy standards.
 5. Commercial and industrial *lots* may be required to be served by a combined shared *access* drive to limit the number of possible traffic hazards; driveways shall be designed and arranged so vehicles *ingress and egress* from the property in a forward motion.
 6. Double *frontage* and reversed *frontage* *lots* shall be avoided except where necessary to provide separation of residential development from traffic arterials or to overcome specific constraints of topography and orientation.
- G. Narrow Lot Subdivisions. Subdivisions with a homogenous design of *lot widths* narrower than fifty feet (50') cause numerous long-term conflicts and constraints for city services, design standards, parking, and quality of pedestrian movement over the lifespan of the neighborhood. In order to mitigate these problems, the designs listed below may apply to residential subdivisions that permit a given percentage of lots to be narrower than fifty-feet (50') wide according to **Section 108-2a**. Mitigating designs for plat are outlined below and home product designs are identified in the PEDS.
1. Rear loaded alleys
 2. Evenly distribute narrow lots among lots that are fifty feet (50') wide or greater,
 3. Public off-street parking areas within one-eighth mile (1/8 mi) of every narrow *lot*.
 4. Dedicated solid waste pickup locations with curb markings, preferably between the smaller separation of matching/mirrored driveways
 5. Incorporate lot diversity within a plat with at least twenty-five percent (25%) of lots that exceed the minimum lot width by five feet (5')
 6. Other designs may be proposed that vary from the strict provisions of this section in such a manner that intent is maintained with such modification.

Table 108-2a – Narrow Lots Subdivision	
Allowed lots less than 50' wide per Subdivision Plat	Mitigating designs
Up to 10%	No more two such <i>lots</i> shall <i>abut</i> one another
Up to 25%	Any 1 design
Up to 50%	3 mitigating designs
Up to 75%	4 mitigating designs or rear loaded alley on blocks with lots less than 50' wide

108-2.6 Stormwater Drainage and Environmental Water features

- A. All development within the City must comply with the Grading and Drainage Design standards outlined in the PEDS as well as the following minimum standards.
- B. The drainage system of a subdivision shall be governed by the Drainage Design Manual for Maricopa County, published by the Maricopa Flood Control District and the City of Surprise Engineering Development Standards (Volume 2 of the PEDS). The stormwater drainage system shall be separate and independent of any sanitary *sewer system*. Stormwater drainage shall be accommodated in the *streets, gutters, retention* basins or detention basins that drain to natural washes unless otherwise indicated by the City Engineer.
- C. The stormwater drainage shall in each case accommodate potential runoff from its entire upstream watershed, whether inside or outside the land division. The City Engineer shall determine the size of any necessary facilities, based on the provisions of the construction standards and specifications assuming conditions of maximum potential watershed development and the final subdivision drainage report.
- D. The required drainage report (per **Sec. 108-4.2A**) must address the effect of the proposed subdivision on existing upstream and downstream drainage facilities outside the area of the land division. No land division shall be approved unless adequate drainage will be provided to an adequate drainage watercourse or facility. The City Engineer will determine the adequacy of the drainage facilities for purposes of Council review, but such determination will not relieve the property *owner* from any responsibility related to stormwater or drainage; such responsibility shall remain that of the property *owner*.
- E. Unless the diversion of stormwater is required to conform to a comprehensive drainage plan for a drainage district or regional master plan, *off-site* stormwater runoff shall be received and discharged at the locations which existed prior to development and as nearly as possible in the same manner which existed prior to

development. If a diversion is required, sufficient work shall be done upstream and/or downstream to provide all affected properties at least the same level of flood protection that existed prior to the diversion. Post development flows cannot exceed pre-development flows in peak runoff, volume, or velocity and may not concentrate sheet flows without downstream *off-site* control.

- F. Whenever a development site contains a *water feature* (stream, wash, *floodway*, or *wetlands* area) identified by the Maricopa County Flood Control or FEMA the *plat* shall adhere to the following:
1. If the ephemeral flow of the *water feature* is less than 250 cfs the *water feature* may be diverted within the development provided it enters and exits the *development parcel* in its general historic location.
 2. If the ephemeral flow of the *water feature* is over two hundred and fifty cubic feet per second (250 cfs) the *water feature* must be retained *unaltered* in its historic location within and throughout the *development parcel*, except when approved through drainage master plan.
 3. The subdivision shall provide for an overflow zone along the bank of said *water feature*. The width of the overflow zone shall be sufficient in times of high water to contain or move the water, and no *fill* shall be placed in the overflow zone nor shall any *structure* be erected or placed therein. The boundaries of the overflow zone shall be delineated in the drainage report and approved by the City Engineer and Community Development Director.
- G. The City Council may, when it deems it necessary for the health, safety or welfare of the present and future population of the area and necessary to the conservation of water, drainage and sanitary facilities, prohibit the land division of any portion of the property which lies within the 100-year *floodplain* of any *water feature* as determined by the City Engineer, the flood control district of Maricopa County, and/or the U.S. Army Corps of Engineers. These *floodplain* areas shall be preserved from any and all destruction or damage resulting from clearing, grading or dumping of earth, waste material or stumps, except for the limited development of trails with approval by the City Council.
- H. *Lots* shall be laid out so as to provide positive drainage away from all *buildings* and individual *lot* drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each *lot* onto *adjacent lots*.

108-2.7 Sanitary Sewage Disposal.

- A. The *applicant* shall install sanitary *sewer* collection facilities in a manner prescribed by the Uniform Standard Details and Specifications, the City of Surprise Engineering Development Standards, and the city engineer.

- B. Pubic sanitary *sewers* shall be installed in accordance with plans, profiles and specifications outlined in the PEDS and approved by the City Engineer and in certain cases Maricopa County Environmental Services Department. Sanitary *sewer* lines shall be extended to the boundaries of the *plat* to provide service connections to *abutting unsubdivided* land.
- C. Every *lot* (residential and non-residential) shall be provided a *sewer* service and connect to the City's *sewer* collection system unless such connection will not be available (in the estimation of the City Engineer) for at least 20 years. Service stubs extended to the *platted lots* shall be placed to such lengths as not to necessitate disturbance of the paved (*street* or *alley*) improvements when service connections are made.
- D. Where public sanitary sewage collection systems are not reasonably accessible, but will become available within twenty (20) years, the City may allow one (1) of the following *alternatives*:
1. Central *sewerage* system, where the maintenance cost to be assessed against each property benefited. If plans for future public sanitary *sewerage* systems exist, the *applicant* shall install the *sewer* lines, laterals, and mains to be in permanent conformance with such plans and ready for connection to such public *sewer* mains; or
 2. Individual disposal systems, where the *applicant* may be required to install sanitary *sewer* lines, laterals and mains from the *street* curb to a point in the subdivision boundary where a future connection with the public *sewer* main shall be made. *Sewer* lines will be laid from the house to the *street* line, and a connection will be available in the home to connect from the individual disposal system to the *sewer system* when the public *sewers* become available. Such *sewer systems* shall be capped until ready for *use* and shall conform to all plans for installation of the public *sewer system*, where such exist, and will be ready for connection to such public *sewer* main.
- E. Where public sanitary *sewer* collection systems are not reasonably accessible and will not become available for a period in excess of 20 years, the City may allow the installation of *sewerage* systems as follows:
1. For Residential Low Density (R-1) *zoning*, a central *sewerage* system only. No individual disposal system will be permitted. The *applicant* shall install all *sewer* lines, laterals, and mains to be permanent and ready for connection to the public *sewer system*, should it become available.
 2. For Rural Residential (RR) *zoning*, individual disposal systems or central *sewerage* systems shall be *used*. If individual disposal systems are proposed, minimum *lot* areas shall be one acre (1 ac) or larger depending upon the results of the required percolation tests and test holes as directed by the City Engineer. The individual disposal system, including the

size of septic tanks and size of the tile fields or other secondary treatment device, shall be approved by the City Engineer and Maricopa County.

- F. If a public sanitary *sewer* is accessible and a sanitary *sewer* is placed in either an easement or within a *street* or *alley* that *abuts* the property, the property *owner* shall be required to connect to the *sewer*; and it is unlawful for any such *owner* or occupant to maintain upon the property an individual sewage disposal system.

108-2.8 Water System.

- A. Each *lot*, *dwelling unit* or *building* shall be supplied with potable water in sufficient volume and pressure for domestic *use* and fire protection purposes.
- B. Where a public water main is accessible, the *subdivider* shall install adequate water facilities (including fire hydrants) subject to the specifications of the City engineer. Design and construction of any and all facilities relating to the supply, storage, transmission, treatment and distribution of potable water within or outside of any subdivision shall be the responsibility of the *subdivider* and shall be accomplished under generally accepted construction techniques in accordance with the PEDS (Volume 2, Chapter 6), those of ADEQ, and with the written approval of the City Engineer.
- C. Where it is necessary to extend a water main from an existing adequate main to the subdivision, the *subdivider* will be required to pay the full cost of the line extension; costs of the extension may be eligible for repayment agreements. Water main extensions shall be approved by the City Engineer. All water mains shall be a minimum eight inches in diameter.
- D. Water distribution lines shall be extended to the boundaries of the *plat* to provide service connections to *abutting unsubdivided* land.
- E. No vertical construction or *structure* shall be permitted within the subdivision until fire protection for the subdivision is operable.
- F. Service stubs shall be extended to all *platted lots* and landscaped tracts within the subdivision and to such a length as not to necessitate disturbance of *street* improvements when service connections are made.

108-2.9 Public Utilities.

- A. The city has determined the need to improve the visual character of the community through the undergrounding of all new and existing utility lines except as noted below. This subsection addresses the requirements for undergrounding utilities in conjunction with a development or redevelopment project that has been submitted for approval under provisions of this Ordinance. The

undergrounding requirements herein shall apply to primary distribution lines as well as secondary and service lines, for both on-site and *off-site* locations; except said requirements shall not be applied in a manner inconsistent with any franchise or license agreement that may exist between the city and any utility company

- B. All public and private utilities to be installed within the City shall comply with the design and construction standards set forth in the Planning and Engineering Design Standards (PEDS).
- C. New and existing utility lines including, but not limited to primary distribution lines as well secondary and service lines for, gas, electric power, telephone, fiber optic cable, overhead transmission lines having a line voltage of less than sixty-nine thousand (69KV), and *off-site* locations that may need to be extended to serve the subdivision shall be located underground to and throughout the subdivision; placed within a public utility easement (PUE), non-exclusive easement granted by the abutting land owner, or in the ROW in coordination with the City.
- D. All utility easements existing and proposed throughout the subdivision shall be shown and labeled as such on the *preliminary plat*.
- E. When as a result of the subdivision development, it is necessary to relocate, renew, or expand existing facilities within or *adjacent* to the *platted* area, the *developer* shall make the necessary arrangements with the serving utility for these installations to be placed underground at the time of development of the property as part of the required *off-site* and on-site improvements. The *developer* shall be responsible for the costs of the underground construction, in accordance with the underground policy of the City and the serving utility. Check wording on the interpretation of burying distribution line vs transmission line. Check the underground policy
- F. Service stubs to *platted lots* within the subdivision for underground utilities shall be placed to the *right-of-way* line or the public utility easement (PUE) whichever is greater.
- G. As a condition of project approval, the development *applicant* of a project shall be responsible to make necessary arrangements with the affected utility companies for the installation of required underground facilities, including arrangements for the payment of any cost. The required undergrounding shall be completed prior to approval and occupancy of the project. In cases where utility undergrounding construction may not be completed at the time the rest of the project is completed, the *developer* shall produce written proof from the utility company(ies) that undergrounding will be accomplished with all necessary moneys having been paid to the utility company(ies).
- H. In those instances where poles to be removed include *street* lights, the *street* lights will be replaced with freestanding poles and luminaries by the *developer/redeveloper* or the utility company when acting as a *developer/*

redeveloper. Replacement of *street* lights shall comply with the PEDS and the regulations in Chapter 107 of the LDO.

- I. Underground utilities shall be extended to the boundaries of the *plat* to provide service connections to *abutting unsubdivided* land.
- J. No appurtenant or *ancillary* above ground equipment shall be placed without prior review and approval of siting and *screening* plans by the City of Surprise Public Works and Community Development Departments in coordination with utility companies.

108-2.10 Easement Planning.

- A. Uniform and continuous easements shall be provided to accommodate both municipal and private utilities and, where necessary, such other *uses* such as drainage, transit shelters, multi-use pathways, and emergency *access*. Said easements shall be delineated on the *preliminary plat* and dedicated on the *final plat*. The *subdivider* shall be responsible for coordinating with the appropriate utility company and when necessary with *adjacent* property owner(s) for the continuation of easements established in adjoining properties.
- B. Utility easements.
 - 1. City maintained easements for water, *sewer*, and storm *sewer* lines located outside of the *right-of-way* they shall be a minimum twenty feet (20') in width or as required by the City Engineer.
 - 2. Easements for gas, electric, telecommunications, *streetlights*, water meter, and water/*sewer* service lines shall be a minimum of eight (8) feet in width and provided outside of the public *right-of-way* along each side of the *street* and around a *cul-de-sac*.
 - 3. For those subdivisions where *alley* are provided, gas, telephone, fiber optic cable, cable television utilities may be located within a four (4) foot wide public utility easement (PUE) provided along the *rear lot lines adjacent* to, and outside of, the *alley*; in which case the width of the front PUE may be reduced from eight (8) feet to four (4) feet when accommodating only the water meter and water/*sewer* service lines.
- C. Drainage easements.
 - 1. Where a subdivision is traversed by a watercourse, drainage way, channel or stream, a stormwater easement or drainage *right-of-way* shall be provided, conforming substantially to the lines of such watercourse, and of such width and construction, or both, as required by the City Engineer based upon the subdivision drainage report. The drainage shall be maintained by an open channel designed in accordance with Volume 1 of

the PEDS with landscaped banks and adequate width for maximum potential volume of flow; unless determined otherwise by the City Engineer.

2. Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road *rights-of-way*, perpetual, unobstructed easements at least 15 feet in width for such drainage facilities shall be provided across property outside the road lines and with satisfactory *access* to the road. Easements shall be indicated on the *plat*. Drainage easements shall be carried from the road to a natural watercourse or to other drainage facilities.
 3. When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights must be secured and indicated on the *plat*.
 4. All *retention* areas shall be in tracts with drainage easements.
- D. Land within a drainage way or within an easement for major power transmission (tower) lines or pipelines shall not be considered a part of the minimum *lot* area.
- E. Development *adjacent* to a designated transit stop, as identified in the City's Transit Feasibility Study or by Valley Metro, may be required to provide transit shelter easements. The size of a transit shelter easement shall be in accordance with Valley Metro's RPTA Bus Stop Program and Standards.
- F. *Lots abutting* existing or proposed multi-use trails or pathway corridors as designated in the *General Plan* may be required to provide a multiuse trail easement having a width and design in accordance with the PEDS.
- G. Emergency *access* and fire lane easements shall be provided in locations where designated by the City Fire Department. Said easements shall have a minimum width of twenty feet (20'), with a minimum vertical clearance of fifteen feet (15').

108-2.11 Open Space

- A. The hierarchy, types, and locations of *open space* required by the City are detailed in **Chapter 104** of this Ordinance. The design standards for the required *open space* are detailed throughout the different chapters of **Volume One** of the PEDS.
- B. For residential subdivisions and Traditional Neighborhood Development (TND) the specific percentage of required *open space* is prescribed within the development standards tables in **Chapter 106** of this Ordinance.
- C. For *mixed use*, commercial, *business park*, and industrial subdivisions the required amount of *open space* shall be those areas that are required for the specific *zoning* and land *use* as detailed in **Chapters 104, 106** and **107** of this Ordinance. The

design standards for the required *open spaces* are detailed throughout the different chapters of **Volume One** of the PEDS.

- D. Where a proposed *park*, playground, *open space*, or other public use shown on the *General Plan* and/or Parks and Trails Master Plan, is located in whole or in part in a subdivision, the area be shown on both the preliminary and *final plats* and such area(s) shall be reserved to the City by the *subdivider* if the City Council approves such reservation. The City or other public agency shall enter into an agreement on the method of acquiring such reserved land area(s) prior to approval of the *final plat*.
- E. Unless a public entity has accepted primary maintenance responsibility for all *common areas* within a subdivision, the property *owner/developer* shall create a method, acceptable to the Community Development Director to provide for the long term maintenance of the *common areas* in perpetuity.

108-2.12 Gated Communities.

- A. The size of the gated community, or multiple *adjacent* gated communities, shall not exceed 40 acres, unless designed to properly connect with *adjacent* communities by both vehicular and pedestrian connections, with a minimum of thirty (30) percent of the gross land area set aside as improved *open space*.
- B. The planning and design of the gated community shall not impede connectivity of *streets*, improved *open space*, multi-use pathways or other *public improvements* from adjoining and *abutting* property, and in no case shall any connection be greater than 1,320 feet apart. Connections shall remain open and accessible at all times.
- C. The perimeter of the gated community shall be designed with view fencing and that said view fencing is to provide continuous visual connections with *open space* areas of adjoining properties.
- D. There shall be a minimum of two (2) separate entry/exits to the gated community; except when constructed as an *infill* development.
- E. The ongoing maintenance of all *private streets*, water and sewer mains, fire hydrants and any other infrastructure required by the City shall comply with the City's minimum operational standards, and shall be fully maintained by the *developer* and/or homeowners association.
- F. The installation of drainage systems, *retention* basins, landscaping, multi-use pathways, *street/pedestrian* way lighting, *screening* and *buffering* shall comply with the City's standards set forth in the PEDS and the Parks and Trails Master Plan.

- G.** A public service and emergency *access* easement shall be granted over all *private streets*.
- H.** Gate designs shall include emergency hardware to ensure proper 24-hour emergency *access* to the satisfaction of the City fire, police, public works, and utilities departments.
- I.** A minimum of one (1) pedestrian *access* gate shall be provided at each gated driveway entrance.
- J.** Such "anti-directional" devices as metal spikes that can cause tire damage shall not be allowed at entrances and exits.
- K.** Sufficient queuing space between the gated entrance and the gate controller shall be provided such to ensure there is no conflict with *adjacent public street* traffic, and to avoid vehicular stacking across sidewalks, *streets*, bike paths and similar facilities.
- L.** The gate entrance shall be designed to allow vehicles to turn around within the driveway without backing into the *adjacent street*.
- M.** The style and color of gates and other enclosures shall be coordinated with nearby *structures* and approved by the Community Development Director.

ARTICLE 3 – SUBDIVISION CONSTRUCTION, INSPECTION AND ACCEPTANCE

108-3.1 Construction of Improvements Financial Assurance.

- A. An *applicant* shall submit a *Financial assurance* to the City thirty (30) days prior to a *Final plat* being placed on the City Council agenda for action. The amount of this *financial assurance* shall be no less than one hundred twenty-five (125%) percent of the total cost necessary to complete the required improvements, including but not limited to, the costs of labor, and materials, permits, management fees, insurance costs and any other capital costs.
- B. The *financial assurance* shall secure to the city the satisfactory construction, installation, and dedication of required *street*, utility, drainage, water and *sewer systems*, and other improvements, including any portions of such improvements which are located in the public *rights-of-way*, easements, and upon individual *lots*. Improvements may include, but are not limited to, *streetlights*, landscaping, drainage facilities, *street* improvements, perimeter *fences/walls*, water and *sewer* distribution lines, and *common area* and *open space* improvements.
- C. The *financial assurance* shall comply with all statutory requirements and shall be satisfactory to the City Attorney as to form, sufficiency, and manner of execution, as set forth herein. The periods within which required improvements must be completed shall be incorporated in the *financial assurance* and shall not exceed twelve (12) months from the date of *final plat* approval by City Council.
- D. Nothing in this section may be interpreted to limit the application of A.R.S. §34-222 et seq., including but not limited to that statute's requirements with respect to *financial assurance* for public projects.
- E. In the event *temporary improvements* are required by City Council, the *applicant* shall provide a separate *financial assurance*, in addition to any *financial assurance* required for permanent improvements, that covers all costs of constructing, maintaining, and removal of the temporary facilities and improvements.

108-3.2 Financial Assurance Options

- A. There are two (2) *financial assurance* options related to the timing of the construction of the required subdivision *improvements* and the recordation of the *final plat* available to the *subdivider/applicant*. Following the review and approval of all subdivision *improvements plans* and final reports, and after securing all certifications and written proof of service from all applicable agencies, utilities, and/or districts the *subdivider/applicant* may choose to follow one (1) of the two (2) development options outlined below.
 - 1. *Financial assurance / Record Plat:* The *subdivider/applicant* provides a "Construction of Improvements *Financial assurance*" to the City and

recordation of the *final plat* occurs prior to, or in conjunction with, construction of the subdivision improvements.

- a. The *subdivider/applicant* provides the required form of financial guarantee, acceptable to the City Attorney, which assures construction of all of the required subdivision improvements (see **Sec. 108-3.1** herein for information on the amount and specific forms of *financial assurances* accepted by the City).
 - b. The City Council approves the *final plat* and the Community Development Director subsequently transmits the *final plat* for recordation. After a *final plat* has been recorded, the City Engineer may, in his/her discretion, allow a *subdivider/applicant* to substitute one (1) type of *financial assurance* for another.
 - c. In the event the *subdivider/applicant* fails to initiate construction within twelve (12) months of approval, and after reasonable notice to the *subdivider/applicant* of default, the City may choose to take formal action to either *abandon* the recorded *final plat* or to do/have done all work; in which case the *financial assurance* instrument will be charged with all costs and expenses incurred.
 - d. The Community Development Director may, upon proof of difficulty, recommend to the City Council, and the Council may approve a one-time extension of the completion date for a maximum of an additional twelve (12) months provided the “Construction of Improvements *Financial assurance*” form is amended by the *subdivider/applicant* to cover the extended time period.
2. **Alternative Assurance Agreement:** In lieu of providing a “Construction of Improvements *Financial assurance*” to the City, the recording of the approved *final plat* is withheld until after all required *public improvements* have been completed by the *developer* and approved for acceptance by the City.
- a. The *subdivider/applicant* submits an executed standard contract (Alternative Assurance Agreement), as approved by the City Attorney, regarding the installation of improvements. The contract shall require that all improvements be completed no later than twelve (12) months from the date the *final plat* was approved by the City Council and that no *lot* may be sold. The terms of this contract shall run with the land and shall be binding upon all subsequent *subdividers* and shall survive the expiration or other termination of this agreement.
 - b. The *subdivider/applicant* pays the construction permit fees and the City issues a construction permit for the subdivision improvements.

- c. All improvements and construction shall be in conformance with the approved subdivision improvement plans. When the completed improvements are inspected and approved by the City Engineer and a warranty of improvements *financial assurance* is submitted to cover the completed improvements the Community Development Director will transmit the *final plat* to the County for recordation and the sale of *lots* may commence.
- d. If the *subdivider/applicant* fails to initiate construction within twelve (12) months from the date of Council approval, the Council shall take formal action to rescind approval of the *final plat* which shall then become null and void and of no force or effect.
- e. A request for a one-time extension to the required completion of the improvements may be approved by the city for an additional twelve (12) month period. A revised Alternative Improvements Contract, as approved by the City Attorney, regarding the construction of the unfinished portions of the improvements shall be submitted along with the request for the time extension.
- f. Should the construction of improvements be found to be contrary to the improvement plans or contrary to good construction practices, the recordation of the *final plat* shall be withheld until appropriate construction remedies are made to the satisfaction of the City Engineer.

108-3.2 Deferral of Required Improvements.

- A. The City Council may defer or delay installation of development-required improvements to coincide with *adjacent* work, future planning, or because of incompatible *grades*, inadequacy or lack of connecting facilities, or for some other suitable reasons.
- B. Whenever the City Council defers the requirement to construct and install any improvement, the *subdivider/applicant* shall pay to the city at the time of *final plat* approval their proportionate share of the costs of constructing and installing such improvement in the future, as determined by the City Engineer. Alternatively, at the City Council's option, the *applicant* may post a financial or other guarantee, as provided in this section, ensuring completion of said improvements upon demand of the City Council. The Mayor shall not sign the *final plat* and the *final plat* shall not be recorded until the requirements of this subsection have been satisfied.

108-3.3 Construction, Inspection, and Completion of Improvements.

- A. The *subdivider/applicant* shall pay for all costs of constructing and removing temporary facilities and improvements required by City Council and shall maintain the same for the period of construction.
- B. All construction shall require a dust permit from the Maricopa County Air Quality Department and a permit for construction from the City of Surprise; permits must be secured before any construction work can begin. Once the City has issued a construction permit for improvements, work shall proceed without interruption until the City accepts the improvements.
- C. The City Engineer shall provide for inspection of required improvements during construction and ensure their satisfactory completion. Any city inspections or approvals performed throughout the course of the construction do not signify that the City has accepted any of the improvements for maintenance.
- D. If the city engineer finds upon inspection that any of the required improvements have not been constructed or installed in accordance with the city's construction standards and specifications, the *subdivider/applicant* shall correct the deficiency and shall complete construction and installation of the improvements according to the standards and specifications. Wherever the cost of constructing or installing required improvements is covered by a financial guarantor, the *subdivider/applicant* and the guarantor shall be jointly and severally liable for completing, constructing and installing the improvements according to the standards and specifications.
- E. If a *subdivider/applicant* has posted a *financial assurance* and either the work has been *abandoned* for a period of one hundred eighty (180) days, or the required improvements have not been satisfactorily constructed, installed and approved within the period specified, the city may utilize the following options regarding *public improvements*.
 - 1. The city shall not issue any *building permit* for any *structure* until all applicable *public improvements* have been constructed to the satisfaction of the city staff, inspected, and accepted.
 - 2. If the *owner* fails to timely and properly construct the *public improvements* as set forth in either a *financial assurance* of Construction or a Development Agreement, the city may take any one (1) or more of the following actions, at the *owner's* expense:
 - a. Decline to process or issue *building permits*, occupancy clearances, or other regulatory approvals or inspections;
 - b. Complete, remove and/or modify the *public improvements* in whole or in part;
 - c. Restore any disturbed land;

- d. Bring action to enforce the *owner's* responsibility under the Surprise Municipal Code or under the agreement to construct the *public improvements*;
 - e. Bring action to enforce the *financial assurance* to construct the *public improvements*; and/or
 - f. Otherwise mitigate the effects of the *owner's* failure to construct the *public improvements*, including but not limited to, action to *abandon* the *plat*.
- F. Placement of all boundary monuments for each *lot* and permanent reference monuments in all corners, angle points, points of curve, centerline of all *roadways*, and at all *street* intersections as approved by a registered land surveyor and the city's chief land surveyor shall be installed before *building permits*, such as but not limited to *Model home Complex*.
 - 1. Monuments will be permanently marked with the registration number of the registered land surveyor responsible for their placement.
 - 2. Exterior monuments for the subdivision boundaries are to be set prior to recordation of the *final plat*.
 - 3. The interior monuments are to be set after the *streets* are built and the grading has been completed.

108-3.4 Release or Reduction of Financial Assurance.

- A. Once the *public improvements* have passed the final inspection by the City Engineer, the *applicant's* engineer or surveyor shall submit a certified final *as-built* survey of both the *plat* and the constructed improvements, indicating location, dimensions, materials, and that the layout of the line and *grade* of all required improvements is in accordance with the approved construction plans for the improvements.
- B. The *subdivider/applicant* may submit a request for release of the original *financial assurance* only after they submit to the City Engineer the lien release documents along with the new financial warranty of improvements guarantee documents as outlined below in **section 108-3.5**.
- C. The City Engineer shall make a written recommendation to the City Council to release the original *financial assurance*, accept the *public improvements* for maintenance, and accept the new warranty of improvements *financial assurance*.

108-3.5 Warranty of Improvements Financial Assurance.

- A. The *subdivider/applicant* shall be required to file a Warranty of Improvements *Financial assurance* with the City Engineer prior to City Council action on maintenance responsibilities of the subdivision *public improvements*. The *financial assurance* shall be in a form as outlined in **Sec 108-3.1.A.** in the amount of ten (10%) percent of the actual cost of constructing and installing the improvements. The warranty assurance shall be for a period of two (2) years beginning from the date of “Conditional Acceptance” of maintenance responsibilities for said improvements by the City Council.
- B. The *applicant* shall be required to maintain all improvements for the two (2) year warranty period. If any certificates of occupancy have been issued for *buildings* served by improvements for which the city has not accepted maintenance responsibility, the city may affect emergency repairs and the *applicant* or other *owner* thereof shall pay the cost of such emergency repairs. Prior to effecting such emergency repairs, the city shall give to the person responsible for maintaining the improvements such notice as may be practicable under the circumstances.

108-3.6 Costs, Reimbursements, and City Participation in Public improvements.

- A. All *public improvements* shown on the *final plat* and the improvement plans, and any additional improvements that may be required by the City Council as a condition for approval of the *final plat*, shall be the responsibility of the *developer*; unless otherwise approved by the City Council.
- B. If a *street* within or *adjacent* to the development is improved as an arterial or *parkway street* and dedicated to the public the City, upon completion of the warranty guarantee, will accept maintenance responsibility for *street* lighting, median landscaping, and pavement.
- C. If a *street* within or *adjacent* to the development is improved as a collector or *local street* and dedicated to the public the City upon completion of the warranty guarantee will accept maintenance responsibility for the pavement and curbs. Maintenance responsibilities for landscaping and *street* lighting shall remain with the property *owner* and/or homeowners association.
- D. If a *developer* is required to oversize infrastructure to serve future development in *adjacent* areas that is other than their own property the City may assist the *developer* recoup proportionate costs from those *adjacent* properties through a repayment agreement as further described in Chapter 42 of the City Code.

