Current Planning Services

One Civic Center
7447 E Indian School Road, Suite 105
Scottsdale, AZ 85251

MEMORANDUM

TO: Honorable Mayor and City Council Members

FROM: Dan Symer, AICP, Senior Planner

THROUGH: Tim Curtis, AICP, Current Planning Director

DATE: 11/11/2013

SUBJECT: **Downtown Text Amendment pertaining to the Downtown and Citywide. (6-TA-2009#4-Resolution No. 9563)**

Please find pages 5 and 6 of Resolution No. 9563- Exhibit A, these pages were not included in the original resolution.

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TO: Honorable Mayor and City Council Members

FROM: Dan Symer, AICP, Senior Planner

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DATE: 11/13/2013

SUBJECT: **Downtown Text Amendment pertaining to the Downtown and Citywide. (6-TA-2009#4-Resolution No. 9563)**

Legal department has requested additional verbiage be added to Resolution No. 9563, Exhibit A, Page 9, Section IV. A.

Please see correct Exhibit A attached.

Item 5

CITY COUNCIL REPORT

Meeting Date: November 19, 2013
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Downtown Text Amendment pertaining to the Downtown and Citywide.
6-TA-2009#4

Request to consider the following:

1. Adopt Ordinance No. 4117 approving a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) to amend Article I. (Administration and Procedures), Article III. (Definitions), Article IV. (Districts and Boundaries Thereof), Article V. (District Regulations), Article VI. (Supplementary Districts), Article VII. (General Provisions), Article VIII. (Sign Requirements), and Article IX. (Parking and Loading Requirements) pertaining to the Downtown and City-wide, and determining that the proposed zoning ordinance text amendment is consistent and conforms with the adopted General Plan and Downtown Plan.

2. Adopt Resolution No. 9563 declaring the document entitled "6-TA-2009#4, Text Amendment Pertaining to the Downtown and Related City-Wide Requirements)" to be public record.

Key Items for Consideration

The proposed amendment:

- Assists in the implementation of the goals and approaches of the General Plan;
- Assists in the implementation of the goals and policies of the 2009 Downtown Plan;
- Implements the recommended modifications to the Zoning Ordinance made by the Task Force, and the input received from the public during open house and focus group meetings, one-on-one communication with the public and property owners, the Development Review Board, and the Planning Commission;
- Incorporates a more logical order of standards, requirements, provisions, and eliminates out-dated and conflicting requirements with language that is easier to understand and relevant to the General Plan and Downtown Plan.
- Primarily addresses the sign requirements for the Downtown.
- Planning Commission heard this case on October 23, 2013 and recommended approval with a vote of 6-0.

Action Taken _____

APPLICANT CONTACT

Dan Symer, AICP
City of Scottsdale
480-312-4218

LOCATION

Downtown and City-wide.

BACKGROUND

General Plan

Scottsdale's General Plan is the primary policy document used for guiding land use and future development of the city. The recommendations contained in the General Plan encourage a high-quality, attractive community in which to live and do business. The Zoning Ordinance may be considered one of the General Plan's key implementation tools for land use and other provisions of the Plan's goals and approaches.

The Downtown Area is designated in the General Plan's Land Use Element as Mixed-Use Neighborhoods. This category includes higher density residential, office, and retail uses. Mixed-Use Neighborhoods are also characterized by being located in areas having multiple modes of transportation available. In addition, the Downtown Area is a growth area, as designated by the Growth Areas Element of the General Plan. The purpose of this designation is to approach "...growth management from a perspective of ..." identifying those "...areas of the community that are most appropriate for development focus [that] will best accommodate future growth....". Growth Areas are intended to encourage development in a mixed-use environment. As indicated above, the Zoning Ordinance is the primary tool to assist in accomplishing many goals and approaches of the General Plan.

Character Area Plan

Character Area Plans, which are components of the General Plan, provide an enhanced focus on "character and quality" with specific goals and special attributes of an identifiable and functional area of the city, which may include land uses, infrastructure, broadly defined urban architectural design philosophy, transitions, and policy guidance. The Downtown Plan, which is a Character Area Plan, was adopted by Resolution No. 7726 on June 9, 2009. As a comprehensive policy document for the Downtown Area, it includes numerous goals, policies and implementation tasks that serve as a guide for growth, development, and implementation decisions. The Downtown Plan is the foundation for the proposed text amendment to the Zoning Ordinance.

Downtown Task Force

On July 2, 2009, the City Council created the 2009 Downtown Task Force (Task Force). As delineated

by City Council Resolution No. 8072, the purpose of the Task Force was to assist the City Council with the implementation of the Downtown Plan by providing recommendations concerning: modifications to the Zoning Ordinance; a parking plan; amenities; and transit planning. On March 29, 2011, the Task Force presented its recommendations to City Council. A summary of the Task Force's recommendations regarding the Zoning Ordinance as it pertains to this application (6-TA-2009#4):

- eliminate ordinance conflicts and redundancy, which includes consistent language for clarity and implementation purposes, and
- provisions that should be maintained or consolidated.

Other Related Policies, References:

- 6-TA-2009 Parking and Loading Requirements Downtown and Citywide Text Amendment.
- 6-TA-2009#2 Downtown Text Amendment pertaining to the Downtown and Citywide, pertaining primarily to the Downtown Area development standards requirements.
- 6-TA-2009#3 Downtown Text Amendment pertaining to the Downtown and Citywide, pertaining primarily to the landscape requirements.
- 2-TA-2011 Master Plan Submittals Text Amendment.
- 25-DR-2011 Downtown Plan Urban Design & Architectural Guidelines Update.

APPLICANTS PROPOSAL

Goal/Purpose of Request

This is a request by City of Scottsdale for a text amendment to the City of Scottsdale's Zoning Ordinance No. 455 pertaining to the Downtown Area, which is part of the Downtown Plan's Implementation Tasks, to implement the recommendation of the 2009 Downtown Task Force, and b) City-wide text amendments as part of the on-going Zoning Ordinance updates. The approval of applications 6-TA-2009 and 6-TA-2009#2 incorporated a majority of the modification to the Zoning Ordinance to implement the Downtown Plan and the 2009 Downtown Task Force recommendations. This application addresses the sign ordinance requirements for the Downtown. In addition, minor modifications are being proposed to other sections and provisions of the Zoning Ordinance to ensure clarity of expectations and administration to create a user-friendly and contemporary Zoning Ordinance. The proposed amendment (Attachment #1) includes modifications to the following:

a. Article I. (Administration and Procedures), amend the purpose statement of the Development Review Board to be consist with the Board's authority; and to specify when applications, construction documents and permits are required;

b. Article III. (Definitions), to delete the definition of a sign that conflicts with the definition of a sign of Article VIII. (Sign Requirements);

c. Article IV. (Districts and Boundaries Thereof), amend the title of Planned Block Development;

d. Article V. (District Regulations), amend the Central Business C-2 district to simplify the text and to clarify that the Downtown Overlay density provisions supersede the land use density provisions of the district; and to correct scrivener's errors.

e. Article VI. (Supplementary Districts), amend the Downtown Overlay (DO) maximum first floor area for dwelling units in a Type 2 Area with any commercial district zoning; and to clarify that the Downtown Overlay does not require open space;

f. Article VII. (General Provisions), amend the lighting requirements pertaining to signs to remove conflicting requirements and to refer Article VIII. (Sign Requirements) for these requirements;

g. Article VIII. (Sign Requirements), modify the text for clarity, consistency and implementation purposes regarding, but not limited to the sign requirements, re-establishing the City Council ability to create community sign districts in the Downtown Area and redevelopment areas, allow for community sign districts in the Type 2 Area of the Downtown to be created when the property owner(s) creating the district have total gross lot area of five (5) arces, combined and incorporates implementation processes that are consistent with current practices, and adds a new sign type for open and closed signs in the Downtown and City wide.

h. Article IX. (Parking and Loading Requirements), modify the text for clarity, consistency and implementation purposes regarding, but not limited to the calculation of required parking, mobility impaired accessible spaces, correct scrivener's errors and the Development Review Board's ability to approve modified parking space sizes.

IMPACT ANALYSIS

Community Involvement

2009 Downtown Task Force

On August 31, 2009, the Downtown Task Force began meeting approximately twice a month to discuss a variety of topics, although the text amendment and the Downtown Plan implementation elements were the primary focus. After 20 months, the Downtown Task Force completed its recommendations to the City Council. (Refer to Attachment #4). The minutes and recordings of the Downtown Task Force are also available on the City's website at the following link: http://www.scottsdaleaz.gov/boards/advisoryarchive/DowntownTaskForce.

Open House Meetings and Community Input

To obtain input from businesses, property owners, designers, applicant representatives, and the general public, approximately two hundred (200) requests for participation were sent to individuals. In addition, requests were sent to the Old Town Merchant Association, Fifth Avenue Association, Sixth Avenue/Stetson Drive/Brown Avenue Business Owners Association, Craftsman Court

Association, Gallery Association, the Leadership in Downtown Scottsdale organization, and homeowner associations in and near the Downtown Area that are on file with the City. Also, staff attended the Old Town Merchant Association and Gallery Association meetings on separate occasions to seek input from the merchants. In addition, two open house meeting were held on August 27, 2013 and August 29, 2013.

As it pertains to this amendment (6-TA-2009#4), this amendment primarily addresses the signage requirements in the Downtown, which also effect the city wide sign requirements. Staff has received several requests to clarify the ordinance regarding the accessible parking, parking space size alternatives, open space requirements in the Downtown Area, ground floor residential on commercially zoned property, and "open" and "closed" signs, all of which have been incorporated.

Community Impact

The Zoning Ordinance is the implementing tool for associated with land development and allowed uses that may influence the well-being, livability, and economic activity in the community. The proposed modifications incorporated with this text amendment are primarily changes that simplify, clarify, and relocate existing provisions. These amendments should provide clear direction and expectations, as well as enhance and improve the implementation of the Zoning Ordinance. Staff does not anticipate negative impacts from the amendment.

Policy Implications

The more significant policy implications of the proposed text amendment are as follows:

- Clarifies when applications, construction documents and permits are required;
- Clarifies the purpose statement of the Development Review Board to be consist with the Board's authority;
- Eliminates conflicting residential land uses provisions between Central Business (C-2) and Downtown Overlay (DO) district;
- Amends the Downtown Overlay to allow a maximum of thirty-five (35) percent of a commercially zoned property to be a residential use on the first floor in a Type 2 Area;
- Modifies Article VIII. (Sign Requirements), text for clarity, consistency and implementation purposes regarding, but not limited to the sign requirements,
- Re-establishes the City Council ability to create community sign districts in the Downtown Area and redevelopment areas,
- Allows for community sign districts in the Type 2 Area of the Downtown on property that contains a minimum of five (5) acres,
- Modifies Article IX. (Parking and Loading Requirements) to add clarity, consistency, and implementation purposes, and remove redundancy and conflicting requirements.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on October 23, 2013 and recommended approval with a vote of 6-0.

A non-action hearing was held on August 28, 2013 specific to this amendment (6-TA-2009#4) to receive comments from the Planning Commission and public on the various aspects of the text amendment. The Planning Commission was primarily concerned with maintaining flexibility, and including modifications that clarify the standards and simplify the implementation provision. The minutes of these meeting are included as Attachment #5.

Staff Recommendation to Planning Commission:

Staff recommends that the Planning Commission determine that the proposed zoning ordinance text amendment is consistent and conforms with the adopted General Plan, and recommend that the City Council approve case 6-TA-2009#4, a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) to amend Article I. (Administration and Procedures), Article III. (Definitions), Article IV. (Districts and Boundaries Thereof), Article V. (District Regulations), Article VI. (Supplementary Districts), Article VII. (General Provisions), Article VIII. (Sign Requirements), and Article IX. (Parking and Loading Requirements), pertaining to the Downtown and City-wide.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4117 approving a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) to amend Article I. (Administration and Procedures), Article III. (Definitions), Article IV. (Districts and Boundaries Thereof), Article V. (District Regulations), Article VI. (Supplementary Districts), Article VII. (General Provisions), Article VIII. (Sign Requirements), and Article IX. (Parking and Loading Requirements) pertaining to the Downtown and City-wide, and determining that the proposed zoning ordinance text amendment is consistent and conforms with the adopted General Plan and Downtown Plan.

2. Adopt Resolution No. 9563 declaring the document entitled "6-TA-2009#4, Text Amendment Pertaining to the Downtown and Related City-Wide Requirements)" to be public record.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACT

Dan Symer, AICP
Senior Planner
480-312-4218
E-mail: dsymer@scottsdaleaz.gov

APPROVED BY

Dan Symer, AICP, Report Author — Date: 10-28-2013

Tim Curtis, AICP, Current Planning Director — Date: 10/31/2013
480-312-4210, tcurtis@scottsdaleaz.gov

Randy Grant, Administrator — Date: 11/4/13
Planning, Neighborhood and Transportation
480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Ordinance No. 4117
2. Resolution No. 9563
   Exhibit A. 6-TA-2009#4, Text Amendment Pertaining to the Downtown and Related City-wide Requirements. (Proposed Text Amendment Language – 6-TA-2009#4)
3. General Plan Land Use Map
4. Downtown Future Land Use Map
5. March 29, 2011 Downtown Task Forces Downtown Plan Implementation Recommendations
6. Citizen Review Plan and Report
7. October 23, 2013 Planning Commission minutes

ORDINANCE NO. 4117

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, TO AMEND ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, TO AMEND THE FOLLOWING ARTICLES: ARTICLE I. (ADMINISTRATION AND PROCEDURES), ARTICLE III. (DEFINITIONS), ARTICLE IV. (DISTRICTS AND BOUNDARIES THEREOF), ARTICLE V. (DISTRICT REGULATIONS), ARTICLE VI. (SUPPLEMENTARY DISTRICTS), ARTICLE VII. (GENERAL PROVISIONS), ARTICLE VIII. (SIGN REQUIREMENTS), AND ARTICLE IX. (PARKING AND LOADING REQUIREMENTS), AS PROVIDED IN CASE NO.6-TA-2009#4.

WHEREAS, the City of Scottsdale wishes to amend the Zoning Ordinance provisions regarding the Downtown and related City-wide requirements; and

WHEREAS, the Planning Commission held a public hearing on October 23, 2013; and

WHEREAS, the City Council held a public hearing on November 19, 2013 and considered a text amendment to the Zoning Ordinance of the City of Scottsdale, Case No. 6-TA-2009#4; and

WHEREAS, the City Council has determined that the subject Zoning Ordinance amendment is in conformance with the General Plan.

THEREFORE BE IT ORDAINED by the Council of the City of Scottsdale as follows:

Section 1. An ordinance of the Council of the City of Scottsdale regarding Zoning Ordinance amendments pertaining to the Downtown and related City-wide requirements, as specified in that certain document entitled "Zoning Ordinance Text Amendment – 6-TA-2009#4, Text Amendment pertaining to the Downtown and related City-wide Requirements," declared to be a public record by Resolution No. 9563 of the City of Scottsdale, is hereby referred to, adopted in its entirety and made a part hereof as if fully set out in this Ordinance.

Section 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein 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.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this 19th day of November, 2013.

ATTEST:

CITY OF SCOTTSDALE, an Arizona municipal corporation

By:_____
Carolyn Jagger, City Clerk

By:_____
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

Bruce Washburn, City Attorney
By: Kathe Anderson, Assistant City Attorney

ATTACHMENT #1

RESOLUTION NO. 9563

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "ZONING ORDINANCE TEXT AMENDMENT – 6-TA-2009#4, TEXT AMENDMENT PERTAINING TO THE DOWNTOWN AND RELATED CITY-WIDE REQUIREMENTS."

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "Zoning Ordinance Text Amendment – 6-TA-2009#4, Text Amendment pertaining to the Downtown and related City-wide Requirements," attached as Exhibit A, three copies of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 19th day of November, 2013.

ATTEST:

CITY OF SCOTTSDALE, an Arizona municipal corporation

By:_____
Carolyn Jagger, City Clerk

By:_____
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

Bruce Washburn, City Attorney
By: Kathe Anderson, Assistant City Attorney

ATTACHMENT #2

ZONING ORDINANCE TEXT AMENDMENT

6-TA-2009#4, Text Amendment Pertaining to the Downtown and Related City-wide Requirements

Section 1. Amend Section 1.901. Purpose., as follows:

Sec. 1.901. Purpose.

The purpose of the Development Review Board is to review all aspects of ~~a~~ the proposed design of a development including, but not limited to, site planning and the relationship of the development to the surrounding environment and the community, guided by the Development Review Board criteria. In addition, Development Review Board establishes design policies and guidelines that support the character and design goals and policies of the General Plan. The Development Review Board recognizes the interdependence of land values, aesthetics and good site planning, for it is a well-known fact that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness which contribute substantially to its potential as a recreational resort area and regional trade center. Development review is intended to enrich the lives of all the citizens of Scottsdale by promoting harmonious, safe, attractive and compatible development, and is therefore considered to be in furtherance of public health, safety and general welfare.

Section 2. Amend subsection A.5.e. of Section 1.904. Criteria., as follows:

e. ~~Address~~ Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

Section 3. Amend Section 1.1100. BUILDING PERMITS., as follows:

Sec. 1.1100. ~~BUILDING PERMITS.~~ Construction document approval and permits issuance.

Section 4. Amend Section 1.1101. When required., as follows:

Sec. 1.1101. ~~When required.~~ Required approvals and permits.

~~It shall be unlawful to construct, alter, repair, remove or demolish, or to commence the construction, alteration, removal or demolition of a building or structure without first filing with the Zoning Administrator an application in writing and obtaining a formal permit.~~

A. When required by the Scottsdale Revised Code or the Design Standards and Policies Manual, a property owner shall submit an application and construction documents. The application and

construction documents shall include all information necessary to demonstrate compliance with applicable provisions of the Scottsdale Revised Code and Design Standards and Policies Manual, and any conditions of a development application approval.

B. When one or more approvals or permits are required by the Scottsdale Revised Code, it is unlawful to do the following without the approval(s) and permit(s): construct, alter, repair, remove or demolish, or to begin the construction, alteration, removal or demolition of a building, structure or other improvements to a property.

Section 5. Amend Section 3.100. General. of Article III. Definitions. to delete the term Sign, as follows:

~~*Sign* shall mean:~~

~~a. Any device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public, but not including any flag, badge or insignia of any local, state or United States governmental agency, or of any civic, charitable, religious, patriotic, fraternal or similar organization.~~

~~b. The term "sign" shall mean and include any display of any letter, numeral, figure, emblem, picture, outline, character, spectacle, delineation, announcement or anything in part or in combination by any means whereby the same are made visible to the eye and for the purpose of attracting attention outdoors to make anything known, whether such display be made on, attached to or as a part of a structure erected for the purpose, or on, attached to or as a part of any other structure, surface or thing, including but not limited to, the ground or any rock, tree or other natural object, which display is visible beyond the boundaries of the lot or parcel of property on or over which the same is made.~~

Section 6. Amend provisions of Table 4.100.E. Supplementary Districts, pertaining to PBD Planned Block Development, as follows:

PBD	Planned Block Development Overlay

Section 7. Amend subsection B of Section 5.1403. Use regulations., as follows:

~~B. Drive-through and drive-in services are not permitted in the Downtown Area.~~

B. Downtown Area and Downtown Overlay zoning.

1. Drive-through and drive-in services are not permitted in the Downtown Area.
2. The dwelling unit limitation of one dwelling unit for each business establishment does not apply to property zoned Downtown Overlay.

Section 8. Amend Subsection A. of Section 6.1204. Use regulations., as follows:

~~A. The applicable underlying district's use regulations shall apply to the DO District.~~

A. The uses allowed are:

1. Dwelling units, and
2. The uses as allowed in the underlying zoning district.

Section 9. Amend Subsection D. into Section 6.1205. Property development standards., as follows:

~~D. A dwelling unit shall not occupy more than thirty-five (35) percent of the first floor area in a Type 1 Area of the Downtown.~~

D. Maximum first floor area for dwelling units.

1. Type 1 Area. Maximum thirty five (35) percent of the first floor area.
2. Type 2 Area with any commercial district zoning shown on Table 4.100.B. Maximum thirty five (35) percent of the first floor area.

