ORDINANCE NO. 2177 NEW SERIES

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE ZONING ORDINANCE OF THE CITY OF GLENDALE, ARIZONA, ARTICLE 2 (DEFINITIONS), ARTICLE 4 (ZONING DISTRICTS), ARTICLE 5 (ZONING DISTRICT REGULATIONS), AND ARTICLE 7 (GENERAL DEVELOPMENT STANDARDS) BY ADDING THE ZONING DISTRICT FOR "NEIGHBORHOOD SHOPPING CENTER" AND "COMMUNITY SHOPPING CENTER".

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That the Zoning Ordinance of the City of Glendale, Arizona, Article 2 (Definitions), Section 2.300 is hereby amended by adding the following definition:

Sec. 2.300 Definitions.

. . .

***SINGLE RETAIL USE GROSS FLOOR AREA*: THIS INCLUDES ALL ENCLOSED AREAS WHICH SHARE CHECKSTANDS, MANAGEMENT, A CONTROLLING OWNERSHIP INTEREST, INDOOR STORAGE AREAS, OUTDOOR STORAGE AREAS, LOADING DOCKS AND DELIVERY AREAS. IT ALSO INCLUDES ANY OUTSIDE AREA WHICH PROVIDES ASSOCIATED SERVICES TO THE PUBLIC SUCH AS BUT NOT LIMITED TO OUTDOOR MECHANDISE DISPLAY OR SNACK BAR.**

SECTION 2. That the Zoning Ordinance of the City of Glendale, Arizona, Article 4 (Zoning Districts), Section 4.300 is hereby amended by adding the following districts:

. . .

21. C-1 – Neighborhood Commercial
22. NSC – NEIGHBORHOOD SHOPPING CENTER
23. C-2 – General Commercial
24. CSC – COMMUNITY SHOPPING CENTER
25. C-3 – Heavy Commercial
26. B-P – Business Park
27. M-1 – Light Industrial
28. M-2 – Heavy Industrial

29. Special Use District
30. PAD – Planned Area Development
31. AIO – Airport Impact Overlay
32. PRD – Planned Residential Development
33. MH – Mobile Home
34. HP – Historic Preservation
35. SCO – Senior Citizen Overlay

SECTION 3. That the Zoning Ordinance of the City of Glendale, Arizona, Article 5 (Zoning District Regulations) is hereby amended by adding Sections 5.701 through 5.7094 relating to NSC -- Neighborhood Shopping Center:

SECTION 5.701 NSC – NEIGHBORHOOD SHOPPING CENTER

5.702 PURPOSE:

THE NEIGHBORHOOD SHOPPING CENTER DISTRICT IS A COMMERCIAL DISTRICT INTENDED TO MEET THE CONSUMER DEMANDS OF SURROUNDING NEIGHBORHOODS. USES FOCUS ON SATISFYING DAILY COMMERCIAL AND SERVICE BUSINESS NEEDS, BUT ARE COMPATIBLE WITH ADJOINING RESIDENTIAL NEIGHBORHOODS. LARGE, COMMUNITY SCALE USES ARE NOT PERMITTED. NEIGHBORHOOD SHOPPING CENTERS ARE TO BE PLANNED, DEVELOPED AND OPERATED AS SINGLE ENTITIES, WITH SHARED ACCESS AND PARKING AND COMMON ARCHITECTURE, LANDSCAPING, AND SIGNAGE.

5.703 PERMITTED USES:

A. GENERAL MERCHANDISING INCLUDING FOOD STORES, APPAREL, AND ACCESSORY STORES.

B. HOME FURNISHINGS.

C. REPAIR SERVICES FOR SMALL APPLIANCES, BICYCLES, WATCHES, MUSICAL INSTRUMENTS, AND SIMILAR ITEMS.

D. CHILD CARE CENTERS.

E. RESTAURANTS WITHOUT DRIVE-THRUS.

F. FINANCIAL INSTITUTIONS.

G. PROFESSIONAL, ADMINISTRATIVE, AND BUSINESS OFFICES.

H. MEDICAL OFFICES.

I. PERSONAL SERVICES SUCH AS BARBER AND BEAUTY SHOPS, SHOE REPAIR, AND TAILOR SHOPS.

J. LAUNDRY, CLEANING, AND DRY CLEANING ESTABLISHMENTS, LIMITED AS FOLLOWS:

1. MAXIMUM OF ONE THOUSAND (1,000) SQUARE FEET OF FLOOR AREA TO BE OCCUPIED BY OR DEVOTED TO MACHINERY TO BE USED FOR LAUNDRY, CLEANING, DYEING, AND FINISHING WORK.