CHAPTER 109 - SIGNS

ARTICLE 1 – IN GENERAL PROCESS AND OVERVIEW

109-1.1 Title; findings; purpose; intent; and limitations.

- A. *Title.* Chapter 109 of the Surprise Municipal Code may hereafter be referred to as the "City of Surprise sign code" or "sign code".
- B. *Findings.* The City of Surprise finds that while signs are essential to commerce and wayfinding, signs may also obstruct views, distract motorists, displace alternative uses for land, contribute to blight, and pose other problems that legitimately call for regulation. A sign placed on land or on a building for the purpose of identification, protection, or directing persons to a use conducted therein must be deemed to be an integral but accessory and subordinate part of the principal use of the land or building.
- C. *Purpose.* The purpose of this chapter is to safeguard the public interest from the negative impacts of signs thus ensuring the protection of property values, the character of neighborhoods, and the creation of a convenient, attractive and harmonious community, while encouraging economic prosperity.
- D. *Intent.* The city intends to allow adequate communication through signage while encouraging aesthetic quality in the design, location and size of all signs by:
 - 1. Allowing adequate signage for business identification while meeting public and private objectives by establishing limitations on signs in order to ensure they are appropriate to the land, building or use to which they are appurtenant and are adequate for their intended purpose while balancing individual and community interests identified subsection (c) herein;
 - 2. Promoting the free flow of traffic, while protecting pedestrians and motorists from injury and property damage that may be caused by cluttered, distracting and illegible signage. These regulations distinguish between portions of the city designed for primarily vehicular access and portions of the city designed for primarily pedestrian access;
 - 3. Promoting the use of signs that are well designed, of appropriate scale, structurally sound, and integrated with surrounding buildings and landscape in order to meet the community's desire for quality development;
 - 4. Protecting property values, the local economy, and the quality of life through regulations that are intended to preserve and enhance the appearance of the streetscape that affects the image of the city;
 - 5. Maintaining acceptable outdoor lighting levels through regulations that are intended to enhance the livability of the community while respecting

the natural habitat for animals and the desire for dark skies in environmentally sensitive areas;

6. Providing for adequate wayfinding through and within the city through regulations that are intended to aid motorists and pedestrians in navigating to local businesses and other points of interest safely;
7. Promoting the health, safety, morals, and general welfare of the citizens of the city.

E. *Limitations.*

1. These regulations do not regulate every form and instance of visual communication that may be displayed within the jurisdictional limits of the city. Rather, they are intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the stated purposes set forth.
2. These regulations do not entirely eliminate all of the harms that may be created by the installation and display of signs. Rather, they strike an appropriate balance that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harms caused by signs.
3. These regulations are not intended to and do not apply to signs erected, maintained or otherwise posted, owned or leased by the federal government, the State of Arizona, the city, or any other political subdivision of the state. The inclusion of "government" in describing some signs does not intend to subject the government to regulation, but instead helps illuminate the type of sign that falls within the immunities allowed for government speech. This paragraph shall not be construed as to exempt from regulation privately owned signs within the public right-of-way or on publicly owned land.

109-1.2 Applicability.

- A. The provisions of this chapter apply to all incorporated areas within the city and shall supersede all previous sign codes and references thereto adopted by the Surprise City Council as of the effective date of Ordinance #2018-04, except that where such land is located within an approved planned area development (PAD), or is subject to an approved comprehensive sign program (CSP) existing at the time of the adoption of this chapter, the time, place and manner provisions of said PAD or CSP shall apply. Whenever an approved PAD or CSP is silent on a matter relating to signage, the provisions of this chapter shall to the extent that such provisions are not in conflict with the provisions of the approved PAD or CSP.

109-1.3 First Amendment interpretation and severability.

- A.** This chapter must be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this chapter is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this chapter which can be given effect without the invalid provision.

109-1.4 Substitution.

- A.** With the property owner's consent, a protected non-commercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed non-commercial message, provided that the sign structure or mounting device is permitted without consideration of message content. Such substitution of message may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over protected non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message.

109-1.5 Rules of interpretation.

- A.** Words or phrases within this chapter which are expressed using italics shall assume the meaning as ascribed in section 109-1.6 of this chapter. Words or phrases not expressed in italics shall assume the common meaning of the word or phrase unless such word or phrase is otherwise included in **Section 101-2** of the Surprise Municipal Code. Whenever the definition of a word or phrase used in this chapter is in conflict with any word or phrase used elsewhere in the Surprise Municipal Code, the definitions of this section shall apply for purposes of interpreting this chapter.
- B.** Graphical representations are often used throughout this chapter to further clarify the intent of the text; however, whenever there is a conflict between the text and the illustration, the language of the text shall prevail.
- C.** Words in singular form shall include the plural form and words in plural form shall include the singular form.
- D.** The word "shall" is mandatory and the word "may" is permissive.
- E.** The city shall not evaluate any sign based on the message content of the sign provided the sign copy contains no vulgar or profane language, hate speech, or language intended to incite violence, in which case the sign copy shall not be permitted.

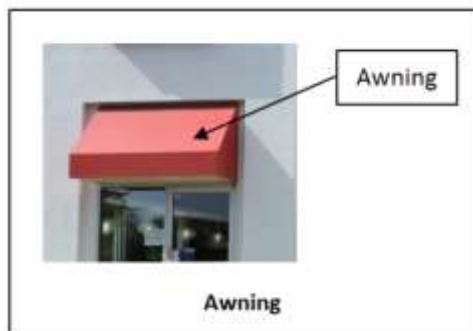
109-1.6 Glossary of Terms.

A. For purposes of administering Chapter 109, the following definitions apply:

A

Active single-family residential subdivision. A subdivision consisting of single-family lots that are for sale to the public by a homebuilder.

Awning. An architectural projection, typically made of cloth or metal, which projects from and is supported by the walls of a building and is intended to provide shade or shelter above a window or door.



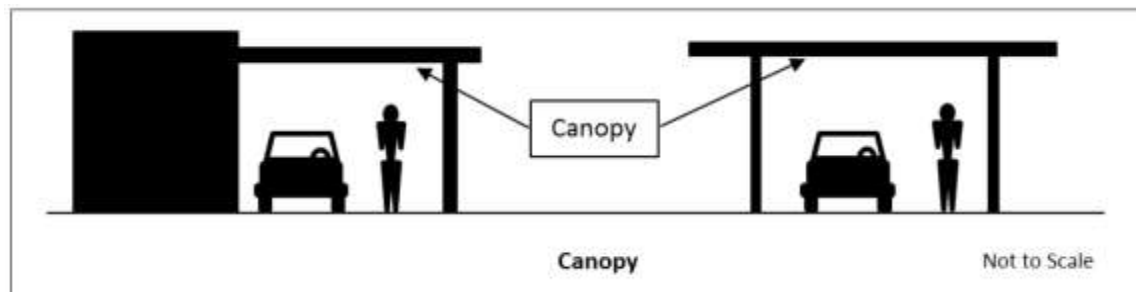
B

Blight. Unsightly conditions including but not limited to damage, tattered, faded, cracking, peeling, rusting or any other condition of disrepair, deterioration, or lack of maintenance.

Building. Any structure having a roof supported by walls or columns used for the shelter of persons, animals, or personal property.

C

Canopy. A building or portion thereof, which is open on not less than two sides and is entirely or partially supported by the ground.



Copy, changeable. Sign copy that is changed or capable of being changed at intervals of more than once per day.

Cottage industry. A cottage industry is a small business, owned and operated by the residential occupant, in a residential area, conducted within the dwelling or in an accessory building. The business may have employees and customers but must be clearly incidental and secondary to the use of the property for single-family residential purposes as well as adhere to the Use Specific Standards in **Section 106-10.14** of the Surprise Municipal Code.

D

Daylight hours. That portion of the day beginning when the sun breaks the morning horizon and ending when the sun falls below the evening horizon.

Drive-in business. A retail business establishment where on-site transactions may be conducted from the confines of a parked vehicle. See also "drive-through business".

Drive-through business. A retail business establishment where on-site transactions may be conducted from the confines of a vehicle which is staged in a drive-through lane. See also "drive-in business".

E

Electronic messaging center (EMC). A sign that utilizes computer-generated messages or some other electronic means of changeable copy. These signs include displays using incandescent lamps, LEDs, LCDs or a flipper matrix.

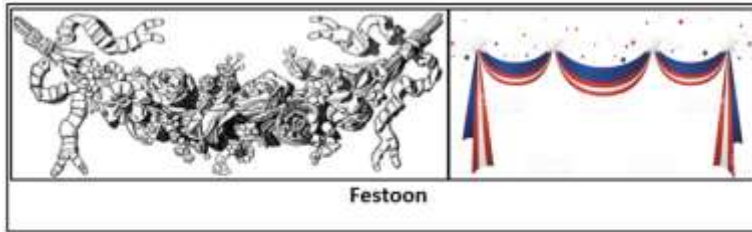
Electronic messaging centers, level 1. An EMC that contains monochromatic static messages which may only be changed manually and which do not employ "scroll", "fade" or "dissolve" transitions, animation or video, or similar subtle transitions or frame effects which create the appearance of moving text or images.

Electronic messaging centers, level 2. An EMC that contains monochromatic or full-color static messages which may be changed automatically at a rate not exceeding once every eight seconds, and which do not employ "scroll", "fade" or "dissolve" transitions, animation, or similar subtle transitions or frame effects which create the appearance of moving text or images.

F

Flag. Any fabric or flexible material attached to or designed to be flown from a flagpole or similar device, but not including banners.

Festoon. A swath of fabric, ribbon, garland, or flowers which is suspended, draped, and bound at intervals to form graceful loops or scalloped folds. Festoons do not include pennant strings or string lighting.



G; H

Home occupation. A use of land that is in accordance with **Section 106-10.22** of the Surprise Municipal Code.

I

Illuminance. The amount of light falling upon a real or imaginary surface, measured in either foot-candles or lux. See also "luminance".

Illumination, bare-bulb. A type of external illumination consisting of light bulbs or a string of light bulbs, or takes on the appearance of such including LEDs.

Illumination, bent-tube. A source of light for externally illuminated graphics supplied by a glass tube that is bent to form letters, symbols, or other shapes and filled with a gas that when electrically charged emits light, or any other method or technology, such as but not limited to LED rope lighting, utilized to achieve the same effect.

Illumination, external. A light source that is separate and apart from the sign.

Illumination, internal. A light source that is concealed or contained within the sign and becomes visible in darkness through a translucent surface.

J; K; L

Lawful temporary event. A use of land that is permitted by and in accordance with **Section 106-10.41** of the Surprise Municipal Code. For purposes of this chapter, the following uses are also considered lawful temporary events: real estate open houses occurring within lands zoned for residential uses; and, religious institutions where religious services or religious events are held on lands zoned for residential uses, but where the primary use established for said land is that of a public school, private school, or charter school, or other community facility, or public meeting hall.

Logo. A graphic symbol representing a business, activity or use.

Logo, Primary City of Surprise. The official logo of the city.

Luminance. The light that is emitted by a light source or reflected from a surface, measured in foot-lamberts or nits. See also "illuminance".

M

Maintenance. The replacing or repairing of a part or portion of a sign necessitated by ordinary wear, tear or damage beyond the control of the owner, or the reprinting of existing sign copy without changing the wording, composition, design, original color or size of the sign copy.

Marquee. A type of building projection typically attached to and projecting from the front entrance of a hotel or theater, and intended to provide an opportunity for signage.



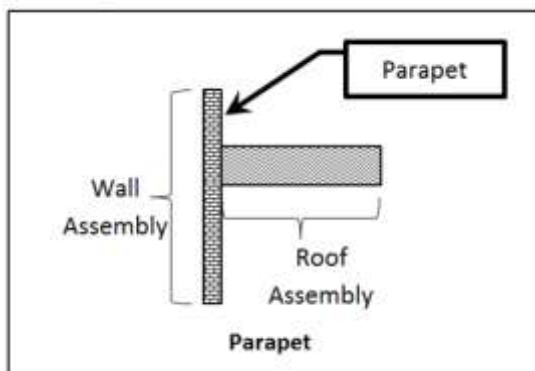
Message, commercial. Speech that identifies, advertises, or directs attention to a business or is intended to induce a purchase of a good, property, or service, including, without limitation, any speech naming a brand of good or service and any speech that is not a non-commercial message.

Message, non-commercial. Speech that in no way identifies, advertises, or directs attention to a business or is intended to induce a purchase of a good, property, or service, including, but not limited to, religious, political, and ideological speech.

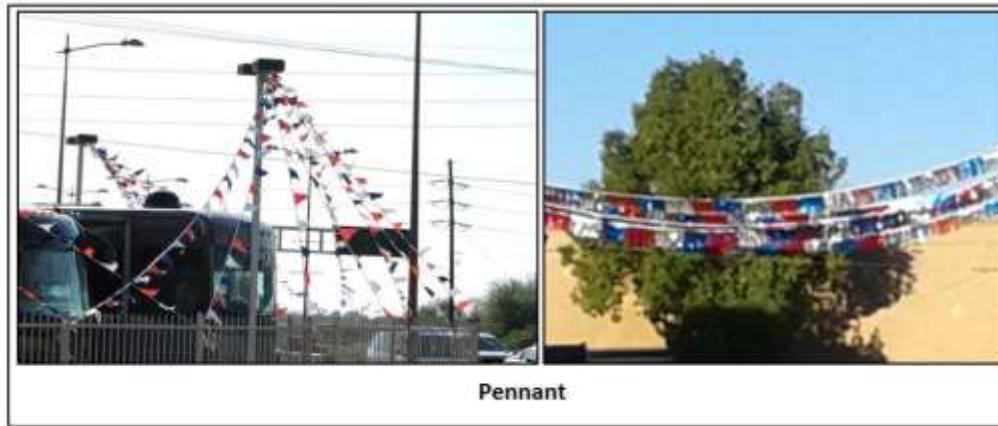
Model home complex. A use of land that is in accordance with **Section 106-10.28** of the Surprise Municipal Code.

N; O; P

Parapet. That portion of a building's exterior wall which projects above the roof of the building.

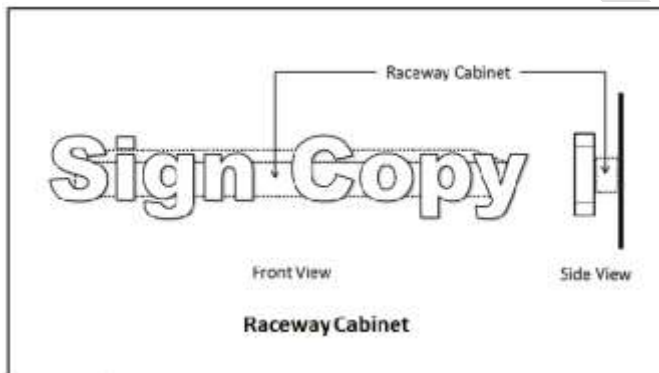


Pennant. A type of flag, generally in the shape of a triangle and typically flown from a string.



Q; R

Raceway cabinet. An aluminum channel box not more than eight inches in depth used to mount signage to a wall or other structure.



Roof. That portion of a building's exterior intended to provide overhead protection from the elements.

Roof, exposed pitch. Any roof where the pitch of the roof is visible from the ground.

Roofline. The highest point of the main roof or the highest point on a parapet, but not including cupolas, pylons, projections or minor raised portions of the roof.

S

Sign. Any device depicting written letters, words, numerals, figures, emblems, logos, trademarks, pictures, or any part or combination thereof used for visual communication that attracts the attention of the public and is visible from public or private rights-of-way or other properties, but not including athletic scoreboards when associated with a sanctioned athletic field.

Sign, abandoned. Any sign located on a vacant property or premises, which is vacant for a period of 90 calendar days, or a sign which is damaged, in disrepair, or vandalized and not repaired within 90 calendar days of the date of the damaging event.

Sign, address. A sign intended for the display of a property's address.

Sign, A-frame. A portable sign designed in the shape of the letter "A" consisting of two rigid surfaces joined along an adjacent edge.

Sign, animated. A sign which incorporates movement or the optical illusion of movement of any part of the sign or sign structure, including the flashing or varying of light intensity; or the automatic changing of all or any part of the sign; or any movement or rotation of the sign or any part of the sign structure.

Sign, area. The smallest rectangular area or areas of a two-dimensional sign which can enclose all of the sign copy, or in the case of a three-dimensional sign, 50 percent of the volume of the smallest cuboid which can enclose the sign.

Sign, awning. Any information or graphics painted on or integrated into an awning.



Sign, backlit. A sign typically utilizing opaque graphics, in which the light source is concealed or contained within the graphic thereby causing the graphic to become visible against the illuminated surface onto which the graphic is mounted.

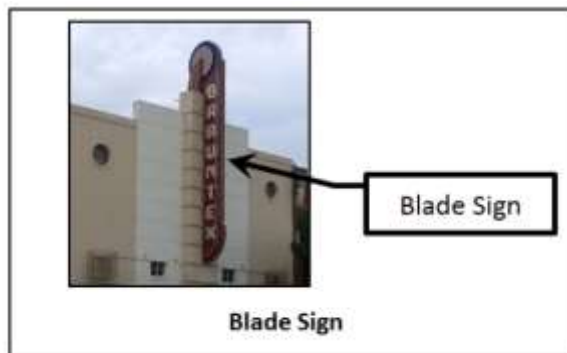
Sign, banner. A sign consisting of fabric, paper, or other lightweight pliable material, either enclosed or not enclosed in a rigid frame, and secured or mounted to minimize movement in the wind, but not including inflatable signs.



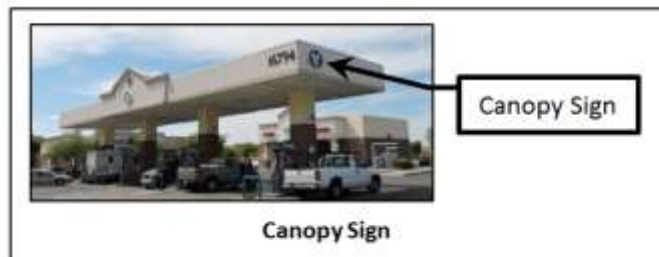
Sign, billboard. A sign that advertises a business, commodity, service, entertainment, product or attraction which is sold, offered or existing elsewhere than on the property where the sign is located or which takes on the physical characteristics historically associated with such signs.



Sign, blade. A sign which stands off from the facade of the building and is designed to be read in a vertical manner.



Sign, canopy. A type of building wall sign that is mounted to the face of a canopy.



Sign copy. The letters, words or graphics used to convey information on a sign.

Sign, freestanding ground. A sign that is erected on its own self-supporting structure, detached from any supporting elements of a building, but not a billboard sign or off-premises sign.

Sign, freeway monument. A pylon sign which is located along a freeway right-of-way and intended to display a commercial message relating to the commercial center on which the sign is located. Freeway monument signs are not considered billboard signs.

Sign, governmental. A sign erected by or on behalf of a governmental body, including but not limited to a sign to post legal notices, identify public property, convey public information, or direct or regulate pedestrian or vehicular traffic.

Sign, hanging. See "shingle sign".

Sign, illuminated. A sign of which the surface is artificially lighted either internally or externally. (See also "illumination" et seq.)

Sign, inflatable. Any on-premises flexible fabric device which is filled with a gas or pressurized air that is tethered or anchored to the ground or other stationary object, or any device taking on such an appearance.



Sign, legal non-conforming. A sign lawfully erected and maintained prior to the adoption of the ordinance from which this chapter or amendments thereto is derived that does not conform to the requirements of this chapter.

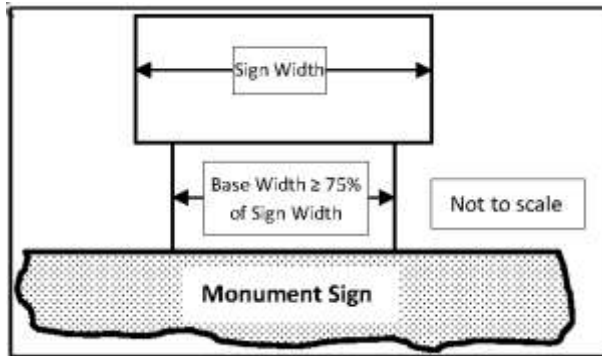
Sign, light pole banner. A fabric sign suspended between two horizontal supports, which are attached to a light pole for the purpose of supporting the sign.



Sign, median. Any sign other than a public sign that is located within the median of any street, regardless of whether the median is painted or raised.

Sign, model home complex. Any sign or flag that is approved for use in a model home complex.

Sign, monument. A freestanding ground sign with a base that is at least 75 percent of the width of the sign intended to display a message relating to the property on which the sign is located. Monument signs are not considered billboard signs.



Sign, monument, class I. Commonly referred to as a "menu sign", a class I monument sign is a monument sign associated with the drive-through lanes of a drive-through business, and which is equipped with a loudspeaker and microphone for the purpose of placing and confirming an order.



Sign, monument, class II. Commonly referred to as a "preview sign", a class II monument sign is a monument sign associated with the drive-through lanes of a drive-through business, and which is not equipped with a loudspeaker or microphone.



Sign, monument, class III. Commonly referred to as a "directional sign", a class III monument sign is a monument sign typically associated with a multi-family, commercial or industrial driveway or drive aisle.



Sign, monument, class IV. Commonly referred to as a "directory sign", a class IV monument sign is a monument sign typically associated with a pedestrian promenade or parking lot drive aisle.



Sign, monument, class V. A monument sign associated with a high volume collector street, residential collector street, or commercial collector street, as defined by the Surprise engineering design standards, and provides the primary source of signage for the property served by the sign.

Sign, monument, class VI. A monument sign associated with a parkway, major arterial, or minor arterial as defined by the Surprise engineering design standards, or Grand Avenue, and provides the primary source of signage for the property served by the sign.

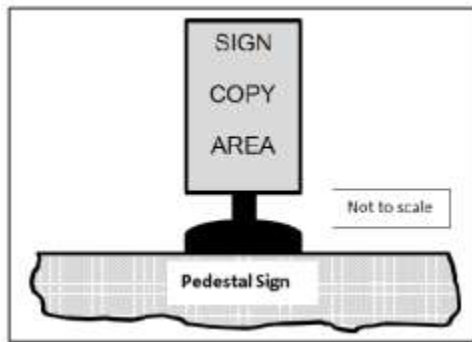
Sign, non-conforming. A sign that does not conform to the requirements of this chapter.

Sign, off-premises. A class I temporary sign or class II temporary sign that directs attention to an activity, business, commodity, service, entertainment, product, or attraction sold, offered, or existing elsewhere than upon the property where the sign is located.

Sign, on-premises. Any sign, other than a billboard sign, that directs attention to an activity, business, commodity, service, entertainment, product, or attraction sold, offered, or existing on the property where the sign is located.

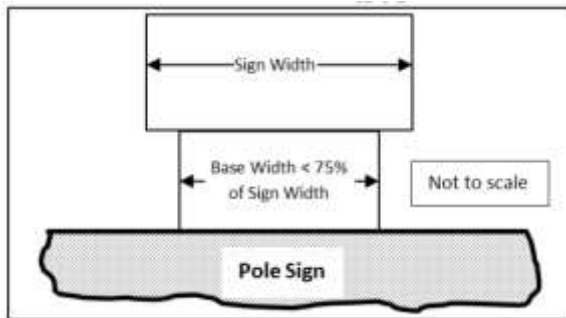
Sign panel. The surface on which sign copy is depicted.

Sign, pedestal. A portable sign in which the sign panel is affixed to and supported by a weighted base.



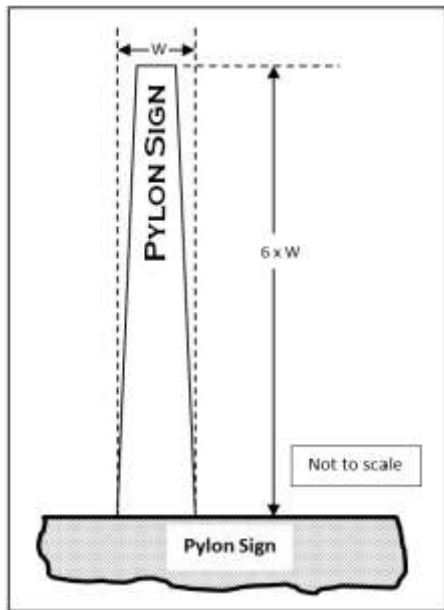
Sign, permanent. An on-premises sign that due to its physical characteristics and method of attachment is intended for permanent display.

Sign, pole. An on-premises freestanding ground sign where the width of the supporting poles, uprights or braces are collectively less than 75 percent of the width of the sign. For purposes of this chapter, a light pole banner is not considered a pole sign. (See also "sign, monument" and "sign, pylon".)



Sign, portable. A temporary sign that may be readily moved from location to location without the need of any specialized knowledge or equipment, and that is not affixed to the ground or any structure.

Sign, pylon. An on-premises monument sign in which the height of the sign structure is at least six times the width of the base of the sign structure.



Sign, reader panel. An on-premises sign in which the individual characters of the sign copy may be changed manually and immediately, but not including electronic messaging.



Sign, residential subdivision. Any sign that is approved for use in association with an active single-family residential subdivision.

Sign, roadway arch. A sign mounted to a structure that spans a roadway or commercial driveway in which the structure is intended for that sole purpose. A roadway arch sign is not considered a billboard sign.



Sign, roof. An on-premises building-mounted sign that is attached to or extends above the roof of a building.



Sign, sandwich. A type of A-frame sign designed to be worn by a person.

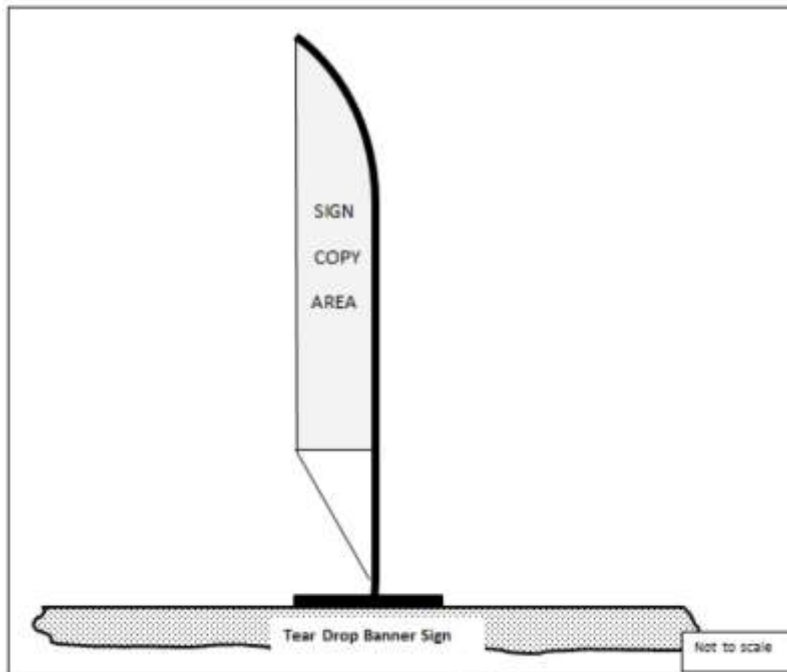
Sign, shingle. An on-premises sign suspended from, and located entirely under a covered porch, walkway, canopy or awning.



Sign, snipe. Any sign, other than a public sign, that is posted on a tree, landscaping, utility pole or structure, streetlight, fence, fire hydrant, bridge, curb, or park bench.

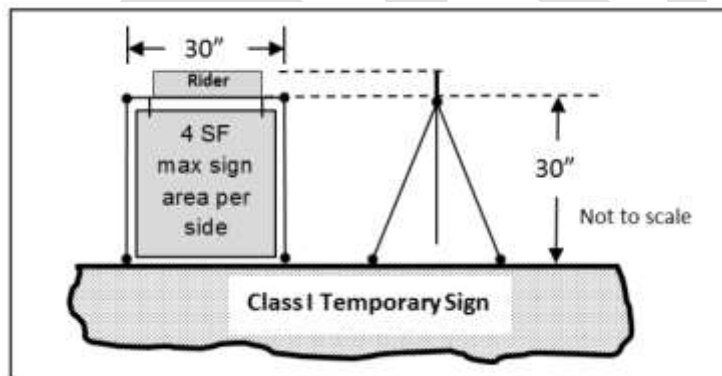
Sign structure. The supports and framework of a sign.

Sign, teardrop banner. An on-premises sign consisting of a narrow strip of fabric material which is attached to a flexible or partially flexible pole in a vertical manner.