Section 10. Add subsection H. to Section 6.1205. Property development standards., as follows:

H. Open Space.

1. None required.

Section 11. Amend the lettering of Subsection H. of Section 6.1205. Property development standards., as follows:

~~H.~~ I. Signs.

Section 12. Amend of Subsection I. of Section 6.1205. Property development standards., as follows:

~~I.~~ J. Off-street parking.

1. The off-street parking provisions ~~of Article IX. shall apply.~~ of the Downtown District apply.

Section 13. Amend the lettering of Subsection J. of Section 6.1205. Property development standards., as follows:

~~J.~~ K. Landscaping.

Section 14. Amend the scrivener's error in Subsection B.2. of Section 6.1304. PBD Overlay District criteria., as follows:

2. Criteria to add land uses to Table ~~5.3005.B.~~ 5.3005.D., Land Uses for Each Sub-district of the Downtown District:

Section 15. Amend the scrivener's error in Table 6.1310.F. Building Height, Gross Non-residential Floor Area (GFA), and Dwelling Unit Rubric for Bonuses., as follows

Table 6.1310.F. Building Height, Gross Non-residential Floor Area (GFA), and Dwelling Unit Rubric for Bonuses.

Mechanism	Gross Non-residential Floor Area (GFA) Bonus	Building Height Bonus	Dwelling Unit Bonuses	Regulations
Cultural Improvements Program Contribution	Square feet of gross floor area bonus is shown by the following formula[2]: SQ_{BA} = [C_C divided by {(1.035 $^{(CY-2013)}$)] times 0. 1}	Feet of bonus height are shown by the following formula[2]: F_{BH} = [C_C divided by {(1.035 $^{(CY-2013)}$)] times 0.0001}	Bonus dwelling units are shown by the following formula[2]: B_{DU} = [C_C divided by {(1.035 $^{(CY-2013)}$)] times 0.0001}	Section 6.1311.A.
Workforce Housing	500 square feet of gross floor area bonus for each dwelling unit dedicated to workforce housing	12 feet of bonus height for each 10 percent of the number of dwelling units dedicated to workforce housing, up to a maximum of 48 feet	Dwelling units dedicated to workforce housing are excluded from density calculations.	Section 6.1311.B.
Open space shown on the Development Plan	One square foot of gross floor area bonus for each four square feet of grade level open space that comply with the regulations	One foot of bonus height for each 1000 square feet of grade level open space that comply with the regulations	Development based on dwelling units: 350 square feet of open space required for each additional dwelling unit. Residential health care facility based on beds: 175 square feet of open space required for each additional bed	Section 6.1311.C.
Compliance with Scottsdale's Green Building Program Requirements	Gross lot area times 0.1 = square feet of gross floor area bonus	15 feet of bonus height	10 percent increase in density above Section 13~~08~~.B.	Section 6.1311.D.
Special Improvements [1]	Square feet of gross floor area bonus is shown by the following formula[1,2]: SQ_{BA} = [T_{CE} divided by {(1.035 $^{(CY-2013)}$)] times 0. 1}	Feet of bonus height are shown by the following formula[1,2]: F_{BH} = [T_{CE} divided by {(1.035 $^{(CY-2013)}$)] times 0.0001}	Bonus dwelling units are shown by the following formula[1,2]: B_{DU} = [T_{CE} divided by {(1.035 $^{(CY-2013)}$)] times 0.0001}	Section 6.1311.E.

Notes: 1. The portion of the Total Construction Cost Estimate for public parking shall be calculated in accordance with Section 6.1311.E.

2. The factors of the formulas are:

B_{DU} = Bonus dwelling units

C_C = Contribution Cost

CY = Current Year

F_{BH} = Feet of bonus height

SQ_{BA} = Square feet of gross floor area bonus

T_{CE} = Total Construction Cost Estimate

Section 16. Adopt and add Subsection E.1.b.ii.(1). to of Section 6.1311. Bonus provision regulations., as follows:

E. Special Improvements.
   1. To achieve a bonus, an owner shall provide one (1) or more of the following improvements in the Downtown Area, in addition to those required by the Scottsdale Revised Code and Design Standards and Policies Manual:
      a. Addition, replacement, upsizing and or other improvement of parking, streets, water systems, sewer systems, drainage systems, street lighting, signage, transit, pedestrian amenities, plazas or other public improvements, or
      b. Other special improvements, if the City Council finds:
         i. The public benefits are proportional to the bonus received, and
         ii. The special improvement is associated with a unique project that promotes economic development, and the goals and policies of the General Plan and the Downtown Plan.
         (1) The owner requesting a bonus related to a special improvement for a project that promotes economic development shall submit a financial feasibility and economic impact study, subject to the acceptance by the Zoning Administrator, in consultation with the Economic Development Director, before the Planning Commission hearing.

Section 17. Amend subsection 2. of Section 7.602. Standards., as follows:

2. *Sign lighting.* ~~External lighting of the face of signs shall be placed above the sign and shielded in a manner that the illumination source shall not be visible from any adjacent lot or real property.~~ The provisions of Article VIII. shall apply.

Section 18. Amend subsection B. of Section 7.706. Signage and identification on temporary/security fencing., as follows:

B. Except as specified in Section 7.706.A, only on-premise development signs, on-premise contractor or subcontractor signs, on-premise sale, lease, and rent signs, and no trespassing signs permitted under ~~Sections 8.601 and 8.602~~ Article VIII may be attached to the temporary/security fencing.

Section 19. Delete the Table of Contents of Article VIII. Sign Requirements.

Section 20. Amend subsection I., of Section 8.102. Requirement of conformity., as follows:

I. No sign~~, for which a permit is issued after the effective date of this ordinance,~~ may be placed or maintained in the city except as provided herein. All signs maintained contrary to the provisions of this Article are declared to be nuisances, and as such may be abated as provided by law.

Section 21. Amend subsection III., of Section 8.102. Requirement of conformity., as follows:

III. ~~No sign shall be placed in the right-of-way or on public property except for traffic management, street name, qualifying directional event banner, or other signs erected by a governmental entity for a governmental purpose.~~ Only the following signs erected or maintained by the city or other governmental entity shall be located in the right-of-way or on public property:

A. Signs for traffic management,

B. Signs identifying street names,

C. Qualifying directional event banners,

D. Signs in a community sign district created by City Council for all or part of the Downtown Area or redevelopment area, or

E. Signs erected by a governmental entity for a governmental purpose.

Section 22. Adopt and add subsection IV. to Section 8.102. Requirement of conformity., as follows:

IV. No signs shall be placed:

A. To interfere with the sight distance requirements of the Design Standards and Policies Manual, or
B. To interfere with the requirements of the Americans with Disabilities Act (ADA), as amended.

Section 23. Adopt and add subsection V. to Section 8.102. Requirement of conformity., as follows:

V. Only the City may place a sign on a City structure.

Section 24. Amend Section 8.106. Removal of signs., as follows:

Sec. 8.106. Removal or repair of signs.

~~I. The general manager is hereby authorized to require removal of any illegal sign.~~

~~A. Before bringing an action to require removal of any illegal sign, the general manager shall give written notice to the owner of the sign or the owner of the premises on which such sign is located. The notice shall state the violation charged, and the reasons and grounds for removal, specifying the deficiencies or defects and what repairs, if any, will make the sign conform to the requirements of this ordinance, and specify that the sign must be removed or made to conform with the provisions of this ordinance within the notice period provided below.~~

~~Service of notice shall be made personally on the owner or lessee, or by certified mail addressed to the owner or lessee at the address specified in the permit or the last known address.~~

~~B. Notice period.~~

~~1. The notice period for permanent signs shall be ten (10) days.~~

~~2. The notice period for temporary signs shall be forty-eight (48) hours.~~

~~3. Reerection of any sign or substantially similar sign on the same premises after a compliance notice has been issued shall be deemed a continuation of the original violation.~~

~~C. If the owner or lessee of the premises upon which the sign located has not demonstrated to the satisfaction of the general manager that the sign has been removed or brought into compliance with the provisions of this ordinance by the end of the notice period, then the general manager shall certify the violations to the city attorney for prosecution, under Sections 1.1401 and 1.1402.~~

~~II. Removal. The general manager may remove any illegal temporary sign which is maintained or reerected after the expiration of the notice period, if the owner or lessee of the premises has been issued a compliance notice at least once before for the same violation involving the same or a similar sign.~~

~~III. Notwithstanding the above, the general manager may cause the immediate removal or repair (without notice to the owner of the sign, or of the property on which it is located) of any unsafe or defective sign or signs that creates an immediate hazard to persons or property.~~

~~IV. The costs of removal or repair of a sign by the city shall be borne by the owner of the sign and of the property on which it is located; and an action for recovery thereof may be brought by the city attorney.~~

I. The property owner is responsible for the signs on the property.

II. The property owner shall remove the following signs:

A. An illegal sign, within ten (10) days after notice.

B. A temporary sign, within forty-eight (48) hours after notice.

C. A damaged or vandalized sign, or a sign in disrepair, and not repaired, within:

1. Ten (10) days after notice, or

2. Thirty (30) days after the sign is damaged or vandalized, or becomes in disrepair, whichever happens first.

D. Signs associated with a building or tenant area that is unoccupied within:

1. Thirty (30) days after notice, or

2. Sixty (60) days after the building or tenant area is vacated, whichever happens first.

III. Notice shall be served personally at the property or to the property owner by first class mail.

IV. The Zoning Administrator may remove the following signs:

A. Upon a court order, any sign referred to in subsection II. above that is not removed within the time allotted.

B. Any unsafe or defective sign that creates an immediate hazard to persons or property, without notice to the property owner.

VI. Political signs on public streets: The Arizona Revised Statutes control the removal of political signs.

VII. The property owner is liable for the cost for the city to remove a sign.

VIII. The property owner shall repair a damaged or vandalized sign, or a sign in disrepair, within:

A. Ten (10) days after notice, or

B. Thirty (30) days after the sign is damaged or vandalized, or becomes in disrepair, whichever happens first.

Section 25. Amend Section 8.200. Definitions. to delete the terms Abandoned sign and Type I district, and add the term Planned district(s) to the existing definitions in alphabetical order, as follows:

Sec. 8.200. Definitions.

~~*Abandoned sign.* A sign located on a property or premises which is vacant and unoccupied for a period of three (3) months, or a sign which is damaged, in disrepair, or vandalized and not repaired within thirty (30) days of the date of the damaging event.~~

~~*Type I district.* That area classified in the downtown section of the City of Scottsdale's General Plan.~~

Planned district(s) are Planned Convenience Center PCoC; Planned Neighborhood Center PNC; Planned Community Center PCC; Planned Airpark Core Development PCP; Planned Regional Center PRC; Planned Community P-C; any portion of a Planned Community P-C district with an underlying zoning district comparable to the commercial districts in Table 4.100.B.; Planned Airpark Core Development PCP; Planned Unit Development PUD; Special Campus SC; and Downtown D.

Section 26. Amend subsection I. of Section 8.301. Development Review Board approval., as follows:

I. ~~Development Review Board or designee approval shall be obtained for signs as provided in Article 1, Section 1.900. In those cases where a sign permit is required, Development Review Board or designee approval be obtained before any sign permit can be issued.~~ Signs, comprehensive sign programs, master sign programs, and community sign districts created by property owners are subject to Development Review Board approval as described in Article I.

Section 27. Amend subsection I.C. of Section 8.302. Sign programs., as follows:

C. Upon approval of the master sign program ~~by the development review board or designee~~, all signage contained within the limits of the property, regardless of ownership or tenancy, shall comply with the design standards established by the program.

Section 28. Amend subsection II. of Section 8.302. Sign programs., as follows:

II. *Community sign district.* The community sign district provides for a comprehensive sign program which is intended to encourage more flexible signage opportunities ~~which are greater~~ than allowed ~~that of~~ by the underlying zoning district~~,~~. ~~but are appropriate to the character of the development, provide adequate identification and information, provide a good visual environment, promote traffic safety and~~ community sign districts are regulated to the extent necessary to be consistent with the purpose and intent of ~~this~~ the sign ordinance as specified in Section 8.101.

A. Property owners may form a community sign district to propose and maintain a comprehensive sign program for additional signage as provided in this section. ~~The comprehensive sign program established under this Section 8.302.II., may allow signage which in size and total sign budget exceeds the maximum otherwise allowed by no more than twenty (20) percent. In no event may the comprehensive sign program propose signage of a type that is otherwise prohibited by this ordinance.~~

1. A community sign district may be formed by petition of at least seventy-five (75) percent or more of the affected property owners in the community sign district.

2. The property owner(s) in a community sign district shall coordinate the preparation and submission of the comprehensive sign program.

~~2.~~3. ~~The Development Review Board may approve a comprehensive sign program commercial centers, industrial centers, resorts, and hospitals with gross leasable areas in excess of three hundred thousand (300,000) square feet or planned districts fifteen (15) acres or greater.~~ A community sign district and its comprehensive sign program may be approved for any of the following:

a. Commercial or industrial development(s) that have a gross floor area of at least three hundred thousand (300,000) square feet;

b. Resorts;

c. Hospitals;

d. Planned district that have a district size of at least fifteen (15) acres;

e. Part of a Type 1 Area that has a linear frontage on both sides of the street totaling at least one thousand (1,000) feet; and

f. Part of a Type 2 Area that is comprised of contiguous lots with a gross lot area of at least five (5) acres.

4. A community sign district allows for the following bonuses that may be approved with the comprehensive sign program:

a. Twenty (20) percent increase to the allowed sign budget;

b. Twenty (20) percent increase to the allowed area of signs; and

c. Twenty (20) percent increase to the allowed height.

5. Only signs allowed in Article VIII. may be approved as part of a the comprehensive sign program.

~~3.~~6. The comprehensive sign program shall include a complete set of standards, including but not limited to, letter size, style, colors, type(s) of sign, placement of signs, number of signs, and sign material.

~~4. A community sign district shall coordinate the preparation and submission of the comprehensive sign program and shall be responsible for the installation and maintenance of signage and landscaping approved in the comprehensive sign program.~~

7. The property owner(s) shall install and maintain all signage approved in the comprehensive sign program.

B. ~~The city may establish a comprehensive sign program for redevelopment areas and redevelopment sub-areas.~~ The City Council may form a community sign district for all or part of the Downtown Area or a redevelopment district. ~~The program shall consist of a complete set of standards, including but not limited to, letter size, style, colors, type(s) of sign, placement of signs, number of signs and sign material. In no event may the comprehensive sign program propose signage of a type that is otherwise prohibited by this ordinance.~~

1. The comprehensive sign program shall include a complete set of standards, including but not limited to, letter size, style, colors, type(s) of sign, placement of signs, number of signs, and sign material. In no event may the comprehensive sign program propose signage of a type that is otherwise prohibited by this ordinance.

~~1.~~2. The comprehensive sign program may include architectural signs in accordance with the following:

a. ~~Such signs~~ Signs ~~shall~~ may be installed ~~at major entrances to the redevelopment district, or the redevelopment sub-area.~~ in right-of-way that has a street classification of a minor collector or greater in Transportation Master Plan, and on property abutting such right-of-way.

b. Signs may be installed in the right-of-way or on property abutting the right-of-way at the intersection of two streets. One of the two intersecting streets shall have a classification of a minor collector or greater in Transportation Master Plan.

~~b.~~ c. ~~The text shall be limited to the overall identification of the redevelopment area or the redevelopment sub-area.~~ The text shall be limited to the overall identification of all or part of the Downtown Area or redevelopment area.

~~c.~~ d. ~~The maximum~~ Maximum ~~sign area~~ area of sign: ~~for such sign shall be~~ sixty (60) square feet.

~~d.~~ e. ~~The maximum~~ Maximum height of sign: ~~shall be~~ twenty (20) feet.

~~e.~~ f. ~~The maximum~~ Maximum number of signs per architectural element: ~~shall be~~ one (1) sign.

~~f.~~ g. ~~The maximum~~ Maximum letter height for each architectural sign: ~~shall be~~ two (2) feet.

~~2.~~ 3. The comprehensive sign program may include banners mounted on the side of a street light pole in accordance with the following:

a. ~~The banners shall identify the redevelopment area or the redevelopment sub-area~~. The banners may identify all or part of the Downtown Area or redevelopment area.

b. The banners shall be of new material and may be permanent, subject to Development Review Board approval of a maintenance program.

~~3.~~ 4. The comprehensive sign program may include freestanding directory signs designed as architectural elements identifying ~~businesses and~~ points of interest in accordance with the following:

a. ~~The maximum~~ Maximum area of sign: ~~shall be~~ fifteen (15) square feet.

b. ~~The maximum~~ Maximum height of sign: ~~shall be~~ seven (7) feet.

~~4.~~ 5. ~~The comprehensive sign program shall be approved by the city council and the Development Review Board~~. The ~~city~~ City shall coordinate the preparation and submission of the comprehensive sign program. The application shall detail the responsibility for the installation and maintenance of signage ~~and landscaping~~ approved in the comprehensive sign program.

C. No sign identified in this section shall be placed upon real property without the consent of the ~~real~~ property owner, nor shall such sign be placed in any public right-of-way, except when placed in accordance with subsection 8.302.II.B. above and other applicable ordinances.

D. Any sign placed upon private property in accordance with subsection 8.302.II.B. above, shall be within an easement dedicated to the City.

Section 29. Amend subsection II. of Section 8.303. Requirement of permit., as follows:

II. ~~A permit shall not be required for the following signs, provided however, that such signs shall be subject to any and all applicable provisions of this ordinance, including Development Review Board approval, or approval by the general manager.~~ The following signs require approval, but may not require a permit unless required by Chapters 31 and 36 of the Scottsdale Revised Code:

A. Nameplate signs~~.~~;

B. Any sign four (4) square feet or less in area not otherwise prohibited by this ordinance~~.~~;

~~C. Repainting without changing wording, composition, or colors; or minor nonstructural repairs, (except electrical repair).;~~

~~D. Relocation of sign as required by city.;~~

~~E.~~ C. Signs erected during the Christmas holidays as identification of temporary sales areas for Christmas trees and other holiday oriented items shall not be erected before Thanksgiving Day and shall be removed prior to New Year's Day~~.~~;

~~F.~~ D. Temporary noncommercial signs ~~as permitted in Section 8.600~~;

~~G.~~ E. Signs not visible from off public or private property or business.

~~H.~~ F. Window signs on the inside of the window~~.~~;

~~I.~~ G. Automated teller machine signs ~~defined in Section 8.522.~~; and

H. Signs indicating address numbers, building numbers or building identifications that are required by Chapters 31 and 36 of the Scottsdale Revised Code, with a maximum height of twelve (12) inches.

Section 30. Amend the numbering of subsection III. of Section 8.303. Requirement of permit., as follows:

~~III.~~ IV. Nothing contained herein shall prevent the erection, construction, and maintenance of official traffic, fire and police signs, signals, devices and marking of the State of Arizona and the City of Scottsdale, or other competent public authorities, or the posting of notices required by law.

Section 31. Add subsection III. to Section 8.303. Requirement of permit., as follows:

III. The following may not require a permit unless required by Chapters 31 and 36 of the Scottsdale Revised Code:

A. Maintenance without changing wording, composition, or colors; or

B. The relocation of a sign when required by City.

Section 32. Amend Section 8.304. Permit application and expiration., as follows:

Sec. 8.304. Permit application and expiration.