2. RETAIL SERVICE TO INDIVIDUAL CUSTOMERS ONLY AND NO WHOLESALING OF ANY COMMODITY OR SERVICE SHALL BE PERMITTED.

K. CHURCHES.

L. INDOOR RECREATIONAL FACILITIES OF LESS THAN FOUR THOUSAND (4,000) SQUARE FEET OF FLOOR AREA.

5.704 USES SUBJECT TO CONDITIONS:

A. SEASONAL SALES AND SPECIAL EVENTS, SUBJECT TO STANDARDS IN SECTIONS 7.501 AND 7.503.

B. WIRELESS COMMUNICATION FACILITIES, SUBJECT TO SECTIONS 7.506 AND 7.600.

1. BUILDING MOUNTED ANTENNAS AND ROOFTOP MOUNTED ANTENNAS.

2. ALTERNATIVE TOWER STRUCTURE MOUNTED ANTENNAS THAT UTILIZE AN EXISTING LIGHT POLE OR ELECTRIC UTILITY POLE. THE RELATED EQUIPMENT SHELTER MUST BE LOCATED ON PROPERTY DEVELOPED FOR NON-RESIDENTIAL USE OR IN PUBLIC RIGHT-OF-WAY SUBJECT TO APPROVAL OF CITY ENGINEER.

5.705 USES SUBJECT TO CONDITIONAL USE PERMIT:

A. CONVENIENCE USES, LIMITED AS FOLLOWS:

B. NO MORE THAN THREE (3) CONVENIENCE USES SHALL BE ALLOWED IN EACH CENTER.

1. ALL USES THAT INCLUDE RETAIL SALES OF GASOLINE SHALL BE DESIGNED TO ORIENT THE GASOLINE SERVICE PUMPS AND CANOPIES COVERING THE PUMPS TO THE INTERIOR OF THE SITE; WITH THE BUILDING(S) ADJACENT TO THE STREET.

2. ALL DRIVE THRU SERVICE WINDOWS SHALL BE LOCATED ON THE INTERNAL SIDE OF CONVENIENCE USES AND SCREENED FROM VIEW FROM PUBLIC STREETS.

3. LIVE ENTERTAINMENT FACILITIES THAT INCLUDE MUSIC PERFORMED BY MORE THAN ONE (1) MUSICIAN, OR DANCING. DOES NOT INCLUDE ADULT LIVE ENTERTAINMENT.

C. WIRELESS COMMUNICATION FACILITIES -- NEW MONOPOLE OR CHANGES TO EXISTING TOWER SUBJECT TO DEVELOPMENT STANDARDS IN TABLE 3-A.

D. WIRELESS COMMUNICATION FACILITIES -- ALTERNATIVE DESIGN TOWER.

E. WIRELESS COMMUNICATION FACILITIES -- ALTERNATIVE TOWER STRUCTURE, OTHERWISE NOT PERMITTED UNDER SECTION 7.506.

5.706 ACCESSORY USES:

USES THAT ARE CUSTOMARY AND INCIDENTAL TO THE PRINCIPAL USE OF THE PROPERTY.

A. AMATEUR RADIO TOWER.

B. SATELLITE EARTH STATION.

5.707 DEVELOPMENT STANDARDS:

SEE REVISED TABLE 3 – PAGE 5.82

5.708 PERFORMANCE STANDARDS:

A. NO SINGLE RETAIL USE SHALL BE LARGER THAN SEVENTY-FIVE THOUSAND (75,000) SQUARE FEET OF GROSS FLOOR AREA.

B DESIGN REVIEW FOR THE ENTIRE SITE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR ANY PORTION OF THE SITE.