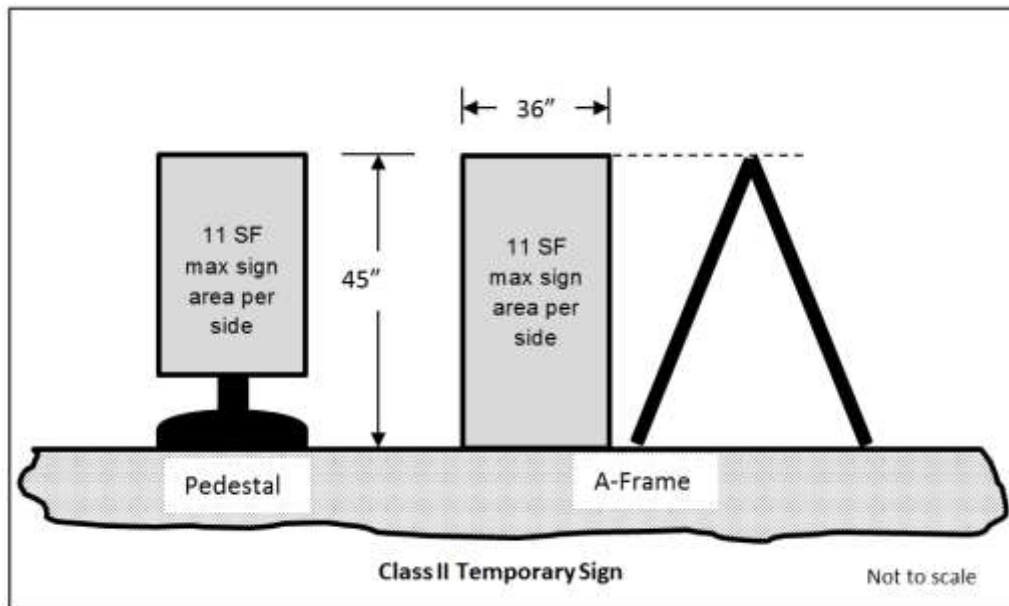


Sign, temporary. A sign that due to its physical characteristics and method of attachment is not intended for permanent display. See also "sign, permanent".

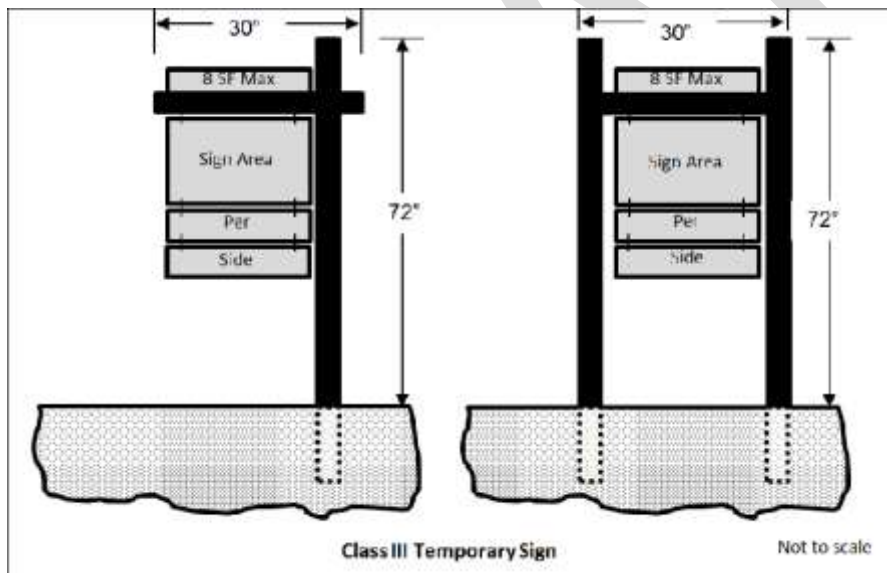
Sign, temporary, class I (small A-frame sign). A temporary, portable sign generally in the shape of the letter "A" in which the overall height of the sign structure does not exceed 30 inches, the overall width of the sign structure does not exceed 30 inches and which does not exceed eight square feet of aggregate sign area. Riders not exceeding six inches in height and 24 inches in length which are attached to the top of the A-frame shall not be included in the overall height measurement or sign area measurement.



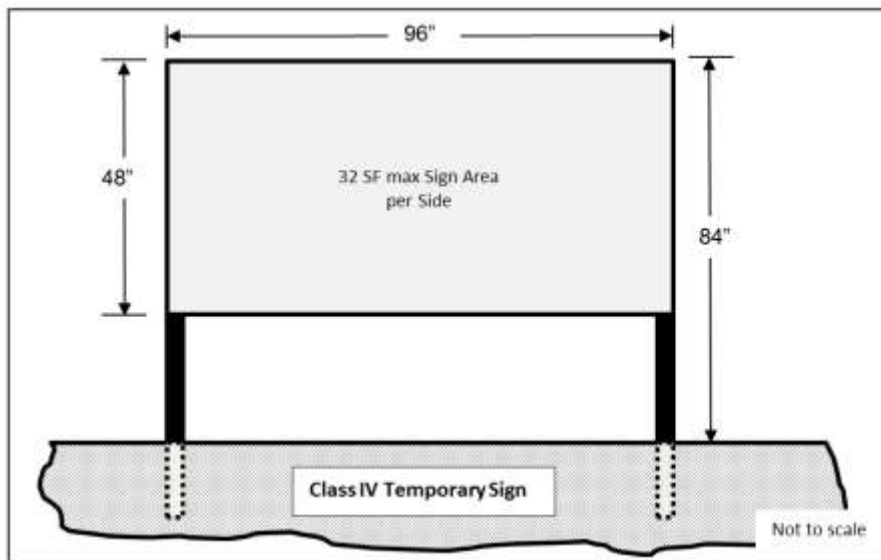
Sign, temporary, class II (A-frame sign and pedestal sign). A temporary, portable sign in which the overall height of the sign structure does not exceed 45 inches, the overall width of the sign structure does not exceed 36 inches and which does not exceed 22 square feet of aggregate sign area.



Sign, temporary, class III (small post sign). An on-premises temporary sign supported by one or more rigid posts in which the overall height of the sign structure does not exceed 72 inches, the overall width of the sign structure does not exceed 30 inches, and the aggregate sign area does not exceed 16 square feet.



Sign, temporary, class IV. An on-premises temporary sign supported by two rigid posts in which the overall height of the sign structure does not exceed 84 inches, the overall width of the sign structure does not exceed 96 inches, and the aggregate sign area does not exceed 64 square feet.



Sign, three-dimensional. A sign in which is meant to be viewed from all angles.



Sign, vehicle. Any sign mounted, painted, or otherwise erected on a vehicle.

Sign walker. A person carrying a portable sign intended to convey a message to motorists and passersby.



Sign Walker

Sign, wall, building. A sign mounted flat against a building wall with the exposed face of the sign in a plane generally parallel to the face of the wall, but not including window signs.



Sign, wall, subdivision perimeter. A sign mounted or painted onto a subdivision perimeter wall.



Sign, window. Any combination of decals, posters, murals or other media which are affixed to a window pane or otherwise intended to be viewed through the window pane from the exterior of the building, but not including merchandise normally displayed within a show window of a retail merchant shop.



Speech, commercial. (see "message, commercial").

Speech, non-commercial. (see "message, non-commercial").

Structure. Anything constructed or erected that requires attachment to the ground, or is structurally connected to something having attachment to the ground.

T; U; V

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Vehicle. Any car, truck, motorcycle, all-terrain vehicle, recreational vehicle, boat, trailer, tractor, crane, mobile machinery, or similar.

W

Wall, building. A wall that is integral to a building.

Wall, subdivision perimeter. A freestanding wall that is located around a subdivision.

X; Y; Z

109-1.7 Permitted and prohibited signs.

- A** *Permitted signs by zoning district.* Only those sign types and classes that are specifically listed in table 109-1a for each zoning district may be allowed, subject to the provisions outlined elsewhere in this chapter.

TABLE 109-1a PERMITTED SIGNS (P = permitted, shaded cell = not permitted, C = conditional use permit)											
Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
TEMPORARY SIGNS											
109-1.9(a)(2)	Class I Temporary Signs (Small A-Frame Signs)	P	P	P				P			
109-1.9(a)(3)	Class II Temporary Signs (Large A-Frame Signs)					P	P	P	P		
109-1.9(a)(4)	Class III Temporary Signs (Small Post Signs)			P	P	P	P	P	P		P
109-1.9(a)(5)	Class IV Temporary			P	P	P	P	P	P		P

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	Signs (Large Post Signs)										
109-1.9(a)(6)	Banner Signs and Festoons			P	P	P	P		P	P	P
109-1.9(a)(7)	Light Pole Banner Signs	P	P		P	P	P		P	P	P
109-1.9(a)(8)	Teardrop Banner Signs			P	P	P	P		P	P	P
109-1.9(a)(9)	Sign Walkers	P	P	P	P	P	P		P	P	P
109-1.9(a)(10)	Model Home Complex Signs			P					P		
109-1.9(a)(11)	Residential Subdivision Signs			P					P		
BUILDING MOUNTED SIGNS											
109-1.9(b)(1)	Building Wall Signs			P	P	P	P			P	P
109-1.9(b)(2)	Blade Signs			P	P	P	P			P	P
109-1.9(b)(3)	Canopy Signs				P	P	P			P	P
109-1.9(b)(4)	Marquee Signs						P				P
109-1.9(b)(5)	Awning Signs						P			P	P
109-1.9(b)(6)	Hanging Signs					P	P		P	P	P
109-1.9(b)(7)	Window Signs and Sunscreens			P	P	P	P		P	P	P
FREESTANDING GROUND SIGNS											
109-1.9(c)(1)	Class I Monument Signs (Menu Signs)						P			P	

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109-1.9(c)(1)	Class II Monument Signs (Preview Signs)						P			P		
109-1.9(c)(2)	Class III Monument Signs (Directional Signs)	P	P	P	P	P	P		P	P	P	P
109-1.9(c)(3)	Class IV Monument Signs (Directory Signs)				P	P	P			P		
109-1.9(c)(4)	Class V Monument Signs (Minor Monument Signs)			P	P	P	P			P		P
109-1.9(c)(5)	Class VI Monument Signs (Major Monument Signs)				P	P	P			P		P
109-1.9(c)(6)	Roadway Arch Signs	P	P				P			P		
109-1.9(c)(7)	Subdivision Perimeter Wall Signs			P	P	P	P					P
109-1.9(c)(8)	Freeway Monument Signs						C					
OTHER SIGNAGE												
109-1.11	Level 1 Electronic Messaging			P	P	P	P		P	P		P

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109-1.11	Level 2 Electronic Messaging				P	P	P		P		P
109-1.12	Reader Panels			P	P	P	P	P	P		P
109-1.13	Address Identification			P	P	P	P	P	P	P	P
109-1.14	Flags and Flagpoles			P	P	P	P	P	P		P

- B** *Signs in the public street right-of-way.* Signs are not permitted within the public street right-of-way, except for those signs erected by, or on behalf of the city, or as otherwise expressly permitted in this chapter.
- C** *Signs in the private street right-of-way.* Signs are not permitted within private street rights-of-way, except when associated with an approved planned area development (PAD) or comprehensive sign program (CSP), as required by the city, or as otherwise permitted in this chapter.
- D** *Encroachments.* No portion of any sign erected on any property may encroach into the public right-of-way, except as otherwise permitted in this chapter or where expressed written permission is granted by the city to allow said encroachment.
- E** *Signs as an accessory use.* All signs must be an accessory use to a primary use. In no case shall a sign be established as a primary use of the property; except that temporary signs as otherwise allowed within a given zoning district are exempt from this provision.
- F** *Prohibited signs.* The following sign types are specifically prohibited:
1. Abandoned signs, pole signs of a permanent nature, snipe signs, and median signs;
 2. Animated signs, flashing, blinking, or rotating signs, festoons, inflatable signs including latex or mylar balloons, permanent banner signs, pennants, searchlights, streamers, signs other than class 1 monument signs that emit audible sound, and any clearly similar features;
 3. Vehicle signs when the vehicle is placed in a location not approved for vehicular parking or storage;
 4. Signs containing any words or symbols that would cause confusion because of their resemblance to highway traffic control or direction signals;

5. Merchandise, equipment, products or other items which are not available for purchase, but are intended to attract attention, or for identification or advertising purposes;
6. Signs located on trees, utility poles, public benches, or any other form of public property, or within any public right-of-way, unless explicitly permitted by these regulations;
7. Signs containing vulgar or profane messages, hate speech, or language intended to incite violence;
8. Signs greater than 30 inches in height and which are located within any sight visibility triangle of any street or driveway intersection as required by the Surprise engineering design standards;
9. Signs not expressly permitted as being allowed by right under this chapter, or by specific requirements in another portion of this chapter, or otherwise expressly allowed by the city board of adjustment;
10. Signs placed in locations that are deemed by the city to present a hazard to public safety, obstruct clear vision in the area, or interferes with the requirements of the Americans with Disabilities Act (42 United States Code sections 12101 through 12213 and 47 United States Code sections 225 and 611);
11. Billboard signs.

G *Signs exempt from these regulations.* The following signs are exempt from regulation under this chapter:

1. Governmental signs.
2. Any sign that is not visible from another property to the naked eye, provided said sign otherwise meets applicable Building Code requirements and the requirements of sections 109-1.10, 109-1.11 and 109-1.12 herein.

H *Violation.* Any sign that is not in compliance with this section is in violation of this chapter.

109-1.8 General provisions.

A *Permitting requirements.*

1. *Permits required.* With the exception of those sign types listed in subsection 8(a)(3) below, a construction permit is required for all signs regulated by this chapter and erected within the city.

2. *Property owner authorization required.* No sign regulated by this chapter shall be erected on a property not owned by the person or entity erecting the sign without the expressed written permission from the property owner of the property onto which the sign is erected. Said written permission shall be made available to the city upon request.
3. *Exceptions from the permitting requirement.* The following sign types are exempt from the permitting requirement:
 - a. Temporary signs;
 - b. Sign walkers;
 - c. Window signs, provided the sign is not electrically connected to the building;
 - d. Sun screens;
 - e. Shingle signs, provided the sign is not electrically connected to the building;
 - f. Address signs, provided the sign is not electrically connected to the building;
 - g. Flags except that in the event the flagpole is greater than six feet in length, then a permit is required for the flagpole.

B *Sign quality, construction, and aesthetics.*

1. Signs shall be designed in compliance with the applicable construction codes adopted by the city and in effect at the time of construction.
2. Where raceway cabinets are utilized, said raceway cabinets shall be painted to match the color of the surface onto which it is mounted.
3. Whenever a permanent sign is removed, the surface onto which the sign was mounted shall be repaired as closely as practicable to a new-like condition.
4. Unless specifically approved by the City Council through a comprehensive sign program or conditional use permit for other than freeway monument sign, as applicable, supporting elements for all signs shall appear to be free of any angle iron, bracing, guy wires or similar features.
5. When electrical service is provided to any sign, all components of said service are to be entirely concealed or, when necessary, painted to match the surface of the structure upon which they are mounted.

6. All permanent signs permitted by this chapter shall be constructed of durable material capable of withstanding continuous exposure to the elements and conditions of the urban environment.

C *Sign maintenance.*

1. All signs shall be maintained in a state of good repair, operational, and free of blight and/or hazards. Weathered, sun damaged, tattered or faded signs or related components shall be repaired or replaced.
2. Whenever any sign, either legally conforming or legally nonconforming, is required to be removed for the purpose of repair, lettering or repainting, the same may be done provided:
 - a. There is no alteration or remodeling to the structure or to the mounting of the sign itself;
 - b. There is no enlargement or increase in any of the dimensions of the sign, sign copy, or sign structure;
 - c. The sign is an accessory to a legally conforming use, conditional use, or legally nonconforming use.

D *Methods of measurements.*

1. *Sign area.*

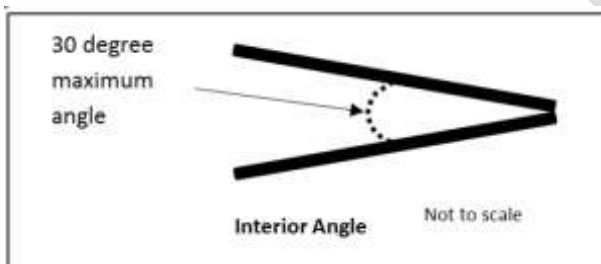
- a. *Unframed signs.* Where the individual letters, logos and graphics of a sign are mounted directly to a wall or sign structure, the sign area is determined by calculating the smallest rectangle or combination of rectangles containing sign copy.



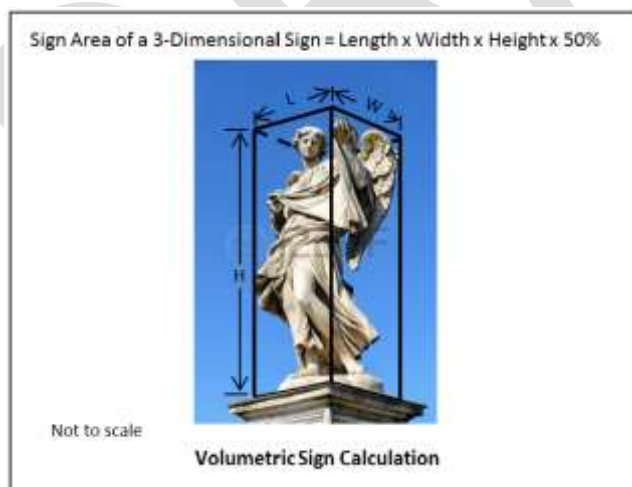
- b. *Framed signs.* Where the individual letters, logos and graphics are integral to a sign panel, or are framed in by an architectural element or contrasting color apart from the color of the wall or sign structure, the sign area shall be the area of the panel or frame.



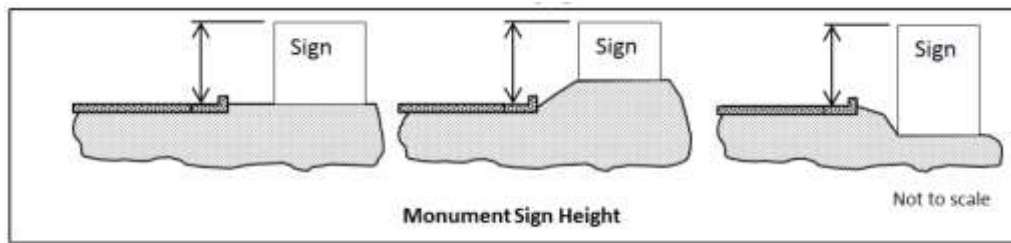
- c. *Double-sided signs.* Only one side of a double-sided freestanding ground sign shall be used to calculate the sign area, provided the interior angle between sign faces is not greater than 30 degrees. This provision does not apply to A-frame signs.



- d. *Three-dimensional signs.* Where a sign consists of a three-dimensional, free-form, sculptural or other non-planar design, the sign area shall be calculated as 50 percent of the total volume of space contained within the smallest cuboid, which will enclose the sign structure.



2. *Monument sign height.* Unless otherwise noted, notwithstanding adjacent topography, the height of any class of monument sign shall be measured from the closest adjacent curb, or if no curb is present, the closest adjacent pavement.



3. *Fractional calculations.* All linear measurements and calculations shall be accurate to the closest inch. All area measurements and calculations shall be accurate to the closest square inch. All volumetric measurements and calculations shall be accurate to the closest cubic inch.

109-1.9 Sign classifications and types. The following sign classifications and types as defined in **section 109-1.6** are permitted in the city as outlined in table 109-1a subject to the following "time, place and manner" restrictions.

A. *Temporary signs.* When allowed, temporary signs shall conform to the following requirements:

1. *General requirements.*

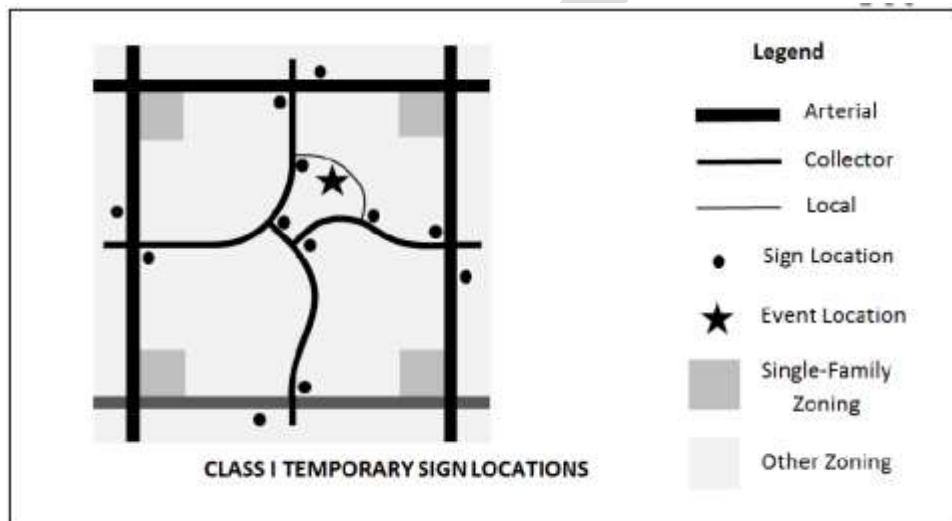
- a. Temporary signs shall not be illuminated in any manner except by ambient lighting present on the property.
- b. Temporary signs shall include the name and phone number of the contact person responsible for placing the sign.
- c. No temporary sign may interfere with the free movement of pedestrian or vehicular traffic.
- d. The supporting elements for class III temporary signs and class IV temporary signs may be directly buried or inserted into the soil; however, in no case shall concrete, or other permanent attachments to the ground, or attachment to other permanent structure(s) be utilized.

2. *Class I temporary signs (small A-frame signs).* Class I temporary signs, as defined herein, are allowed subject to the general requirements as stated above plus the following:

- a. Class I temporary signs are only allowed in conjunction with a lawful temporary event being held on land zoned for single-family residential uses.
- b. Class I temporary signs may be placed in the following locations when in association with a lawful temporary event occurring on land zoned for single-family residential uses:

- (1) One class I temporary sign at the site of the lawful temporary event,

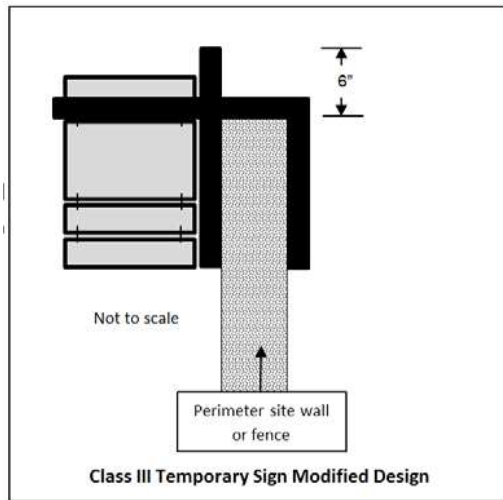
- (2) One class I temporary sign at each local or collector street intersection leading from the site of the lawful temporary event to the adjacent arterial street grid,
- (3) Two class I temporary signs at the point where the local or collector street intersects with the arterial street. One sign may be located at the corner of the intersection on the side of the arterial street closest to the lawful temporary event. A second sign may be located on the opposite side of the arterial street, provided said sign is no further than 500 feet from the intersection.



- c. When allowed, class I temporary signs may be located within the street right-of-way, but not within any median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise engineering development standards.
- d. There is no limit to the number of sign panels per sign structure provided the defined height, width and sign area limitations are not exceeded.
- e. The sign may be weighted or ballasted; however, no such sign may be affixed to the ground or to any permanent structure.
- f. Class I temporary signs may be placed one hour before the start of a lawful temporary event and shall be removed not more than one hour after the end of a lawful temporary event that occurs between the hours of 9:00 a.m. and 6:00 p.m. on Mondays, Tuesdays, Wednesdays, and Thursdays. In addition, class I temporary signs may be placed for any length of time between the hours of 4:00 p.m. Friday and 11:00 p.m. Sunday.
- g. If the lawful temporary event being served by the class I temporary sign requires a temporary use permit, the locations of the class I temporary signs shall be included with the application materials.

3. *Class II temporary signs (large A-frame signs and pedestal signs).* Class II temporary signs, as defined herein, are allowed subject to the general requirements as stated above plus the following:
 - a. Class II temporary signs are only allowed in conjunction with a lawful commercial use including cottage industries, but not home occupations.
 - b. When a class II temporary sign is being utilized in conjunction with a lawful commercial use, one such sign may be located within 15 feet of the doorway of the customer entrance to the building in which the lawful commercial use is located.
 - c. When allowed, class II temporary signs may be located within the street right-of-way, but not within any median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise engineering development standards.
 - d. There is no limit to the number of sign panels per sign structure provided the defined height, width and sign area limitations are not exceeded.
 - e. The sign may be weighted or ballasted; however, no such sign may be affixed to the ground or to any permanent structure.
 - f. Class II temporary signs utilized in conjunction with a lawful commercial use may be displayed during the business hours of the business served by the class II temporary sign.
4. *Class III temporary signs (small post-signs).*
 - a. Not more than one class III temporary sign meeting the specific requirements outlined in this section is permitted per lot of record except that if said lot abuts more than one street, one additional class III temporary sign meeting said requirements may be erected along each additional street frontage.
 - b. In the event a property is vacant, additional class III temporary signs may be erected on said property provided the spacing between such signs is not less than 600 feet.
 - c. Class II temporary signs shall not be located within the street right-of-way, median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise engineering development standards.
 - d. There is no limit to the number of sign panels per sign structure provided the defined height, width and sign area limitations are not exceeded.
 - e. In the event that a lot's perimeter site wall or fence is adjacent to or within 20 feet of a street, the class III temporary sign may be modified to allow the sign to be hung from but not attached to the perimeter site wall or fence provided the sign does not exceed

the height of the wall or fence by more than six inches and does not interfere with pedestrian movement.



5. *Class IV temporary signs (large post-signs).*

- a. Not more than one class IV temporary sign meeting the specific requirements outlined in this section is permitted per lot of record except that if said lot abuts more than one street, one additional class IV temporary sign meeting said requirements may be erected along each additional street frontage, except that class IV temporary signs associated with a public hearing shall not be counted towards this total.
- b. Class IV temporary signs shall not be located within the street right-of-way, median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in standard details 4-01 and 4-02 of the Surprise engineering development standards.
- c. The maximum number of sign panels per sign structure shall not exceed two.

6. *Banner signs and festoons.*

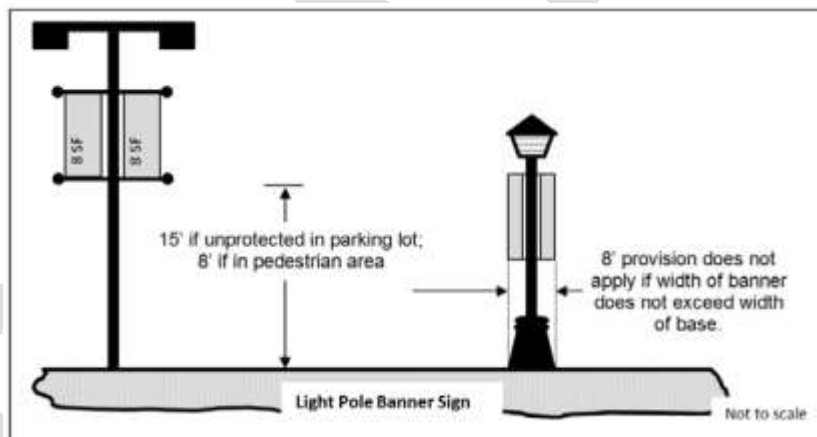
- a. *General.* The following provisions apply to all banner signs and festoons:
 - (1) Banner signs shall be equipped with ventilation flaps.
 - (2) Banner signs and festoons shall be securely attached to the building or fence, but in no case shall be attached to freestanding poles or vegetation.
- b. *Residential.* Any number of banner signs, festoons or combination thereof are permitted per dwelling unit, provided the aggregate length does not exceed 20 lineal feet and the aggregate area does not exceed 100 square feet.

- c. *Non-residential.* Banner signs and festoons are permitted on properties zoned for non-residential use subject to the following:
 - (1) One banner sign may be placed on a building, provided the maximum area of the banner sign shall not exceed one square foot per linear foot of building elevation, not to exceed 500 square feet.
 - (2) For a single-tenant building, the width of the banner sign shall not exceed 80 percent of the width of the building elevation onto which the banner sign is attached. For multi-tenant building, the width of the banner sign shall not exceed 80 percent of the leased tenant frontage.
 - (3) Any number of festoons may be placed on a building provided the festoon contains no advertising copy, the aggregate length does not exceed 20 lineal feet, and the aggregate area does not exceed 100 square feet.
- d. *Construction sites and temporary construction yards.* Banner signs are allowed in conjunction with active construction sites and temporary construction yards regardless of zoning, subject to the following:
 - (1) One or more banner signs may be affixed to the perimeter fence surrounding a construction site or temporary construction yard, provided said banner signs do not extend above the height of the perimeter fence.
 - (2) Individual banner signs shall not exceed ten feet in length. Where multiple banner signs are utilized in lieu of screening material on a fence surrounding a construction site or temporary construction yard, said signs shall be spaced not less than one foot apart unless the banner sign is fabricated of material with not less than 50 percent visual transparency, in which case this provision shall not apply.