~~I. To obtain a permit the applicant shall file an application on a form furnished by the city. The application shall contain the location by street and the sign contractor's license and phone number. All applications shall be accompanied by the written consent of the owner, lessee, agent or trustee having charge of the property on which the sign is proposed. The applicant shall pay a plan review fee at the time when the sign application is filed.~~

~~II. Two (2) copies of plans and specifications shall be submitted with each application. One (1) copy shall be returned to the applicant at the time the permit is granted. The plans shall include complete details about the size of the sign, the method of attachment or support, locations and materials to be used, and the name, address, and profession of the person designing the plans and specifications. If the general manager determines that the sign will be subject to excessive stresses, additional data shall be required, showing that supporting surfaces and other members of an existing building to which the sign is to be attached are in good condition and are adequately strong to support the load, including the proposed sign.~~

~~III. Upon plan review and approval a sign permit shall be issued by the general manager and a fee collected. Such permit shall expire by limitation and become null and void, if the work authorized by such permit is not completed within one hundred twenty (120) days from the date of such permit. Before such work can be recommenced, a new permit shall be first obtained so to do, and the fee therefor shall be one-half (½) of the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work.~~

I. After Development Review Board approval, the property owner may apply for a sign permit. The application shall be on the city forms in accordance with Article I.

II. A sign permit shall expire unless the sign authorized by such permit is erected within 180 days after its issuance, or if the work authorized by the permit is discontinued for 180 days after the last inspection.

Section 33. Amend Section 8.306. Construction requirements., as follows:

Sec. 8.306. Construction requirements.

I. ~~*Uniform Building Code and National Electrical Code*~~. All signs shall be ~~both electrically and structurally designed and~~ constructed in conformance with ~~both the *National Electrical Code and the Uniform Building Code* of the City of Scottsdale~~ Chapters 31 and 36 of the Scottsdale Revised Code.

~~II. Lighting. Signs may be illuminated unless otherwise specified. Illumination may be either by direct, internal, or internal indirect as allowed herein, and shall be so installed as required in Section 7.602 and so as to avoid any glare or reflection into any adjacent property, or onto a street or alley or so as to create a traffic hazard as prohibited in Section 7.602~~

~~III. Fire zone. All permanent signs erected in commercial zones shall have structural members of noncombustible materials. Nonstructural trim may be of wood, metal, approved plastics or any combination thereof. All awning material on which a sign is attached shall have prior approval of the fire chief.~~

Section 34. Delete Section 8.308. Inspection markings., as follows:

~~**Sec. 8.308. Inspection markings.**~~

~~I. Permanent signs. All permanent signs regulated by this ordinance shall be marked with the maker's name and the person or firm erecting such sign, the date of installation, and the permit number. This marking shall be permanently placed on the exterior surface of the sign in a location where the information will be readily visible, legible and accessible for inspection after installation and erection.~~

~~II. Temporary signs. Temporary signs shall be marked by a sticker furnished by the city.~~

Section 35. Amend and relocate Section 8.309. Maintenance., as follows:

Sec. ~~8.309.~~ 8.423. **Maintenance.**

Each sign shall be maintained in ~~good~~ working order and repair at all times so that it does not constitute any danger or hazard to public safety, or a visual blight, and is free of peeling paint, or fading; indiscernible text, images or symbols; major cracks~~,~~; or loose and dangling materials.

Section 36. Amend and relocate 8.310. Prohibited lighting and movement., as follows:

~~**Sec. 8.310.**~~ **8.421. Prohibited ~~lighting and~~ movement.**

~~I. Lighting. No flashing, blinking, or rotating lights, exposed neon or similar tube type illumination, bare incandescent, fluorescent, metal halide, or high or low pressure sodium light bulbs, shall be permitted for either permanent or temporary signs. In no case shall mercury vapor light sources be used.~~

~~II.~~ I. ~~Action~~ Animated signs. No sign shall be permitted ~~which~~ that moves by any means or has animation, except flags ~~as allowed in this ordinance~~.

Section 37. Renumber and relocate Section. 8.312. Location requirement., as follows:

Sec. ~~8.312.~~ 8.420. Location requirement.

Section 38. Amend and relocate Section. 8.401. Sign lighting., as follows:

~~8.401.~~ 8.422. Sign lighting.

~~All permanent signs may be nonilluminated or illuminated by internal, internal indirect or by indirect lighting unless otherwise specified.~~

I. *Illumination.*

A. Signs may only be illuminated as provided in this Article.

B. Permanent signs may be illuminated only by internal, internal indirect or by indirect lighting unless otherwise specified.

C. Indirect sign lighting shall be shielded so that the illumination source is not visible from any adjacent street or property.

II. *Prohibitions.* The following are prohibited:

A. Flashing, blinking, or rotating light emitting device;

B. Exposed neon or similar cold or hot cathode, fiber, or rod illumination;

C. Exposed incandescent, fluorescent, metal halide, mercury vapor, and high and low pressure sodium lamp; and

D. Exposed light emitting diodes (LEDs), except for indirect lighting.

Section 39. Amend and relocate Section. 8.311. Required signs., as follows:

Sec. ~~8.311.~~ 8.401. Required signs.

I. ~~Every building or group of~~ All buildings ~~must~~ shall be identified by ~~a street number.~~ address numbers, building numbers or building identifications as required by Chapters 31 and 36 of the Scottsdale Revised Code. ~~This sign~~ These signs shall not be computed as part of the ~~total sign area permitted~~ sign budget allowed, unless the height is greater than twelve (12) inches.

Section 40. Amend Section. 8.405. Wall signs., as follows:

Sec. 8.405. Wall signs.

I. A wall sign which identifies a business must be placed on the wall of the business which the sign identifies except as allowed in Section 8.403. ~~No wall sign shall be larger than two hundred fifty (250) square feet, except as restricted in Section 8.501.~~

II. Maximum area of sign:

A. Forty (40) square feet in the Type 1 Area, and

B. Two hundred fifty (250) square feet elsewhere.

Section 41. Amend subsection III. of 8.408. Freestanding sign., as follows:

III. ~~Curb setback: All freestanding signs except temporary freestanding signs shall be set back a minimum of fifteen (15) feet from back of street curb or signage will comply with sight distance triangles when physical conditions prohibit compliance with the fifteen (15) feet setback.~~

Curb setback. All freestanding signs, except temporary freestanding signs, shall be set back a minimum of fifteen (15) feet from back of curb. Upon approval, a sign may be place nearer to the curb. Signs shall not obstruct the sight distance requirements of the Design Standards and Policies Manual.

Section 42. Amend and relocate Section 8.418. Special events., as follows:

Sec. ~~8.418.~~ 8.419. Special events.

I. Sign permits for special events shall be limited to forty-eight (48) cumulative days per calendar year per property.

Section 43. Adopt Section 8.418. Open and closed signs., as follows:

Sec. 8.418. Open and closed signs.

1. An open or closed sign signifies that a business is open or closed.
2. The sign may indicate the hours of operation.
3. Maximum number of signs per business: one (1) sign.
4. Maximum area of sign: two (2) square feet.
5. Illumination, if provided, shall be internal.
6. The sign shall be placed inside the building, and may be displayed in a door or window, but no sign is permitted in unglazed openings.
7. The sign shall not be calculated in the sign budget for the property.
8. No permit or approval shall be required for the sign, unless required by Chapters 31 and 36 of the Scottsdale Revised Code.

Section 44. Repeal Section 8.419. Capital improvement projects., as follows:

Sec. ~~8.419. Capital improvement projects.~~

~~Sites which result in a reduction in setback for the benefit of capital improvement projects shall be allowed the same signage opportunities otherwise allowed the use.~~

Section 45. Amend and reformat in numerical and alphabetical order Section 8.S01. Unspecified uses in C-1, C-2, C-3, C-4, C-S, D, PNC, PCC, PCoC, PCP, PRC and PUD., as follows:

Sec. 8.501. Unspecified uses in C-1, C-2, C-3, C-4, C-S, D, PNC, PCC, PCoC, PCP, PRC and PUD.

I. Unspecified uses in C-1, C-2, C-3, C-4, C-S, D, PNC, PCC, PCP, PRC and PUD, except multiple-tenant commercial buildings, are allowed signs as follows:

A. *Sum Total Sign Area.* Maximum sum total sign area: one and-one-half (1½) square feet for each one (1) linear foot of building front foot.

~~I.~~ B. *Individual Business Identification.*

~~A.~~ 1. *Building wall signs.*

~~1.~~ a. ~~Such sign~~ Sign shall identify the business.

~~2. For any one (1) side of a building the maximum sign area for each one (1) lineal foot of building wall shall be one (1) square foot.~~

b. On each side of a building, maximum area of sign: one (1) square foot for each linear foot of building wall.

~~3. When the wall on which the sign is placed is more than two hundred (200) feet from any public right-of-way the maximum sign area for each one (1) lineal foot of building wall shall be one and one-half (1½) square feet~~.

c. The maximum area of sign on each wall of building that is at least two hundred (200) feet from any public right-of-way: one and one-half (1½) square feet for one (1) linear foot of building wall.

~~4. The maximum size of any wall sign shall be:~~

~~a. In the downtown type 1 district (square feet) .....40~~

~~b. In other districts in this section (square feet) .....250~~

~~5. The maximum sign height on a building shall be three (3) stories.~~

d. Maximum height of sign: thirty six (36) feet.

~~6.~~ e. No part of a building wall sign shall extend above a roof line.

~~7.~~ f. ~~Such sign~~ Sign shall be installed with the exposed face of the sign in a plane parallel to the face of the building wall.

~~8.~~ g. No part of ~~such~~ the sign shall project from a building wall a distance greater than twelve (12) inches.

~~B.~~ 2. *Shingle signs.*

~~1.~~ a. ~~Such sign~~ Sign shall be suspended from a roof overhang, covered walkway, covered porch, open lattice walkway, or attached to a building wall fascia.

~~2.~~ b. ~~Such sign~~ Sign shall identify the business.

~~3.~~ c. No part of a suspended sign shall extend beyond the edge of the overhang.

~~4.~~ d. ~~Such sign~~ Sign shall be on or adjacent to the business the sign identifies.

~~5.~~ e. ~~The maximum number of such signs perpendicular to the business front shall be~~ Maximum number of signs: one (1) sign.

~~6.~~ f. ~~The maximum~~ Maximum number of ~~such~~ signs parallel to the business front: ~~shall be~~ one (1) sign.

~~7.~~ g. Suspended signs shall maintain a minimum clearance between the bottom of the sign and the nearest grade or sidewalk of seven (7) feet, six (6) inches.

~~8.~~ h. ~~Such sign~~ Sign may be attached to a fascia that maintains a minimum clearance between the bottom of the fascia and the nearest grade or sidewalk of seven (7) feet, six (6) inches.

~~9.~~ i. No part of an attached ~~shingle~~ sign shall extend above or below the fascia.

~~C.~~ 3. *Freestanding business identification signs.* There shall be a maximum of one (1) freestanding business identification sign per street.

~~1.~~ a. *Ground signs*:

~~a.~~ i. ~~Such sign~~ Sign shall identify the business.

~~b.~~ ii. ~~The maximum~~ Maximum number of ~~such~~ signs per street: ~~shall be~~ one (1) sign.

~~c.~~ iii. ~~Such sign shall be placed within a landscaped setting containing not less than one hundred twenty (120) square feet.~~ Sign shall be placed in a landscaped area that is at least one hundred twenty (120) square feet.

~~d. The maximum individual letter area for such signs shall not exceed twelve (12) square feet.~~

iv. Maximum area of sign for individual letters: twelve (12) square feet.

~~e. The maximum height of such sign shall be five (5) feet.~~

v. Maximum height of sign: five (5) feet.

~~f. Individual letters shall not cover a percentage of wall surface area greater than fifty (50) percent.~~

vi. Maximum percentage of wall surface coverage allowed for individual letters: fifty (50) percent.

~~2.~~ b. *Monument signs:*

~~a.~~ i. ~~Such sign~~ Sign shall identify the business.

~~b.~~ ii. ~~The maximum~~ Maximum number of ~~such~~ signs per street: ~~shall be~~ one (1) sign.

~~c. The maximum area of such sign shall be twenty-four (24) square feet.~~

iii. Maximum area of sign: twenty-four (24) square feet.

~~d. The maximum height of such sign shall be five (5) feet.~~

iv. Maximum height of sign: five (5) feet.

~~e. The maximum vertical dimension of the cabinet or panel shall be four (4) feet.~~

v. The maximum vertical dimension of the cabinet or panel: four (4) feet.

~~f. The maximum horizontal dimension of the cabinet or panel shall be ten (10) feet.~~

vi. The maximum horizontal dimension of the cabinet or panel: ten (10) feet.

~~g.~~ vii. ~~Such signs shall be placed within a landscaped setting of not less than two hundred forty (240) square feet.~~ Sign shall be placed in a landscaped area that is at least two hundred forty (240) square feet.

~~II.~~ C. *Traffic Directional Signs*.

~~A.~~ 1. ~~The maximum~~ Maximum number of ~~such~~ signs ~~each~~ for each driveway: ~~shall be~~ one (1) sign.

~~B. The maximum height of such sign shall be three (3) feet.~~

2. Maximum height: three (3) feet.

~~C. The maximum area of such sign shall be four (4) square feet.~~

3. Maximum area of sign: four (4) square feet.

~~D.~~ 4. ~~The maximum~~ Maximum area of sign for a business name or logo: ~~on such sign shall be~~ one (1) square foot.

~~E. Where a driveway is shared the maximum area of such sign shall be eight (8) square feet.~~

5. Maximum area of sign adjacent to a driveway that is shared between two or more lots: eight (8) square feet.

~~F. Where a driveway is shared the maximum area of a business name or logo shall be two (2) square feet.~~

6. Maximum area of sign for a business name or logo adjacent to a driveway that is shared between two or more lots: eight (8) square feet.

~~III.~~ D. *Directory Signs*.

~~A.~~ 1. ~~The maximum~~ Maximum number of signs for a site shall be determined by the Development Review Board.

~~B. The maximum height of such sign shall be seven (7) feet.~~

2. Maximum height of sign: seven (7) feet.

~~C. The maximum area of such sign shall be one (1) square foot for each business listed on the sign, and four (4) square feet for the name of the building or complex.~~

3. Maximum area of sign for each business listed: one (1) square foot.

4. Maximum area of sign for the name of the building or complex: four (4) square feet.

~~IV.~~ H. *Downtown ~~District~~ ~~Special Signage~~ Area*: In order to enhance and protect the character of the pedestrian areas of ~~downtown~~ the Downtown, the following special sign standards shall apply in the ~~downtown district~~ Downtown Area:

~~A.~~ 1. ~~Monument~~ Ground signs, monument signs, mid-size monument signs, and tower signs for all uses shall be prohibited in ~~downtown district/type 1 areas~~ the Type 1 Area.

~~B. Architectural signs are allowed for planned block development (PBD'S) in the downtown district. Architectural signs, banners and freestanding directory signs are allowed on private property for community sign districts in a downtown district/type 1 area subject to the approval of a community sign program by the Development Review Board and in accordance with the following requirements:~~

~~1. The downtown community sign district shall be constituted by securing the approval of at least seventy-five (75) percent of the fronting property owners on both sides of a street having a minimum lineal frontage of one thousand (1,000) feet in a downtown type 1 area.~~

~~2. Architectural signs shall be in accordance with the following:~~

~~a. The maximum sign area for such sign shall be ..... 60 square feet~~

~~b. Such sign shall be installed at major public entrances at a maximum height of ..... 20 feet~~

~~c. The maximum number of signs per architectural element shall be ..... 1 sign~~

~~d. The maximum letter height for each architectural sign shall be ..... 2 feet~~

~~e. Signs shall be constructed of appropriate permanent material with individual, back or indirect illumination.~~

~~3. Decorative banners shall be in accordance with the following:~~

~~a. Graphic design shall be of a distinctive character, and of a form and configuration specifically approved by the Development Review Board.~~

~~b. Logo and written material shall be a subordinate part of the overall banner graphic design.~~

~~c. Banners shall be of new material and shall be displayed a maximum of two hundred ten (210) days.~~

~~d. Torn, faded or soiled banners shall be disallowed.~~

~~4. Freestanding directory signs designed as architectural elements identifying businesses and points of interest within the community sign district, in accordance with the following:~~

~~A. Overall sign size maximum ..... 15 square feet~~

~~B. Sign height maximum ..... 7 feet~~

~~C. For community sign districts in redevelopment areas, Section 8.302 shall apply.~~

2. Architectural signs are allowed on property zoned Planned Block Development Overlay (PBD), except in a Type 1 Area.

3. In a Type 1 Area, architectural signs and freestanding directory signs are allowed as part of a community sign district in accordance with the following requirements:

   a. Architectural signs shall be in accordance with the following:

      i. Maximum number of signs: one (1) sign;

      ii. Maximum area of sign: sixty (60) square feet;

      iii. Maximum height of sign: twenty (20) feet;

      iv. Maximum letter height on sign: two (2) feet;

v. Placement of sign: Only at the primary public entrance to the building; and

vi. Sign shall be constructed of appropriate permanent material with individual, back or indirect illumination.

b. Freestanding directory signs shall be in accordance with the following:

i. Maximum area of sign: fifteen (15) square feet; and

ii. Maximum height: seven (7) feet.

~~V.~~ E. ~~[~~*Automated Teller Mochine Signs.*~~]~~ Automated teller machine signs are allowed as specified in Section 8.522

~~VI.~~ F. ~~[~~*Automated Teller Machine Directional Signs.*~~]~~ Automated teller machine directional signs are allowed.

~~VII. *Sum Total Sign Area.* The sum total sign area allowed for each use in these districts is one and one-half (1½) square feet for each one (1) lineal foot of building front foot.~~

~~VIII.~~ G. ~~The provisions of Article VIII shall apply. In addition, a master sign program shall be submitted at the time of development review application for any PUD project zoning.~~ A master sign program is required in the PUD District.

Section 46. Amend the title of Section 8.511. Hotels, motels, inns, and guest ranches in R-5, C-2, C-3 and D zones (with one hundred or fewer guest rooms)., as follows:

Sec. 8.511. ~~**Hotels, motels, inns**~~ **Travel accommodations and guest ranches (with one hundred or fewer guest rooms) in R-5, C-2, C-3 and D** ~~**zones (with one hundred or fewer guest rooms).**~~**, districts as follows:**

Section 47. Amend the numbering of subsection I. of Section 8.511. Hotels, motels, inns, and guest ranches in R-5, C-2, C-3 and D zones (with one hundred or fewer guest rooms)., as follows:

~~I.~~ II. *Business Identification.*

Section 48. Amend the numbering of subsection II. of Section 8.511. Hotels, motels, inns, and guest ranches in R-5, C-2, C-3 and D zones (with one hundred or fewer guest rooms)., as follows:

~~II.~~ III. *Traffic Directional Signs.*

Section 49. Amend subsection III. of Section 8.511. Hotels, motels, inns, and guest ranches in R-5, C-2, C-3 and D zones (with one hundred or fewer guest rooms). and reorder the subsections, as follows:

~~III.~~ I. ~~[~~*Sum Total Sign Area.*~~]~~ ~~The~~ Maximum sum total sign area: ~~for this use shall not exceed~~ forty-eight (48) square feet.

Section 50. Add subsection IV. to Section 8.511. Hotels, motels, inns, and guest ranches in R-5, C-2, C-3 and D zones (with one hundred or fewer guest rooms)., as follows:

IV. *Downtown Area.* Monument and traffic directional signs shall be prohibited in the Type 1 Area.

Section 51. Amend the title of Section 8.512. Hotels, motels, inns and guest ranches (with one hundred one or more guest rooms) in R-5, C-2, C-3 and D zones., as follows:

Sec. 8.512. ~~Hotels, motels, inns~~ **Travel accommodations and guest ranches (with one hundred one or more guest rooms) in R-5, C-2, C-3 and D ~~zones~~ districts.**

Section 52. Amend the numbering of subsection I. to Section 8.512. Hotels, motels, inns and guest ranches (with one hundred one or more guest rooms) in R-5, C-2, C-3 and D zones., as follows:

~~I.~~ II. *Business Identification.*

Section 53. Amend subsection II. to Section 8.512. Hotels, motels, inns and guest ranches (with one hundred one or more guest rooms) in R-5, C-2, C-3 and D zones. and reorder the subsections, as follows:

~~II.~~ III. *Freestanding Business Identification.* ~~There shall be a maximum~~ Maximum number of signs: one (1) freestanding business identification sign per street frontage.