C. A PROJECT MAY BE BUILT IN PHASES, BUT THE FIRST PHASE MUST INCLUDE THE MAJOR ANCHOR FOR THE CENTER AS DETERMINED BY THE MASTER DEVELOPMENT PLAN. PAD SITES SHALL NOT BE DEVELOPED PRIOR TO THE DEVELOPMENT OF THE MAJOR ANCHOR.

D. THE SHOPPING CENTER MUST INCLUDE A PLAZA OR PLAZAS CONTAINING AT LEAST ONE THOUSAND (1,000) SQUARE FEET PER NET ACRE OF THE SITE. THE PLAZA SHALL INCLUDE SHADE TREES, SEATING AREAS, TABLES, AND TRASH RECEPTACLES. AT LEAST FIFTY PERCENT OF THE AREA OF PLAZA(S) REQUIRED SHALL BE CONSTRUCTED IN THE FIRST PHASE OF DEVELOPMENT.

E. OUTDOOR SALES AND DISPLAYS ARE PROHIBITED, EXCEPT WHEN THE FOLLOWING CONDITIONS ARE PRESENT:

1. PRODUCTS AND SERVICES DISPLAYED OUTDOORS ARE CUSTOMARY, ACCESSORY, AND INCIDENTAL TO THOSE SOLD AND DISPLAYED IN A PRIMARY BUSINESS BEING CONDUCTED IN THE PERMANENT BUILDING ON THE PROPERTY.

2. OUTDOOR SALES AND DISPLAYS DO NOT INTERFERE WITH PEDESTRIAN ACCESS WAYS, FIRE LANES, REQUIRED PARKING SPACES, DRIVEWAYS, LANDSCAPE AREA, OR TRAFFIC VISIBILITY AT DRIVEWAY ENTRIES AND STREET INTERSECTIONS.

F. ALL RETAIL AND SERVICE ACTIVITIES SHALL BE WITHIN AN ENCLOSED BUILDING. NO OUTSIDE STORAGE OF EQUIPMENT OR MATERIALS IS PERMITTED.

G. LOADING AREAS, BUILDING SERVICE AREAS AND DRIVE-THRU SERVICE WINDOWS MUST BE ORIENTED AWAY FROM STREETS AND SCREENED FROM PUBLIC VIEW WITH A COMBINATION OF LANDSCAPING AND SCREEN WALLS.

H. PRIOR TO CERTIFICATE OF OCCUPANCY OF ANY BUILDING ON THE SITE, THE DEVELOPER SHALL PROVIDE CERTIFICATION THAT THE NOISE LEVEL FROM MECHANICAL EQUIPMENT DOES NOT EXCEED 55 DBA (NORMAL SPEAKING VOICE) AT THE PROPERTY LINE.

5.709 MASTER DEVELOPMENT PLAN:

A. ALL APPLICATIONS FOR THE NEIGHBORHOOD SHOPPING CENTER DISTRICT SHALL INCLUDE A MASTER DEVELOPMENT PLAN FOR THE AREA OF THE REZONING REQUEST. THE PLAN, AT A MINIMUM, WILL ADDRESS:

1. THE LOCATION OF ALL PROPOSED BUILDINGS, PLAZAS, AND PEDESTRIAN WALKWAYS.

2. THE LOCATIONS OF ALL DRIVE AISLES, PARKING, LOADING AND SERVICE AREAS.

3. THE LOCATION OF ALL LANDSCAPING, RETENTION AREAS, ENTRY FEATURES AND PERIMETER WALLS.

4. THE LOCATION OF ALL REQUIRED PUBLIC STREET IMPROVEMENTS.

5. A DESIGN THEME FOR THE CENTER SHOWING THE ARCHITECTURE, MATERIALS AND COLORS THAT WILL BE USED.

6. THE LOCATION OF ALL PROPOSED FREESTANDING IDENTIFICATION SIGNS.

7. ON-SITE LIGHTING PERFORMANCE MEASURES.

8. THE LOCATION, TYPE AND SIZE OF INDIVIDUAL USES PLANNED FOR THE CENTER.

B. THE MASTER DEVELOPMENT PLAN SHALL BE REVIEWED IN CONJUNCTION WITH THE REZONING OF THE PROPERTY AS SET FORTH IN SECTION 3.800 AND SHALL BECOME PART OF THE APPROVAL. THE PLANNING COMMISSION AND THE CITY COUNCIL SHALL CONSIDER CONFORMANCE OF THE PROPOSED PLAN WITH THE GENERAL PLAN, THE COMMERCIAL DESIGN EXPECTATIONS, AND THE STATED PURPOSE OF THE NEIGHBORHOOD SHOPPING CENTER DISTRICT.