7. *Light pole banner signs.*

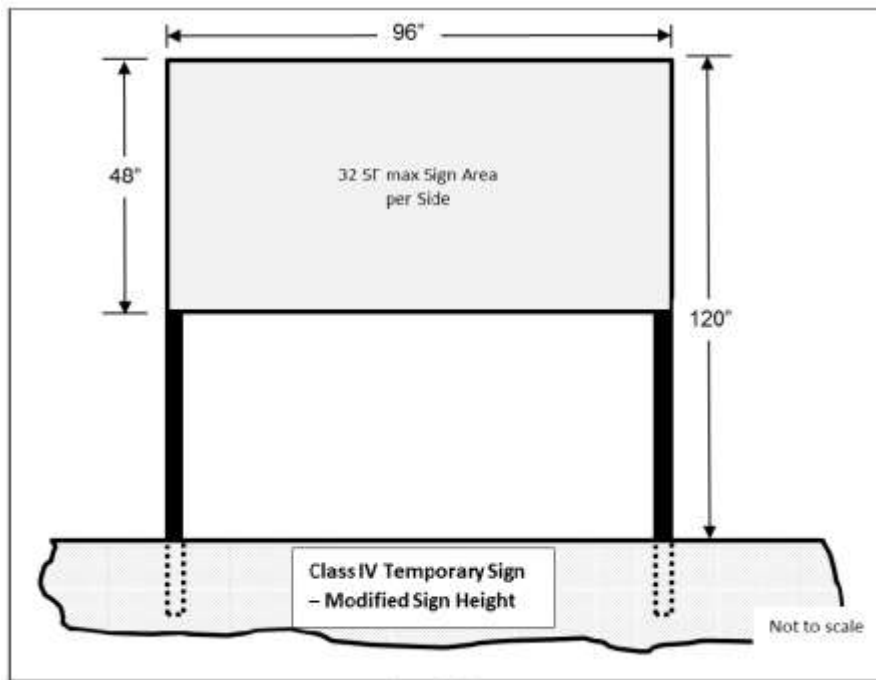
- a. Light pole banner signs may be attached to light poles when the pole is so equipped to receive such banner, except that in no case shall a light pole banner sign be affixed to a light pole in a public right-of-way without the expressed written permission from the city.
- b. The surface area of a single light pole banner sign shall not exceed eight square feet as measured on a single side.
- c. When two light pole banner signs are affixed to a single light pole, both light pole banner signs shall be consistent with each other with respect to size and shape so as to create uniformity.

- d. When the light pole onto which a light pole banner sign is placed is located within the paved portion of a parking lot, and the light pole base is unprotected from vehicular traffic, the bottom of the light pole banner sign shall be a minimum of 15 feet above the parking surface over which the banner is placed. If the base of the light pole is protected from vehicular traffic, this provision shall not apply.
- e. When the light pole is located within a pedestrian area, the bottom of the light pole banner sign shall be a minimum of eight feet above the surface over which the light pole banner sign is placed, unless the light pole banner sign is sufficiently narrow so as to not extend beyond the base of the light pole.
- f. Any horizontal supporting members shall either be removed when not in use or shall be of a hinged design and folded into a vertical position when not in use.
- g. Light pole banner signs shall not be illuminated in any manner except as incidental to the lighting fixture supported by the light pole.
- h. Light pole banner signs shall be equipped with ventilation flaps.



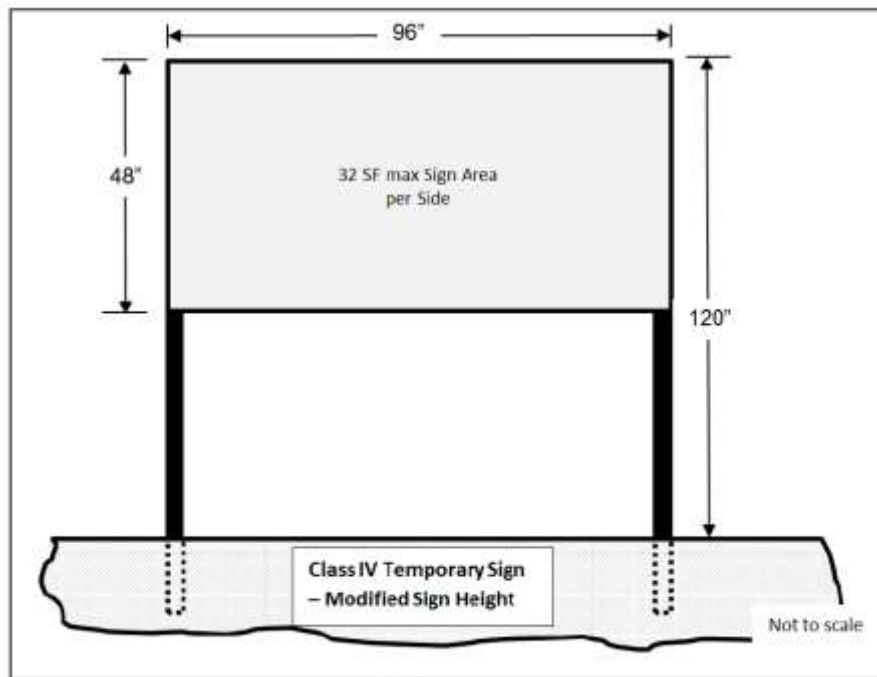
- 8. *Teardrop banner signs.*
 - a. Not more than two teardrop banner signs are permitted in conjunction with a lawful temporary event subject to the specific requirements as outlined herein except that in no case shall a teardrop banner sign be allowed on a vacant property.
 - b. Teardrop banner signs may only be erected on the property on which the lawful temporary event is occurring. In no case shall a teardrop banner sign be located within a public or private right-of-way.
 - c. No teardrop banner sign shall be located within 15 feet of a pedestrian path, sidewalk, or trail, whether public or private.
 - d. No teardrop banner sign shall be located within 15 feet of any vehicular parking surface or driveway.

- e. No teardrop banner sign shall be located within 50 feet of any public or private right-of-way.
 - f. The maximum height of the sign structure as measured from the nearest adjacent grade shall not exceed 12 feet with the flag portion of the sign not exceeding 16 square feet.
 - g. The teardrop banner sign shall be supported by a pedestal, which may be weighted or ballasted to prevent being overturned, but in no case shall the supporting sign structure be inserted into the ground.
9. *Sign walkers.* Sign walkers are permitted to operate within the city subject to the following restrictions:
- a. Sign walkers may only operate during daylight hours.
 - b. Sign walkers may only operate on a sidewalk intended for pedestrian travel, but shall at no time block the free and unobstructed movement of pedestrians or vehicles.
 - c. Sign walkers may carry a maximum of two single-sided signs not exceeding three square feet of sign copy each or one double-sided sign not exceeding 12 square feet of aggregate sign copy; however, in no case shall a sign walker carry any form of electronic messaging.
 - d. Sign walkers shall not display a sign in any manner other than by personally holding or wearing said sign.
10. *Model home complex signs.* In addition to other signs that are permitted in association with a single-family residence, a model home complex may employ the following:
- a. One class III temporary sign meeting the requirements of subsection 9(a)(4) herein for each lot located within the boundaries of an approved model home complex. Such signs shall not be illuminated except by ambient lighting.
 - b. One class IV temporary sign meeting the requirements of subsection 9(a)(5) herein may be located within the boundaries of the approved model home complex; however, if the model home complex is located adjacent to a collector or arterial street, the overall height of the class IV temporary sign allowed under this paragraph may be increased to 120 inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in section 10.

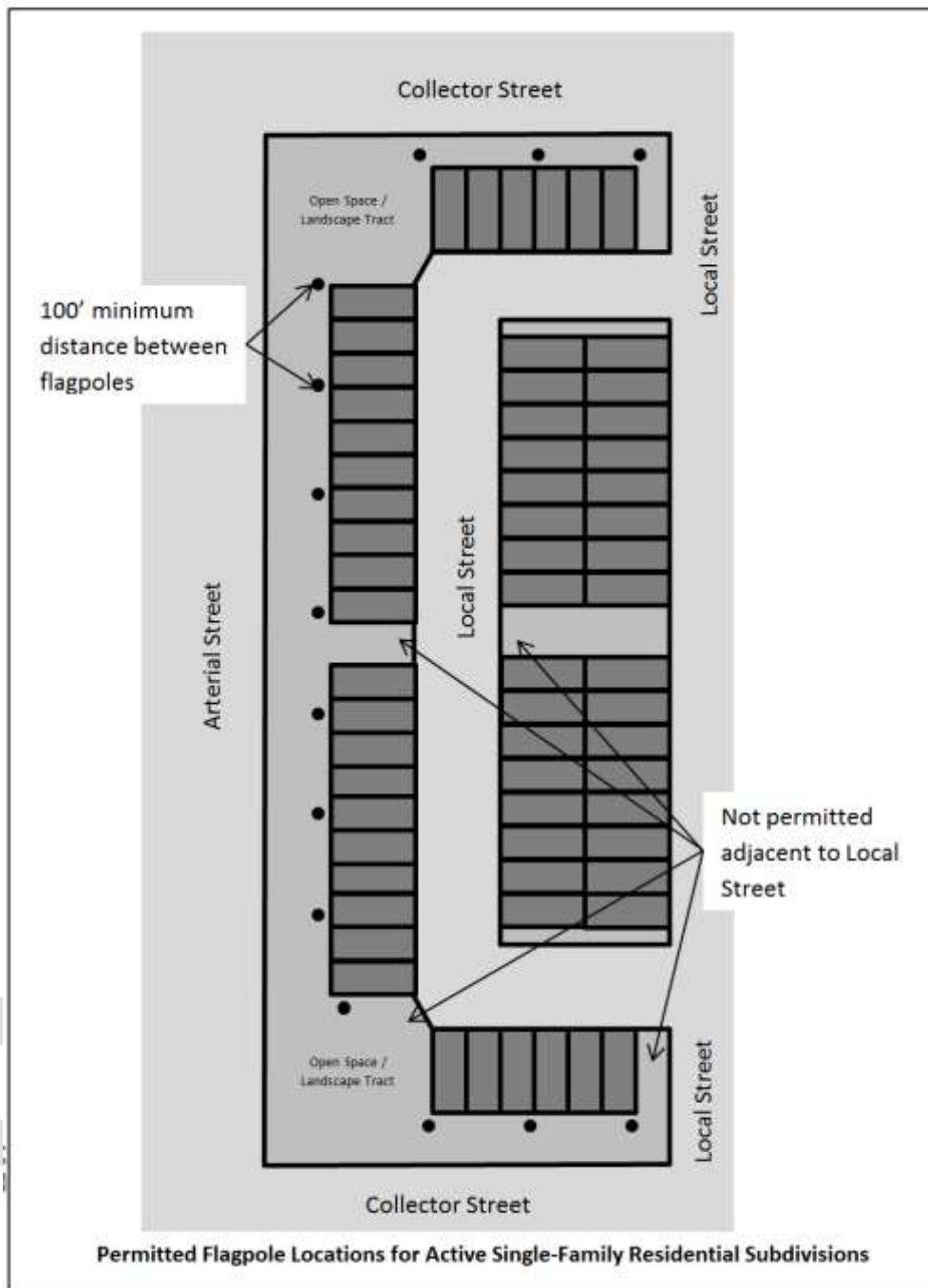


- c. One flagpole not exceeding a height of 45 feet may be erected within the boundaries of the model home complex provided said flagpole is located within the building envelope or within the required front yard of the lot in which it is placed, but not located within any required side or required rear yard. A maximum of two flags may be displayed from said flagpole. The flag and flagpole permitted under this paragraph may be externally illuminated in accordance with **Chapter 107-Article 3** of the Surprise Municipal Code.
- d. Two flagpoles not exceeding a height of 20 feet may be erected for each lot located within the boundaries of the approved model home complex. A maximum of one flag may be displayed from each flagpole. Flagpoles permitted under this section may be erected along the perimeter of the model home complex. Flagpoles permitted under this paragraph shall not be illuminated except by ambient lighting.
- e. Four additional teardrop banner signs meeting the requirements of subsection 9(a)(8) herein for each lot located within the boundaries of an approved model home complex. Except that subsections 9(a)(8)c., 9(a)(8)d. and 9(a)(8)e. shall not apply. Teardrop banner signs permitted under this section shall not be illuminated except by ambient lighting.
- f. One banner sign not exceeding three feet in height and five feet in length may be attached to the trap fence. Said banner sign shall be equipped with ventilation flaps. Banner signs permitted under this paragraph shall not be illuminated except by ambient lighting.

- g. One awning sign or canopy sign provided the awning or canopy is limited to the customer entrance to the sales office associated with the approved model home complex. Awning signs or canopy signs permitted under this paragraph shall not be illuminated except by ambient lighting.
 - h. One building wall sign not exceeding four square feet may be affixed to the front elevation of the model home sales office facing the street from which the model home complex takes access. Said sign may be externally illuminated or back-lit in accordance with section 10.
 - i. Information regarding model home signs shall be included with the model home complex application packet to be reviewed and approved with the model home complex. In circumstances where model home complexes in existence as of the effective date of this chapter are to be retrofitted for purposes of implementing signage permitted under this section, an amendment to the approved model home complex is required.
 - j. All model home signs permitted under this section shall be removed upon the conversion of the model homes to a residential use in accordance with subsection 106-10.28 of the Surprise Municipal Code.
- 11. *Active single-family residential subdivision signs.* In addition to other signs that may be permitted in association with a model home complex, the following signs are permitted within the boundaries of an active single-family residential subdivision:
 - a. One class IV temporary sign meeting the requirements of subsection 9(a)(5) herein may be located within the boundaries of an active single-family residential subdivision, provided such sign is located adjacent to a collector street or arterial street. The overall height of the class IV temporary sign allowed under this paragraph may be increased to 120 inches, provided the sign is designed to withstand windloads as required by the building codes in effect at the time the sign is erected. A class IV temporary sign permitted under this paragraph may be externally illuminated as outlined in section 10.

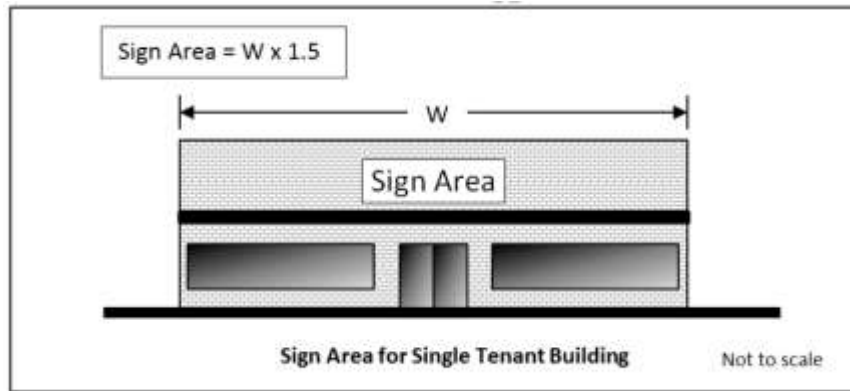


- b. Where an active single-family residential subdivision includes an open space tract or landscape tract located adjacent to a collector street or arterial street, a series of flagpoles not exceeding 20 feet in height may be erected within said tract provided said flagpoles are spaced no closer than 100 feet apart; however, flagpoles permitted under this paragraph may not be located adjacent to any local street regardless of the location of the tract relative to the local street. Further, flagpoles permitted under this paragraph may not be illuminated except by ambient lighting.

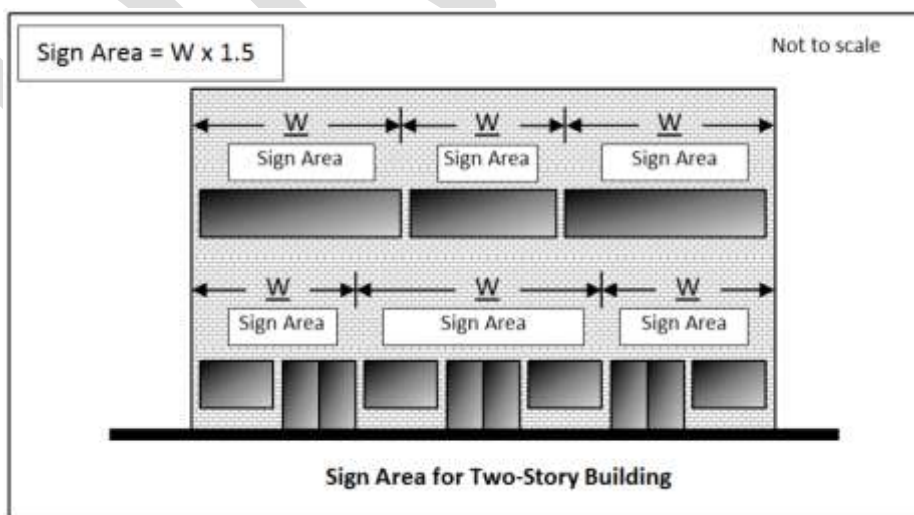


- c. All active single-family residential subdivision signs shall be removed upon the close of escrow of the last lot in the subdivision or upon cessation of use, whichever comes first.
- B. *Building-mounted signs.*** Building-mounted signs may only be placed on building elevations which face a street or primary parking lot. For purposes of this section, parking areas adjacent to service bays, access drives located behind a building, or alley ways are not considered primary parking areas.

1. *Building wall signs.* In other than residential zoning, building wall signs are permitted on any building elevation of any primary use building, subject to the following:
 - a. For single story, single-tenant buildings, any number of building wall signs may be affixed to any building elevation, provided the aggregate sign area does not exceed one and one-half square foot per one linear foot of building elevation on which the sign is mounted.

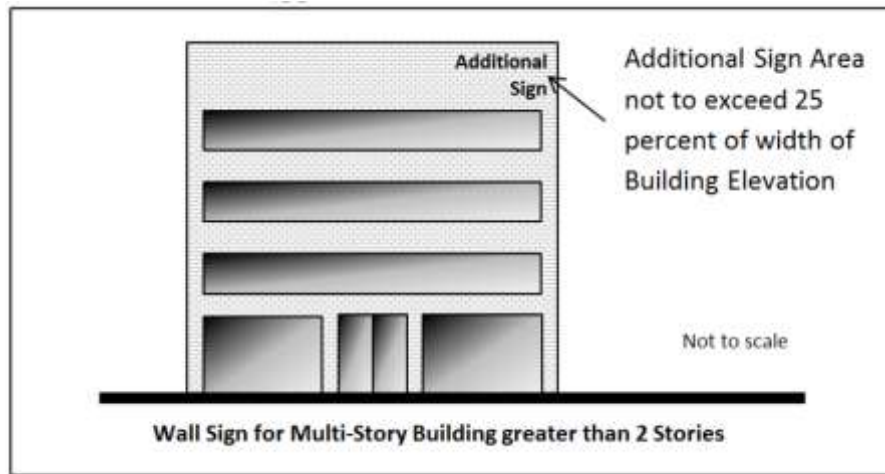


- b. For two-story office buildings or two-story mixed-use buildings, each tenant who possesses leased tenant frontage on the exterior wall of the building may affix any combination of building wall signs provided the aggregate sign area does not exceed one and one-half square foot per one linear foot of that tenant's leased frontage. In the event a tenant does not possess leased tenant frontage located along the exterior of the building, this provision does not apply.



- c. For multi-story buildings greater than two stories one building wall sign, the area of which not exceeding 25 percent of the width of the elevation may be affixed to each building elevation at a

location that is nearest the top of the building provided said sign does not extend above the parapet, or in the case of an exposed pitch roof, the drip line of the roof. In no case shall such signs be affixed to an elevator shaft or equipment screening.



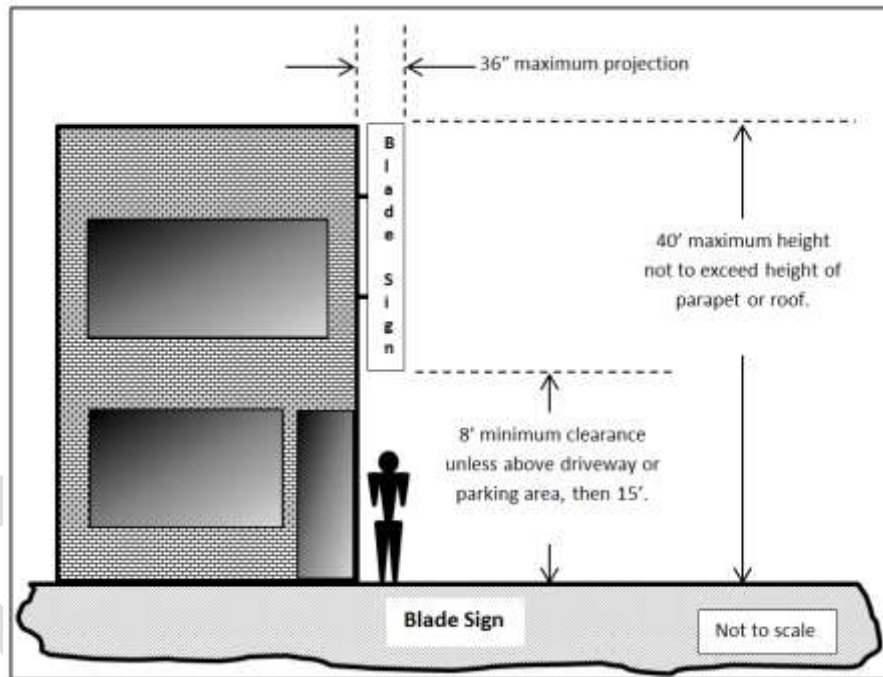
- d. The sign area of any building wall sign serving an arterial street may be increased by 25 percent when the building is setback at least 600 feet from the public right-of-way and may be further increased an additional 25 percent for each additional 200 feet of setback, up to a maximum of 100 percent, provided the increase in sign area does not cause the sign to be in violation with the other provisions of this section.
- e. The maximum width of a building wall sign shall not exceed 80 percent of the leased tenant frontage for a multi-tenant building, or building elevation for a single-tenant building.
- f. Building wall signs shall be installed in a manner that does not obscure architectural features such as, but not limited to, pilasters, arches, windows, cornices, pop-outs, decorative trims, moldings, and frieze.
- g. Building wall signs may be internally illuminated, externally illuminated, or back-lit, but may not include electronic messaging (EMCs). Further, illumination shall be in accordance with the requirements set forth in section 10.

2. *Blade signs.*

- a. One blade sign is permitted per primary use multi-story building located in multi-family, commercial, mixed-use or industrial zoning subject to the specific requirements outlined below.
- b. When a blade sign extends over a pedestrian area a distance of six inches or more, the bottom of the sign shall not be any closer than eight feet above the walking surface over which the sign is placed. When a blade sign extends any distance over a parking lot or vehicular area, the bottom of the sign shall not be any closer

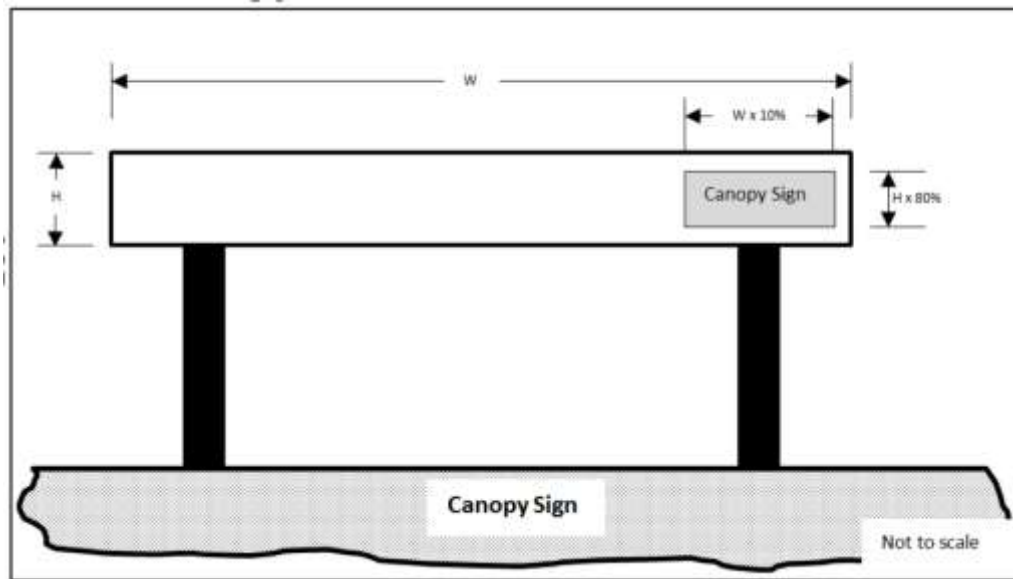
than 15 feet above the paving surface over which the sign is placed.

- c. The blade sign shall be mounted such that the top of the sign is not higher than 40 feet above the ground, sidewalk, or pavement surface above which the sign is mounted, except that in no case shall the blade sign extend above the roof of the building onto which the sign is mounted, or if mounted adjacent to a parapet, the sign shall not extend above the parapet.
- d. The blade sign shall not project more than 36 inches from the wall onto which the blade sign is mounted.
- e. The blade sign shall not be externally illuminated in any manner except by ambient lighting as may be present on the property; however, blade signs may be internally illuminated in accordance with the requirements set forth in section 10.



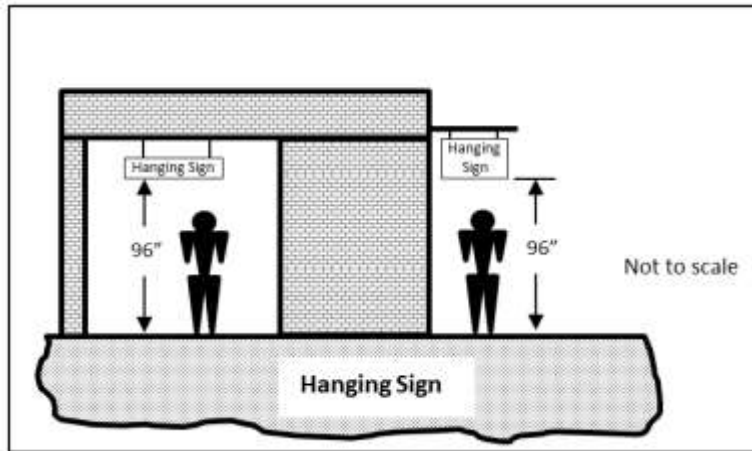
3. *Canopy signs.*

- a. Canopy signs shall not exceed 80 percent of the height of the face of the canopy onto which the canopy sign is mounted.
- b. Canopy signs shall not exceed ten percent of the width of the face of the canopy onto which the canopy sign is mounted.



- c. Canopy signs may be internally illuminated or back-lit in accordance with the requirements set forth in section 9. Level 1 electronic messaging is permitted on a canopy sign, subject to the provisions outlined in section 11.
4. *Marquee signs.*
 - a. The marquee sign shall be affixed to the face plane of the marquee and shall not extend above the uppermost or lowermost limits of the marquee.
 - b. The marquee sign shall not exceed 80 percent of the width of the face of the marquee onto which the sign is mounted.
 - c. Marquee signs may be internally illuminated or back-lit in accordance with the requirements set forth in section 9. Level 1 electronic messaging is permitted subject to the provisions outlined in section 11.
5. *Awning signs.* In mixed-use, commercial and industrial zoning districts, awnings may be integrated with sign copy, but shall not contribute towards the overall building wall sign area of a particular building.
6. *Hanging signs.* In mixed-use, commercial and industrial zoning districts, hanging signs are permitted subject to the following time, place, and manner restrictions:
 - a. Not more than one hanging sign is permitted per customer entrance and shall be mounted above the customer entrance or as close as reasonably practicable.
 - b. The maximum sign area of the hanging sign shall not exceed six square feet.

- c. Where a hanging sign is erected above a pedestrian pathway, the bottom of the sign shall be not less than 96 inches from the walkable surface above which the hanging sign is placed.
- d. The hanging sign shall not be externally illuminated in any manner except by ambient lighting present on the property; however, such signs may be internally illuminated in accordance with the requirements set forth in section 10.



7. *Window signs and sunscreens.*

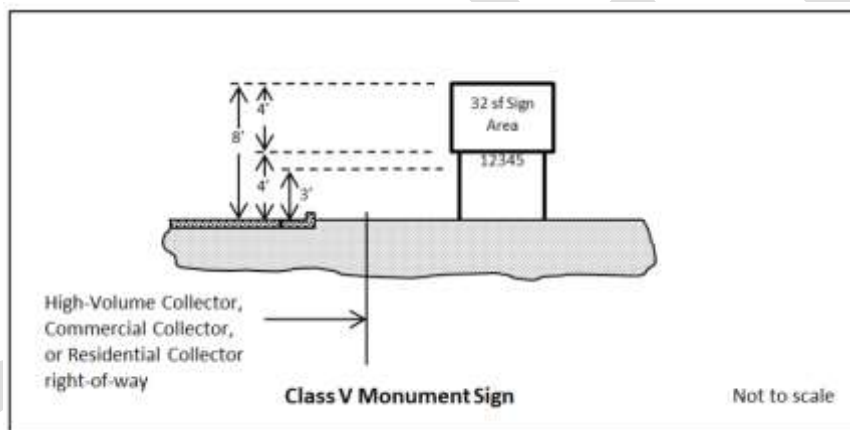
- a. Window signs are allowed provided the combined sign area for all window signs affixed to a particular window does not exceed 40 percent of the individual window pane. Etched or stained glass, when integral to the window, shall not be included in the sign area calculation.
- b. Sunscreen material may cover 100 percent of the window pane, provided not more than 40 percent of the window pane is covered by any mural or other graphics.
- c. Window signs shall not contribute towards the aggregate building wall sign area of a building.

C *Freestanding ground signs.*

- 1. *Class I monument signs (menu signs) and class II monument signs (preview signs) for drive-through businesses.* Drive-through businesses may utilize one class I monument sign and one class II monument sign per drive-through lane subject to the following:
 - a. The bottom of the sign copy of a class I monument sign or class II monument sign shall not be less than two feet above the adjacent drive-through lane's paved surface.
 - b. The overall height of the sign structure of a class I monument sign or class II monument sign shall not be more than eight feet above the adjacent drive-through lane's paved surface.