Section 54. Amend subsection 8.512.II.C.4. of Section 8.512. Hotels, motels, inns and guest ranches (with one hundred one or more guest rooms) in R-5, C-2, C-3 and D zones., as follows:

4. ~~Such sign shall be set back ten (10) feet from the property line and placed within a landscape setting containing not less than two hundred forty (240) square feet.~~ Sign shall be placed in a landscaped area that is at least two hundred forty (240) square feet.

Section 55. Amend the numbering of subsection III. to Section 8.512. Hotels, motels, inns and guest ranches (with one hundred one or more guest rooms) in R-5, C-2, C-3 and D zones., as follows:

~~III.~~ IV. *Entryway Signs.*

Section 56. Amend the numbering of subsection IV. to Section 8.512. Hotels, motels, inns and guest ranches (with one hundred one or more guest rooms) in R-5, C-2, C-3 and D zones., as follows:

~~IV.~~ V. *Traffic Directional Signs.*

Section 57. Amend subsection V. to Section 8.512. Hotels, motels, inns and guest ranches (with one hundred one or more guest rooms) in R-5, C-2, C-3 and D zones. and reorder the subsections, as follows:

~~V.~~ VI. *Off-Premise Traffic Directional Signs* ~~*(One-hundred one (101) Rooms or More)*~~.

Section 58. Amend subsection VI. to Section 8.512. Hotels, motels, inns and guest ranches (with one hundred one or more guest rooms) in R-5, C-2, C-3 and D zones., and reorder the subsections as follows:

~~VI.~~ I. ~~[~~*Sum Total Sign Area.*~~]~~ ~~The~~ Maximum sum total sign area: ~~permitted for this use shall not exceed~~ ninety-six (96) square feet.

Section 59. Add subsection VII. to Section 8.512. Hotels, motels, inns and guest ranches (with one hundred one or more guest rooms) in R-5, C-2, C-3 and D zones., as follows:

VII. *Downtown Area.* Monument signs, mid-size monument signs, tower signs, entryway signs, traffic directional signs, and off-premise traffic directional signs shall be prohibited in the Type 1 Area.

Section 60. Amend the title of Section 8.513. Hotels, motels, inns and guest ranches in R-4R zones., as follows:

Sec. 8.513. ~~Hotels, motels, inns~~ Travel accommodations and guest ranches in R-4R zones.

Section 61. Amend Section 8.514. Public uses, institutional uses, schools and churches., as follows:

Sec. 8.514. Public uses, institutional uses, schools and ~~churches~~ places of worship in residential districts.

~~Public uses, institutional uses, schools and churches are allowed signs as follows: For public uses, institutional uses, schools, and churches, the total permanent sign area allowed, including wall signs, ground signs, monument, and traffic directional signs is thirty six (36) square feet for sites of twenty (20) acres or less, and an additional four (4) square feet for each additional ten (10) acres.~~

I. Public uses, institutional uses, schools, and places of worship in any residential district shown on Table 4.100.A are allowed a sum total sign area of sixty (60) square feet.

~~I.~~ II. ~~*Business*~~ *Identification.*

A. *Building wall signs.*

1. ~~Such~~ The sign shall identify the ~~business~~ public use, institutional use, school or place of worship.

~~2. For any one (1) side of a building the maximum sign area for each one (1) lineal foot of building wall shall be one (1) square foot.~~

2. On each side of a building, maximum area of sign: one (1) square foot for each linear foot of building wall.

~~3. The maximum sign height on a building shall be three (3) stories.~~

3. Maximum height of sign: thirty six (36) feet.

4. No part of a building wall sign shall extend above a roof line.

5. ~~Such~~ The sign shall be installed with the exposed face of the sign in a plane parallel to the face of the building wall.

6. No part of ~~such~~ the sign shall project from a building wall ~~a distance greater~~ farther than twelve (12) inches.

~~II.~~ III. *Freestanding ~~Business~~ Identification.* ~~There shall be a maximum of one (1) freestanding business identification sign per street.~~

A. *Ground signs.*

1. ~~Such~~ The sign shall identify the ~~business~~ public use, institutional use, school or place of worship.

2. ~~The maximum~~ Maximum number of such signs per street: ~~shall be~~ one (1) ~~sign~~.

3. ~~Such sign shall be placed within a landscaped setting containing not less than one hundred twenty (120) square feet.~~ Sign shall be placed in a landscaped area that is at least one hundred twenty (120) square feet.

~~4. The maximum individual letter area for such signs shall not exceed twelve (12) square feet.~~

4. Maximum area of sign for individual letters: twelve (12) square feet.

~~5. The maximum height of such sign shall be five (5) feet.~~

5. Maximum height of sign: five (5) feet.

~~6. Individual letters shall not cover a percentage of wall surface area greater than fifty (50) percent.~~

6. Maximum percentage of wall surface coverage allowed for individual letters: fifty (50) percent.

B. *Monument signs.*

1. ~~Such~~ The sign shall identify the ~~business~~ public use, institutional use, school or place of worship.

2. ~~The maximum~~ Maximum number of such signs per street: ~~shall be~~ one (1) sign.

~~3. The maximum area of such sign shall be twenty four (24) square feet.~~

3. Maximum area of sign: twenty-four (24) square feet.

~~4. The maximum height of such sign shall be five (5) feet.~~

4. Maximum height number of sign: five (5) feet.

5. The maximum vertical dimension of the cabinet or panel: ~~shall be~~ four (4) feet.

6. The maximum horizontal dimension of the cabinet or panel: ~~shall be~~ ten (10) feet.

7. ~~Such signs shall be placed within a landscaped setting of not less than two hundred forty (240) square feet.~~ Sign shall be placed in a landscaped area that is at least two hundred forty (240) square feet.

~~8. One half (½) of such sign may be change panel.~~

8. Maximum change panel area: one-half (½) of the area of sign.

~~III.~~ IV. *Traffic Directional Signs.*

A. ~~The maximum~~ Maximum number of ~~such~~ signs for each driveway: ~~shall be~~ one (1) sign.

~~B. The maximum height of such sign shall be three (3) feet.~~

B. Maximum height of sign: three (3) feet.

~~C. The maximum area of such sign shall be four (4) square feet.~~

C. Maximum area of sign: four (4) square feet.

~~D. The maximum area of a business name or logo on such sign: shall be one (1) square foot.~~

D. Business name or logo maximum area: one (1) square foot.

~~E. Where a driveway is shared the maximum area of such sign shall be eight (8) square feet.~~

E. Maximum area of sign for shared driveways: eight (8) square feet.

~~F. Where a driveway is shared the maximum area of a business name or logo shall be two (2) square feet.~~

F. Maximum area of a business name or logo for shared driveways: two (2) square feet.

V. *Downtown Area.* Ground signs, monument signs, and traffic directional signs shall be prohibited in the Type 1 Area.

Section 62. Amend the numbering of subsection I. of Section 8.515. Theaters., as follows:

~~I.~~ II. *Business Identification.*

Section 63. Amend the numbering of subsection II. of Section 8.515. Theaters., as follows:

~~II.~~ III. *Freestanding Business Identification.* There shall be a maximum of one (1) freestanding business identification sign per street frontage.

Section 64. Amend the numbering of subsection III. of Section 8.515. Theaters., as follows:

~~III.~~ IV. *Traffic Directional Signs.*

Section 65. Amend subsection IV. of Section 8.515. Theaters., and reorder the subsections as follows:

~~IV.~~ I. ~~[~~*Sum Total Sign Area.*~~]~~ ~~The~~ Maximum sum total sign area: ~~allowed for this use shall not exceed~~ one hundred twenty (120) square feet.

Section 66. Add subsection V. to Section 8.515. Theaters., as follows:

V. *Downtown Area.* Ground signs, monument signs, and traffic directional signs shall be prohibited in the Type 1 Area.

Section 67. Amend the numbering of subsection I. of Section 8.517. Multifamily and duplex developments and manufactured home parks., as follows:

~~I.~~ II. *Residential Identification.*

Section 68. Amend the numbering of subsection II. of Section 8.517. Multifamily and duplex developments and manufactured home parks., as follows:

~~II.~~ III. *Traffic Directionol Signs.*

Section 69. Amend subsection III. of Section 8.517. Multifamily and duplex developments and manufactured home parks., and reorder the subsections as follows:

~~III.~~ I. ~~[~~*Sum Total Sign Area.*~~]~~ ~~The~~ Maximum sum total sign area: ~~permitted for such use shall not exceed~~ sixty (60) square feet.

Section 70. Add subsection IV. to Section 8.517. Multifamily and duplex developments and manufactured home parks., as follows:

IV. *Downtown Area.* Ground signs, residential entryway signs, and traffic directional signs shall be prohibited in the Type 1 Area.

Section 71. Amend the numbering of subsection I. of Section 8.522. Banks., as follows:

~~I.~~ II. *Business Identification.*

Section 72. Amend subsection II. of Section 8.522. Banks., as follows:

~~II.~~ III. ~~*ATM (*~~*Automated Teller Machine*~~*)*~~ *(ATM)* Sign.

Section 73. Amend subsection III. of Section 8.522. Banks., as follows:

~~III.~~ IV. ~~*ATM (*~~*Automated Teller Machine*~~*)*~~ *(ATM)* Directional Signs.

Section 74. Amend subsection III. of Section 8.522. Banks., and reorder the subsections as follows:

~~IV.~~ I. ~~[~~*Sum Total Sign Area.*~~]~~ ~~The~~ Maximum sum total sign area: ~~allowed for this use shall be~~ one and one-half (1½) square feet for each one (1) ~~lineal~~ linear foot of building front foot.

Section 75. Add subsection V. to Section 8.522. Banks., as follows:

V. *Downtown Area.* Ground signs and monument signs shall be prohibited in the Type 1 Area.

Section 76. Amend the numbering of subsection I. of 8.523. Service stations., as follows:

~~I.~~ II. *Business Identification.*

Section 77. Amend the numbering of subsection II. of Section 8.523. Service stations., as follows:

~~II.~~ III. *Change Panel Price Signs.*

Section 78. Amend the numbering of subsection III. of Section 8.523. Service stations., as follows:

~~III.~~ IV. *Flags.*

Section 79. Amend subsection IV. of Section 8.523. Service stations., and reorder the subsections as follows:

~~IV.~~ I. ~~[~~*Sum Total Sign Area.*~~]~~ ~~The~~ Maximum sum total sign area: ~~shall be the allowable freestanding sign area of thirty (30) square feet for each street the service station abuts together with the allowable building wall sign area of a maximum of one (1) square foot for each one (1) lineal foot of building.~~

A. Free standing signs maximum: thirty (30) square feet each; plus

B. Building wall signs maximum: one (1) square foot for each one (1) linear foot of building.

Section 80. Amend subsection V. of Section 8.523. Service stations., as follows:

V. ~~[~~*Traffic Directional Signs.*~~]~~ ~~Traffic directional signs are allowed.~~

Section 81. Add subsection VI. to Section 8.523. Service stations., as follows:

VI. *Downtown Area.* Ground signs, monument signs, canopy signs, change panel price signs, vertical monument signs, horizontal monument signs, traffic directional signs, and flags (except for Untied States of America, State of Arizona, and the City of Scottsdale flags) shall be prohibited in the Type 1 Area.

Section 82. Amend Section 8.524. Restricted parking signs., as follows:

Sec. 8.524. ~~Restricted parking signs.~~ Reserved.

~~Restricted parking signs are allowed in all zones and specified uses subject to the following:~~

~~I. Sign size: twelve (12) inches horizontal by twenty four (24) inches vertical.~~

~~II. Such sign may be freestanding.~~

~~III. Such sign shall contain only the following information:~~

~~A. Such sign shall state "Restricted Parking" in red letters which in height measure two (2) inches.~~

~~B. Such sign shall state "Vehicle Towed at Violator's Expense Not to Exceed $75.00/24 Hours" in black letters, which in height measure one (1) inch.~~

~~C. Such sign shall state "City Ordinance #2242" in black letters, which in height measure one (1) inch.~~

~~D. Such sign shall state "If Your Car Has Been Towed, Call 391-5000" in black letters which in height measure one (1) inch.~~

~~E. Such sign shall state "Scottsdale Revised Code Sections 17-123 through 17-123.5," which in height measure one-half (½) inch.~~

~~F. Such sign shall identify the specific parking restrictions in black letters which in height measure two (2) inches.~~

~~IV. Such sign shall be reflectorized.~~

~~V. Such sign shall conform to the requirements of City of Scottsdale Ordinance No. 1256.~~

Section 83. Amend the numbering of subsection I. of Section 8.525. Auto dealerships., as follows:

~~I.~~ II. *Individual Business Identification.*

Section 84. Amend the numbering of subsection II. of Section 8.525. Auto dealerships., as follows:

~~II.~~ III. *Freestanding Business Identification Signs*. There shall be a maximum of one (1) freestanding business identification sign per street frontage.

Section 85. Amend the numbering of subsection III. of Section 8.525. Auto dealerships., as follows:

~~III.~~ IV. *Traffic Directional Signs.*

Section 86. Amend the numbering of subsection IV. of Section 8.525. Auto dealerships., as follows:

~~IV.~~ V. *Directory Signs.*

Section 87. Amend the numbering of subsection V. of Section 8.525. Auto dealerships., as follows:

~~V.~~ VI. *Automobile Manufacturer Signs.*

Section 88. Amend subsection VI. of Section 8.525. Auto dealerships., and reorder the subsections as follows:

~~VI.~~ I. *Sum Total Sign Area.* ~~The~~ Maximum sum total sign area: ~~allowed for each use in these districts is~~ one and one-half (1½) square feet for each one (1) ~~lineal~~ linear foot of building front foot.

Section 89. Add subsection VII. to Section 8.525. Auto dealerships., as follows:

VII. *Downtown Area.* Ground signs, monument signs, traffic directional signs, directory signs and automobile manufacturer signs shall be prohibited in the Type 1 Area.

Section 90. Repeal Sections 8.531. through Section 8.534., and adopt the following:

Sec. 8.531. Multiple-tenant commercial buildings with a gross floor area less than thirty thousand (30,000) square feet.

I. In any commercial district shown on Table 4.100.B., or any portion of a Planned Community P-C with an underlying zoning district comparable to a commercial district shown on Table 4.100.B., industrial district shown on Table 4.100.C., or any portion of a Planned Community P-C with an underlying zoning district comparable to an industrial district shown on Table 4.100.C., and in the Downtown D, Planned Airpark Core Development PCP, Planned Unit Development PUD and Special Campus SC Districts, multiple-tenant non-residential buildings with a gross floor area less than thirty thousand (30,000) square feet are allowed signs, as follows:

A. *General requirements.*

1. Sign shall identify the building or complex.
2. Sign shall not contain the name of any tenant(s) or occupant(s) of the building.

B. *Building wall signs.*

1. Any one (1) side of a building, maximum area of sign: one (1) square foot for each five (5) linear feet of building wall.
2. Maximum height of sign: thirty six (36) feet.
3. No part of a sign shall extend above the roof line.
4. The face of the sign shall be parallel to the building wall.
5. No part of a sign shall project from a building wall farther than twelve (12) inches.

C. *Freestanding signs.*

1. Freestanding signs shall be prohibited in the Type 1 Area.
2. In all other areas, a building or complex is allowed one (1) freestanding sign per street frontage:
   a. Ground sign.
      i. Maximum area of sign for individual letters: twelve (12) square feet.
      ii. Maximum height of sign: five (5) feet.
      iii. Maximum percentage of wall surface coverage allowed for individual letters: fifty (50) percent.

vi. Sign shall be placed in a landscaped area that is at least one hundred twenty (120) square feet.

b. Monument sign.

i. Maximum area of sign: twenty-four (24) square feet.

ii. Maximum height of sign: five (5) feet.

iii. Maximum vertical dimension of the cabinet or panel: four (4) feet.

vi. Maximum horizontal dimension of the cabinet or panel: ten (10) feet.

v. Sign shall be placed in a landscaped area that is at least two hundred forty (240) square feet.

II. *Traffic Directional Signs.*

A. Maximum number of signs for each driveway: one (1) sign.

B. Maximum height of sign: three (3) feet.

C. Maximum area of sign:

i. Driveway accessing one (1) lot: four (4) square feet.

ii. Driveway accessing two (2) or more lots: eight (8) square feet.

D. Maximum area for a business name or logo on sign:

i. Driveway accessing one (1) lot: one (1) square foot.

ii. Driveway accessing two (2) or more lots: two (2) square feet.

E. Traffic directional signs shall be prohibited in the Type 1 Area.

Sec. 8.532. Multiple-tenant commercial buildings with a gross floor area of thirty thousand (30,000) square feet and greater.

I. In any commercial district shown on Table 4.100.B., or any portion of a Planned Community P-C with an underlying zoning district comparable to a commercial district shown on Table 4.100.B., industrial district shown on Table 4.100.C., or any portion of a Planned Community P-C with an underlying zoning district comparable to an industrial district shown on Table 4.100.C., and in the Downtown D, Planned Airpark Core Development PCP, Planned Unit Development PUD and Special Campus SC Districts, multiple-tenant non-residential buildings with a gross floor area of thirty thousand (30,000) square feet or greater are allowed signs, as follows:

A. *General requirements.*

1. Sign shall identify the building or complex.

2. Sign shall not contain the name of any tenant(s) or occupant(s) of the building, unless the sign is a mid-size monument sign or tower sign.

B. *Building wall signs.*

1. Any one side of a building, maximum area of sign: one (1) square foot for each five (5) linear feet of building wall.

2. Maximum height of sign: thirty six (36) feet.

3. No part of a sign shall extend above the roof line.

4. The face of the sign shall be parallel to the building wall.
5. No part of a sign shall project from a building wall farther than twelve (12) inches.

C. *Freestanding signs.*

1. Freestanding signs shall be prohibited in the Type 1 Area.
2. In all other areas, a building or complex is allowed one (1) freestanding sign per street frontage, or two (2) mid-size monument sign per street frontage in accordance with Section 8.352.I.C. 2.e., as follows:

a. Ground sign.

i. Maximum area of sign for individual letters: twelve (12) square feet.

ii. Maximum height of sign: five (5) feet.

iii. Maximum percentage of wall surface coverage allowed for individual letters: fifty (50) percent.

vi. Sign shall be placed in a landscaped area that is at least one hundred twenty (120) square feet.

b. Monument sign.

i. Maximum area of sign: twenty-four (24) square feet.

ii. Maximum height of sign: five (5) feet.

iii. Maximum vertical dimension of the cabinet or panel: four (4) feet.

vi. Maximum horizontal dimension of the cabinet or panel: ten (10) feet.

v. Sign shall be placed in a landscaped area that is at least two hundred forty (240) square feet.

c. Landscape wall sign.

i. Maximum area of sign: twenty (20) square feet.

ii. Maximum height of sign: five (5) feet.

iii. Maximum percentage of wall surface coverage allowed for individual letters: fifty (50) percent.

vi. Sign shall be placed in a landscape area that is at least one and five-tenths (1.5) square feet per each one (1) square foot area of sign.

d. Tower sign.

i. Multiple-tenant commercial buildings with a gross floor area of thirty thousand (30,000) square feet to less than sixty thousand (60,000) square feet.

(1) Maximum area of sign: fifty (50) square feet.

(2) Maximum height of sign: fifteen (15) feet.

ii. Multiple-tenant commercial buildings with a gross floor area of sixty thousand (60,000) square feet to less than one hundred thousand (100,000) square feet.

(1) Maximum area of sign: seventy-five (75) square feet.