C. THE PROCEDURE FOR AMENDING AN APPROVED MASTER DEVELOPMENT PLAN SHALL BE THE SAME AS PRESCRIBED FOR THE ORIGINAL APPROVAL. NO AMENDMENT TO AN NSC DISTRICT WILL BE APPROVED WITHOUT CONCURRENT REVISION OF THE MASTER DEVELOPMENT PLAN.

5.7091 DESIGN REVIEW:

A. DESIGN REVIEW IS REQUIRED AS OUTLINED IN SECTION 3.600.

B. REFER TO COMMERCIAL DESIGN EXPECTATIONS.

C. ALL WIRELESS COMMUNICATION FACILITIES ARE SUBJECT TO DESIGN REVIEW AND MUST BE CONSISTENT WITH WIRELESS COMMUNICATION FACILITIES DESIGN GUIDELINES.

5.7092 LANDSCAPING AND SCREENING:

A. SEE SECTION 7.200.

B. THE FRONTAGES AND CORNER SETBACK AREA SHALL INCLUDE A MINIMUM OF TWENTY-FIVE (25) FEET OF LANDSCAPING, BROKEN ONLY BY NECESSARY DRIVEWAYS AND SCREEN WALLS. NO PARKING SHALL BE PERMITTED WITHIN THIS AREA.

C. ALL PERIMETER ON-SITE IMPROVEMENTS INCLUDING LANDSCAPE BUFFERS, SIDEWALKS, PERIMETER WALLS AND PARKING LOT SCREEN WALLS MUST BE CONSTRUCTED IN THE FIRST PHASE OF DEVELOPMENT.

5.7093 SIGNS:

SEE SECTION 7.100.

5.7094 PARKING:

SEE SECTION 7.400.

SECTION 4. That the Zoning Ordinance of the City of Glendale, Arizona, Article 5 (Zoning District Regulations) is hereby amended by adding Sections 5.782 through 5.794 relating to CSC -- Community Shopping Center:

SECTION 5.782 CSC - COMMUNITY SHOPPING CENTER

5.783 PURPOSE:

THE COMMUNITY SHOPPING CENTER DISTRICT IS A COMMERCIAL DISTRICT INTENDED TO MEET THE CONSUMER DEMANDS OF LARGE SEGMENTS OF THE COMMUNITY BY ACCOMMODATING LARGE-SCALE SHOPPING CENTERS. THESE CENTERS ARE DESIGNED TO SERVE RESIDENTS OF AN ENTIRE

COMMUNITY AND ATTRACT REGIONAL SHOPPERS AS WELL. USES INCLUDE EVERYTHING FROM SMALL SHOPS TO THE BIGGEST OF THE BIG BOX RETAILERS, AS WELL AS ENTERTAINMENT AND RESTAURANTS. COMMUNITY SHOPPING CENTERS ARE TO BE PLANNED, DEVELOPED AND OPERATED AS SINGLE ENTITIES, WITH SHARED ACCESS AND PARKING AND COMMON ARCHITECTURE, LANDSCAPING, AND SIGNAGE.