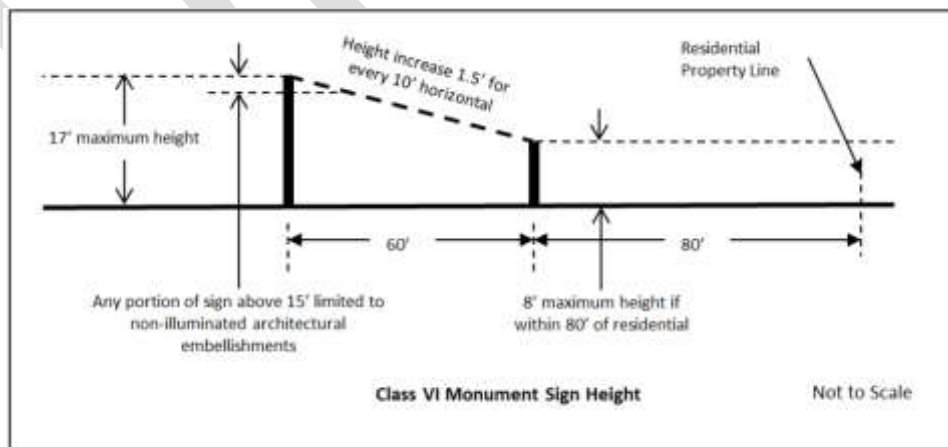
- c. The sign area for an individual class I monument sign or class II monument sign shall not exceed 50 square feet.
 - d. A class I monument sign shall not be audible from any residential zoning district or residential use, hotel or motel room, or patient room of an overnight medical facility.
 - e. No class I monument sign or class II monument sign may be located within 100 feet of a residential zoning district or use.
 - f. Class I monument signs and class II monument signs may be internally illuminated in accordance with the requirements set forth in section 10.
 - g. Level 2 electronic messaging is permitted, subject to the provisions outlined in section 11.
2. *Class III monument signs (directional signs).* Class III monument signs are permitted along the street frontage in conjunction with a driveway serving any multi-family residential, commercial or industrial development, subject to the following:
- a. The class III monument sign shall not exceed 30 inches in height as measured from the adjacent pavement surface of the roadway served by the sign;
 - b. The sign area of a class III monument sign shall not exceed six square feet;
 - c. The class III monument sign may be internally illuminated, back-lit, or externally illuminated as outlined in section 10 provided the source of external illumination is not visible.
3. *Class IV monument signs (directory signs).* Class IV monument signs are permitted within the interior of any multi-family residential, commercial or industrial development, subject to the following:
- a. The class IV monument sign shall not exceed six feet in height as measured from the adjacent pavement surface of the roadway or sidewalk served by the sign;
 - b. The sign area of a class IV monument sign shall not exceed 12 square feet;
 - c. The class IV monument sign may be internally illuminated, back-lit, or externally illuminated in accordance with the requirements set forth in section 10 provided the source of external illumination is not visible.
4. *Class V monument signs (minor monument signs).*
- a. Class V monument signs are permitted in conjunction with non-residential uses in a residential zone, not including cottage industries or home occupations; or in multi-family uses in multi-family zoning; or in non-residential uses in a non-residential zone.

- b. One class V monument sign meeting the requirements outlined below is permitted for every 150 feet of collector or arterial street frontage or portion thereof, regardless of the presence or location of driveway, provided sight distance requirements are met. The minimum spacing between individual class V monument signs, or between a class V monument sign and a class VI monument signs, located on the same property shall be not less than 150 feet measured radially.
- c. When allowed, the height of the class V monument sign shall not exceed eight feet as measured from the edge of pavement of the street being served by the sign, nor shall the maximum sign area exceed 32 square feet. The bottom edge of the sign copy shall be no lower than four feet above the adjacent edge of pavement of the street being served by the sign. The height of the sign structure may extend an additional two feet above the face if the sign provided said extension is limited to non-illuminated architectural embellishments and contains no sign copy.



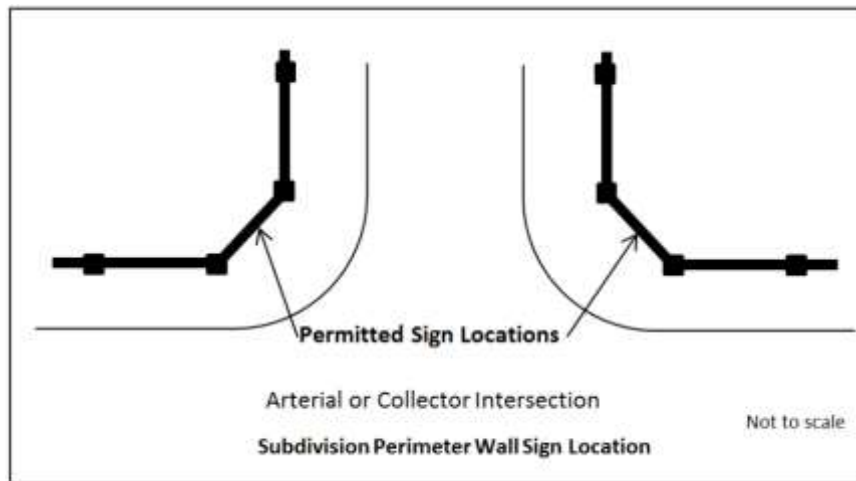
- d. The base of a class V monument sign shall be fitted with the address of the property or properties in a manner that is consistent with section 13.
- e. A class V monument sign shall be located within a landscape area not less than 80 square feet.
- f. Class V monument signs shall be setback not less than two feet from the right-of-way line except that in the event a public utility easement is present, in which case the sign shall be setback not less than two feet from the easement.
- g. Class V monument signs may be internally illuminated, back-lit or externally illuminated in accordance with the requirements set forth in section 10.
- h. Level 1 electronic messaging and level 2 electronic messaging are permitted on a monument sign, subject to the provisions outlined in section 11.

5. *Class VI monument signs (major monument signs).*
 - a. Class VI monument signs are permitted in conjunction with non-residential uses in a non-residential zone or that portion of a planned area development where the land use plan of the PAD specifically calls out non-residential uses.
 - b. Class VI monument signs shall only be located adjacent to a parkway, major arterial street, minor arterial street, or along grand avenue. When allowed, one class VI monument sign meeting the requirements outlined below is permitted for every 150 feet of said roadway or portion thereof, regardless of the presence or location of driveway, provided sight distance requirements are met. The minimum spacing between individual class VI monument signs located on the same property shall be not less than 150 feet measured radially. The minimum spacing between class V monument signs and class VI monument signs located on the same property shall not be less than 150 feet measured radially. Properties with less than 150 feet of parkway, major arterial street, minor arterial street, or grand avenue frontage shall not be permitted any class VI monument sign.
 - c. No class VI monument sign may be located within 80 feet of a property having single-family residential zoning. The height of a class VI monument sign located 80 feet or more from a property having single-family zoning shall not exceed eight feet at 80 feet distant; however, the height of a class VI monument sign may increase one and one-half foot for every additional ten feet of horizontal distance the sign is located away from a property having single-family residential zoning up to a maximum height of 17 feet, provided however that any height in excess of 15 feet shall be limited to architectural embellishments.

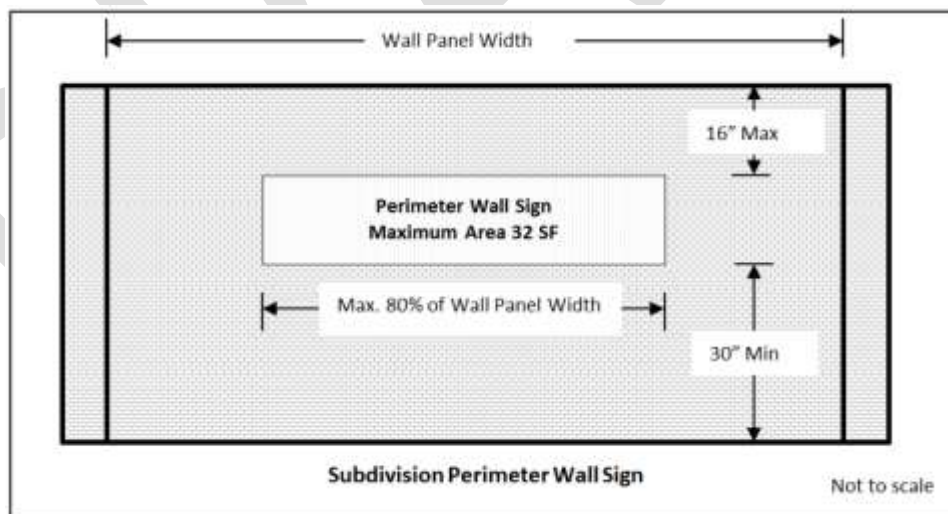


- d. The sign area of a class VI monument sign shall be limited to 36 square feet, but may increase 12 square feet for every one foot

- increase in the overall height of the sign up to a maximum sign area of 120 square feet.
 - e. The base of a class VI monument sign shall be fitted with the address of the property or properties in a manner that is consistent with section 13.
 - f. A class VI monument sign shall be located within a landscape area not less than the maximum sign area allowed for that sign.
 - g. Class VI monument signs shall be setback not less than two feet from the right-of-way line. Further, in the event a public utility easement is present, the sign shall be setback not less than two feet from the easement, unless the property owner signs a waiver acknowledging the prior rights of the utility companies to occupy said easement.
 - h. Class VI monument signs may be internally illuminated, back-lit or externally illuminated in accordance with the requirements set forth in section 10.
 - i. Level 1 electronic messaging and level 2 electronic messaging are permitted on a class VI monument sign, subject to the provisions outlined in section 11.
6. *Roadway arch signs.* Roadway arch signs may be erected within any commercial or industrial development subject to the following:
- a. Roadway arch signs shall maintain a vehicular clearance of not less than 18 feet;
 - b. Roadway arch signs shall not interfere with pedestrian or vehicular movement;
 - c. Roadway arch signs may be internally illuminated, or back-lit in accordance with the requirements set forth in section 10 except that if the roadway arch sign is located within 100 feet of any residential zoning district or use, the roadway arch sign shall not be illuminated.
7. *Subdivision perimeter wall signs.*
- a. Where a subdivision perimeter wall is located adjacent to a street corner that intersects a collector or arterial street, one subdivision perimeter wall sign may be affixed to the wall panel of the subdivision perimeter wall most closely oriented to the intersection, subject to the specific requirements outlined below.



- b. The maximum sign area shall not exceed 32 square feet.
- c. The width of the sign shall not exceed 80 percent of the width of the perimeter wall panel into which the sign is mounted.
- d. The bottom of the sign shall be no lower than 30 inches from the adjacent grade.
- e. The top of the sign shall be no higher than 16 inches from the top of the wall panel onto which the sign is mounted.
- f. The sign may be back-lit or externally illuminated provided the source of illumination is not visible from the street or from the adjacent residential property and is otherwise in accordance with the requirements set forth in section 10.



- 8. *Freeway monument signs.* Freeway monument signs may be permitted as outlined in this section:
 - a. *State Route 303 Corridor.* Freeway monument signs may be located within the following portions of the State Route 303 Corridor, subject to prior approval of a conditional use permit to

be processed as a Type 3 application in accordance with Chapter 102 of this Ordinance:

- (1) *State Route 303 and U.S. 60.* An area of land generally located at the intersection of State Route 303 and U.S. 60, being situated in the south half of Section 18 and the north half of Section 19, Township 4 North, Range 2 West and the south half of Section 36, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a point located at longitude 112°24'13" west by latitude 33°40'49" north, thence southwesterly along a line bearing N43°00'58"E a distance of 1,320 feet to the beginning of a non-tangent curve the center of which is said longitude and latitude; thence clockwise along the arc of said curve a distance of approximately 2,070 feet, thence departing said arc southeasterly along a line bearing N46°13'20"W a distance of 1,320 feet to the POINT OF BEGINNING

- (2) *State Route 303 and Bell Road.* An area of land generally located at the intersection of State Route 303 and Bell Road, being situated in the north half of Section 1, Township 3 North, Range 2 West and the south half of Section 36, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the north quarter corner of said Section 1, thence easterly along the north line of the northeast quarter of said Section 01 a distance of 850 feet to the beginning of a non-tangent curve the center of which is said north quarter corner; thence clockwise along the arc of said curve a distance of approximately 4,000 feet to a point on the east line of the southwest quarter of said Section 36, thence departing said curve, southerly along said east line a distance of 850 feet to the POINT OF BEGINNING

- (3) *State Route 303 and Greenway Road.* An area of land generally located at the intersection of State Route 303 and Greenway Road, being situated in the southeast quarter of Section 1, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the south quarter corner of said Section 01, thence northerly along the west line of said southeast

quarter a distance of 450 feet to the beginning of a non-tangent curve the center of which is said south quarter corner; thence clockwise along the arc of said curve a distance of approximately 700 feet to a point on the south line of said southeast quarter; thence departing said curve, westerly along said south line a distance of 450 feet to the POINT OF BEGINNING

- (4) *State Route 303 and Cactus Road.* An area of land generally located at the intersection of State Route 303 and Cactus Road, being situated in the northeast quarter of Section 24, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

BEGINNING at the north quarter corner of said Section 24; thence easterly along the north line of said northeast quarter a distance of 850 feet to the beginning of a non-tangent curve the center of which is said north quarter corner; thence clockwise along the arc of said curve approximately 1,340 feet to a point on the west line of said northeast quarter; thence departing said curve, northerly along said west line a distance of 850 feet to the POINT OF BEGINNING

- (5) All freeway monument signs located within the aforementioned locations are subject to the provisions in subsections 9(c)(9)b.—e.

b. *Additional locational requirements.* The following additional locational requirements apply for all freeway monument signs regardless of where in the corridor it is located:

- (1) Freeway monument signs may only be approved on lands zoned for commercial or industrial uses.
- (2) No freeway monument sign shall be located within 300 feet of a property zoned for residential uses, or any open space tract that is associated with a residential development.
- (3) Freeway monument signs shall not be located closer than 20 feet from the adjacent right-of-way.
- (4) Spacing between freeway monument signs shall be not less than 750 feet, unless separated by a freeway or arterial right-of-way.
- (5) Freeway monument signs shall not be allowed within a natural or manmade watercourse.

- c. *Dimensional requirements.* The following dimensional requirements apply for all freeway monument signs regardless of the corridor in which it is located:
- (1) The overall height of a freeway monument sign shall not exceed 65 feet as measured from the finished grade of the site where the freeway monument sign is located to the highest point of the sign structure.
 - (2) Freeway monument signs shall be allowed an extra three feet in height for architectural embellishments.
 - (3) The sign area of a freeway monument sign shall not exceed 650 square feet.
- d. *Design requirements.* The following design requirements apply for all freeway monument signs regardless of the corridor in which it is located:
- (1) Freeway monument signs may incorporate level 2 electronic messaging centers as outlined section 11 herein, except that electronic messaging centers used in freeway monument sign applications may occupy up to 50 percent of the allowable sign area of the sign, exclusive of architectural embellishments as required herein, and provided such electronic messaging centers are turned off between 11:00 p.m. and dawn.
 - (2) Freeway monument signs shall incorporate architectural features of the commercial development on which the sign is located; however, such embellishments shall not include any sign copy.
 - (3) Freeway monument signs shall require a landscaped area equal to four square feet of landscaping for each square foot of sign area and shall be located around the base of the sign; freeway monument signs may be illuminated by externally-illuminated indirect or internal lighting.
- e. Any conditional use permit approval is hereby conditioned upon the applicant obtaining a valid construction permit for the freeway monument sign approved under said conditional use permit. The applicant shall obtain certificate of completion from the city within six months of approval of the conditional use permit by the City Council. Failure to obtain a certificate of completion within the designated time allotment shall render the conditional use permit null and void; however, the city manager or designee may grant a one-time extension for a period not to exceed six months when in the opinion of the city manager or designee the circumstances warrant such.

109-1.10 Sign illumination.

- A** Unless otherwise specified in this chapter, signs may be externally illuminated, internally illuminated or back-lit provided.
1. The brightness and intensity is no greater than necessary to meet reasonable needs of the business or use being served;
 2. The light sources are shielded from all adjacent buildings and streets;
 3. Lighting does not create excessive glare to pedestrians and/or motorists;
 4. Lighting does not obstruct traffic control or any other public sign; and,
 5. No "flashing", "blinking" or "chasing" lights are utilized.
- B** In those areas of the city that are located within the scenic lands development sub area as depicted in the Surprise General Plan 2035, sign lighting shall be limited to internal illumination only, with the negative space between and around the individual characters of the sign copy limited to opaque materials.
- C** Unless otherwise stated in this chapter, any sign that is within 100 feet of and visible from any single-family residential zoning district shall not be illuminated between the hours of 10:00 p.m. and 6:00 a.m. other than by ambient lighting present on the property.
- D** Any building wall sign associated with a multi-story building greater than five stories that is located within 1,320 feet of and visible from any residential zoning district may not be illuminated in any manner between the hours of 10:00 p.m. and 6:00 a.m. except for ambient lighting present on the property.

109-1.11 Electronic messaging centers (EMCs).

- A** *Levels of electronic messaging.* For purposes of this chapter, electronic messaging centers (EMCs) are divided into two categories: level 1 electronic messaging and level 2 electronic messaging, as defined in section 6.
- B** *EMC illumination.* The nighttime illumination of an electronic messaging center shall conform to the criteria set forth in this section.
1. *Illumination measurement criteria.* The illuminance of an electronic messaging center shall be measured with an illuminance meter set to measure foot-candles accurate to at least two decimals. Illuminance shall be measured with the EMC turned off, and again with the EMC displaying a white image for a full color-capable electronic messaging center, or a solid message for a single-color electronic messaging center. All measurements shall be taken perpendicular to the face of the electronic

messaging center at the distance determined by the total square footage of the electronic messaging center as set forth in table 109-1b below.

TABLE 109-1b MEASUREMENT DISTANCE AS A FUNCTION OF SIGN AREA			
Area of Sign (sq. ft.)	Measurement Distance (ft.)	Area of Sign (sq. ft.)	Measurement Distance (ft.)
5	22	55	74
10	32	60	77
15	39	65	81
20	45	70	84
25	50	75	87
30	55	80	89
35	59	85	92
40	63	90	95
45	67	95	97
50	71	100	100
For EMCs with an area in square feet other than those specifically listed in this table, the measurement distance may be calculated using the following formula: Measurement Distance = $\sqrt{\text{Area of sign sq. ft.} \times 100}$			

2. *EMC illumination limits.* The difference between the "off" and "solid-message" measurements using the illumination measurement criteria outlined in subsection 11(b)(1) above shall not exceed 0.3 foot-candles at night.
3. *Dimming capabilities.* All permitted electronic messaging centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurement criteria.

4. *EMCs as a portion of sign area.* When allowed, electronic messaging centers may comprise not more than 50 percent of the allowable sign area of a particular sign.
5. *Certification.* Prior to the issuance of a permit relating to an electronic messaging center, the applicant shall provide a written certification from the owner of the sign attesting that said owner has read and understands the provisions of this section, agrees to abide by said section, and agrees to cooperate with City of Surprise staff with regards to any nighttime testing that may be necessary should the 0.3 foot-candle limitation be at question.

109-1.12 Reader panels.

- A. Wherever level 1 electronic messaging centers (EMCs) are allowed, reader panels may be substituted, provided:
 1. The reader panel otherwise meets the provisions of section 10; and,
 2. The reader panel does not exceed the allowed sign area of the sign being replaced; and,
 3. The reader panel is fitted with a clear acrylic cover or other suitable material to prevent the individual characters from being dislodged.

109-1.13 Address identification.

- A Building addresses shall be in accordance with Article 505.1 of the International Fire Code as amended by the Surprise City Council under Ordinance #2014-04, or as subsequently amended.
- B Where class V monument signs or class VI monument signs are located next to a street, said signs shall be affixed with the address number of the property or properties served by the sign. Said address number shall be nine inches tall with a three inch stroke. The bottom edge of the address numbers shall not be less than three feet above the curb of the street from which the address is intended to be read.
- C Address numbers meeting the provisions of this section shall not contribute to the aggregate sign area.

109-1.14 **Flags and flagpoles.**

A *All zoning districts.* The following provisions relating to all zoning districts within the city shall apply:

1. All flagpoles and the installation therein shall comply with all applicable building codes in effect at the time of permit application.
2. Flags and flagpoles may be illuminated in accordance with **Chapter 107-Article 3** of the Surprise Municipal Code.
3. All flags and flagpoles shall be maintained so as to avoid a blighted appearance or being in a state of disrepair.

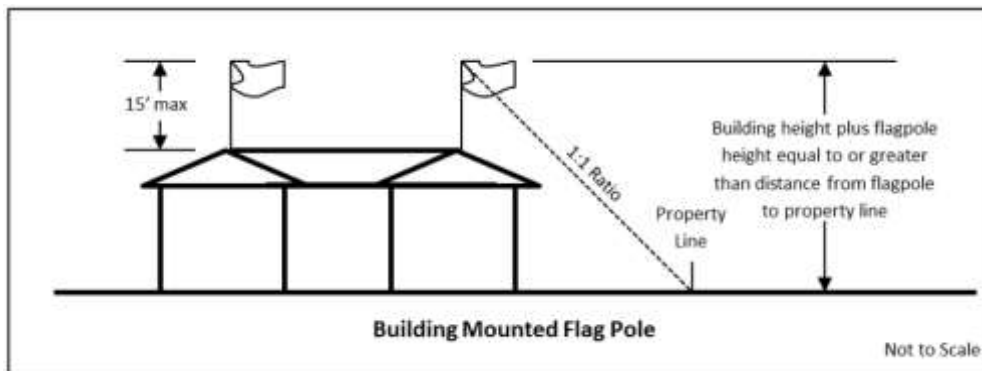
B *Single-family zoning districts.*

1. Not more than one freestanding flagpole per single-family lot of record is allowed except that when associated with an HOA-maintained open space tract, then three such flagpoles are allowed.
2. A freestanding flagpole associated with a single-family residence may be located within any portion of the building envelope, or within the required front or required rear yard, but not within a required side yard.
3. No freestanding flagpole shall exceed a maximum height of 30 feet as measured at its base, unless associated with a model home complex in which case the flagpole height may be increased to 45 feet.
4. One flagpole not exceeding six feet in length may be affixed to the front of the primary residence provided the flagpole does not extend above the height of the residence onto which it is affixed or otherwise extend beyond the limits of the property.
5. Additional flags are permitted within model home complexes in accordance with subsection 9(a)(10) and active single-family residential subdivisions as outlined in subsection 9(a)(11).

C *Other zoning districts.*

1. Not more than three freestanding flagpoles per lot or parcel are allowed except that if any flagpoles are affixed to a building, the number of freestanding flagpoles shall be reduced by the number of building-mounted flagpoles.
2. No freestanding flagpole shall exceed a maximum height of 35 feet as measured at its base unless approved by the city council through a comprehensive sign program, zone change, or major amendment thereto.
3. A maximum of two flagpoles may be affixed to the primary building provided the top of the flagpole does not extend beyond 15 feet above the

height of the building onto which it is affixed and the horizontal distance between the top of the flagpole and the closest property line does not exceed the combined height of the building and flagpole below.



109-1.15 Comprehensive sign programs.

- A** *Purpose.* The purpose of comprehensive sign programs is to provide a mechanism by which a specific set of sign criteria may be approved for a specific property or geographic area in a manner that is appropriate to the character of the community in which the comprehensive sign program will apply.
- B** A comprehensive sign program may be obtained for the following purposes:
1. To allow a deviation from the requirements applicable to a particular sign class or type, and/or;
 2. To introduce a unique or creative sign type that is not listed as a permitted sign type in subsection 7(a).
- C** A comprehensive sign program may not introduce a sign type that is specifically prohibited in subsection 7(f).
- D** The comprehensive sign program must demonstrate that:
1. The proposed signage represents a material improvement over what is otherwise permitted in chapter 109 of the Surprise Municipal Code,
 2. The proposed signage is appropriate to the character of the development covered by the comprehensive sign program,
 3. The proposed signage is appropriate to the neighborhood in which the property is located, and
 4. The comprehensive sign program creates a cohesive aesthetic that will apply to all signage covered by the comprehensive sign program within the specific geographic area covered by the comprehensive sign program.

- E** A comprehensive sign program may be included as part of a zone change request, or as an independent stand-alone document, in either case processed as a Type 3 application as outlined in **Chapter 102** of this Ordinance. The approval or denial of a proposed comprehensive sign program is discretionary with the final approval authority lying with the Surprise City Council. A decision by the City Council to deny a proposed comprehensive sign program shall not in any way be construed as a diminution of property values or a restraint of development rights.

109-1.16 Nonconforming signs.

A *General provisions.*

1. Nonconforming signs shall be maintained in good condition pursuant to subsection 8(c).
2. A nonconforming sign shall not be altered, modified or reconstructed except:
 - a. When such alteration, modification or reconstruction would bring such sign into conformity with these regulations;
 - b. When the existing use has a new ownership which results in a change to the name or logo of the use or business on the property, and such language complies with subsection 16(a)(2)d. below;
 - c. When the space is re-occupied by a similar use and the new occupant requires no external building or site renovation, and such change complies with subsection 16(a)(2)d. below;
 - d. Any alteration, modification, or reconstruction permitted in this section shall be limited to the replacement of a sign panel, replacing individual letters and logos within the same area or repainting the sign face, and does not permit changes to the structure, framing, erection, or relocation of the sign unless such changes otherwise conform to this chapter.

B *Limitations for nonconforming signs.* A nonconforming sign shall be removed upon verification that any of the following conditions have been met:

1. The city determines and notifies the property owner that the use of the property or building upon which the nonconforming sign is located has ceased or been abandoned for more than 90 consecutive days, and the owner fails to provide the city with acceptable documentation or other information demonstrating that the use has not ceased or been abandoned; or,

2. These regulations, or amendment to these regulations, which made the sign nonconforming has been in effect for 20 years.

109-1.17 Enforcement.

A *General provisions.*

1. The city manager or designee is hereby authorized and directed to enforce all provisions of this chapter in conformance with the regulations and procedures specified herein.
2. Any violation of this chapter constitutes a public nuisance and may result in the issuance of either a civil citation or criminal citation by the city as set forth in article VI of the Surprise Municipal Code.
3. Each day a violation of any provision of this chapter or the failure to perform any act or duty required by this chapter continues shall constitute a separate violation or offense.
4. When two or more persons have liability to the city or are responsible for a violation of this chapter, their responsibility shall be joint and several.
5. The re-erection of any sign or substantially similar sign on the same premises after a notice of violation has been issued shall be deemed a continuance of the original violation.

B *Notice of violation.* Whenever the city manager or designee determines there has been a violation of this chapter, or has grounds to believe that a violation has occurred, notice shall be given in the following form and manner:

1. The notice of violation shall be given in writing;
2. The notice of violation shall include a description of the real property sufficient for identification;
3. The notice of violation shall include a statement of the violation or violations and why the notice of violation is being issued;
4. The notice of violation shall include a correction order stating a date-certain by which to remedy the violation;
5. The placement of any sign or substantially similar sign on the same premises after a notice of violation has been issued shall be deemed a continuation of the original violation;
6. A notice of violation is not required for any temporary sign that is in violation of this chapter;
7. The period of notice for permanent signs shall be 30 days.

- C** *Delivery of notice.* A notice of violation shall be deemed as being properly served if a copy thereof is delivered personally by an employee of the city having the authority to do so, or is sent by first class mail or certified mail (return receipt requested) addressed to the last known address. If a notice of violation is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous location on the property of the alleged violation.
- D** *Penalties for violation.* Penalties for violations are as outlined in article VI of the Surprise Municipal Code. Imposition of a fine or penalty assessment shall not relieve the owner of the responsibility for abatement of the violation(s) or excuse him/her from liability for any and all costs incurred by the city for abatement. In no event shall the owner of premises where the violation has occurred be held criminally responsible for a temporary sign violation of this chapter committed by a tenant in possession of the premises or other third party.
- E** *Removal of signs.*
1. A notice of violation shall not be required to remove any sign that is identified in this chapter as being prohibited, or that creates or has the potential to create a hazard to the public.
 2. Any temporary sign not specifically listed as an allowed use is specifically not permitted and the city may remove the sign or cause the sign to be removed.
 3. If a temporary sign which would otherwise be permitted by this chapter does not include the contact information as required by subsection 9(a)(1)b. above, the city may remove the sign or cause the sign to be removed.
 4. The city shall have the right to contact the individual whose name appears on a temporary sign and/or the property owner of the property onto which the temporary sign is erected for the purpose of verifying property owner consent. If property owner consent cannot be verified, the city may remove the sign.
 5. Any temporary sign that is removed by the city for being in violation of this chapter may be discarded five business days following removal, provided a city employee who is authorized to do so has made an attempt to contact the individual whose name appears on the temporary sign at the address or phone number printed on said sign.
 6. All actual costs incurred by the city in the removal or repair of said sign shall be paid by the owner of the sign or the owner of the premises where the sign is located. Action for recovery may be brought by the city attorney upon proper certification to him/her by the city manager or authorized agent.

109-1.18 Appeals.