(2) Maximum height of sign: twenty (20) feet.

iii. Multiple-tenant commercial buildings with a gross floor area of one hundred thousand (100,000) square feet or greater.

(1) Maximum area of sign: one hundred twenty (120) square feet.

(2) Maximum height of sign: twenty-five (25) feet.

iv. Sign shall be placed in a landscape area that is at least four (4) square feet for each one (1) square foot area of sign.

v. Sign may include no more than three (3) tenant or occupant names.

e. Tower sign alternative - mid-size monument sign.

i. Two (2) mid-size monument signs may be substituted for one tower sign in accordance with the following:

(1) Multiple-tenant commercial buildings with a gross floor area of thirty thousand (30,000) square feet to less than sixty thousand (60,000) square feet:

a. Maximum area of sign: twenty-five (25) square feet.

b. Maximum height of sign: eight (8) feet.

(2) Multiple-tenant commercial buildings with a gross floor area of sixty thousand (60,000) square feet to less than one hundred thousand (100,000) square feet:

a. Maximum area of sign: thirty-seven and one-half (37.5) square feet.

b. Maximum height of sign: ten (10) feet.

(3) Multiple-tenant commercial buildings with a gross floor area of one hundred thousand (100,000) square feet or greater:

a. Maximum area of sign: sixty (60) square feet.

b. Maximum height of sign: twelve (12) feet.

(4) Sign shall be placed in a landscaped area that is at least two hundred forty (240) square feet.

f. Mid-size monument sign.

i. Multiple-tenant commercial buildings with a gross floor area of thirty thousand (30,000) square feet to less than sixty thousand (60,000) square feet.

(1) Maximum area of sign: fifty (50) square feet.

(2) Maximum height of sign: eight (8) feet.

ii. Multiple-tenant commercial buildings with a gross floor area of sixty thousand (60,000) square feet to less than one hundred thousand (100,000) square feet.

(1) Maximum area of sign: sixty (60) square feet.

(2) Maximum height of sign: ten (10) feet.

iii. Multiple-tenant commercial buildings with a gross floor area of one hundred thousand (100,000) square feet or greater.

(1) Maximum area of sign: seventy-five (75) square feet.

(2) Maximum height of sign: twelve (12) feet.

iv. Sign shall be placed in a landscaped area that is at least two hundred forty (240) square feet.

v. Sign may include no more than three (3) tenant or occupant names.

3. Directory Signs.

i. Maximum number of signs for a site shall be determined by the Development Review Board.

ii. Maximum height of sign: seven (7) feet.

iii. Maximum area of sign for each business listed: one (1) square foot.

iv. Maximum area of sign for the name of the building or complex: four (4) square feet.

4. Traffic Directional Sign.

a. Maximum number of signs for each driveway: one (1) sign.

b. Maximum height of sign: three (3) feet.

c. Maximum area of sign:

i. Driveway accessing one (1) lot: four (4) square feet.

ii. Driveway accessing two (2) or more lots: eight (8) square feet.

d. Maximum area for a business name or logo on sign:

i. Driveway accessing one (1) lot: one (1) square foot.

ii. Driveway accessing two (2) or more lots: two (2) square feet.

Section 91. Renumber and relocate 8.534.1. Multiple-tenant commercial buildings in the PRC district., as follows:

Sec. ~~8.534.1.~~ **8.533. Multiple-tenant commercial buildings in the PRC district.**

Section 92. Repeal Sections 8.535. through Section 8.538., and adopt the following:

Sec. 8.534. Medical facilities with a gross floor area less than thirty thousand (30,000) square feet.

). Medical facilities with a gross floor area less than thirty thousand (30,000) square feet shall be allowed signs as follows:

A. *General requirements.*

1. All medical facilities shall submit a master sign program, subject to Development Review Board approval.

a. Signs directing medical and emergency responders to medical service areas and helicopter pads, and similar operational signs, shall not be included in the total sign budget.

2. Building wall and ground signs shall identify the business, building or complex.

B. *Building wall signs.*

1. On any one (1) side of a building, maximum area of sign: one (1) square foot for each one (1) linear foot of building wall.
2. Maximum height of sign: thirty six (36) feet.
3. No part of such sign shall extend above a roof line.
4. The face of the sign shall be parallel to the building wall.
5. No part of sign shall project from a building wall farther than twelve (12) inches.

C. *Freestanding signs.*

1. Ground signs shall be prohibited in the Type 1 Area.
2. In all other areas, a building or complex is allowed one (1) ground sign per street frontage, as follows:

   a. Maximum area of sign for individual letters: twelve (12) square feet.
   b. Maximum height of sign: five (5) feet.
   c. Maximum percentage of wall surface coverage allowed for individual letters: fifty (50) percent.
   d. Sign shall be placed in a landscaped area that is at least one hundred twenty (120) square feet.

3. Emergency entrance sign.

   a. Maximum number of signs for each emergency driveway entrance: one (1) sign.
   b. Maximum area of sign: thirty (30) square feet.
   c. Maximum height of sign: five (5) feet.
   d. Sign shall be placed in a landscaped area that is at least three hundred (300) square feet.

4. Traffic Directional Sign.

   a. Maximum number of signs for each driveway: one (1) sign.
   b. Maximum height of sign: three (3) feet.
   c. Maximum area of sign:

      (1) Driveway accessing one (1) lot: four (4) square feet.
      (2) Driveway accessing two (2) or more lots: eight (8) square feet.

   d. Maximum area for a business name or logo on sign:

      (1) Driveway accessing one (1) lot: one (1) square foot.
      (2) Driveway accessing two (2) or more lots: two (2) square feet.

   e. Traffic directional signs shall be prohibited in the Type 1 Area.

Sec. 8.535. Medical facilities with a gross floor area of thirty thousand (30,000) square feet or greater.

I. Medical facilities with a gross floor area thirty thousand (30,000) square feet or greater shall be allowed signs, as follows:

A. *General requirements.*

1. All medical facilities shall submit a master sign program, subject to Development Review Board approval.

    a. Signs directing medical and emergency responders to medical service areas and helicopter pads, and similar operational signs, shall not be included in the total sign budget.

2. Building wall and freestanding signs shall identify the business, building or complex.

B. *Building wall signs.*

1. On any one (1) side of a building, maximum area of sign: one (1) square foot for each one (1) linear foot of building wall.

2. Maximum height of sign: thirty six (36) feet.

    a. However, medical facilities with an Arizona license to operate as a hospital, and a gross floor area one hundred thousand (100,000) square feet or greater, may have a building wall sign that complies with the following requirements:

        i. Maximum height of sign: the roof line minus half the sign height.

        ii. Sign shall contain the word "hospital" which shall be at least one-half (1/2) of the area of sign.

3. No part of such sign shall extend above a roof line.

4. The face of the sign shall be parallel to the building wall.

5. No part of sign shall project from a building wall farther than twelve (12) inches.

C. *Freestanding signs.*

1. Freestanding signs shall be prohibited in the Type 1 Area.

2. In all other areas, building or complex is allowed one (1) freestanding sign per street frontage, as follows:

    a. Ground sign.

        i. Maximum area of sign for individual letters: twelve (12) square feet.

        ii. Maximum height of sign: five (5) feet.

        iii. Maximum percentage of wall surface coverage allowed for individual letters: fifty (50) percent.

        vi. Sign shall be placed in a landscaped area that is at least one hundred twenty (120) square feet.

    b. Monument sign.

        i. Maximum area of sign: twenty-four (24) square feet.

        ii. Maximum height of sign: five (5) feet.

        iii. Maximum vertical dimension of the cabinet or panel: four (4) feet.

        vi. Maximum horizontal dimension of the cabinet or panel: ten (10) feet.

        v. Sign shall be placed in a landscaped area that is at least two hundred forty (240) square feet.

c. Tower sign.

i. Medical facilities with a gross floor area of one hundred thousand (100,000) square feet or greater:

(1) Maximum number of signs per street frontage: one (1) sign.

(2) A tower sign shall not be allowed on the same site as a gateway sign.

(3) Maximum area of sign: sixty-four (64) square feet, identifying the complex only.

(4) Maximum height of sign: eighteen (18) feet.

(5) Sign shall be placed in a landscape area that is at least four (4) square feet for each one (1) square foot of sign area.

d. Gateway sign.

i. Medical facilities with a gross floor area of one hundred thousand (100,000) square feet or greater:

(1) Maximum number of signs per street frontage: one (1) sign.

(2) A gateway sign shall not be allowed on the same site as a tower sign.

(3) Maximum area of sign: one hundred twenty (120) square feet.

(4) Maximum height of sign: twelve (12) feet.

(5) Sign shall be located at a forty-five (45) degree angle to the street.

(6) Sign shall be placed in a landscape area that is at least four (4) square feet for each one (1) square foot of area of sign.

(7) Sign shall be limited to identifying the major entrances or corners of the medical facilities.

3. Emergency entrance sign.

a. Maximum number of signs for each emergency driveway entrance: one (1) sign.

b. Maximum area of sign: thirty (30) square feet.

c. Maximum height of sign: five (5) feet.

d. Sign shall be placed in a landscaped area that is at least three hundred (300) square feet.

4. Ambulatory patient and visitor entrance sign.

a. Maximum number of signs for each driveway entrance to a visitor's parking area: one (1) sign.

b. Maximum area of sign: twelve (12) square feet.

c. Maximum height of sign: five (5) feet.

d. Sign shall be placed in a landscaped area that is at least one hundred twenty (120) square feet.

e. For medical facilities with a gross floor area of one hundred thousand (100,000) square feet or greater, additional ambulatory patient and visitor entrance signs maximum: one(1) sign per intersection or directional change.

5. Directory Sign.

a. Maximum number of signs: as approved by the Development Review Board.

i. For medical facilities with a gross floor area of one hundred thousand (100,000) square feet or greater, maximum: one (1) sign per building entrance, except the Development Review Board may approve two (2) signs at a building entrance upon finding that physical obstructions prohibit adequate viewing of the allowed sign.

b. Maximum height of sign: seven (7) feet.

c. Maximum area of sign for each business name: one (1) square foot.

d. Maximum area of sign for the building or complex name: four (4) square feet.

6. Traffic Directional Sign.

a. Maximum number of signs for each driveway: one (1) sign.

b. Maximum height of sign: three (3) feet.

c. Maximum area of sign:

(1) Driveway accessing one (1) lot: four (4) square feet.

(2) Driveway accessing two (2) or more lots: eight (8) square feet.

d. Maximum area for a business name or logo on sign:

(1) Driveway accessing one (1) lot: one (1) square foot.

(2) Driveway accessing two (2) or more lots: two (2) square feet.

e. Traffic directional signs shall be prohibited in the Type 1 Area.

D. *Ancillary Building or Facility Signs for medical facilities with a gross floor area of one hundred thousand (100,000) square feet or greater.*

1. Signs shall identify the primary tenant, primary service, or building.

2. Maximum number of signs for each building: one (1) sign.

3. Regulations for sign types.

i. Building wall sign.

a. Signs on a building wall shall be oriented toward the primary approach pedestrian or vehicular approach to the building.

b. Maximum area of sign: one (1) foot for each one (1) linear foot of building wall, up to forty (40) square feet.

c. Maximum height of sign: 36 feet.

ii. Ground or monument sign.

a. Maximum area of sign for individual letters: twelve (12) square feet.

b. Maximum height of sign: five (5) feet.

c. Ground and monument sign shall be placed in a landscape area that is at least ten (10) square feet for each one (1) square foot of area of sign.

d. Ground and monument signs shall be prohibited in the Type 1 Area.

Section 93. Renumber and relocate Section 8.539. Airport (official Scottsdale Airport) uses., 8.540. Special events and theme amusement parks., and 8.541. Master planned community., as follows:

Sec. ~~8.539.~~ 8.536. Airport (official Scottsdale Airport) uses.

Sec. ~~8.540.~~ 8.537. Special events and theme amusement parks.

Sec. ~~8.541.~~ 8.538. Master planned community.

Section 94. Amend subsection L. to Section 8.601. Semi-permanent signs allowed., as follows:

L. *Temporary noncommercial signs*:

1. ~~Temporary noncommercial signs shall be removed within one hundred twenty (120) days of placement.~~ The person placing the sign and the property owner where the sign is placed are responsible for removing the sign within one hundred twenty (120) days of placement.
2. ~~The maximum area of a temporary noncommercial sign shall be sixteen (16) square feet; except if placed behind a dedicated scenic corridor easement, then a temporary noncommercial sign shall not exceed thirty-two (32) square feet.~~
2. Maximum area of sign:
    a. Thirty-two (32) square feet for a sign placed behind a dedicated scenic corridor easement, and
    b. Sixteen (16) square feet for all other signs.
3. ~~The maximum height of a temporary noncommercial sign shall be~~ Maximum height of sign: ten (10) feet.
4. A temporary noncommercial sign shall not be placed in any right-of-way or public property.
5. ~~Temporary noncommercial signs shall be marked by a no-fee sticker that has been furnished by the City and shall include information which states the date of its placement, and the person responsible for placement and removal.~~
5. Signs shall be labeled with:
    a. The date of sign placement, and
    b. The name and phone number of the person(s) responsible for placing and/or removing the sign.
6. ~~Any temporary noncommercial sign that does not include the required sticker information or remains beyond the allowed one hundred twenty (120) days timeframes specified in Section 8.601.L.5. above, shall be subject to removal by the City.~~
6. In conformance with the Arizona Revised Statutes, the City may remove a political sign.
7. The City may remove any other sign that:
    a. Does not include the information required in in subsection 8.601.L.5., or
    b. Is placed for more one hundred twenty (120) days.

~~7. The person, party, or parties responsible for the placement or distribution of any temporary noncommercial signs shall submit to the City a map showing all temporary noncommercial sign locations, along with contact information of the party or parties who shall be jointly and severally liable for their removal.~~

Section 95. Amend subsection F. of Section 9.102. Applications of and exemptions from parking., as follows:

F. Application to multiple tenant developments. Where there is a combination of uses ~~on a lot~~, the minimum required number of on-site parking spaces shall be the sum of the requirements of the individual uses, unless otherwise considered a mixed use development, mixed use commercial center, or as provided per Section 9.104.E. and F. If, in the opinion of the Zoning Administrator, the uses would not be operated simultaneously, the number of vehicle parking spaces shall be determined by the use with the highest parking demand.

Section 96. Delete the scrivener's errors in Table 9.103.A. Schedule of Parking Requirements., pertaining to Galleries and Mixed-use commercial centers, as follows:

Galleries	One (1) space per ~~three~~ five hundred (500) square feet of gross floor area.
Mixed-use commercial centers In mixed-use commercial centers with less than 20,000 square feet of gross floor area, land uses (with parking requirements of one space per 250 square feet or fewer spaces) shall occupy at least 60 percent of gross floor area. ~~Limited to mixed-use commercial centers where land uses (with parking requirements of one space per 250 square feet or fewer spaces) occupy at least 60 percent of gross floor area.~~	One (1) space per three hundred (300) square feet of gross floor area.

Section 97. Amend the Table 9.103.B. Schedule of Parking Requirements in the Downtown Area., pertaining to Mixed-use commercial centers, as follows:

Mixed-use commercial centers In mixed-use commercial centers with less than 20,000 square feet of gross floor area, land uses (with parking requirements of one space per 300 square feet or fewer spaces) shall occupy at least 60 percent of gross floor area.	One (1) space per three hundred fifty (350) square feet of gross floor area.

Section 98. Amend subsection F. to Section 9.103. Parking requirements., as follows:

F. *Fractions shall be rounded.* ~~When any calculation results in a fraction of a parking space, any fraction shall be rounded up to the next greater whole number.~~

1. When any calculation for the required parking results in a fraction of a parking space, the fraction shall be rounded up to the next greater whole number.
2. When any calculation for the provided parking results in a fraction of a parking space, the fraction shall be rounded down to the next greater whole number.
3. When any calculation of a Parking P-3 District credit, improvement district credit, or in-lieu parking credit results in a fraction of a credit, the fraction shall not be rounded.

Section 99. Amend Section 9.105. Mobility impaired accessible spaces., as follows:

Sec. 9.105. Mobility impaired accessible spaces.

A. *Purpose.* The City ~~of Scottsdale~~ encourages all development ~~within the City which serves the public~~ to provide adequate facilities for accessibility to people with mobility impairments ~~as defined by this Zoning Ordinance,~~ covered by the Americans with Disabilities Act (ADA) ~~of 1990,~~ and the Fair Housing Act (FHA), as amended. ~~In accordance with this goal and pursuant to the ADA, accessible parking shall be provided by any building or use according to the following minimum requirements and any further requirements hereafter adopted by federal, state, or local law. Should any part or provision of this Section 9.105 by error or omission be determined unenforceable, the federal standards as defined by the ADA, FHA, and Section 504 of the Rehabilitation Act of 1973, inclusive of any amendments, shall apply.~~

~~A. Required spaces. Required mobility impaired accessible parking spaces shall be provided at a rate of four (4) percent of the total provided vehicular parking spaces, and at no time shall be less than the number of spaces required by ADA. In addition to these requirements, accessible patient parking at outpatient facilities must equal no less than ten (10) percent of the required parking, and facilities which specialize~~

~~in treatment or services for persons with mobility improvements must provide accessible parking equaling no less than twenty (20) percent of the required parking for patient use.~~

B. *Required accessible parking spaces.*

1. Accessible parking spaces for any building or use shall conform to the ADA, FHA and Article IX.
2. Outpatient facilities in a hospital. Minimum: ten (10) percent of the provided parking.
3. Rehabilitation facilities specializing in treating mobility impairments. Minimum: twenty (20) percent of the provided parking.
4. Other uses. Minimum: four (4) percent of the provided parking.

~~B. Reductions in accessible space requirements for large uses. Reductions in accessible parking space requirements for large uses may be permitted subject to the approval of the Zoning Administrator. In requesting such a reduction, applicants shall provide evidence that the demand for disabled parking on the site is less than four (4) percent of the total number of required vehicular parking spaces. In granting such a reduction, the Zoning Administrator shall consider factors including, but not limited to, the following:~~

~~1. Uses requesting a reduction shall require over three hundred (300) vehicular parking spaces;~~

~~2. Uses requesting a reduction shall be characterized by a low volume of direct daily customer or visitor contact.~~

~~3. Uses requesting a reduction shall be limited to major employment uses, be within six hundred (600) feet of a public transit route stop, and shall not include any public facilities or other uses normally frequented by visitors.~~

~~Mobility impaired accessible parking spaces shall be provided at a rate no less than two (2) percent of the total vehicular parking spaces, or as required by ADA. The required number of mobility impaired accessible parking spaces shall be calculated prior to any applied reduction in parking requirements otherwise approved by the Zoning Administrator, or provided pursuant to this ordinance.~~

C. *Reductions in the required accessible parking spaces.*

1. To reduce the number of accessible parking spaces, the property owner shall submit a development application to the Zoning Administrator, including the following:
   a. A report indicating the actual demand for the number of accessible parking spaces in the development project, and
   b. Any other information requested by the Zoning Administrator.
2. The Zoning Administrator may approve a reduction in the required accessible parking spaces, if:
   a. The development project provides over five hundred (500) parking spaces;
   b. The development project includes major employment use(s);
   c. The development project is within six hundred (600) feet of a public transit route and stop;
   d. The development project has minimal direct daily visitors;

e. The reduced demand for accessible parking spaces is supported by the request; and

f. The request is supported by other relevant information determined by the Zoning Administrator.

3. The accessible parking spaces required shall not be less than two (2) percent of the provided parking spaces, or as required by ADA, whichever results in more accessible parking spaces.

~~C. Compliance with the accessible parking requirements. The configuration of the accessible parking for a development shall comply with the approved site plan, and shall also conform to the required number of accessible spaces of this ordinance and the number of accessible spaces required by ADA.~~

~~1. Existing developments that restripe their parking are encouraged to reconfigure all accessible spaces and access aisles in conformance with this Zoning Ordinance and the Design Standards & Policies Manual.~~

~~2. Existing development that reconfigures their onsite parking layout shall be subject to the approval from the City. All reconfigured accessible spaces shall be provided in accordance with this ordinance and the Design Standards & Policies Manual.~~

D. *Existing developments.*

1. The location and any restriping of accessible parking spaces shall comply with the approved site plan, and applicable ADA and FHA requirements.