5.784 PERMITTED USES:

A. GENERAL MERCHANDISING INCLUDING FOOD STORES, APPAREL, AND ACCESSORY STORES.

B. HOME FURNISHINGS.

C. HOME IMPROVEMENT STORES.

D. WAREHOUSE STORES.

E. REPAIR SERVICES FOR SMALL APPLIANCES, BICYCLES, WATCHES, MUSICAL INSTRUMENTS, AND SIMILAR ITEMS.

F. CHILDCARE CENTERS.

G. RESTAURANTS WITHOUT DRIVE-THRUS.

H. COCKTAIL LOUNGES.

I. FINANCIAL INSTITUTIONS.

J. PROFESSIONAL, ADMINISTRATIVE, AND BUSINESS OFFICES.

K. MEDICAL OFFICES.

L. PERSONAL SERVICES SUCH AS BARBER AND BEAUTY SHOPS, SHOE REPAIR, AND TAILOR SHOPS.

M. LAUNDRY, CLEANING, AND DRY CLEANING ESTABLISHMENTS, LIMITED AS FOLLOWS:

1. MAXIMUM OF ONE THOUSAND (1,000) SQUARE FEET OF FLOOR AREA TO BE OCCUPIED BY OR DEVOTED TO MACHINERY TO BE USED FOR LAUNDRY, CLEANING, DYEING, AND FINISHING WORK.

2. RETAIL SERVICE TO INDIVIDUAL CUSTOMERS ONLY AND NO WHOLESALING OF ANY COMMODITY OR SERVICE SHALL BE PERMITTED.

N. INDOOR MOTION PICTURE THEATERS, EXCLUDING ADULT THEATERS.

O. INDOOR RECREATIONAL FACILITIES.

P. CHURCHES.

5.785 USES SUBJECT TO CONDITIONS:

A. SEASONAL SALES AND SPECIAL EVENTS, SUBJECT TO STANDARDS IN SECTIONS 7.501 AND 7.503.

B. WIRELESS COMMUNICATION FACILITIES, SUBJECT TO SECTIONS 7.506 AND 7.600.

1. BUILDING MOUNTED ANTENNAS AND ROOFTOP MOUNTED ANTENNAS.

2. ALTERNATIVE TOWER STRUCTURE MOUNTED ANTENNAS THAT UTILIZE AN EXISTING LIGHT POLE OR ELECTRIC UTILITY POLE. THE RELATED EQUIPMENT SHELTER MUST BE LOCATED ON PROPERTY DEVELOPED FOR NON-RESIDENTIAL USE OR IN PUBLIC RIGHT-OF-WAY SUBJECT TO APPROVAL OF CITY ENGINEER.

5.786 USES SUBJECT TO CONDITIONAL USE PERMIT:

A. ANY SINGLE RETAIL USE THAT IS GREATER THAN SEVENTY-FIVE THOUSAND (75,000) SQUARE FEET OF GROSS FLOOR AREA.

B. CONVENIENCE USES, LIMITED AS FOLLOWS:

1. NO MORE THAN FIVE (5) CONVENIENCE USES SHALL BE ALLOWED IN EACH CENTER.

2. ALL USES THAT INCLUDE RETAIL SALES OF GASOLINE SHALL BE DESIGNED TO ORIENT THE GASOLINE SERVICE PUMPS AND CANOPIES COVERING THE PUMPS TO THE INTERIOR OF THE SITE; WITH THE BUILDING(S) ADJACENT TO THE STREET.

3. ALL DRIVE THRU SERVICE WINDOWS SHALL BE LOCATED ON THE INTERNAL SIDE OF CONVENIENCE USES AND SCREENED FROM VIEW FROM PUBLIC STREETS.

C. MINOR AUTO REPAIR INCLUDING LUBRICATION, TIRES, ENGINE TUNE-UP, WASHING AND POLISHING, BRAKES, MUFFLER AND MAINTENANCE OF OTHER SIMILAR ACCESSORIES. THIS USE DOES NOT INCLUDE MAJOR ENGINE REPAIR, RADIATOR REPAIR, AUTOMOTIVE PAINTING AND BODY REPAIR, OR TRANSMISSION REPAIR. ALL REPAIR AREAS MUST BE WITHIN AN ENCLOSED BUILDING. SERVICE BAYS SHALL BE SCREENED FROM VIEW FROM PUBLIC STREETS.

D. HOTELS AND MOTELS.

E. LIVE ENTERTAINMENT FACILITIES THAT INCLUDE MUSIC PERFORMED BY MORE THAN ONE (1) MUSICIAN, OR DANCING. DOES NOT INCLUDE ADULT LIVE ENTERTAINMENT.

F. NIGHT CLUBS.

G. WIRELESS COMMUNICATION FACILITIES -- NEW MONOPOLE OR CHANGES TO EXISTING TOWER SUBJECT TO DEVELOPMENT STANDARDS IN TABLE 3-A.