A *Decisions by the zoning administrator.*

1. The denial of a sign permit or any written interpretation of a sign regulation made by the zoning administrator, pursuant to his/her legal authority, may be appealed to the board of adjustment pursuant to section 2-302 of the Surprise Municipal Code, except as modified by the provisions of this section 18. The appeal shall specify the grounds for appeal and shall be submitted in writing with the community development department within 15 calendar days of the date the decision was issued. If a timely appeal is not filed, the zoning administrator's decision shall become final.
2. Challenges to the constitutionality of any provision of this chapter regulating signs shall only be processed pursuant to subsection 18(b) below.
3. The board of adjustment may affirm, reverse, or modify the decision of the zoning administrator, which decision will be final, unless the board's decision is timely appealed by any person aggrieved to the City Council within 15 calendar days of the decision. Appeals shall be filed in writing with the office of the city clerk and shall specify the grounds for the appeal. The appeal shall be placed on the next available agenda for review and decision by the City Council. The appeal shall be decided based on the record of the board of adjustment proceedings and the issues limited to those presented to and decided by the board of adjustment.
4. Any person aggrieved by the decision of the City Council may appeal the decision of the City Council to superior court within 30 calendar days, as provided by state law.

B *Constitutional issues involving application of sign regulations.*

1. When an appeal raises an issue(s) involving the application of federal or Arizona constitutional law in the issuance or denial of a sign permit, the revocation of a sign permit, or an order to alter or remove a sign, the constitutional issue(s) shall be referred to a hearing officer appointed by the city for hearing and decision.
2. The appeal shall be in writing and shall include the following information:
 - a. The name and address of the applicant.
 - b. The ordinance, code provision, or other city document or policy statement that is alleged to be unconstitutional.
 - c. Any relevant facts and supporting documents.
 - d. The names and addresses of any witnesses.

3. The zoning administrator shall forward the appeal and all supporting documents to the hearing officer within ten working days of receipt with a copy to the applicant.
4. The zoning administrator may prepare and include with the transmittal to the hearing officer a written statement of the city's response to the appeal accompanied by any supporting documents, names of witnesses, and any other matters considered relevant.
5. Upon receipt of the appeal, the hearing officer shall contact the zoning administrator and the applicant acknowledging receipt and scheduling a time for the appeal to be heard not later than 30 days after receipt. The applicant shall be given at least ten day notice of the time when the appeal will be heard unless he/she agrees to a shorter time period.
6. The applicant shall bear the burden to establish that the subject ordinance, code provision, or other city document or policy statement is unconstitutional.
7. The hearing officer shall decide the appeal and issue a written decision setting forth findings of fact and conclusions of law within five working days after the appeal is heard.
8. The decision shall be transmitted to the zoning administrator and the applicant at the address provided by the applicant.
9. If the hearing officer finds that the subject ordinance, code provision, or other city document or policy is unconstitutional, in whole or in part, the city shall issue within 30 days of the hearing officer's decision a written notice to the applicant stating that it will either:
 - a. Repeal or otherwise amend the challenged ordinance, code provision, or other document or policy to cure the constitutional deficiency; or
 - b. Take no action.
10. Any person aggrieved by the city's response to the hearing officer's decision may file, at any time within 30 calendar days thereafter, a complaint in a court of competent jurisdiction to review the city's response based on the record of the appeal to the hearing officer.

CHAPTER 110 - DEVELOPMENT IMPACT FEES

ARTICLE 1 – IN GENERAL

110-1.1 Definitions.

- A. Unless otherwise defined in this chapter, terms used in this chapter have the same meaning as used in A.R.S. § 9-463.05.

Applicant: A person who applies to the city for a building permit.

Building permit: Any permit issued by the city that authorizes vertical construction, increases square footage, authorizes changes to land use, or provides for the addition of a residential or non-residential point of demand to a water or wastewater system.

Capital facility: An asset having a useful life of three or more years that is a component of one or more categories of necessary public service provided by the city. A capital facility may include any associated purchase of real property, architectural and engineering services leading to the design and construction of buildings and facilities, improvements to existing facilities, improvements to or expansions of existing facilities, and associated financing and professional services. Wherever used herein, "infrastructure" has the same meaning as "capital facilities."

Category of development: A specific category of residential, commercial, or industrial development against which a development impact fee is calculated and assessed. The city assesses development impact fees against the categories as set forth in the city's impact fee study.

Cost per service unit: The total future capital costs listed in the infrastructure improvement plan for a category of necessary public services divided by the total new service units projected in a particular service area for that category of necessary public services over the same time period.

Credit: A reduction in an assessed development impact fee resulting from developer contributions to, payments for, construction of, or dedications for capital facilities included in an infrastructure improvement plan permitted by this chapter.

Credit agreement: A written agreement between the city and a developer(s) subject development that allocates credits to the land that is the subject of the agreement. A credit agreement may be included as part of a development agreement.

Credit allocation: A term used to describe when credits are distributed to a particular development or parcel of land after execution of a credit agreement, but are not yet issued.

Credit issuance: A term used to describe when the amount of an assessed development impact fee attributable to a particular development or parcel of land is reduced by applying a credit allocation.

Developer: An individual, group of individuals, partnership, corporation, limited liability company, association, municipal corporation, state agency, or other person or entity undertaking land development activity, and their respective successors and assigns.

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

Development agreement: An agreement prepared in accordance with the requirements of A.R.S. § 9-500.05, and any applicable requirements of the City Code.

Direct benefit: A benefit to a service unit resulting from a capital facility that:

- A. addresses the need for a necessary public service created in whole or in part by the service unit; and
- B. meets either of the following criteria:
 - 1. the capital facility is located in the immediate area of the service unit and is needed in the immediate area of the service unit to maintain the level of service; or
 - 2. the capital facility substitutes for, or eliminates the need for a capital facility that would have otherwise have been needed in the immediate area of the service unit to maintain the city's level of service.

Equipment: Machinery, tools, materials, and other supplies, not including vehicles, needed by a capital facility to provide the level of service specified by the infrastructure improvement plan, but excluding replacement of the same after initial development of the capital facility.

Financing or debt: Any debt, bond, note, loan, interfund loan, fund transfer, or other debt service obligation used to pay for the development or expansion of a capital facility.

Grandfathered facilities: Capital facilities included in an infrastructure improvement plan or other city planning document, and impact fee study prepared pursuant to applicable law prior to June 1, 2011, and constructed through financing or debt for which development impact fee(s) were Pledged for repayment prior to June 1, 2011.

Impact fee study: A written report that identifies the methodology for calculating the amount of each development impact fee, explains the relationship between the development impact fee to be assessed and the cost per service unit calculated in the infrastructure improvement plan, and which meets other requirements set forth in A.R.S. § 9-463.05.

Infrastructure improvement plan: A document or series of documents that meet the requirements set forth in A.R.S. § 9-463.05, including those adopted pursuant to this chapter, to cover any category or combination of categories of necessary public services.

Land use assumptions: Projections of changes in land uses, densities, intensities and population for a service area over a period of at least ten years.

Level of service: A quantitative and/or qualitative measure of a necessary public service that is to be provided by the city to development in a particular service area, defined in terms of the relationship between service capacity and service demand, accessibility, response times, comfort or convenience of use, or other similar measures or combinations of measures. Level of service may be measured differently for different categories of necessary public services, as identified in the applicable infrastructure improvement plan.

Necessary public services: "Necessary public services" has the meaning prescribed in A.R.S. § 9-463.05, subsection T, paragraph 7.

Pledged: Where used with reference to a development impact fee, a development impact fee will be considered "Pledged" where it was identified by the city as a source of payment or repayment for financing or debt that was identified as the source of financing for a necessary public service for which a development impact fee was assessed pursuant to the then-applicable provisions of A.R.S. § 9-463.05.

Qualified professional: Any one of the following:

- A.** a professional engineer, surveyor, financial analyst or planner, or other licensed professional providing services within the scope of that person's education or experience related to city planning, zoning, or development impact fees and holding a license issued by an agency or political subdivision of the State of Arizona;
- B.** a financial analyst, planner, or other non-licensed professional that is providing services within the scope of the person's education or experience related to city planning, zoning, or development impact fees; or
- C.** any other person operating under the supervision of one or more of the above.

Service area: Any specified area within the boundaries of the city within which:

- A.** the city will provide a category of necessary public services to development at a planned level of service; and
- B.** within which (i) a substantial nexus exists between the capital facilities to be provided and the development to be served, or (ii) a direct benefit exists between the capital facilities and the development to be served, each as prescribed in the infrastructure improvement plan. Some or all of the capital facilities providing service to a service area may be physically located outside of that service area provided that the required substantial nexus or direct benefit is demonstrated to exist.

Service unit: A unit of development within a particular category of development, defined in terms of a standardized measure of the demand that a unit of development in that category of development generates for necessary public services in relation to the demand generated by a detached single-family dwelling unit. For all categories of necessary public services, the service unit factor for a detached single-family dwelling unit is one, while the factor for a unit of development within another category of development is represented as a ratio of the demand for each category of necessary public services typically generated by that unit as compared to the demand for such services typically generated by a detached single-family dwelling unit.

Substantial nexus: A substantial nexus exists where the demand for necessary public services that will be generated by an service unit can be reasonably quantified in terms of the burden it will impose on the available capacity of existing capital facilities, the need it will create for new or expanded capital facilities, and/or the benefit to the development from those capital facilities.

Useful life: The period of time in which an asset can reasonably be expected to be used under normal conditions, whether or not the asset will continue to be owned and operated by the city over the entirety of such period.

110-1.2 Applicability.

- A.** Except as otherwise provided in this chapter, this chapter applies to all new development within any service area, except for the development of any city facility.
- B.** The provisions of this chapter apply to all of the territory within the corporate limits of the city and within the city's water and wastewater service areas.
- C.** The city manager is authorized to make determinations regarding the application, administration and enforcement of the provisions of this chapter.

110-1.3 Authority to assess.

- A.** The city may assess and collect a development impact fee for costs of necessary public services, including all professional services required for the preparation or revision of an infrastructure improvement plan, impact fee study, development impact fee, and required reports or audits conducted pursuant to this chapter.
- B.** Development impact fees are subject to the following requirements:
 - 1. The city will develop and adopt an impact fee study that analyzes and defines the development impact fees to be charged for each capital facility category in each service area, based on the infrastructure improvement plan and the cost per service unit calculated pursuant to the chapter.
 - 2. Development impact fees will be assessed against all new commercial, residential, and industrial developments, provided that the city may assess different amounts of development impact fees against specific categories of development based on the actual burdens and costs that are associated with providing necessary public services to that category of development. No development impact fee may exceed the cost per service unit for any necessary public service category of development.
 - 3. No development impact fees will be charged, or credits issued, for any capital facility that does not fall within one of the categories of necessary public services for which development impact fees may be assessed under this chapter.
 - 4. Costs for necessary public services made necessary by new development will be based on the same level of service provided to existing

development service area. Development impact fees may not be used to provide a higher level of service to existing development or to meet stricter safety, efficiency, environmental, or other regulatory standards to the extent that these are applied to existing capital facilities that are serving existing development.

5. Development impact fees may not be used to pay the city's administrative, maintenance, or other operating costs.
6. Projected interest charges and financing costs can only be included in development impact fees to the extent they represent principal and/or interest on the portion of any financing or debt used to pay for the construction or expansion of a capital facility identified in the infrastructure improvement plan.
7. Except for any fees charged for grandfathered facilities, all development impact fees charged by the city must be included in a "fee schedule" prepared pursuant to this chapter and included in the impact fee study.
8. All development impact fees must meet the requirements of A.R.S. § 9-463.05.

110-1.4 Grandfathered facilities.

- A. Notwithstanding the requirements of this chapter, certain development impact fees adopted by the city and pledged to repay financing or debt for grandfathered facilities will continue in effect until the financing or debt to which the impact fee was pledged is repaid.

110-1.5 Appeal.

- A. A city development impact fee determination may be appealed in accordance with the following procedures:
 1. *Limited scope.* Only disputes regarding the calculation of the development impact fees for a specific development and/or permit and calculation of service unit's for the development may be appealed.
 2. *Form of appeal; filing.* An appeal must be initiated on such written form as the city may prescribe, and submitted to the city clerk within 15 days of assessment.
 3. *Determination by the city manager.* The city manager will act upon the appeal and notify the party who submitted the appeal of the city manager's determination in writing within 30 calendar days of the filing of the appeal.

4. *Final decision.* The determination of the city manager regarding the appeal is final.
5. *Fees during pendency.* Building permits may be issued during the pendency of an appeal if the applicant pays the full impact fee calculated by the city at the time the appeal is filed. Upon final disposition of an appeal, the fee must be adjusted in accordance with the determination rendered and a refund paid if warranted.

110-1.6 Refunds of development impact fees.

- A. *Refunds.* Any refund (or partial refund) required under this chapter will be paid to any current owner of property within the city who submits a written request to the city and demonstrates that:
 1. The permit that triggered the collection of the development impact fee has expired or been voided prior to the commencement of the development for which the permit was issued and the development impact fees collected have not been expended, encumbered, or pledged for the repayment of financing or debt; or
 2. The owner of the subject real property or its predecessor in interest paid a development impact fee for the applicable capital facility on or after August 1, 2014, and one of the following conditions exists:
 - (a) The capital facility designed to serve the subject real property was constructed, has the capacity to serve the subject real property and any development for which there is reserved capacity, and the service which was to be provided by that capital facility has not been provided to the subject real property from that capital facility or from any other infrastructure.
 - (b) After collecting the development impact fee to construct a capital facility the city failed to complete construction of the capital facility within the time period identified in the infrastructure improvement plan, as it may be amended, and the corresponding service is otherwise unavailable to the subject real property from that capital facility or any other infrastructure.
 - (c) For a category of necessary public services other than water or wastewater facilities, any part of a development impact fee was not spent within ten years of the city's receipt of the development impact fee.
 - (d) Any part of a development impact fee for water or wastewater facilities was not spent within 15 years of the city's receipt of the development impact fee.

- (e) The development impact fee was calculated and collected for the construction cost to provide all or a portion of a specific capital facility serving the subject real property and the actual construction costs for the capital facility was less than the construction costs projected in the infrastructure improvement plan by a factor of ten percent or more. In such event, the current owner of the subject real property, upon request as set forth in this section, is entitled to a refund for the difference between the amounts of the development impact fee charged for and attributable to such construction cost and the amount the development impact fee would have been calculated to be if the actual construction cost had been included in the impact fee study. The refund contemplated by this subsection relates only to the costs specific to the construction of the applicable capital facility and does not include any related design, administrative, or other costs not directly incurred for construction of the capital facility included in the development impact fee as permitted by A.R.S. § 9-463.05.
- B.** *Earned interest.* A refund of a development impact fee must include any interest actually earned on the refunded portion of the development impact fee by the city from the date of collection to the date of refund. All refunds must be made to the record owner of the property at the time the refund is paid.
- C.** *Refund to government.* If a development impact fee was paid by a governmental entity, any refund must be paid to that governmental entity.

ARTICLE 2 – ADMINISTRATION OF DEVELOPMENT IMPACT FEES

110-2.1 Separate accounts.

- A. Each development impact fee collected pursuant to this chapter will be placed in a separate fund and accounted for separately with interest earned credited to each fund at least annually.

110-2.2 Limitations on use of fees.

- A. Development impact fees and any interest on them collected pursuant to this chapter must be spent to provide capital facilities associated with the same category of necessary public services in the same service area for which they were collected, including costs of financing or debt used by the city to finance those capital facilities and other costs authorized by this chapter that are included in the infrastructure improvement plan.

110-2.3 Time limit.

- A. Development impact fees collected after July 31, 2014 must be used within ten years of the date upon which they were collected for all categories of necessary public services except for water and wastewater facilities. For water facilities or wastewater facilities collected after July 31, 2014, development impact fees must be used within 15 years of the date upon which they were collected.

ARTICLE 3 – LAND USE ASSUMPTIONS AND INFRASTRUCTURE IMPROVEMENT PLANS

110-3.1 Consistency.

- A. The infrastructure improvement plan will be consistent with the city's current land use assumptions for each service area and each category of necessary public services as adopted by the city pursuant to A.R.S. § 9-463.05.

110-3.2 Land use assumptions; review.

- A. Prior to the adoption or amendment of an infrastructure improvement plan, the city will review and evaluate the land use assumptions on which the infrastructure improvement plan is to be based to ensure that the land use assumptions within each service area conform with the city's general plan.
- B. If the land use assumptions upon which an infrastructure improvement plan is based have not been updated within the last five years, the city will evaluate the land use assumptions to determine whether changes are necessary. If, after general evaluation, the city determines that the land use assumptions are still valid, the city will issue the report required by this article.
- C. If the city determines that changes to the land use assumptions are necessary in order to adopt or amend an infrastructure improvement plan, the city will make such changes as necessary to the land use assumptions prior to or in conjunction with the review and approval of the infrastructure improvement plan.

110-3.3 Infrastructure improvement plan; contents. The infrastructure improvement plan will be developed by qualified professionals and may be based upon or incorporated within the city's capital improvements plan. The infrastructure improvement plan will:

- A. Specify the categories of necessary public services for which the city will impose a development impact fee.
- B. Define and provide a map of one or more service areas within which the city will provide each category of necessary public services for which development impact fees will be charged.
 - 1. Each service area must be defined in a manner that demonstrates a substantial nexus or direct benefit between the capital facilities to be provided in the service area and the service units to be served by those capital facilities.

2. For library facilities, and park facilities larger than 30 acres, each service area must be defined in a manner that demonstrates a direct benefit between the capital facilities and the service units to be served by those capital facilities.
 3. The city may cover more than one category of capital facilities in the same service area provided that there is an independent substantial nexus or direct benefit, as applicable, between each category of necessary public services and the service units to be served.
- C. Identify and describe the land use assumptions upon which the infrastructure improvement plan is based in each service area.
 - D. Analyze and identify the existing level of service provided by the city to existing service units for each category of necessary public services.
 - E. Identify the level of service to be provided by the city for each category of necessary public services in each service area based on the relevant land use assumptions and any established standards or policies related to required levels of service. If the same category of necessary public services is provided in more than one service area, the infrastructure improvement plan will include a comparison of the levels of service to be provided in each service area.
 - F. For each category of necessary public services, analyze and identify the existing capacity of the capital facilities in each service area, the utilization of those capital facilities by existing service units, and the available excess capacity of those capital facilities to serve new service units including any existing or planned commitments or agreements for the usage of such capacity. The infrastructure improvement plan will additionally identify any changes or upgrades to existing capital facilities that will be needed to achieve or maintain the planned level of service to existing service units, or to meet new safety, efficiency, environmental, or other regulatory requirements for services provided to existing service units.
 - G. Estimate the total number of existing and future service units within each service area based on the city's land use assumptions and projected new service units in each service area.
 - H. Provide a summary table or tables describing the level of service for each category of necessary public services by relating the required capital facilities to service units in each service area, and identifying the applicable service unit factor associated with each category of development.
 - I. For each category of necessary public services, analyze and identify the projected utilization of any available excess capacity in existing capital facilities, and all new or expanded capital facilities that will be required to provide and maintain the planned level of service in each service area as a result of the new projected service units in that service area, for a period not to exceed ten years.

Nothing in this subsection prohibits the city from additionally including in its infrastructure improvement plan projected utilization of, or needs for, capital facilities for a period longer than ten years, provided that the costs of such capital facilities are excluded from the calculation of the cost per service unit.

- J.** For each category of necessary public services, estimate the total cost of any available excess capacity and/or new or expanded capital facilities that will be required to serve new service units, including costs of land acquisition, improvements, engineering and architectural services, studies leading to design, design, construction, financing, and administrative costs, as well as projected costs of inflation. Such total costs shall not include costs for ongoing operation and maintenance of capital facilities, nor for replacement of capital facilities to the extent that such replacement is necessary to serve existing service units. If the infrastructure improvement plan includes changes or upgrades to existing capital facilities that will be needed to achieve or maintain the planned level of service to existing service units, or to meet new regulatory requirements for services provided to existing service units, such costs shall be identified and distinguished in the infrastructure improvement plan.
- K.** Forecast the revenues from taxes, fees, assessments or other sources that will be available to fund the new or expanded capital facilities identified in the infrastructure improvement plan, which shall include estimated state-shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved land use assumptions.
- L.** Estimate the time required to finance, construct and implement the new or expanded capital facilities.
- M.** Calculate required offsets as follows:

 - 1. From the forecasted revenues, identify those sources of revenue that:

 - (a) are attributable to new development, and
 - (b) will contribute to paying for the capital costs of necessary public services.
 - 2. For each source and amount of revenue identified pursuant to subparagraph (1), calculate the relative contribution of each category of development to paying for the capital costs of necessary public services in each service area.
 - 3. Based on the relative contributions identified pursuant to subparagraph (2), for each category of necessary public services, calculate the total offset to be provided to each category of development in each service area.

4. For each category of necessary public services, convert the total offset to be provided to each category of development in each service area into an offset amount per service unit by dividing the total offset for each category of development by the number of service units associated with that category of development.
 5. Beginning August 1, 2014, for purposes of calculating the required offset, if the city imposes a construction, contracting, or similar excise tax rate in excess of the percentage amount of the transaction privilege tax rate that is imposed on the majority of other transaction privilege tax classifications in the city, the entire excess portion of the construction, contracting, or similar excise tax must be treated as a contribution to the capital costs of necessary public services provided to new development unless the excess portion is already utilized for such purpose pursuant to this section.
 6. In determining the amount of required offset for land included in a community facilities district established under A.R.S. title 48, Chapter 4, article 6, the city will take into account any capital facilities provided by the district that are included in the infrastructure improvement plan and the capital costs paid by the district for such capital facilities, and will offset impact fees assessed within the community facilities district proportionally.
- N.** Calculate the cost per service unit by:
1. Dividing the total projected costs to provide capital facilities to new service units for each category of necessary public services in each service area into the number of new service units projected for that service area over a period not to exceed ten years, considering the specific service unit factors associated with those service units for each category of necessary public services.
 2. Subtracting the required offset per service unit calculated pursuant to subsection (L).

110-3.4 Multiple infrastructure improvement plans.

- A.** An infrastructure improvement plan adopted pursuant to this section may address one or more of the city's categories of necessary public services in any or all of the city's service areas. Each capital facility will be subject to no more than one infrastructure improvement plan at any given time.

110-3.5 Reserved capacity.

- A. The city may reserve capacity in an infrastructure improvement plan to serve one or more planned future developments, including capacity reserved through a development agreement. All reservations of existing capacity must be disclosed in the infrastructure improvement plan at the time it is adopted.

110-3.6 Infrastructure improvement plan; adoption and modification. The infrastructure improvement plan must be adopted or amended subject to the following procedures:

A. *Major amendments to the infrastructure improvement plan.*

1. Except for minor amendments, the adoption or amendment of an infrastructure improvement plan must occur at one or more public hearings according to the following schedule, and may occur concurrently with the adoption of an update of the city's land use assumptions as provided in Chapter:
 - (a) Sixty days before the first public hearing regarding a new or updated infrastructure improvement plan, the city must provide public notice of the hearing and post the infrastructure improvement plan and the underlying land use assumptions on its website; the city must additionally make available to the public the documents used to prepare the infrastructure improvement plan and underlying land use assumptions and the amount of any proposed changes to the cost per service unit.
 - (b) The city must conduct a public hearing on the infrastructure improvement plan and underlying land use assumptions at least 30 days, but no more than 60 days, before approving or disapproving the infrastructure improvement plan.

B. *Minor amendments to the infrastructure improvement plan.* Notwithstanding the other requirements of this section, the city may update the infrastructure improvement plan and/or its underlying land use assumptions without a public hearing if all of the following apply:

1. The changes in the infrastructure improvement plan and/or the underlying land use assumptions will not add any new category of necessary public services to any service area.
2. The changes in the infrastructure improvement plan and/or the underlying land use assumptions will not increase the level of service to be provided in any service area.
3. Based on an analysis of the impact fee study and the city's adopted development impact fee schedules, the changes in the infrastructure

improvement plan and/or the underlying land use assumptions will not, individually or cumulatively with other amendments undertaken pursuant to this subsection, cause a development impact fee in any service area to increase by more than five percent above the development impact fee that is provided in the current development impact fee schedule.

4. At least 30 days prior to the date that a minor amendment is adopted, the city must post the proposed amendments on the city website.

110-3.7 Renewal and updating.

- A. Except as provided in subparagraph (B), below, not later than every five years the city must update the applicable infrastructure improvement plan and impact fee study related to each category of necessary public services. Such five-year period will be calculated from the date of the adoption of the infrastructure improvement plan or the date of the adoption of the impact fee study, whichever occurs later.
- B. Notwithstanding subparagraph (a), if the city determines that no changes to an infrastructure improvement plan, underlying land use assumptions, or impact fee study are needed, the city may elect to continue the existing infrastructure improvement plan and impact fee study without amendment by providing notice as follows:
 1. Notice of the determination must be published at least 180 days prior to the end of the five-year period described in subparagraph (A) above.
 2. The notice must identify the infrastructure improvement plan and impact fee study that shall continue in force without amendment.
 3. The notice must provide a map and description of the service area covered by the infrastructure improvement plan and impact fee study.
 4. The notice must identify an address to which any resident of the city may submit, within 60 days, a written request that the city update the infrastructure improvement plan, underlying land use assumptions, and/or impact fee study and the reasons and basis for the request.
- C. Response to comments. The city must consider and respond within 30 days to any timely requests submitted pursuant to subparagraph (B) above.

ARTICLE 4 – DEVELOPMENT IMPACT FEES

110-4.1 Impact fee study; adoption and amendment.

- A. The impact fee study must summarize the costs of capital facilities necessary to serve new development on a per service unit basis as defined and calculated in the infrastructure improvement plan, including all required offsets, and must recommend a development impact fee structure for adoption by the city. The actual impact fees to be assessed must be disclosed and adopted in the form of impact fee schedules.
- B. Any adoption or amendment of an impact fee study and fee schedule must occur at one or more public hearings according to the following schedule:
 - 1. The first public hearing on the impact fee study must be held at least 30 days after the adoption or approval of an infrastructure improvement plan. The city must give at least 30 days' notice prior to the hearing, provided that this notice may be given on the same day as the approval or disapproval of the infrastructure improvement plan.
 - 2. The city must make the infrastructure improvement plan and underlying land use assumptions available to the public on the city's website 30 days prior to the public hearing described in subparagraph (1), above.
 - 3. The impact fee study may be adopted by the city no sooner than 30 days, and no later than 60 days, after the hearing described in subparagraph (1), above.
 - 4. The development fee schedules in the impact fee study adopted pursuant to this subsection become effective 75 days after adoption of the impact fee study by the city.

110-4.2 **Collection.** Development impact fees will be calculated and collected prior to issuance of permission to commence development; specifically:

- A. Unless otherwise specified pursuant to a development agreement, development impact fees must be paid prior to issuance of a building permit, water or sewer connection, or certificate of occupancy, according to the current development impact fee schedule for the applicable service area or other development impact fee schedule as authorized in this chapter.
- B. If a building permit is not required for the development, but water or wastewater connections are required, any and all development impact fees due must be paid at the time the water service connection is purchased. If only a wastewater connection is required, the development impact fees must be paid prior to approval of a connection to the sewer system. Wastewater development impact fees must be assessed if a development connects to the public sewer, or

as determined by the city, is capable of discharging sewage to a city public sewer.

- C.** If the building permit is for a change in the type of building use, an increase in square footage, a change to land use, or an addition to a residential or non-residential point of demand to the water or wastewater system, the development impact fee must be assessed on the additional service units resulting from the expansion or change, and following the development impact fee schedule applicable to any new use type.
- D.** For issued permits that expire or are voided, and the development impact fees paid for such development have not been refunded, the permittee, or the permittee's assignee, must pay the difference between any development impact fees the permittee paid at the time the permit was issued and those in the fee schedule at the time the permit is reissued or renewed.

110-4.3 Exceptions. Development impact fees will not be owed under either of the following conditions:

- A.** Development impact fees have been paid for the development and the permit that triggered the collection of the development impact fees has not expired or been voided.
- B.** The approval that triggers the collection of development impact fees involves modifications to existing residential or non-residential development that do not:
 - 1. add new service units,
 - 2. increase the impact of existing service units on existing or future capital facilities, or
 - 3. change the land-use type of the existing development to a different category of development for which a higher development impact fee would have been due.
- C.** To the extent that any modification does not meet the requirements of this paragraph, the development impact fee due must be the difference between the development impact fee that was or would have been due on the existing development and the development impact fee that is due on the development as modified.

110-4.4 Development impact fee assessment; delay on new or increased fees.

- A.** For a period of 24 months after the commencement of development, no new or increased portion of a modified development impact fee may be assessed

against a development. For purposes of this section, the 24-month period will commence as follows:

1. For single family residential development, from the date that the first building permit is issued pursuant to an approved site plan or subdivision plat, provided that no subsequent changes are made to the approved site plan or subdivision plat that would increase the number of service units. The 24-month period cannot be extended by a renewal or amendment of the site plan or final subdivision plat.
 2. For all other development, from the date of the city issues final approval of a development plan or subdivision plat. Other uses includes, but are not limited to retail, high traffic retail, industrial, general office, medical facilities, institutional, recreational, or multifamily development. The 24-month period cannot be extended by a renewal or amendment of the development plan or final subdivision plat.
- B.** During the 24-month period referred to above, if changes are made to a development's final development plan, site plan or subdivision plat that increases the number of service units, the city may assess any new or modified development impact fees against the additional service units. If the city reduces the amount of an applicable development impact fee during the 24-month period referred to above, the city will assess the lower development impact fee.
- C.** Upon request, the city will provide a copy of the applicable development impact fee schedule (that is the schedule in effect prior to the new or increased modified development impact fee) that will be in force for the 24-month period, and which will expire at the end of the last business day of the 24-month period. During the effective period of the applicable development impact fee schedule, any building permit issued for the same development shall not be subject to any new or modified development impact fees.