2. Reconfiguring any onsite parking shall be subject to City approval. All reconfigured accessible parking spaces shall conform with Article IX. and the Design Standards & Policies Manual.

~~D. Location of accessible spaces. Each accessible parking space shall be located along the shortest accessible route to the building entrance, and following the route used by the general public. The minimum width of said accessible route shall be no less than three (3) feet. Buildings with multiple accessible entrances and/or sites with multiple buildings, accessible parking spaces shall be dispersed and located closest to each accessible entrance, and following the route used by the general public.~~

~~1. Where a development provides less than five on-site parking spaces and the provided parking spaces are accessed from an alley, the Zoning Administrator may approve a nearby on-street accessible parking space to comply with the requirements of this ordinance if greater accessibility would be provided in terms of distance from an accessible entrance and convenience is ensured. The Zoning Administrator is not obligated to approve such a request.~~

E. *Location of accessible spaces.*

1. Each accessible parking space shall be located adjacent to the shortest route to the accessible building entrance used by the public.
2. Accessible parking spaces shall be dispersed, but located nearest to accessible entrances, for any building with multiple accessible entrances.
3. Accessible parking spaces shall be dispersed, but located nearest to accessible entrances, throughout a development project with multiple buildings.
4. The minimum width of the accessible route shall conform to the ADA, FHA and the Design Standards and Policies Manual.
5. Accessible parking in a parking structure or podium parking may be provided on one level adjacent to the shortest route to the accessible building entrance.

6. Where a development project provides fewer than five on-site parking spaces accessed from an alley, the Zoning Administrator may approve a nearby on-street accessible parking space upon finding the space affords:
   a. Greater accessibility to the accessible building entrance, and
   b. Greater convenience.

~~E. Configuration and identification. The configuration and identification of accessible parking spaces, access aisles, signage and markings shall be provided in accordance with this Zoning Ordinance and the Design Standards & Policies Manual. The accessible parking space shall have a minimum width of eleven (11) feet, and the access aisle shall have a width of five (5) feet. Two (2) adjacent accessible parking spaces may share an access aisle, as permitted by ADA.~~

F. *Standards.* Accessible parking spaces and access aisles shall conform to the Design Standards & Policies Manual, and the following:
   1. Minimum accessible parking space width: eleven (11) feet.
   2. Minimum accessible parking space length: In accordance with Section 9.106.
   3. Access aisle width: five (5) feet.
   4. Two (2) adjacent accessible parking spaces may share an access aisle.

G. *Identification.* Identification, signage and markings of the accessible parking spaces, access aisles and access routes shall conform to the ADA, FHA, and the Design Standards and Policies Manual.

~~F. The ramp from the access aisle to the sidewalk or other transition to the principal use shall not exceed a slope of 1:12, and shall be designed and provided in accordance with the Design Standards & Policies Manual.~~

H. *Slope.*
   1. Maximum slope of a ramp from the access aisle to a sidewalk: 1:12 ratio.
   2. Maximum slope and cross slope of the access aisle and route: 1:50 ratio.

~~G. *Accessible tenant covered/garage parking, multiple family. Accessible covered/ garage parking spaces shall be provided at a percentage equal to the percentage of non-accessible covered/parking garage parking spaces.*~~

I. *Accessible tenont covered parking, podium parking, and parking structure parking spaces for multiple dwelling development projects.*
   1. Minimum: the same percentage as non-accessible tenant covered, podium parking, and parking structure parking spaces.

~~H. *Accessible separate garage parking, multiple family.* The property owner/developer of a multiple family development that provides separate garages for each unit shall designate on the site plan which garages are adaptable for accessible parking. Accessible separate garage parking shall be designated at a percentage equal to the percentage of non-accessible separate garages. The interior horizontal and vertical dimensions of the parking space and access aisle in the designated garages shall comply with the requirements of this ordinance and ADA.~~

J. *Accessible separate garage parking for multiple dwelling development projects.*
   1. Where separate garages for the dwelling units are provided in a multiple dwelling development project, the site plan shall designate which garages are adaptable for accessible parking.
   2. Minimum: the same percentage as non-accessible separate garages.
   3. The dimensions of each accessible parking space and access aisle shall comply with Article IX.

~~I. *Common covered/ garage accessible parking for guests and patrons.* Accessible covered/ garage parking spaces shall be provided at a percentage equal to the percentage of non-accessible common covered/garage for guests and patrons parking spaces.~~

K. *Accessible covered parking, garage, podium parking, and parking structure parking for visitors of multiple dwelling development projects.*

1. Minimum: the same percentage as non-accessible covered parking, garage, podium parking, and parking structure parking spaces.

~~J.~~ L. *Common covered accessible parking for employees.* The property owner shall provide accessible covered parking space(s) upon request from an employee that is employed by an establishment on the property if the property owner provides non-accessible common covered parking.

~~J. *Non-residential garage accessible parking.* Non-residential garage accessible parking spaces shall be provided at a percentage equal to the percentage of non-accessible garage parking spaces.~~

M. *Accessible non-residential covered parking, garage, podium parking, and parking structure parking.*

1. Minimum: the same percentage as non-accessible covered parking, garage, podium parking, and parking structure parking spaces.

~~L. A property owner that owns property that contains a parking garage constructed prior to April 7, 1995, and is unable to accommodate accessible parking within the garage due to structural or other reasonable limitations of the garage, shall provide reasonable accommodations on the property for accessible covered parking. The property owner shall provide evidence, as determined by the Zoning Administrator, to the City for verification that demonstrates that such limitations exist.~~

N. *Reasonable accommodations.* Property with a parking structure or podium parking that was permitted before January 26, 1992 with a Certificate of Occupancy issued before January 26, 1993, and which is unable to provide accessible parking within the parking structure or podium parking due to structural or other reasonable limitations, shall provide reasonable accommodations on the property for accessible covered parking, subject to the Zoning Administrator's approval.

~~M. *Vertical clearance.* The vertical clearance for accessible parking spaces shall be no less than eight (8) feet two (2) inches, and the vertical clearance for passenger loading zones shall be no less than nine (9) feet six (6) inches. When required by ADA, additional clearance heights shall be provided.~~

O. *Vertical clearance.*

In addition to ADA and FHA requirements:

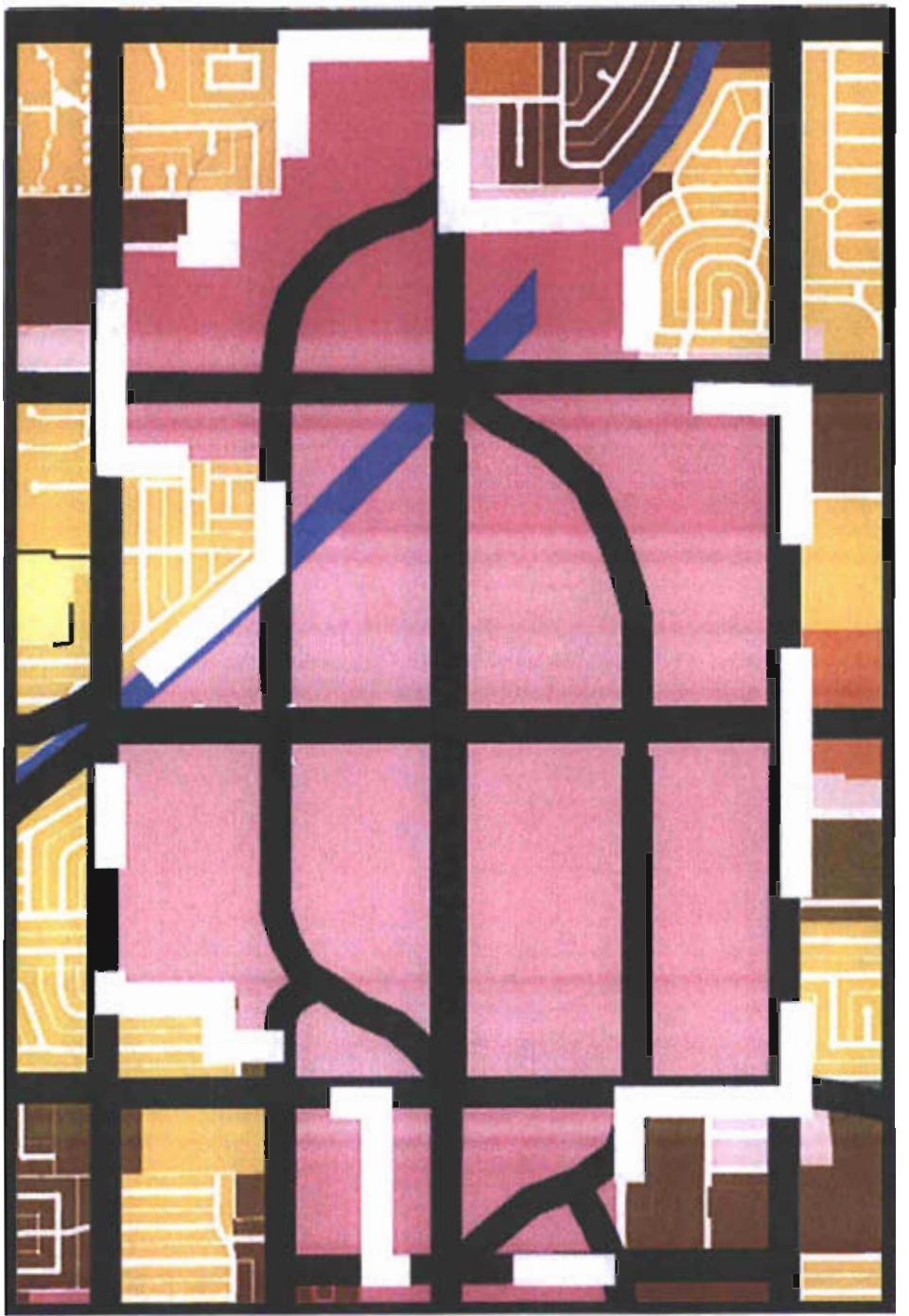
1. Minimum accessible parking space vertical clearance: eight (8) feet two (2) inches.
2. Minimum vehicular drive aisle vertical clearance to and from covered parking, garage, podium parking, and parking structure accessible parking space(s): eight (8) feet two (2) inches.

~~N.~~ P. *Passenger loading zones.* Passenger loading zones shall ~~provide an access aisle a minimum of twenty (20) feet in length, adjacent and parallel to the vehicle pull up space. If there are curbs between the access aisle and the vehicle pull up space, then a curb ramp shall be provided.~~ conform to the ADA, FHA and the Design Standards and Policies Manual.

Q. The ADA, FHA, and Section 504 of the Rehabilitation Act of 1973, as amended, apply if any part of this Section 9.105 is determined unenforceable.

Section 100. Amend subsection A.1.c. of Section 9.106. Design standards for public and private on-site ingress, egress, maneuvering and parking areas., as follows:

c. ~~If special circumstances exist, such as, but not limited to a limited lot size, the above requirements of Section 9.106.A.1. and Subsections therein, except the parking space sizes of Table 9.106.A., may be amended at the discretion of the Development Review.~~ Where special circumstances exist, such as, but not limited to, a lot size, the Development Review Board may approve parking space sizes different from the requirements of the sections of 9.106.A.1. and Table 9.106.A.; but may not approve aisle sizes different from the requirements of Table 9.106.A.

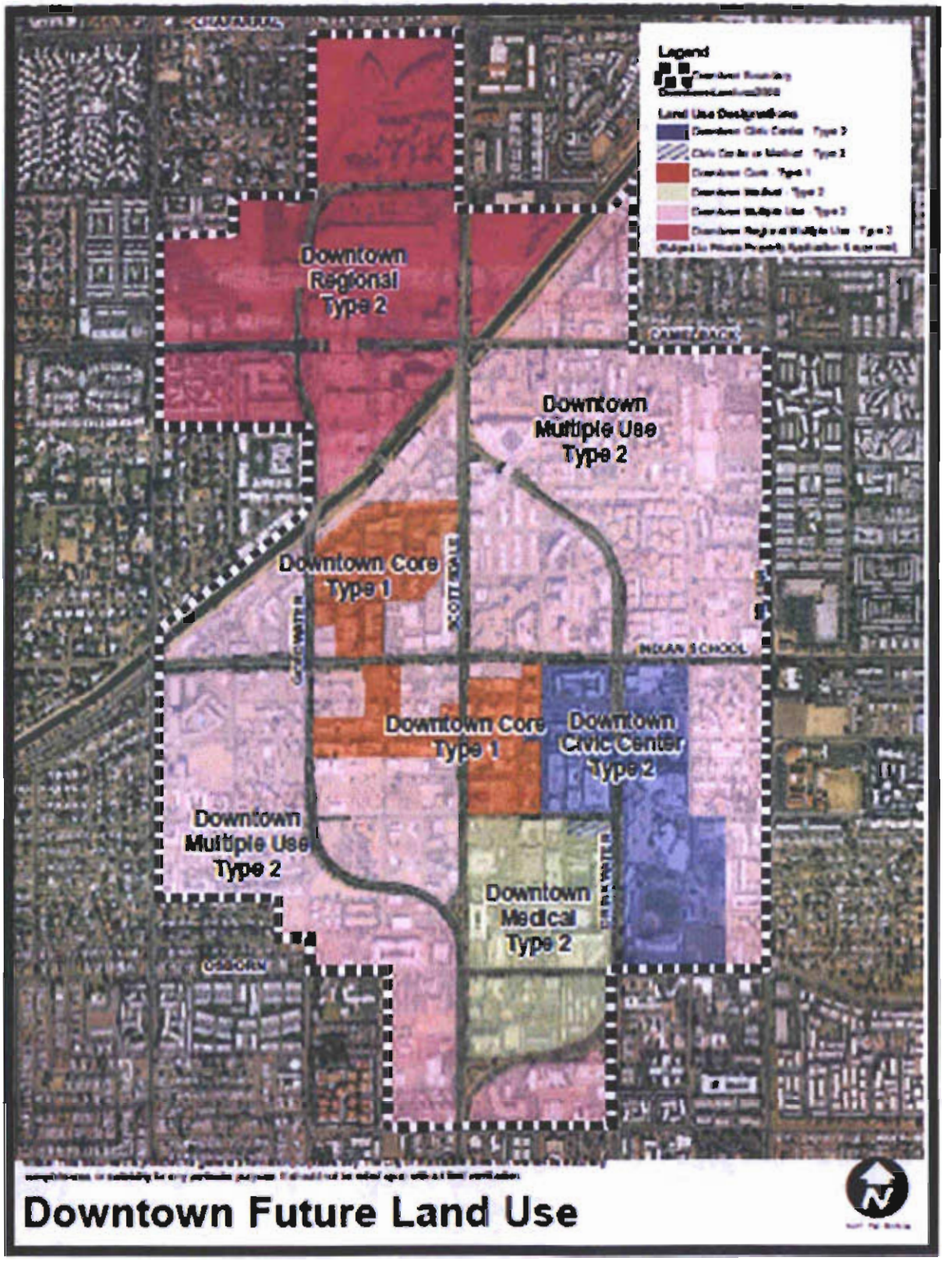


RURAL NEIGHBORHOODS
SUBURBAN NEIGHBORHOODS
URBAN NEIGHBORHOODS
MIXED-USE NEIGHBORHOODS
RESORTS/TOURISM
SHEA CORRIDOR
MAYO SUPPORT DISTRICT
REGIONAL USE DISTRICT
COMMERCIAL
OFFICE
EMPLOYMENT
NATURAL OPEN SPACE
DEVELOPED OPEN SPACE (PARKS)
DEVELOPED OPEN SPACE (GOLF COURSES)
CULTURAL/INSTITUTIONAL OR PUBLIC USE
MCDOWELL SONORAN PRESERVE (AS OF 8/2003)
RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
CITY BOUNDARY
LOCATION NOT YET DETERMINED

N

6-TA-2009#3

ATTACHMENT #3



6-TA-2009#3

ATTACHMENT #4

Downtown Task Force

Downtown Plan Implementation Recommendations

MARCH 29, 2011

ATTACHMENT #5

CITY OF SCOTTSDALE

2009 DOWNTOWN TASK FORCE MEMBERS

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Betty Drake, Vice-Chair
Marilynn Atkinson
Gary Baker
Kathy Duley
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Downtown Task Force

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Jack Knife



Parada del Sol



The Yearlings

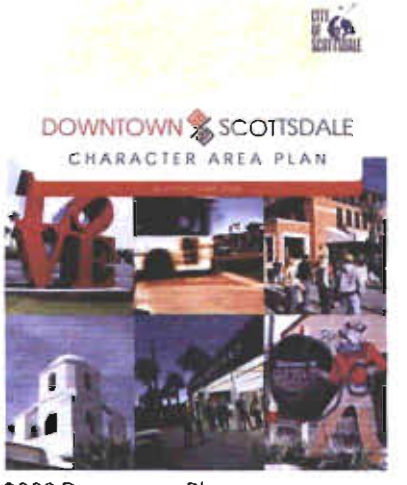
EXECUTIVE SUMMARY

DOWNTOWN CHARACTER AREA PLAN (DOWNTOWN PLAN)

Originally adopted by the Scottsdale City Council in 1984, and completely updated in 2009, the Downtown Plan serves as the comprehensive policy document that guides growth and development decisions in Downtown Scottsdale. As an adopted Character Area Plan, the Downtown Plan incorporates community goals and policies consistent with both the state mandated and community created Scottsdale General Plan elements, as well as goals and policies that speak specifically to the special attributes of Downtown and how it functions.

The Downtown Plan and subsequent community efforts have been successful at shaping the growth, both financially and physically, of Downtown Scottsdale for the past 25+ years. During this timeframe, Downtown Scottsdale has become a vibrant center, thus realizing the original Plan's main goal that the area become a "highly functional mixed-use center" that provides a "creative environment in which people live, work and pursue leisure activities" (Downtown Plan, 1984).

To ensure that the vision, goals and policies of the 2009 Downtown Character Area Plan are executed by and for the community, the Scottsdale City Council appointed the 2009 Downtown Task Force to embark on specific plan implementation programs.



2009 Downtown Plan

DOWNTOWN TASK FORCE PURPOSE

As delineated by City Council resolution, the purpose of the Downtown Task Force is to assist the City Council with the implementation of the Downtown Plan by providing recommendations concerning: (1) possible modifications to the Downtown (D) and Downtown Overlay (DO) section of the Zoning Ordinance; (2) a global Downtown parking plan; (3) Downtown pedestrian amenities; (4) Downtown transit planning and (5) such other Downtown related matters as the City Council may assign to the Task Force. (Resolution No. 8027, Appendix A).

DOWNTOWN TASK FORCE RECOMMENDATIONS SUMMARY

Since the fall of 2009, the Downtown Task Force has held regularly bi-monthly meetings to discuss, deliberate and make recommendations on the specific Council- directed implementation programs as assigned. Recognizing the importance that downtown's physical form plays in the ongoing stability and vitality of the area, the Downtown Task Force also focused on physical improvement recommendations to enhance Downtown Scottsdale. Some of the primary themes from the Downtown Task Force recommendations include:

- Create a more inviting, safe and attractive experience for pedestrians;
- Maximize the use of the city's existing downtown parking supply and increase public awareness of area parking opportunities to reinforce the fact that there is adequate existing parking in the downtown;
- Pursue development flexibility for all properties in downtown subject to the provision of public benefits and the protection of adjacent neighborhoods;
- Assure consistent implementation of regulatory standards and design guidelines with all downtown development;
- Encourage new development and redevelopment to include complementary and/or supportive design relationships with the established urban form, and sensitively transition in scale, height and intensity at the downtown boundary particularly with adjacent residential neighborhoods, as well as between adjoining downtown urban neighborhoods.
- Recognize that the Downtown Regional and Downtown Medical urban neighborhoods designated in the Downtown Plan are the areas that can accommodate the greatest intensity of development;
- Retain the small lot development pattern and active ground level land uses in the Downtown Core areas of Fifth Avenue, Marshall Way, Craftman's Court and Main Street;
- Protect Old Town's small lot development pattern, character, design and aesthetics as this Downtown Core neighborhood embodies the historic culture and heritage of the community; and
- Establish a Downtown Infill Incentive District and associated Plan as a tool to encourage infill development and redevelopment within Downtown Scottsdale.