110-4.5 Option to pursue special fee determination.

- A.** Where a development is of a type that does not closely fit within a particular category of development appearing on an adopted development impact fee schedule, or where a development has unique characteristics such that the actual burdens and costs associated with providing necessary public services to that development will differ substantially from that associated with other developments in a specified category of development, the city may require the applicant to provide the city with an alternative development impact fee analysis. Based on a projection of the actual burdens and costs that will be associated with the development, the alternative development impact fee analysis may propose a unique fee for the development based on the application of an appropriate service unit factor to the applicable cost per service unit, or may propose that the development be covered under the development impact fee schedule governing

a different and more analogous category of development. The city will review the alternative impact fee analysis and make a determination as to the development impact fee to be charged. The decision will be appealable under this chapter. The city may require the applicant to pay an administrative fee to cover the actual costs of reviewing the special fee determination application.

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ARTICLE 5 – CREDITS AND CREDIT AGREEMENTS

110-5.1 Eligibility of capital facility. All development impact fee credits must meet the following requirements:

- A.** One of the following must be true:
 - 1. The capital facility, or the financial contribution toward a capital facility that will be provided by the developer and for which a credit will be issued, must be identified in an adopted infrastructure improvement plan and impact fee study as a capital facility for which a development impact fee was assessed; or
 - 2. The applicant must demonstrate to the satisfaction of the city that, given the class and type of improvement, the subject capital facility should have been included in the infrastructure improvement plan in lieu of a different capital facility that was included in the infrastructure improvement plan and for which a development impact fee was assessed. If the subject capital facility is determined to be eligible for a credit in this manner, the city will amend the infrastructure improvement plan to (i) include the subject replacement facility and (ii) delete the capital facility that will be replaced.
 - 3. Credits are not available for any infrastructure provided by a developer if the cost of the infrastructure will be repaid to the developer by the city through another agreement or mechanism. To the extent that the developer will be paid or reimbursed by the city for any contribution, payment, construction, or dedication from any city funding source including an agreement to reimburse the developer with future collected development impact fees, any credits claimed by the developer must be
 - (a) deducted from any amounts to be paid or reimbursed by the city or
 - (b) reduced by the amount of the payment or reimbursement.
- B.** Eligibility of subject development. To be eligible for a credit, the subject development must be located within the service area of the eligible capital facility.

110-5.2 Calculation of credits.

- A.** Credits will be based on that portion of the costs for an eligible capital facility identified in the adopted infrastructure improvement plan for which a development fee was assessed pursuant to the impact fee study. If the total applicable impact fee for a particular category of necessary public service is adopted at an amount lower than the cost per service unit, the amount of any

credit shall be reduced in proportion to the difference between the cost per service unit and the total applicable impact fee adopted. A credit shall not exceed the actual costs the applicant incurred in providing the eligible capital facility.

110-5.3 Allocation of credits.

- A.** Before credits can be issued to a subject development (or portion of it), credits must be allocated to that development as follows:
 - 1. The developer and the city must execute a credit agreement including all of the following:
 - 2. The total amount of the credits resulting from provision of an eligible capital facility.
 - 3. The estimated number of service units to be served within the subject development.
 - 4. The method by which the credit values will be distributed within the subject development.
- B.** It is the responsibility of the developer to request allocation of development impact fee credits through an application for a credit agreement.
- C.** If a building permit is issued or a water/sewer connection is purchased, and a development impact fee is paid prior to execution of a credit agreement for the subject development, no credits may be allocated retroactively to that permit or connection. Credits may be allocated to any remaining permits for the subject development in accordance with this chapter.
- D.** If the entity that provides an eligible capital facility sells or relinquishes a development (or portion of it) that it owns or controls prior to execution of a credit agreement or development agreement, credits resulting from the eligible capital facility will only be allocated to the development if the entity legally assigns such rights and responsibilities to its successor in interest for the subject development.
- E.** If multiple entities jointly provide an eligible capital facility, both entities must enter into a single credit agreement with the city, and any request for the allocation of credit within the subject development must be made jointly by the entities that provided the eligible capital facility.
- F.** Credits may only be reallocated from or within a subject development with the city's approval of an amendment to an executed credit agreement, subject to the following conditions:

1. The entity that executed the original agreement with the city, or its legal successor in interest and the entity that currently controls the subject development are parties to the request for reallocation.
 2. The reallocation proposal does not change the value of any credits already issued for the subject development.
- G.** A credit agreement may authorize the allocation of credits to a non-contiguous parcel only if all of the following conditions are met:
1. The entity that executed the original agreement with the city or its legal successor in interest, the entity that currently controls the subject development, and the entity that controls the non-contiguous parcel are parties to the request for reallocation.
 2. The reallocation proposal does not change the value of any credits already issued for the subject development.
 3. The non-contiguous parcel is in the same service area as that served by the eligible capital facility.
 4. The non-contiguous parcel receives a necessary public service from the eligible capital facility.
 5. The credit agreement specifically states the value of the credits to be allocated to each parcel and/or service unit, or establishes a mechanism for future determination of the value of the credits.
 6. The credit agreement does not involve the transfer of credits to or from any property subject to a development agreement.

110-5.4 Credit agreement. Credits may only be issued pursuant to a credit agreement that conforms to the requirements set forth in this article, subject to the following:

- A.** The developer requesting the credit agreement must provide all information requested by the city to allow it to determine the value of the credit to be applied.
- B.** The developer must submit a draft credit agreement to the city for review in the form provided to the applicant by the city. The draft credit agreement must include, at a minimum, all of the following information and supporting documentation:
 1. A legal description and map depicting the location of the subject development for which the credits are being applied, depicting the location of the capital facilities that have been or will be provided.

2. An estimate of the total service units that will be developed within the subject development depicted on the map and described in the legal description.
 3. A list of the capital facilities, associated physical attributes, and the related costs as stated in the infrastructure improvement plan.
 4. Documentation showing the date of acceptance by the city, if the capital facilities have already been provided.
 5. The total amount of the credits to be applied within the subject development and the calculations leading to the total amount of the credits.
 6. The credits to be applied to each service unit within the subject development for each category of necessary public services.
- C.** The city's determination of the credits to be allocated is final.
- D.** Upon execution of the credit agreement by the city and the applicant, credits are deemed allocated to the subject development.
- E.** Any amendment to a previously approved credit agreement must be initiated within two years of the city's final acceptance of the eligible capital facility for which the amendment is requested.
- F.** Any credit agreement approved as part of a development agreement must be amended in accordance with the terms of the development agreement and this chapter.

110-5.5 Issuance of credits. Credits allocated pursuant to this article may be issued and applied toward the total applicable impact fees due from a development, subject to the following conditions:

- A.** Credits issued for an eligible capital facility may only be applied to the development impact fee due for the applicable category of necessary public services, and may not be applied to any fee due for another category of necessary public services.
- B.** Credits may only be issued when the eligible capital facility from which the credits were derived has been accepted by the city or when adequate security for the completion of the eligible capital facility has been provided in accordance with all terms of an executed development agreement.
- C.** Where credits have been issued pursuant to subparagraph **B.** above, an impact fee due at the time a building permit is issued must be reduced by the credits stated in or calculated from the executed credit agreement. Where credits have not yet been issued, the total applicable impact fee must be paid in full, and

credits due refunded when the developer demonstrates compliance with subparagraph **B.** above in a written request to the city.

- D.** Credits, once issued, may not be rescinded or reallocated to another permit or parcel, except that credits may be released for reuse on the same subject development if a building permit for which the credits were issued has expired or been voided and is otherwise eligible for a refund.
- E.** Notwithstanding the other provisions of this section, credits issued prior to January 1, 2012, may only be used for the subject development for which they were issued. The credits may be transferred to a new owner of all or part of the subject development in proportion to the percentage of ownership in the subject development to be held by the new owner.

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ARTICLE 6 – DEVELOPMENT AGREEMENTS

110-6.1 General.

- A. Development agreements containing provisions regarding development impact fees, development impact fee credits, and/or disbursement of revenues from development impact fee accounts shall comply with the requirements of this section.

110-6.2 Development agreement required. A development agreement is required to authorize any of the following:

- A. To issue credits prior to the city's acceptance of an eligible capital facility.
- B. To allocate credits to a parcel that is not contiguous with the subject development and that does not meet the requirements of article V.
- C. To reimburse the developer of an eligible capital facility using funds from development impact fee accounts.
- D. To allocate different credit amounts per service unit to different parcels within a subject development.
- E. For a single family residential dwelling unit, to allow development impact fees to be paid at a later time than the issuance of a building permit as provided in this article.

110-6.3 General requirements.

- A. All development agreements must be prepared and executed in accordance with A.R.S. § 9-500.05 and any applicable requirements of the City Code. Except where specifically modified by this article, all provisions of article V shall apply to any credit agreement that is authorized as part of a development agreement.

110-6.4 Early issuance of credits.

- A. A development agreement may authorize the issuance of credits prior to acceptance of an eligible capital facility by the city when the development agreement specifically states the form and value of the security (i.e. bond, letter of credit, etc.) to be provided to the city prior to issuance of any credits. The city

110-6.5 Non-contiguous allocation of credits. A development agreement may authorize the allocation of credits to a non-contiguous parcel only if all of the following conditions are met:

- A.** The non-contiguous parcel is in the same service area as that served by the eligible capital facility.
- B.** The non-contiguous parcel receives a necessary public service from the eligible capital facility.
- C.** The development agreement specifically states the value of the credits to be allocated to each parcel and/or service unit, or establishes a mechanism for future determination of the credits.

110-6.6 Uneven allocation of credits.

- A.** The development agreement must specify how credits will be allocated amongst different parcels on a per-service unit basis, if the credits are not to be allocated evenly. If the development agreement is silent on this topic, all credits will be allocated evenly amongst all parcels on a per-service unit basis.

110-6.7 Use of reimbursements.

- A.** Funds reimbursed to developers from impact fee accounts for construction of an eligible capital facility must be utilized in accordance with applicable law for the use of city funds in construction or acquisition of capital facilities, including A.R.S. § 34-201 et seq.

110-6.8 Deferral of fees.

- A.** A development agreement may provide for the deferral of payment of development impact fees for a residential development beyond the issuance of a building permit; provided that a development impact fee may not be paid later than 15 days after the issuance of the certificate of occupancy for that dwelling unit. The development agreement shall provide for the value of any deferred development impact fees to be supported by appropriate security, including a surety bond, letter of credit, or cash bond.

110-6.9 Waiver of fees.

- A.** If the city agrees to waive any development impact fees assessed on development in a development agreement, the city shall reimburse the appropriate development impact fee account for the amount that was waived.

110-6.10 No obligation.

- A.** Nothing in this section obligates the city to enter into any development agreement or to authorize any type of credit agreement permitted by this section.

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ARTICLE 7 – OVERSIGHT OF DEVELOPMENT IMPACT FEE PROGRAM

110-7.1 Annual report.

- A.** Within 90 days of the end of each fiscal year, the city will file with the city clerk an unaudited annual report accounting for the collection and use of the fees for each service area and must post the report on its website in accordance with A.R.S. § 9-463.05(N) and (O), as amended.

110-7.2 Biennial audit.

- A.** In addition to the annual report described in this article, the city will provide for a biennial, certified audit of the city's land use assumptions, infrastructure improvement plan and development impact fees.
- B.** An audit pursuant to this section must be conducted by one or more qualified professionals who are not employees or officials of the city and who did not prepare the infrastructure improvement plan.
- C.** The audit will review the collection and expenditures of development fees for each project in the plan and provide written comments describing the amount of development impact fees assessed, collected, and spent on capital facilities.
- D.** The audit will describe the level of service in each service area, and evaluate any inequities in implementing the infrastructure improvement plan or imposing the development impact fee.
- E.** The city shall post the findings of the audit on the city's website and shall conduct a public hearing on the audit within 60 days of the release of the audit to the public.
- F.** For purposes of this section a certified audit shall mean any audit authenticated by one or more of the qualified professionals conducting the audit pursuant to subparagraph **B** above.

CHAPTER 111 - INFILL INCENTIVE DISTRICTS

ARTICLE 1 - IN GENERAL

111-1.1 Definitions

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

Adaptive reuse means the conversion of historic or obsolescent building(s) from their original or most recent use to a new use representing compatible and appropriate change.

Commercial development means all buildings and lots within the territorial limits of the city, other than residential dwelling units.

Cottage industry means a business as defined in **Chapter 102** of this Ordinance.

Dwelling unit means a room or group of rooms within a building or structure containing cooking accommodations. An apartment, manufactured or modular home, live/work unit, shall be considered dwelling units, but a motel room or hotel room is not considered a dwelling unit under the provisions of this article.

Manufactured home space means any lot or space, but not necessarily located, in a manufactured home park or manufactured housing subdivision.

New business means new construction or 51 percent reconstruction of the total building square footage of an existing building. For the purposes of this article, a new business is not an existing business, which has only changed ownership.

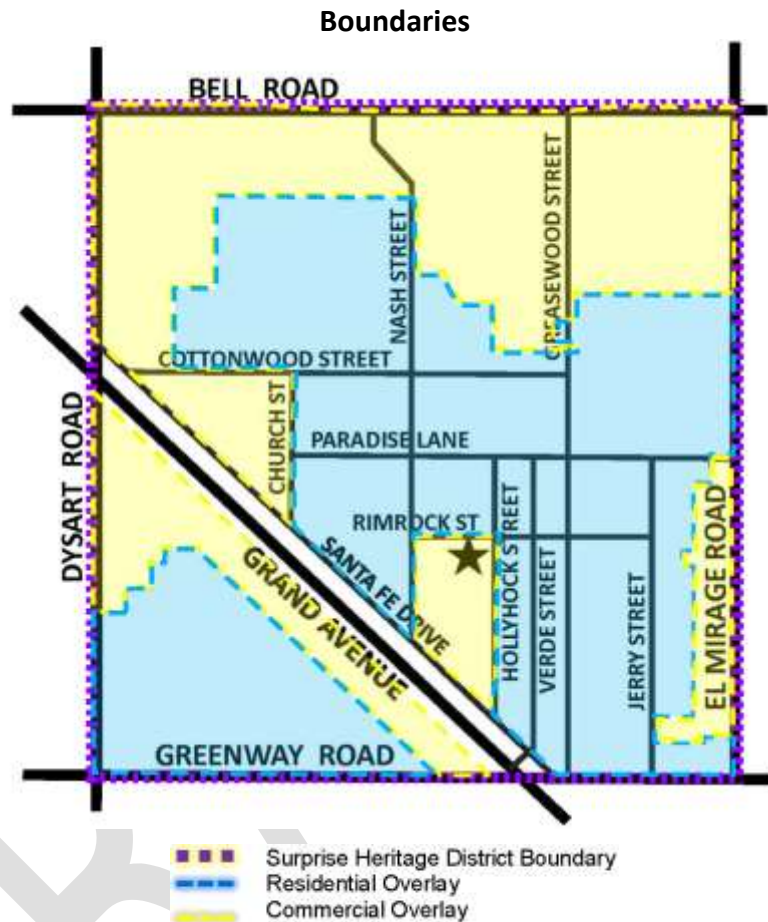
Qualifying commercial development means new or expanding developments that will be:

- (1) Legal and conforming upon project completion;
- (2) In possession of all required development approvals pursuant to city regulations, process, procedures and policies;
- (3) Occupying vacant property or replacing dilapidated buildings, or if expanding an existing business facility by at least 1,000 square feet and increasing the number of employees by ten percent.

111-1.2 Infill incentive district creation and boundaries

- A *Established*. There is established, pursuant to the authority granted in A.R.S. § 9-499.10(A), an infill incentive district called the Original Townsite infill incentive district.

- B The Original Townsite infill incentive district includes the area bounded by Bell Road to the north, El Mirage Road to the east, Greenway Road to the south and Dysart Road to the west and depicted on the below diagram, **Figure 111-1a**.



111-1.3 Original Townsite infill incentive district plan

- A Chapter 111 of this Code shall be referred to as the "infill incentive plan" as required by A.R.S. § 9-499.10(B). The infill incentive plan is adopted as a means to encourage redevelopment within the area of Surprise known as the original Townsite.
- B *Incentives.*
- (1) Residential development. Any new residential development on parcels zoned either as SHD-RO or as SHD-CO shall receive a 100-percent waiver of City of Surprise development impact fees.
 - (2) Commercial development, on parcels zoned either as SHD-RO or as SHD-CO.

- a. New or expanding qualifying commercial developments within the Original Townsite infill district may receive a 100-percent waiver of building permit, building plan review fees, and/or City of Surprise development impact fees.
 - b. Cottage industry businesses affiliated with a local-oriented small business promotion organization (such as "Local First Arizona") shall be exempt from paying the annual City of Surprise business license fee. Proof of such affiliation must be presented annually to the city.
- C *Application for incentives under plan.* Persons developing residential property per the standards listed in (B)(1) above shall automatically receive the incentive at time of issuance of a building permit. Commercial property within the Original Townsite infill district wishing to receive incentives under the Original Townsite infill incentive plan shall submit an application to the community development director. The community development director shall process and submit the request to the City Council for final approval.
- D *Original Townsite specific plan.* The City of Surprise "Specific Plan for the Revitalization of the Original Townsite", adopted on May 23, 2002 by Resolution No. 02-104, shall be the master plan for development in the infill incentive district along with other regulations adopted by the City Council.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: November 19, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the approval of a Major Site Plan Amendment for CRI Canopy Addition, generally located west of the northwest corner of Peoria Avenue and Solar Canyon Way. (Case FS20-530)

Motion:

I move to approve a Major Site Plan Amendment for CRI Canopy Addition, generally located 350 feet west of the northwest corner of Peoria Avenue and Solar Canyon Way, subject to stipulations "A" through "C".

Background:

Jonathan Medeiros of Deutsch Architecture Group on behalf of Kenny Krebs, seeks approval of a Major Site Plan Amendment to allow a 17,919 square foot Canopy Addition to the existing CRI facility in the Surprise Railplex.

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 - FS20-530 - CRI Canopy SP - PZ Staff Report - 111920

2. 01 - FS20-530 - CRI Canopy SP - Vicinity Map - 111920
 3. 02 - FS20-530 - CRI Canopy SP - Case Map - 111920
 4. 03 - FS20-530 - CRI Canopy SP - Site Plan - 111920
 5. 04 - FS20-530 - CRI Canopy SP - Elevations - 111920
 6. PP - FS20-530 - CRI Canopy SP - PZ PowerPoint - 111920
-



SITE PLAN AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

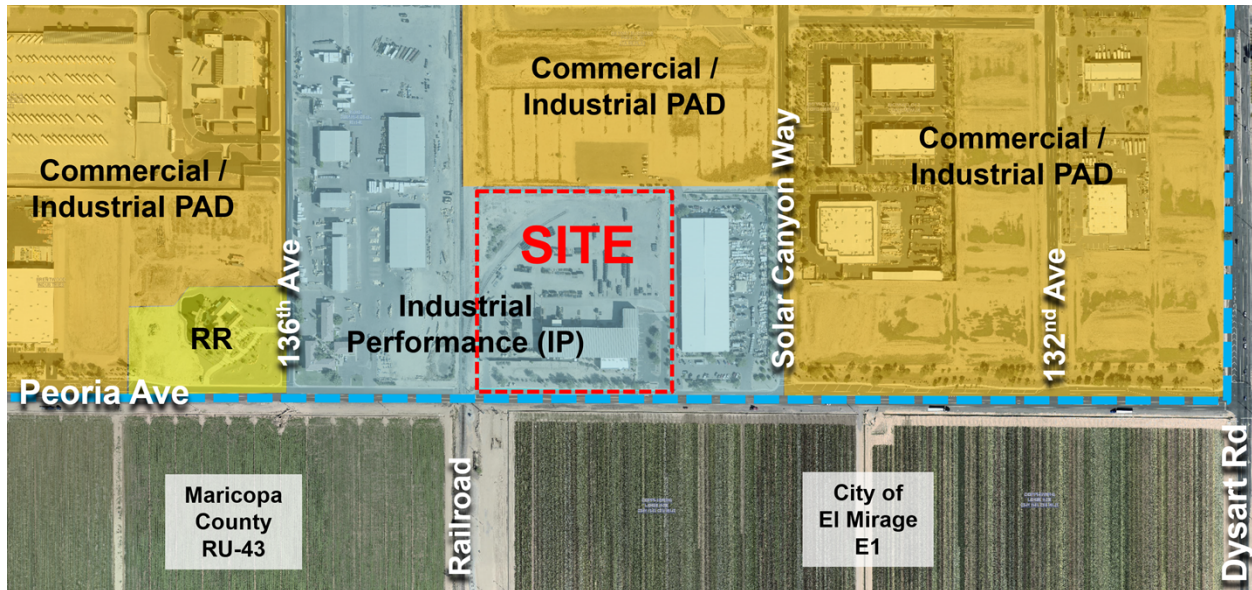
1	Case:	FS20-530
2		
3	Project Name:	CRI Canopy Addition at the Surprise Railplex
4		
5	Council District:	6 – Palo Verde
6		
7	Meeting Date:	November 19, 2020
8		
9	Planner:	Hobart Wingard, Planner II
10		

11		
12	Owner:	Kenny Krebs
13		
14	Applicant:	Jonathan Medeiros of Deutsch Architecture Group
15		
16	Request:	Major Site Plan Amendment approval for a 17,919 square foot metal canopy addition.
17		
18		
19	Site Location:	Generally, 350 feet west of the northwest corner of Peoria Avenue and Solar Canyon Way.
20		
21		
22	Site Size:	Approximately 9.50 acres
23		
24	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
25		
26	Support/Opposition:	None received by staff
27		
28	Staff Recommendation:	Staff recommends the Commission approve the proposed Site Plan Amendment for CRI Canopy Addition subject to stipulations “A” through “C”.
29		
30		
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35		
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37		
38		
39	<u>PROJECT DESCRIPTION:</u>	

Jonathan Medeiros of Deutsch Architecture Group on behalf of Kenny Krebs, seeks approval of a Major Site Plan Amendment to allow for a 17,919 square foot metal canopy addition to the existing Concrete Reinforcements Inc. facility located within the City of Surprise Railplex.

EXISTING ZONING:

The following map and chart depicts the existing zoning of the subject site and its surroundings:



Industrial Performance (IP)	Skyway Business Park PAD (I1-PAD)	Skyway Business Park PAD (I1-PAD)
Industrial Performance (IP)	Industrial Performance (IP)	Industrial Performance (IP)
Maricopa County Rural Zoning District (Rural-43)	City of El Mirage Employment / Industry Zone (E1)	City of El Mirage Employment / Industry Zone (E1)

BACKGROUND:

June 26, 1997: The Mayor and City Council approved the Annexation for the subject property under Ordinance 97-11.

August 5, 1997: The Mayor and City Council approved a Site Plan for Concrete Reinforcements Inc. (CRI) under Case SP97-082.

July 9, 1998: The Mayor and City Council approved a Rezone for the subject property, under Case RZ98-035.

July 23, 2020: A Concept Review meeting was held for the current proposal under Case CR20-432.

August 20, 2020: The applicant submitted a request for a Major Site Plan Amendment for CRI Canopy Addition under Case FS20-530, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves the construction of a 17,919 square foot metal canopy addition to the existing Concrete Reinforcements Inc. (CRI) facility located in the City of Surprise Railplex. The site is located 350 feet west of the northwest corner of Peoria Avenue and Solar Canyon Way within the City of Surprise Railplex.

Canopy additions typically will only require a Type I administrative review; however, because the area of expansion is greater than ten percent (10%), a Type II Site Plan is required. Type II applications must be reviewed by the Planning and Zoning Commission.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Private Collector
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which supports industrial uses such as that proposed.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections. The subject Site Plan was also routed to the standard external reviewing agencies, which provided no other comments.

SUMMARY:

Staff believes the proposed Major Site Plan Amendment is consistent with the manner and intent of the Industrial Performance zoning district in which it occupies. Approval will allow the site to be developed in accordance with the requirements of the City of Surprise.

FINDINGS:

- The proposed Major Site Plan Amendment demonstrates compliance with the General Plan.
- The proposed Major Site Plan Amendment demonstrates compliance with the criteria set forth in the Surprise Unified Development Code (SUDC).
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Major Site Plan Amendment, Case FS20-530, subject to stipulations 'A' through 'C' as outlined below:

- Development and use of the site shall be consistent with the Site Plan entitled "Concrete Reinforcements, Inc. Canopy Addition" consisting of one (1) sheet prepared by Deutsch Architecture and stamped received August 20, 2020.
- Building elevations shall be consistent with the elevations entitled "Concrete Reinforcements, Inc. Canopy Addition" consisting of one (1) sheet prepared by Deutsch Architecture and stamped received August 20, 2020.
- Non-compliance with the stipulations of approval of 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 deny 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 - Site Plan
- 04 - Elevations

VICINITY MAP

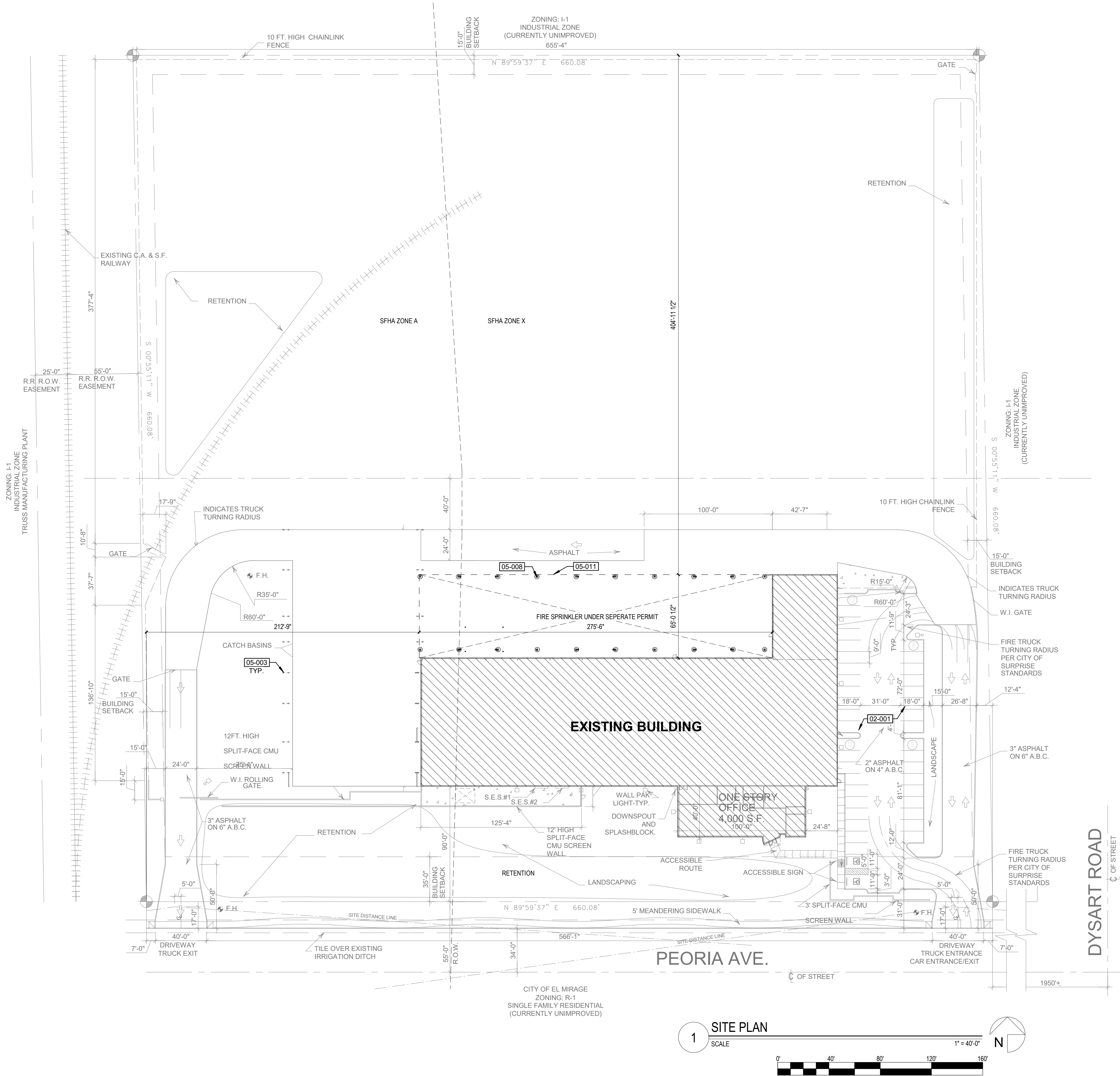
FS20-530
CRI Canopy Addition



CASE MAP

FS20-530
CRI Canopy Addition





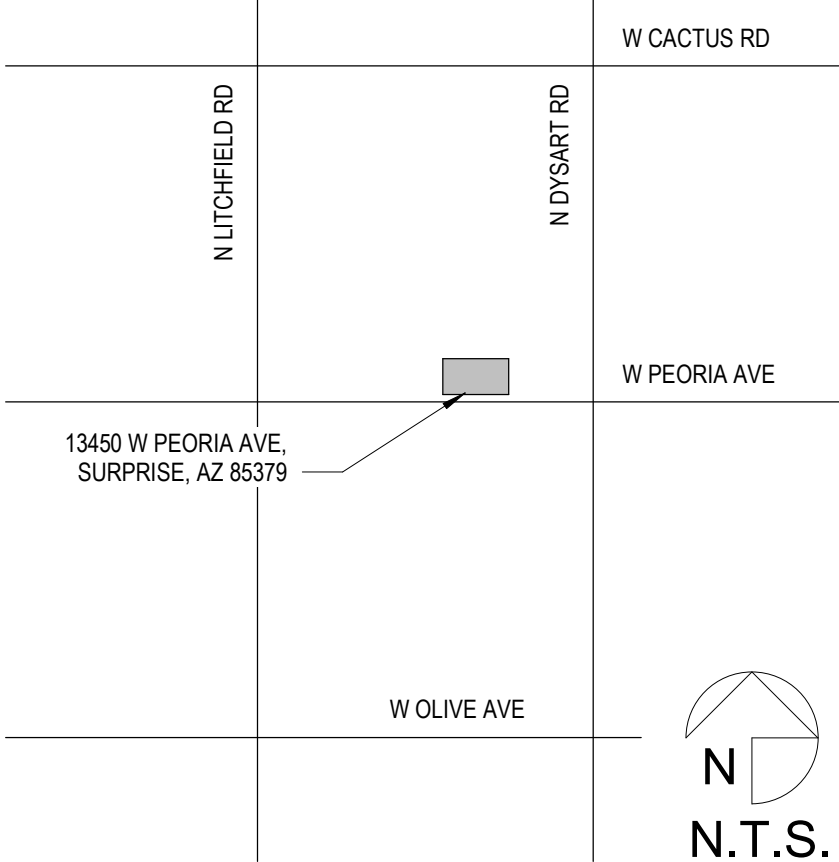
KEYNOTES

- 02-001 EXISTING PARKING TO REMAIN
05-003 EXISTING STEEL BEAM / RAIL SYSTEM
05-008 CANOPY PER METAL CANOPY SHOP DRAWINGS
05-011 LINE OF STEEL CANOPY ROOF ABOVE

FS20-530

RECEIVED
08/20/2020

VICININTY MAP



PROJECT INFORMATION

LEGAL DESCRIPTION:
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SITE AREA:
TOTAL = 435,600 S.F. (10 ACRES)

LOT COVERAGE:
37,250 S.F. / 435,600 S.F. = 8.6%

ZONING: I-1 INDUSTRIAL ZONE

PROJECT NAME:
CONCRETE REINFORCEMENTS, INC.
A 10 ACRE SITE ON THE NORTH SIDE OF PEORIA APPROXIMATELY 2,000 FT. WEST OF DYSART ROAD, ADJACENT TO THE RAILROAD.