In conclusion, as Downtown Scottsdale continues to mature, merchants, property owners and civic leaders will need to make strong and innovative decisions within the context of the adopted Downtown Plan, and in conjunction with the enclosed Downtown Task Force recommendations, to insure a continually vital and sustainable Downtown.



Downtown Core - Old Town



Civic Center



Downtown Core - Marshall Way

A. ***Recommended Downtown Physical Improvements***

Downtown's physical form conveys a great deal about the community's goals, values and identity. Well-maintained, inviting, aesthetically pleasing physical attributes make a strong quality statement about Downtown Scottsdale. Providing consistent attention to the physical form in order to maintain an attractive, high quality downtown for our community will require the attention and commitment of private property owners, businesses, citizens, nonprofit organizations, and government. Accordingly, the Downtown Task Force suggests the following implementation recommendations for the continued enhancement of Downtown Scottsdale.

I. Possible Modifications to the Downtown (D) and Downtown Overlay (DO) Districts

The best, most successful, downtowns are those where a rich mix of land uses are directly and conveniently connected to each other; efficiently accommodate travel, circulation and access; and above all, focus on providing a superior pedestrian environment. Walking is such an essential part of what is meant by "downtown" that the quality of the pedestrian environment – safety, comfort, interest, continuity – is a necessity.

Like most downtowns, Downtown Scottsdale is a destination for people. Thus, the successful evolution of downtown's circulation system into a network of enhanced connectivity with the primary focus on the pedestrian is critical to Downtown Scottsdale's future. Therefore, the following Downtown Task Force implementation recommendations focus on improving mobility and circulation to, from, and within Downtown Scottsdale.

1. Downtown Pedestrian Improvements

   To make the Downtown Area more conducive, safe and inviting to pedestrians and their experiences, the Task Force recommends the following:

   - Inventory the Downtown area for impediments to pedestrian mobility, such as missing sidewalk links, and establish priorities for future capital projects;
   - Review downtown pedestrian crosswalks to ensure that they are safe and include appropriate signage and protective measures;
   - Create themed pedestrian improvements throughout downtown. In the Old Town, Main Street, Marshall Way and Fifth Avenue districts, improvements shall be compatible with the design guidelines and character of these districts.
   - Extend the current downtown signage program to include pedestrian wayfinding systems, such as signage, kiosks, and maps;
   - Improve pedestrian connections to adjacent neighborhoods to encourage walking to and from Downtown;



Missing Sidewalk Along Scottsdale Road



Conceptual Pedestrian Crossing Enhancements Goldwater Boulevard and Main Street

- Improve Scottsdale/Camelback Roads intersection;
  - Restart the waterfall on the southeast corner of the intersection or enhance the corner with public art/plaza.
  - Make other improvements to the intersection that will enhance pedestrian safety and convenience.
- Improve the pedestrian crossing at East Camelback Road and North Marshall Way to increase pedestrian safety and minimize perceived barriers of this walking route between Scottsdale Fashion Square and the rest of the downtown.
- Enhance the pedestrian experience under the East Camelback Road/Scottsdale Fashion Square retail bridge;
- Increase pedestrian signal timing throughout the Downtown Area;
- The East Indian School Road and North Marshall Way intersection shall be improved to enhance it as a pedestrian connection;
- Extend the season for holiday lighting to October through April;
- Provide additional short- and long-term bicycle parking throughout the downtown and create other improvements to encourage bicycle travel;
- Provide pedestrian street crossing improvements that give the priority to the pedestrian, such as:
  - traffic tables and/or raised crosswalks,
  - pedestrian refuges on busier streets,
  - "bulb outs" (traffic calming devices that narrow the street at the intersection),
  - bollards,
  - grade separated crossings at busier intersections,
  - pedestrian crossing protection (such as HAWK crossings or pedestrian-activated signal crosswalks) where the Arizona Canal crosses streets; and
  - other traffic calming devices.



Waterfall - Arizona Canal



Southbridge - Stetson Plaza



SMOCA

II. Downtown Parking

The design and availability of parking has the potential to shape the function, character and aesthetics of a downtown. From the quality of the downtown experience for both citizens and visitors, to the opportunities for new growth and development, the need to accommodate parking must be balanced with other goals for the built environment such as livability and economic development. Therefore, the Downtown Task Force parking recommendations are comprehensive in nature, taking into account a balance of short term and long term parking needs, while maintaining a free parking environment throughout the downtown.

1. Downtown Parking Improvements

   The Task Force consensus is that there is adequate parking in the downtown area. Even though there is adequate parking throughout the downtown, the Task Force concurs that there are periodic, and occasionally, 'spot' issues throughout the week, and throughout the year during peak season. These spot areas are currently in the vicinity of the following intersections :

   - North Scottsdale Road and East 1st Avenue,
   - North Scottsdale Road and East Stetson Drive (west side), and
   - North Wells Fargo Avenue and East Stetson Drive.

   As these areas redevelop and/or the existing land uses change, there may be a need for additional downtown public parking facilities in the future.

   In the near term, the Task Force recommends maximizing the City's existing parking facilities that are underutilized during peak times, and increasing public awareness of the parking facilities available. This may be accomplished by one or more of the following:

   - Provide additional vehicular directional signs to public parking lots and garages, that are easily identifiable;
   - Improve pedestrian way-finding signage in and around public parking lots and garages, and throughout downtown;
   - Incorporate additional material into the city's visitor and tourist media regarding the location of downtown public parking facilities;
   - Improve the Downtown Trolley connections to the public parking facilities;
   - Street parking spaces and parking lots should be for short-term patron parking, and the public garages should be for employees and patrons that desire short and/or long-term parking;
   - Improve lighting within and around public parking facilities, in order to assist in enhancing the safety in and around these facilities;
   - Improve pedestrian connections to and from public parking facilities;



Downtown Parking Signage


Old Town Parking Structure


Old Town Kiosk

- Utilize and require appropriate temporary parking signage for special events; Examples of such events may include:
  - Spring training games,
  - Scottsdale Arts Festival,
  - Scottsdale Culinary Festival,
  - Scottsdale Fashion Week, and
  - Other periodic large attendance events.
- Require special events to include parking locations on advertisement material and/or internet sites;
- Provide adequate funding for on-going maintenance of signage, replacement and enhancement;
- Create a Downtown Scottsdale parking application for smart-phones so Downtown visitors can locate parking;
- Locate future event and public gathering spaces adjacent to, or near, public parking facilities;
- Provide locations for tour bus parking;
- Protect residential street parking within and adjacent to Downtown with a residential parking permit program; and
- Consider revisions to valet parking policies and ordinances to ensure the provision of additional "evening peak hour" parking that is at least equivalent to the number of public spaces utilized for valet operations so as to address concerns about the perceived use of public streets for private benefit where parking may be limited. Also, revise the valet parking ordinance to clarify that valet operators are prohibited from using any publicly owned parking facilities to park valet vehicles.

The Task Force also recognized that Downtown Scottsdale will eventually need additional public parking facilities. The Task Force recommends that any future public bond proposal should include additional downtown drea parking facilities.

Furthermore, the Task Force affirms the city's ordinances that require the public parking and required private parking of developments be provided at no cost.



Scottsdale Stadium Spring Training



Hashknife Pony Express



Scottsdale Stadium Spring Training

III. Downtown Transit Plan

1. Downtown Transit Plan Improvements

   To maintain and improve transit opportunities within the downtown area, the Task Force recommends the following:

   - Unless a viable alternative is found, modify the Downtown Trolley route from Scottsdale Fashion Square to capture the East 5th Avenue shops from North Goldwater Boulevard to the east to East Stetson Drive and close the Marshall Way bridge to Downtown Trolley traffic;
   - Modify and/or eliminate the East Indian School Road loop route in a manner that would maximize the benefits of Old Town, restaurants, shops, lodging/hotels establishments, Scottsdale Visitor's Bureau, etc. with the larger downtown area;
   - Maintain week-long (including Saturday and Sunday) trolley service within the Downtown;
   - Maintain the city's trolley connections between the neighborhoods and downtown, and retain the inter-city trolley/transit connections between Downtown Tempe and Downtown Scottsdale;
   - Maintain the public restrooms at the Loloma Transportation Center;
   - Invest in trolleys that are more comfortable, smaller, have the ability to be open air, and "green";
   - Recognize that the Downtown Trolley is primarily utilized by tourists and that it is an attraction for Downtown Scottsdale; and
   - Maintain the hospitality trolley that runs on North Scottsdale Road and connects the resorts, retail areas, the Tournament Players Club (PGA Tour), West World (Barrett Jackson and the Arabian Horse Show), etc. to ensure these venues are connected to the Downtown primarily during special events and the peak visitor season (October through April).

   The Task Force also recommends that:

   - If the Loloma Transportation Center were to close:
     - o the public restrooms should remain opens,
     - o the public parking under Main Street Plaza should be maintained; and
   - Rail technology should not be permitted on North Scottsdale Road between the intersection of North Drinkwater Boulevard and North Scottsdale Road and North Goldwater Boulevard and North Scottsdale Road.

B. ***Recommended Regulatory Improvements to the Zoning Ordinance***

With the vision, goals, and policies of the Downtown Plan having been updated by the community and adopted by the Scottsdale City Council in 2009, the need to reexamine the development and regulatory tools that govern downtown has become a primary implementation program under the plan. Such reexamination should include the contextual compatibility of new and redevelopment projects particularly with regard to sensitive transitions between downtown development and adjacent residential neighborhoods, as well as between adjoining downtown urban neighborhoods. Consequently,



Downtown Scottsdale Trolley



Marshall Way Pedestrian and Transit Bridge



Loloma Transit Station & Clock Tower

the Downtown Task Force suggests the following development regulatory recommendations for such implementation:

IV. Recommended Modifications to the Downtown (D) and Downtown Overlay (DO) Districts of the Scottsdale Zoning Ordinance

1. Downtown Buffers and Transitions

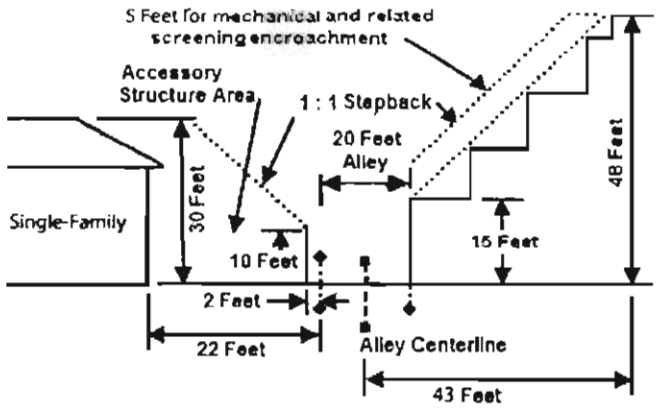
   Recognize the importance of transitions between the intensities of properties within the Downtown boundary and properties outside of the downtown area; and, recognize the importance of transitions within the downtown area between the Type 1 (Downtown Core) and the Type 2 Areas.

   a. Downtown Boundary (Downtown District Regulated Properties)

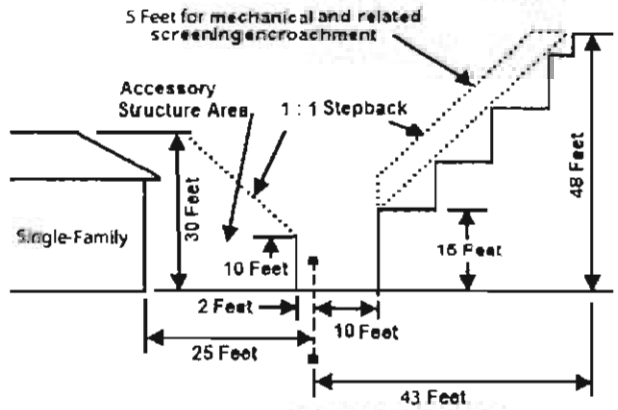
   - Recognize the importance of protecting the single-family residential neighborhoods adjacent to the downtown area by maintaining a buffer and transition requirement for the Downtown (D) District properties that are adjacent to both the downtown boundary and Single-Family Residential (R1-) districts.

   b. Downtown Boundary (Downtown Overlay Regulated Properties)

   - Acknowledge the constraints placed on those properties zoned a non-Downtown District by providing a transition in building height in accordance with the following diagrams:



Single-family accessory structure development within the 22 foot setback shall comply with the stepback plane
The 48 feet height maximum is inclusive of roof to apparatus
5 Feet for mechanical screening and related encroachment shall not exceed the 48 feet height maximum.



Single-family accessory structure development within the 22 foot setback shall comply with the stepback plane
The 48 feet height maximum is inclusive of roof to apparatus
5 Feet for mechanical screening and related encroachment shall not exceed the 48 feet height maximum.



Type 1 to Type 2 Development Transition



Scottsdale Road Development Adjacent to Old Town

c. *Transitions Between Type 1 (Downtown Core) and Type 2 Development Areas*

1. Recognize the importance of protecting the character of the smaller compact development within the Type 1 Area(Downtown Core) by maintaining the buffer and transition requirements for Downtown (D) District Type 2 zoned properties that are adjacent to the Type 1 Area;
2. Incorporate design guidelines into the Downtown Plan Urban Design & Architectural Guidelines that address the use of complementary exterior building materials for developments that are adjacent to, and/or abutting, the Type 1 Area and the associated urban neighborhood.
3. Incorporate design guidelines into the Downtown Plan Urban Design & Architectural Guidelines that requires development on properties that are adjacent to, and/or abutting Old Town to utilize exterior building materials that are complementary to the Old Town's architectural characteristics, but does not replicate it. Three such examples of developments that currently demonstrate the intent of this guideline(s) are:
   - the 4020 Building on the northwest corner of North Scottsdale Road and East 1st Avenue,
   - Scottsdale Financial Center on the northeast and northwest corner of North Scottsdale Road and East Indian School Road,
   - and the Scottsdale Healthcare Medical Center office building on the southeast corner of North Brown Avenue and East 2nd Street.


Small Property Infill Development


Small Property Redevelopment

2. Development Flexibility

Currently, only large developments may obtain flexibility with the Downtown (D) District development standards. The Task Force encourages flexibility for all properties within the Downtown Area.

a. *Small Property Development Flexibility*

The Task Force recommends providing development flexibility for the smaller properties by incorporating the following modifications:

- Development proposals with a land area less than 20,000 square feet may request amended development standards through the Development Review Board.
- Create a small size Planned Block Development for development proposals that are between 20,000 and 100,000 square feet in land area.
- Maintain the existing medium and large Planned Block Development provisions.

b. *Development Review Board Findings Related to Development Flexibility*

As a component on any request for amended standards, the Task Force recommends that the Development Review Board determines that:

- A proposed development is substantially in conformance with the Downtwon Plan and Downtown Plan Urban Design & Architectural Guidelines;
- Amended standards are necessary to promote the successful implementation of the Downtown Plan Urban Design & Architectural Guidelines; and
- Amended standards will demonstrate the planned character of development for the urban neighborhood within which the development will be located.

3. Downtown Building Heights

The Task Force's intent was to establish a development height envelope for each land use designation that would allow the property owner with Downtown (D)District zoning to design within, to establish a separate standard for Old Town within the Type 1 Area, and to align the remainder of the Type 1 Area Downtown District regulations with the Downtown Overlay District regulations. The Task Force recommends the following building heights in the Downtown Area:

Typical Building Heights Considerations	Maximum Height(4)	Additional Height for Appurtenance (Mechanical, Elevator Overruns, etc.)
Old Town (Type 1)	40 – Feet (1, 4)	None
Remainder of the Downtown Core (Type 1)	48 – Feet (1, 4)	None
Multiple Use (Type 2)	66(2) – 90 Feet(3, 4)	None
Regional (Type 3)(5)	90(2) – 150 Feet(3, 4)	None
Medical (Type 3)(5)	90(2) – 150 Feet(3, 4)	None

NOTE:
1. Regardless of having a Planned Block Development overlay designation.
2. Non-Planned Block Development overlay development height maximum.
3. Planned Block Development overlay developments height maximum.
4. All heights are inclusive of roof top appurtenances.
5. The Task Force recommends changing the Downtown Plan Regional and Medical Type 2 Areas to Regional and Medical Type 3 Areas

4. Downtown Infill Incentive District

The Downtown Infill Incentive District is intended to allow modification to the Zoning Ordinance to provide incentives for infill development and revitalization within the downtown area. Recommendations developed by the Downtown Task Force for building intensity, height, FAR and design character should be used by City Council to guide Infill Incentive District decision making.

- On June 7, 2010, the Task Force recommended that the City Council adopt the Downtown Infill Incentive District and Plan. On June 7, 2010, the Task Force recommend to the City Council approval of the Downtown Infill Incentive District with a vote of 8-3.



Downtown Infill Incentive District Boundary

5. Density, Intensity, Building Incentives, and Public Benefits

The intent of the Task Force's discussion was to provide guidance to the City Council regarding property owner incentives and public benefits. As part of the discussion regarding the Downtown Area public amenities and benefits, the Task Force confirmed the list provided in the Downtown Plan (LU 4.5), and provided additional items that may be utilized. The Task Force recommends the following:

Property Owner Incentive Bonus Types	Public Amenities and Benefits
Floor Area Ratio (FAR), Floor Area, Density, Building Height, Development Standard Flexibility, Building Height Transfer, and/or Development Standard Flexibility.	• Work-force housing(1) • Parking, including: Underground parking, Traffic management plan (trip reduction), Parking structures architecturally integrated within building/ structure volume • Cultural Improvements Program (Contributions to Public Art) • Public realm and open space areas(1), • Pedestrian enhancements and amenities(1) • Additional public parking and shared parking facilities(1) • Community facilities, such as: community office and meeting space, restrooms, cultural and art facilities, spaces and programming, and , museums • Infrastructure improvements(1), including: Mobility enhancements(1), Transit and Trolley enhancements(1), and Revitalization of existing infrastructure(2) • Beneficial and '24-7' land uses • Historic preservation(1) (City, State or National Register required) • Green Development • Sensitive edge buffering(1) • Revitalization of small downtown properties

Note.
1. Potential public amenities and benefits in the Downtown Plan (Policy, LU4.5), and confirmed by the Downtown Task Force.
2. Downtown Task Force additional suggestion(s) related to the Downtown Plan Policy, LU4.5.



Scottsdale Waterfront - Public Open Space



Cavalliere's Blacksmith Shop - Historic Preservation



The Doors - Cultural Improvements Program

In addition, the Task Force recommends that:

- a quantifiable formula is developed to be utilized to calculate the associated Property Owner Incentive Bonus(es) for the Public Amenities and Benefits provided, and
- the Cultural Improvements Program (contributions to Public Art) should be included as an option for any development in the Downtown in exchange for Property Owner Incentive Bonus(es).

6. Other Modifications to the Downtown (D) and Downtown Overlay (DO) Districts

The Task Force also discussed several other ordinance considerations that should be addressed with the upcoming modification to the Zoning Ordinance. Primarily, these items are intended to provide clarification and to remove conflicting requirements in the Zoning Ordinance. The Task Force recommends the following modifications to the Zoning Ordinance:

- Update the requirements and standards so that they are consistent with the Downtown Plan;
- The development and design standards of the Zoning Ordinance should be clarified and continue to be consistently applied;
- The Downtown (D) District and Downtown Overlay (DO) should be revised to eliminate redundancy, inconsistencies, antiquated text, and to simplify text language.
- The minimum building setbacks for Old Town should be 14 feet and 16 feet within the remainder of the Downtown Core (Type 1 Area). A clarification that transitions between these areas and surrounding uses will apply, to be determined (on a case-by cases basis), and that these building setbacks apply to street-side setbacks (not rear & side setbacks). In addition, maintain the provision that allows for the modification to the setback where forty percent (40%) or more of a block face are less than the specified setback, the required setback on a site to be developed shall be the average setback of the developed portion of the block face;
- The Pedestrian Overlay District requirements and provisions should be revised and incorporated into the standard Downtown (D) District and Downtown Overlay (DO) requirements where appropriate and remove the overlay as an option from the Zoning Ordinance;
- The development standards for the Type 2 Regional/Medical should be clearly identified in the Zoning Ordinance. Consider identifying these as Type 3 Areas; and
- The development standards table of the Downtown (D) District should be revised to incorporate additional public benefit and incentive options; and
- The sign ordinance shall be modified to allow event banners within the public right-of-way.



Downtown Medical
Urban Neighborhood



Downtown Regional
Urban Neighborhood



Conceptual Event Banner

7. Downtown Zoning Ordinance Parking Modifications

   On May 10, 2010, the Task Force recommended to the City Council approval of the Downtown Parking Text Amendment (6-TA-2009) with a vote of 7-1. The purpose of the text amendment was to modify Downtown parking requirements, modify the in-lieu parking program, standardize Citywide parking ratios, clarify related language in the Zoning Ordinance, relocate related language of the Zoning Ordinance to more appropriate sections, add definitions that are consistent with the parking section of the Zoning Ordinance, and amend the accessibility parking requirements to be consistent with the Americans with Disabilities Act. The dissenting vote was concerned that a lack of on-site parking will result in non-retail users taking on-street retail parking.

C. *Other Recommendations*

1. Civic Center Mall

   The Task Force recommends that Civic Center Mall is renamed to Civic Center Plaza.

2. Downtown Stakeholders Group

   The Task Force also recommends that the City and Downtown stakeholders establish an independent private organization to promote Downtown, to stimulate investments consistent with the Downtown Plan's vision, and to actively develop projects in support of the Plan. This group should provide Downtown leadership with the involvement of the City, Downtown businesses and property owners. It can act as a business and policy advocate, idea generator, facilitator, recruiter, team-builder and place-maker.

3. Downtown Marketing

   The Task Force recommends the city increase the amount of funding designated for marketing the Downtown.

4. Downtown Task Force Follow Up

   Even though the Task Force recommends disbanding, the members of the Task Force request that they are notified of all future open house meetings and public hearings related to the Downtown Zoning Ordinance amendments. This is to ensure that the Task Force recommendations are incorporated into the revised ordinance that proceeds before the public, Planning Commission, and City Council.

5. Downtown Plan Urban Design and Architectural Design Guidelines

   The Task Force recommends that Downtown Urban Design and Architectural Guidelines be reviewed and updated to reflect the 2009 Downtown Plan and Task Force recommendations.



Civic Center



Downtown Urban Design - Patios

APPENDIX A – RESOLUTION NO. 8027

RESOLUTION NO. 8027

A RESOLUTION OF THE COUNCIL OF THE CITY OF SCOTTSDALE, ARIZONA, ESTABLISHING THE 2009 DOWNTOWN TASK FORCE.

WHEREAS, on June 9, 2009, the City Council adopted Resolution No. 7726, approving a non-major General Plan amendment to adopt the updated Downtown Character Area Plan ("Downtown Plan"); and

WHEREAS, the Council desires to form a task force to provide the Council with recommendations concerning the implementation of the Downtown Plan; now, therefore

BE IT RESOLVED by the Council of the City of Scottsdale as follows:

Section 1. The 2009 Downtown Task Force is hereby established and shall consist of fifteen (15) members. Each Councilmember shall appoint two (2) members of the Task Force, with the Mayor appointing the Chairman and two additional members. Each member shall serve at the pleasure of the person who appointed the member. Councilmembers shall name their appointments at the July 2, 2009, regular council meeting.

Section 2. The 2009 Downtown Task Force shall assist the City Council with the implementation of the Downtown Plan by providing it with recommendations concerning: (1) possible modifications to the Downtown (D) and Downtown Overlay (DO) sections of the Scottsdale Zoning Ordinance; (2) a global Downtown parking plan; (3) Downtown pedestrian amenities; (4) Downtown transit planning; and (5) such other Downtown-related matters as the City Council may assign to the Task Force.

Section 3. The 2009 Downtown Task Force shall make its report and recommendations to the City Council, whereupon it shall dissolve without further action, unless otherwise directed by the City Council.

Section 4. The City Manager is directed to provide relevant staff and meeting space to assist the Task Force in formulating its recommendations and report.

Section 5. The City Attorney is directed to work with the Task Force to ensure compliance with all public meeting and public records laws.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Arizona, this 2nd day of July, 2009.

ATTEST:

Carolyn Jagger, City Clerk

CITY OF SCOTTSDALE, an Arizona municipal corporation

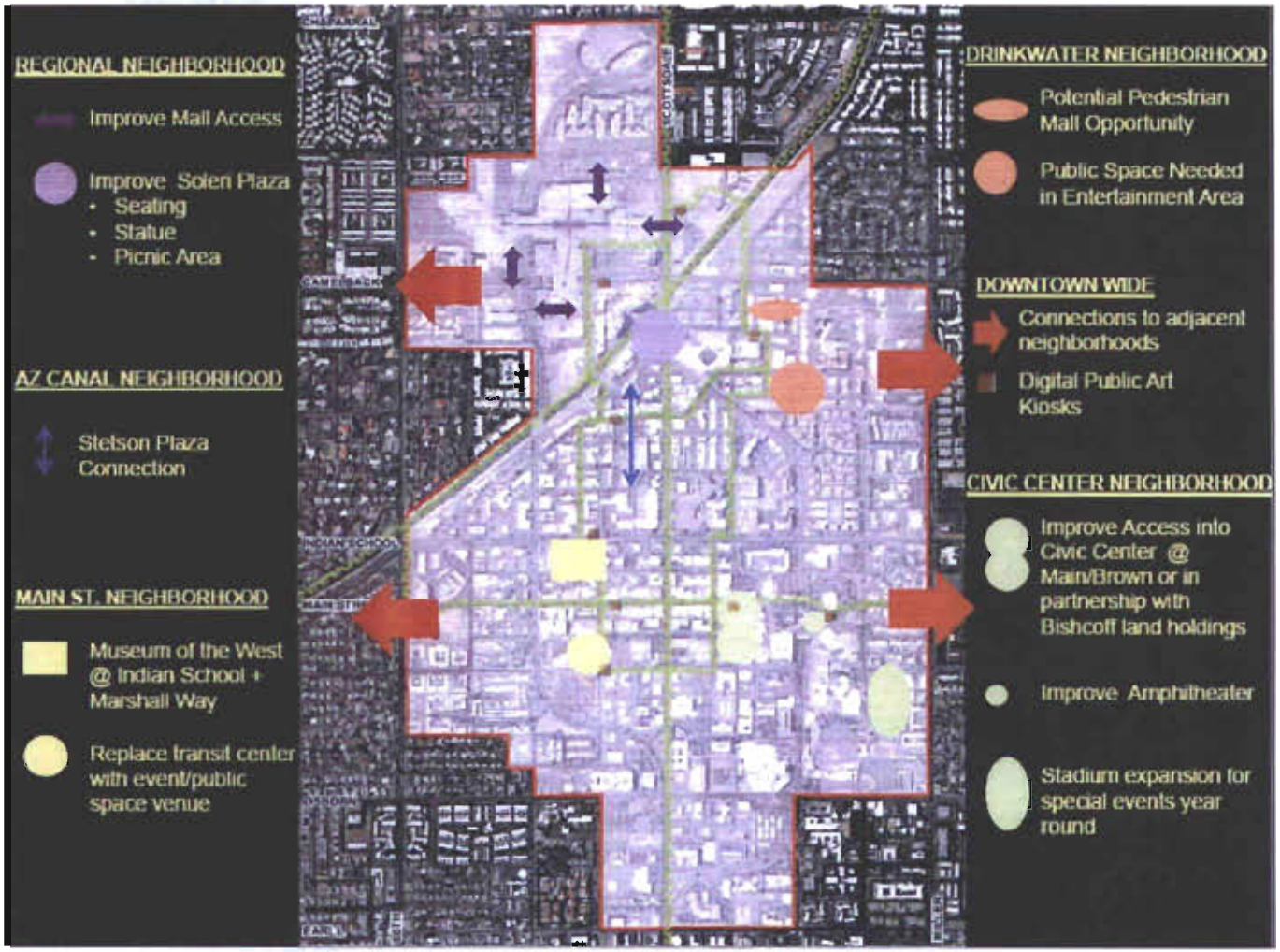
W.J. "Jim" Lane, Mayor

APPROVED AS TO FORM:

Deborah W. Robberson, City Attorney

5970483v2

APPENDIX B – DOWNTOWN TASK FORCE PHYSICAL IMPROVEMENT RECOMMENDATIONS



APPENDIX C – DOWNTOWN TASK FORCE IMPLEMENTATION RECOMMENDATIONS

2009 Downtown Task Force Recommended Implementation Items				
Implementation Recommendations	**Private**	**Public**	**Responsible Division/ Department**	**Funding Required**
Pedestrian Improvements				
Inventory pedestrian mobility impediments		•	Transportation	
Review downtown crosswalks for safety, signage & protective measures		•	Transportation	
Create themed pedestrian improvements throughout downtown	•	•	Transportation	•
Improve pedestrian connections to adjacent neighborhoods	•	•	Transportation	•
Improve Scottsdale/Camelback Roads Intersection		•	Transportation	•
- Restart waterfall at southeast corner	•	•	Economic Vitality	
- Enhance pedestrian safety	•	•	Transportation	
Improve pedestrian crossing at Camelback & Marshall Way		•	Transportation	•
Enhance pedestrian experience under Fashion Square Retail Bridge	•		Transportation	•
Increase pedestrian signal timing throughout downtown		•	Transportation	
Enhance pedestrian connection at Indian School & Marshall Way		•	Transportation	•
Extend season for holiday lights		•	Economic Vitality	
Provide additional bicycle parking & improvements downtown-wide	•	•	Transportation	•
Provide pedestrian street crossing improvements downtown-wide		•	Transportation	•
Downtown Parking				
Maximize existing public parking facilities		•	Transportation	
- Provide additional directional signage to public parking		•	Transportation	•
- Improve pedestrian wayfinding to public parking		•	Transportation	•
- Include public parking materials in visitor/tourist/ events media	•	•	Econimic Vitality	
- Improve trolley connections to public parking facilities		•	Transportation	
- Improve lighting in & around pubilc parking		•	Transportation	•

2009 Downtown Task Force Recommended Implementation Items				
Implementation Recommendations	**Private**	**Public**	**Responsible Division/ Department**	**Funding Required**
- Improve pedestrian connections to/from public parking facilities	•	•	Transportation	•
- Utilize/require parking signage for special events	•	•	Current Planning	
- Adequately fund maintenance, replacement & enhancement of signage	•	•	Capital Project Management	•
- Create a downtown parking location application for smart-phones	•			
- Locate future event/gathering spaces adjacent to/near parking facilities	•	•	Long Range & Current Planning	
- Provide locations for tour bus parking		•	Transportation	
- Protect residential street parking with residential parking permit program		•	Transportation/Neighborhoods	•
- Consider revisions to valet parking policies/ordinances		•	Transportation/Current Planning	
Downtown Transit				
Explore Downtown Trolley route modifications to:		•	Transportation	
- Caputre 5th Avenue shops		•	Transportation	
- Close Marshall Way bridge to trolley traffic		•	Transportation	
- Maximize the benefits for Old Town, restaurants, shops & lodging		•	Transportation	
Maintain week long (including Saturday & Sunday) trolley serivce		•	Transportation	•
Maintain trolley connections to neighborhoods		•	Transportation	•
Maintain inter-city trolley connections		•	Transportation	•
Maintain public restrooms at Loloma	•	•	Transportation	•
Invest in smaller, open air, "green" trolleys		•	Transportation	•
Maintain the hospitality trolley that connects to resorts	•	•	Transportation	•
Retain public restrooms/parking if Loloma site redevelops	•	•	Transportation	•
Do not permit rail technology on Scottsdale Road between the couplet		•	Transportation	

2009 Downtown Task Force Recommended Implementation Items				
Implementation Recommendations	**Private**	**Public**	**Responsible Division/ Department**	**Funding Required**
Regulatory Improvements to the Zoning Ordiance				
Maintain Buffer Requirements		•	Current Planning	
- Between single family residential adjacent to downtown & downtown development		•	Current Planning	
- Between Type 1 & Type 2 developments within downtown		•	Current Planning	
Update Downtown Urban Design & Architectural Guidelines		•	Current Planning	
- To promote complementary exterior building materials on developmentadjacent to Type 1 areas		•	Current Planning	
- To encourage development adjacent to Old Town to utilize complementary building materials		•	Current Planning	
Add small property development flexibility		•	Current Planning	
Adjust downtown building heights in the zoning ordinance per Task Force recommended table		•	Current Planning	
Establish a Downtown Infill Incentive District & Plan		•	Current Planning	
Develop formula to calculate development bonus incentives for public amenities/benefits		•	Current Planning	
Update ordinances to be consistent with Downtown Plan		•	Current Planning	
Clarify design standards in ordinance		•	Current Planning	
Eliminate redundancies/inconsistences in the Downtown/Downtown Overlay zoning districts		•	Current Planning	
Adjust Old Town minimum building setbacks to 14 feet		•	Current Planning	
Adjust Downtown Core minimum building setbacks to 16 feet		•	Current Planning	
Identify Downtown Regional & Downtown Medical as Type 3 for development standards		•	Current Planning	
Modify sign ordinance to allow event banners within the public rights-of-way		•	Current Planning	

2009 Downtown Task Force Recommended Implementation Items				
Implementation Recommendations	**Private**	**Public**	**Responsible Division/ Department**	**Funding Required**
Other				
Rename Civic Center Mall to Civic Center Plaza		•	Economic Vitality	
Form a downtown stakeholders advisory group	•			•
Increase marketing funding for downtown	•	•	Economic Vitality	•
Include Task Force members in all Downtown Zoning Ordinance amendment public meetings		•	Current Planning	
Comprehensively review & update the Downtown Urban Design & Architectural Guidelines		•	Current Planning	
Formally dissolve the 2009 Downtown Task Force		•	City Council	

Zoning Ordinance Update – 6-TA-2009#4
Downtown Text Amendment pertaining to the Downtown and Citywide.
Summer and Fall, 2013
Community Involvement Plan

Plan.

In addition to the 2009 Downtown Task Force meetings and report, a minimum of two open house meetings will be held for input and discussion of the proposed modifications. The key proposal is to update the Zoning Ordinance to address implement the Downtown Plan. In addition, this effort will review related regulations that are confusing, create additional effort on the part of the staff and community, and that may contain outdated information.

The community will be made aware of Open House meetings through 1/8 page newspaper advertisement, Scottsdale subscriber e-mail, internet posting, and postcard mailings. The internet will be updated periodically as new documents are prepared and provided to the community.

Staff will also meet with business associations (Gallery and Old Town Merchant Associations) in the Downtown at the monthly meeting to receive input, and resend notices out to the Fifth Avenue Association, Sixth Avenue/Stetson Drive/Brown Avenue Business Owners Association, Craftsman Court Association, Gallery Association, the Leadership in Downtown Scottsdale organization, and homeowner associations in and near the Downtown Area that are on file with the City.

Report.

2009 Downtown Task Force

August 31, 2009 – March 29, 2011.

The 2009 Downtown Task Force (Task Force) served as the advisory group regarding the implementation of the Downtown Plan. The Task Force was charged with providing recommendations to the City Council concerning: possible modifications to the Downtown (D) and Downtown Overlay (DO) districts of the Zoning Ordinance; a global Downtown parking plan (See cases: 6-TA-2009 and 6-TA-2009#2); Downtown pedestrian amenities; Downtown transit planning; and, such other Downtown related matters as the City Council may assign to the Task Force (Resolution No. 8027). A total of 35 public meetings were held regarding varying topics, but most of the meetings were related to ordinance revisions and implementation. Please see the: *March 29, 2011 Downtown Task Forces Downtown Plan Implementation Recommendations.*

Open House Meetings, business owners outreach, and public comments.

Two open house meeting were held on August 27, 2013 and August 29, 2013 at the Scottsdale One Civic Center Building specific to the amendment (6-TA-2009#4). At the above referenced meetings, the proposed ordinance was provided to the public for comment. An eighth page advertisement was published in the local newspaper to advise the community of the open house meetings, the former members of the Task Force, and individuals that are on record with the Planning, Neighborhood, and Transportation Division's interested parties list were notified. As it pertains to this amendment (6-TA-2099#4), no public comments were provided at these meeting.

ATTACHMENT #6

Most comments from the public and business owner that was received, where from one-on-one discussions. Also, comments were obtained from other user departments within the city. These include suggestions for additional clarifications to text regarding signs, the accessible parking, parking space size alternatives, open space requirements in the Downtown Area, ground floor residential on commercially zoned property, open and closed signs, and maintaining flexibility, which have been incorporated.

Planning Commission

The Planning Commission held a non-action hearing on August 28, 2013 to discuss the proposed amendment with staff, and to receive public. As it pertains to this amendment (6-TA-2009#4), Planning Commission was primarily concerned in maintaining flexibility, and including modification that clarify the standards and simplify the implementation provision.

SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA

WEDNESDAY, OCTOBER 23, 2013

DRAFT SUMMARIZED MEETING MINUTES

PRESENT:	Michael D'Andrea, Chairman Michael Edwards, Commissioner – Arrived at 5:05 pm Erik Filsinger, Commissioner Matt Cody, Commissioner David Brantner, Commissioner Jay Petkunas, Commissioner	
ABSENT:	Ed Grant, Vice-Chair	
STAFF:	Tim Curtis Sherry Scott Dan Symer Don Hadder	Erin Perreault Ross Cromarty Kira Wauwie

CALL TO ORDER

Chair D'Andrea called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at:
www.scottsdaleaz.gov/boards/PC.asp

ATTACHMENT #7

MINUTES REVIEW AND APPROVAL

1. Approval of October 9, 2013 Regular Meeting Minutes including Study Session.

   COMMISSIONER BRANTNER MOVED TO APPROVE THE OCTOBER 9, 2013 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION. SECONDED BY COMMISSIONER PETKUNAS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).

EXPEDITED AGENDA

2. 6-TA-2009#4 (Downtown Text Amendment pertaining to the Downtown and Citywide.)

3. 10-UP-2013 (Pure Bliss Premium Medibles)

4. 11-UP-2013 (The Bronzmopolitan, LLC)

   COMMISSONER FILSINGER MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASES 6-TA-2009#4, 10-UP-2013, AND 11-UP-2013 PER THE STAFF RECOMMENDED STIPULATIONS, BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET AND AFTER DETERMINING THAT THE PROPOSED TEXT AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN; SECONDED BY COMMISSIONER BRANTNER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

5. 1-TA-2009 (Text Amendment Planned Commerce Park (PCP)

   COMMISSIONER PETKUNAS MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASE 1-TA-2009, PER THE STAFF RECOMMENDED STIPULATIONS AND AFTER DETERMINING THAT THE PROPOSED TEXT AMENDMENT IS CONSISTENT AND CONFORMS WITH THE ADOPTED GENERAL PLAN; SECONDED BY COMMISSIONER EDWARDS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

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NON-ACTION AGENDA

6. 6-TA-2013 (Penalties & Enforcement)

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:35 p.m.

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