BUILDING AREAS:
OFFICE: 4,000 S.F.
MANUFACTURING: 35,750 S.F.
TOTAL: 39,750 S.F. FULLY SPRINKLED

BUILDING HEIGHT: (35' MAX) 32'-2"

TYPE OF OCCUPANCY:
OFFICE: B- BUSINESS
MANUFACTURING: F-1- FACTORY AND INDUSTRIAL

NOTE: NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN UBC TABLES 3-D AND 3-E.

FLOOD PLAIN DATA:

THIS SITE IS LOCATED IN WITHIN ZONE X OF FLOOD INSURANCE RATE MAP, PANEL 1605 OF 4350, MAP NUMBER 04013C1605F DATED DECEMBER 3, 1993.

ZONE A - Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory

PARKING CALCULATIONS:

STANDARD PARKING STALL SIZE: 9'-0" X 18'-0"

OFFICE: 4 SPACES + 4 SPACES / 1000 S.F.
AREA = 4000 S.F. - 10% = 3600 S.F.
3600/250 = 15 + 4 = 19 PARKING SPACES

MANUFACTURING: 1 SPACE / 450 S.F.
AREA = 35,750 S.F. - 10% = 32,175 S.F.
32,175/450 = 72 PARKING SPACES

TOTAL = 91 PARKING SPACES REQUIRED.
41 PROVIDED

*BASED ON OWNER NEED. SPACE IS ALLOCATED FOR 50 ADDITIONAL SPACES (INCLUDING 2 ACCESSIBLE STALLS)

ACCESSIBLE PARKING STALL SIZE: = 11'-0" X 18'-0" W/ 5' AISLE.

ACCESSIBLE SPACES: 2 PROVIDED

2929.COM



Expires 08/30/20
4600
EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2829 P

Concrete Reinforcements, Inc.



CANOPY ADDITION
13450 W PEORIA AVE, SURPRISE, AZ 85379

FIRST ISSUED: 6/10/2020

REVISIONS

No.	DATE	DESCRIPTION
-----	------	-------------

PROJECT NO: 19117.01

DRAWN BY: JM

CHK'D BY: RP

COPYRIGHT 2020: DEUTSCH

ARCHITECTURE GROUP

**OVERALL SITE
PLAN /
DEMOLITION PLAN**

AS-110

© 2019 DEUTSCH ARCHITECTURE GROUP 8/13/2020 12:56:55 PM C:\Users\jmedeiros\Revit\Local\1917.01 CRI Phoenix Central_JMedeiros\DS\A9.rvt

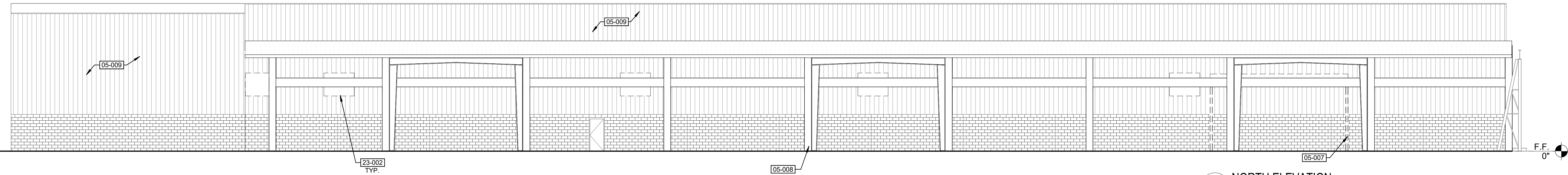
FS20-530

RECEIVED

08/20/2020

KEYNOTES

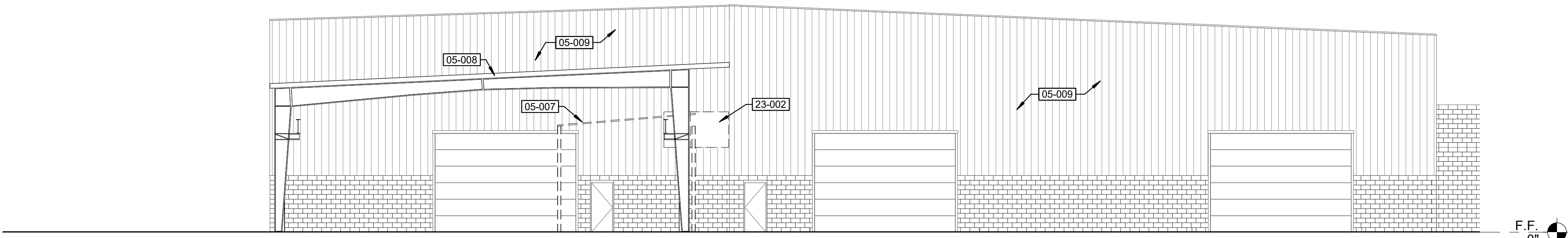
- 03-004 FOOTING PER METAL CANOPY SHOP DRAWINGS
- 05-007 REMOVE EXISTING STEEL CANOPY, COLUMNS AND FOOTINGS
- 05-008 CANOPY PER METAL CANOPY SHOP DRAWINGS
- 05-009 EXISTING METAL BUILDING TO REMAIN
- 05-010 FLASING PER METAL CANOPY SHOP DRAWINGS
- 23-002 EXISTING MECHANICAL UNITS TO BE REMOVED



1 NORTH ELEVATION

SCALE

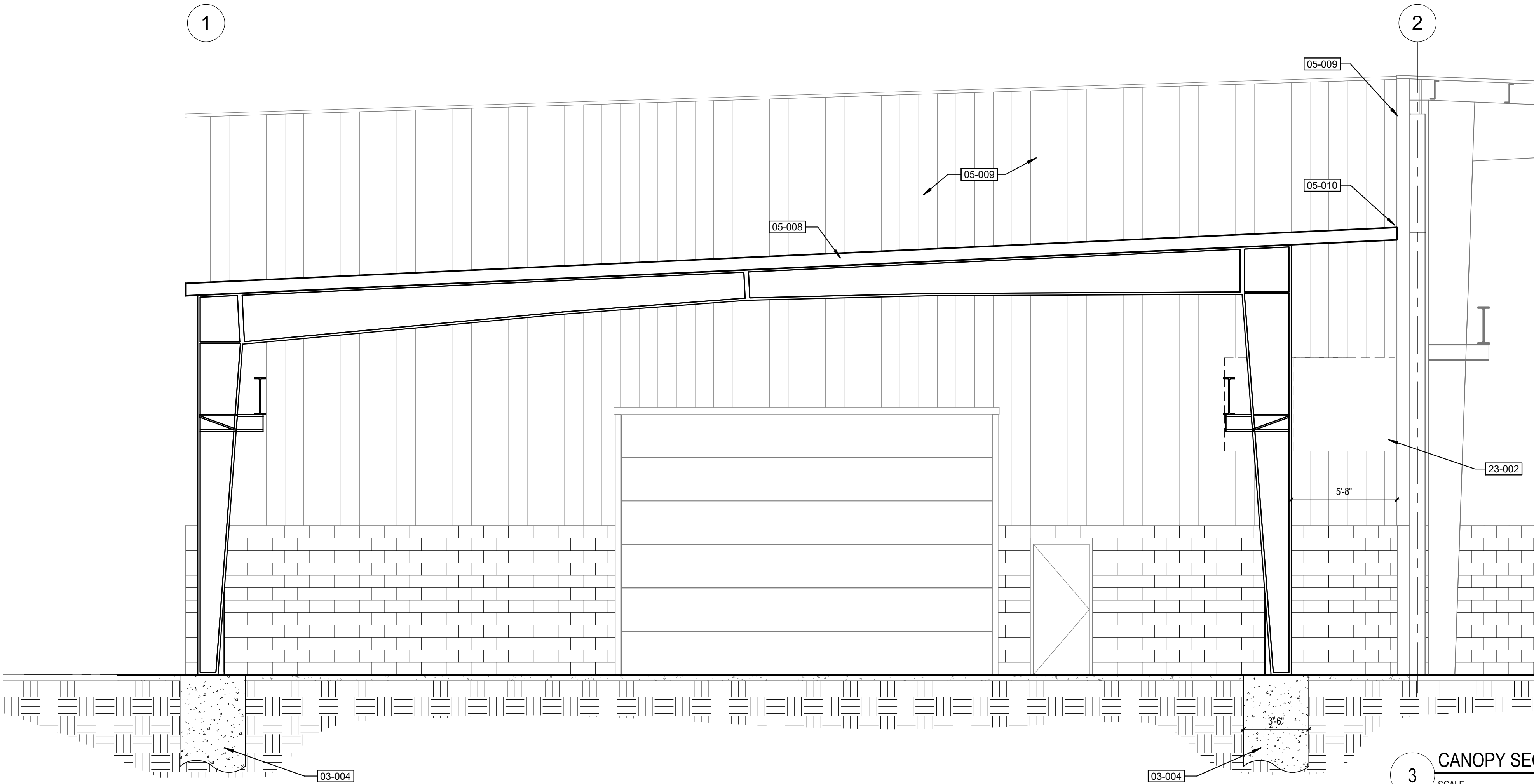
3/32" = 1'-0"



2 WEST ELEVATION

SCALE

3/32" = 1'-0"



3 CANOPY SECTION

SCALE

1/4" = 1'-0"

2929.COM



Expires 08/20/20
4600
EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2828 P

Concrete Reinforcements, Inc.



CANOPY ADDITION

13450 W PEDRIA AVE, SURPRISE, AZ 85379

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR

FIRST ISSUED: 6/10/2020

REVISIONS

No.	DATE	DESCRIPTION
-----	------	-------------

PROJECT NO: 19117.01

DRAWN BY: JM

CHK'D BY: RP

COPYRIGHT 2020: DEUTSCH ARCHITECTURE GROUP

EXTERIOR ELEVATIONS

A-210



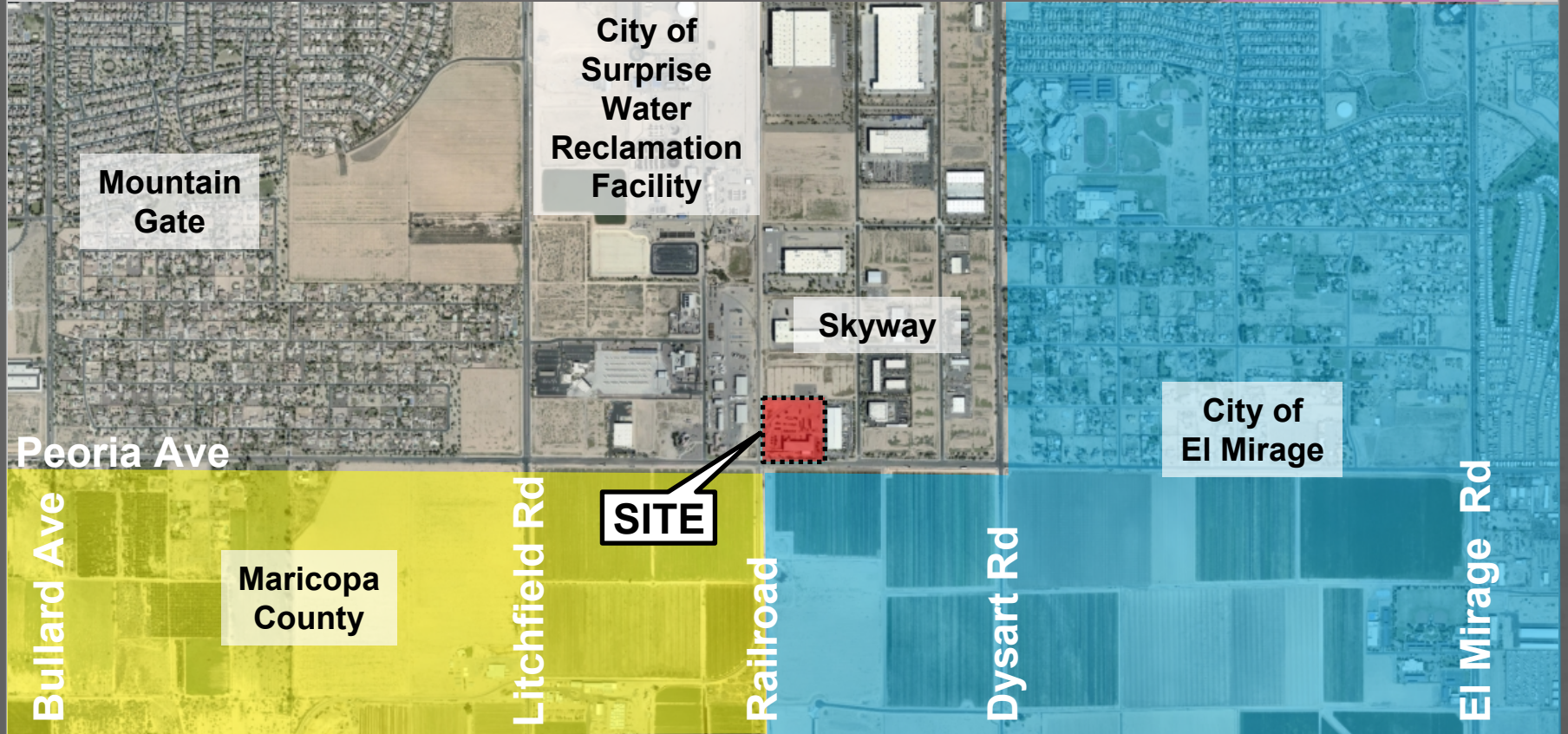
FS20-530

CRI Canopy Addition at Railplex

Planning and Zoning Commission – November 19, 2020

VICINITY MAP

FS20-530
CRI Canopy Addition

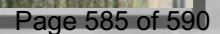


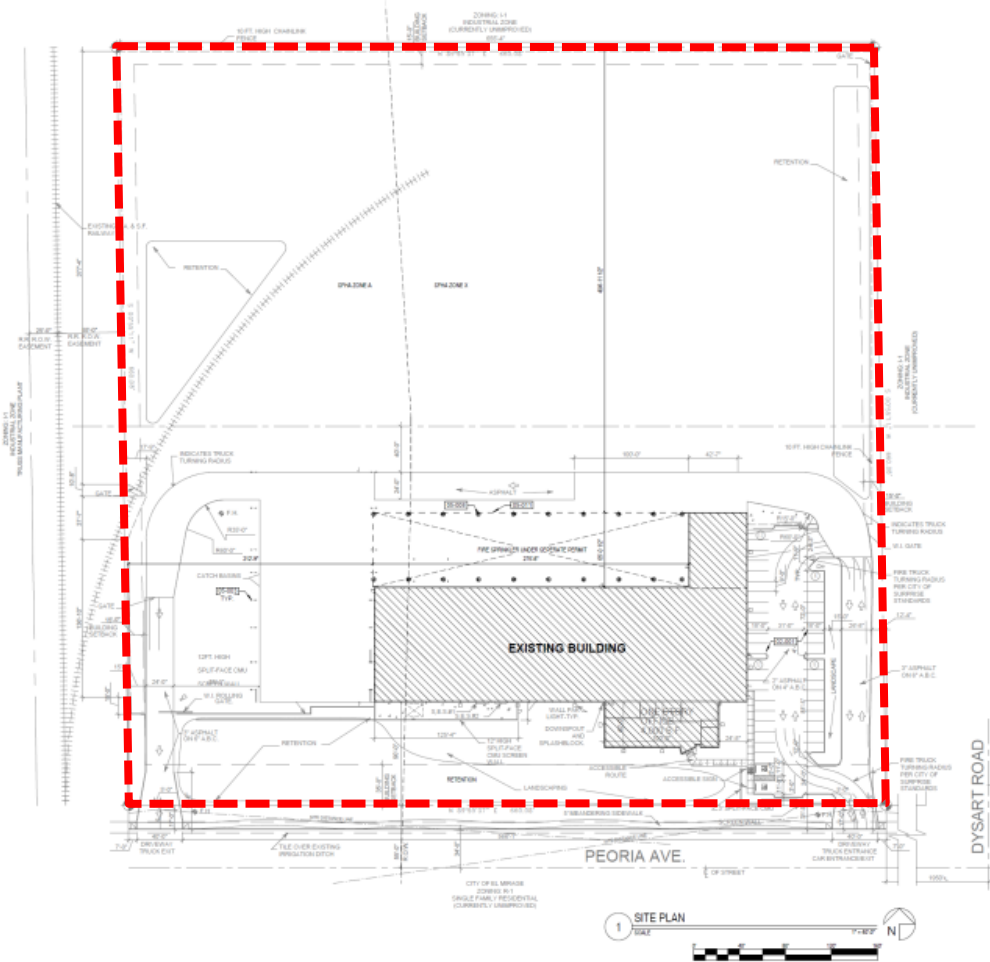
CASE MAP

FS20-530
CRI Canopy Addition



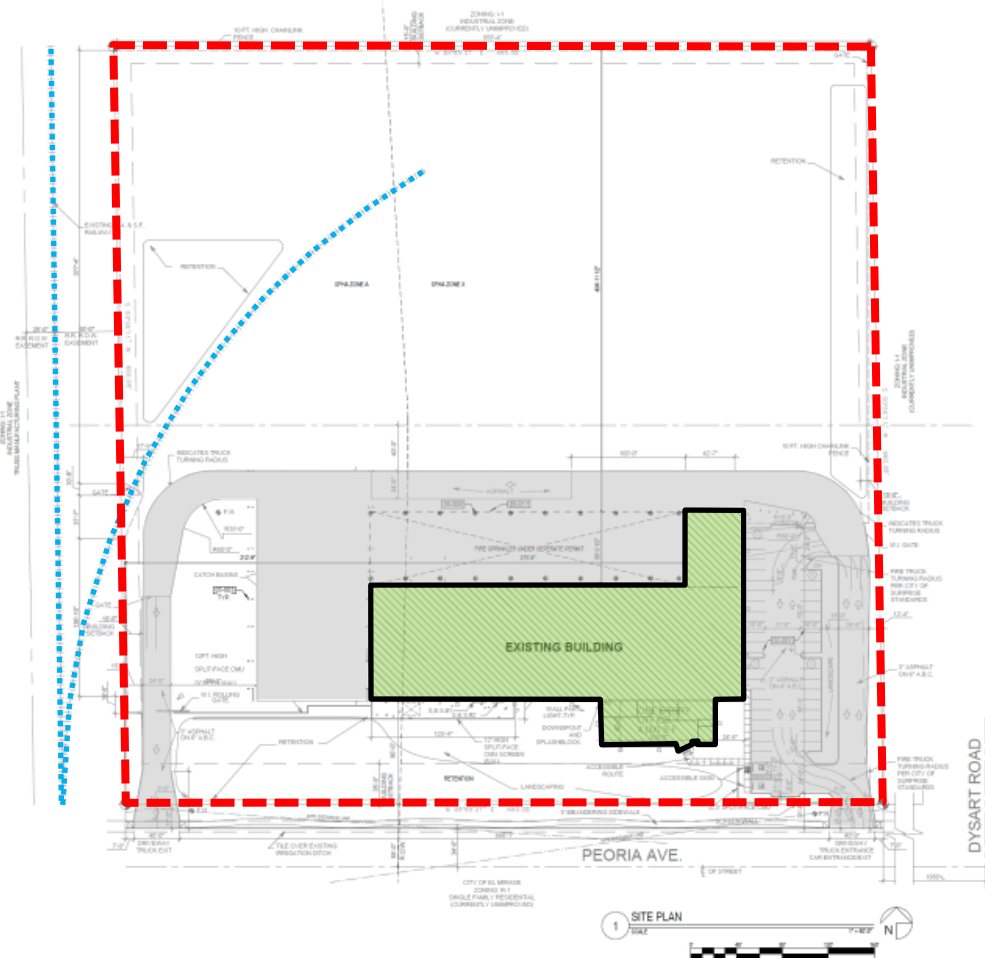
FS20-530 CRI Canopy Addition





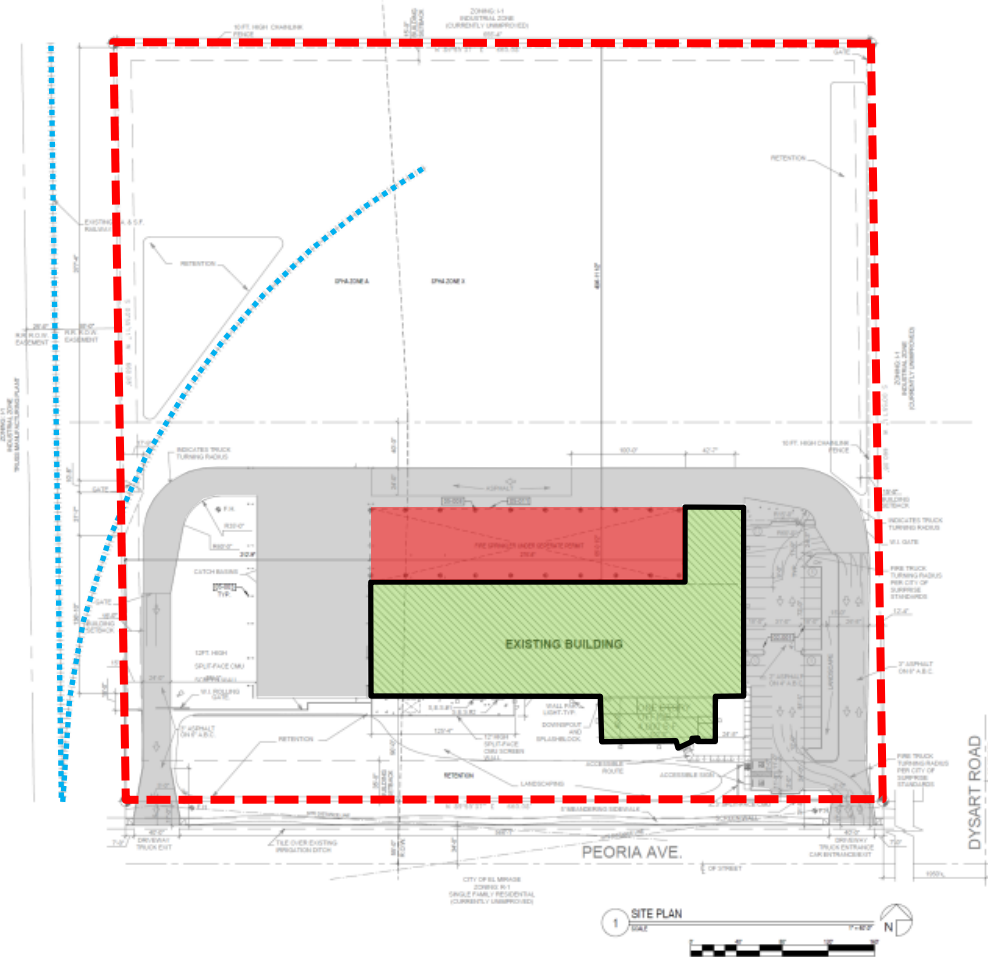
SITE PLAN

SITE DATA
9.50 Acres



SITE PLAN

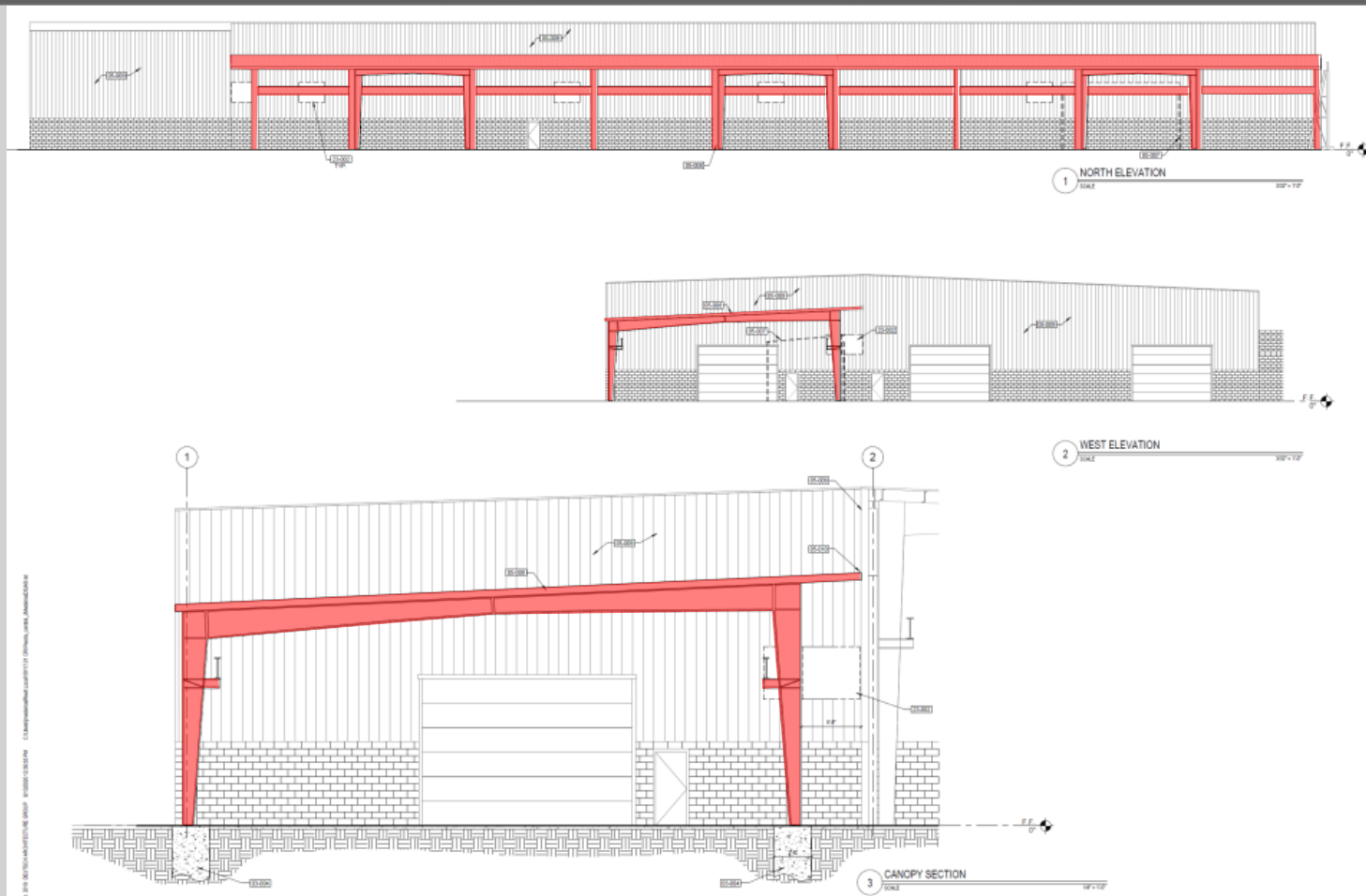
**Existing Building
Existing Pavement
Railroad Spur**



SITE PLAN

**Proposed 17,919
Square Foot Canopy**

ELEVATIONS





SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You