H. WIRELESS COMMUNICATION FACILITIES -- ALTERNATIVE DESIGN TOWER.

I. WIRELESS COMMUNICATION FACILITIES -- ALTERNATIVE TOWER STRUCTURE, OTHERWISE NOT PERMITTED UNDER SECTION 7.506.

5.787 ACCESSORY USES:

USES THAT ARE CUSTOMARY AND INCIDENTAL TO THE PRINCIPAL USE OF THE PROPERTY.

A. AMATEUR RADIO TOWER.

B. SATELLITE EARTH STATION.

5.788 DEVELOPMENT STANDARDS:

SEE REVISED TABLE 3 – PAGE 5.82

5.789 PERFORMANCE STANDARDS:

A. DESIGN REVIEW FOR THE ENTIRE SITE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR ANY PORTION OF THE SITE.

B. A PROJECT MAY BE BUILT IN PHASES, BUT THE FIRST PHASE MUST INCLUDE AT LEAST ONE OF THE MAJOR ANCHORS FOR THE CENTER AND A PERCENTAGE OF THE TOTAL GROSS FLOOR AREA FOR THE CENTER AS DETERMINED AT THE TIME OF MASTER DEVELOPMENT PLAN APPROVAL. PAD SITES SHALL NOT BE DEVELOPED PRIOR TO DEVELOPMENT OF THE FIRST MAJOR ANCHOR.

C. THE SHOPPING CENTER MUST INCLUDE PLAZAS CONTAINING A TOTAL OF AT LEAST ONE THOUSAND (1,000) SQUARE FEET PER NET ACRE OF THE SITE. THE PLAZAS SHALL INCLUDE SHADE TREES, SEATING AREAS, TABLES, AND TRASH RECEPTACLES. AT LEAST FIFTY PERCENT OF THE AREA OF PLAZAS REQUIRED SHALL BE CONSTRUCTED IN THE FIRST PHASE OF DEVELOPMENT.

D. OUTDOOR SALES AND DISPLAYS ARE PROHIBITED, EXCEPT WHEN THE FOLLOWING CONDITIONS ARE PRESENT:

   1. PRODUCTS AND SERVICES DISPLAYED OUTDOORS ARE CUSTOMARY, ACCESSORY, AND INCIDENTAL TO THOSE SOLD AND DISPLAYED IN A PRIMARY BUSINESS BEING CONDUCTED IN THE PERMANENT BUILDING ON THE PROPERTY.

   2. OUTDOOR SALES AND DISPLAYS DO NOT INTERFERE WITH PEDESTRIAN ACCESS WAYS, FIRE LANES, REQUIRED PARKING SPACES, DRIVEWAYS, LANDSCAPE AREA, OR TRAFFIC VISIBILITY AT DRIVEWAY ENTRIES AND STREET INTERSECTIONS.

E. ALL RETAIL AND SERVICE ACTIVITIES SHALL BE WITHIN AN ENCLOSED BUILDING. NO OUTSIDE STORAGE OF EQUIPMENT OR MATERIALS IS PERMITTED.

F. LOADING AREAS, BUILDING SERVICE AREAS AND DRIVE-THRU SERVICE WINDOWS MUST BE ORIENTED AWAY FROM STREETS AND SCREENED FROM PUBLIC VIEW WITH A COMBINATION OF LANDSCAPING AND SCREEN WALLS.

G. PRIOR TO CERTIFICATE OF OCCUPANCY OF ANY BUILDING ON THE SITE, THE DEVELOPER SHALL PROVIDE CERTIFICATION THAT THE NOISE LEVEL FROM MECHANICAL EQUIPMENT DOES NOT EXCEED 55 DBA (NORMAL SPEAKING VOICE) AT THE PROPERTY LINE.

5.790 MASTER DEVELOPMENT PLAN:

A. ALL APPLICATIONS FOR THE COMMUNITY SHOPPING CENTER DISTRICT SHALL INCLUDE A MASTER DEVELOPMENT PLAN FOR THE AREA OF THE REZONING REQUEST. THE PLAN, AT A MINIMUM, WILL ADDRESS:

1. THE LOCATION OF ALL PROPOSED BUILDINGS, PLAZAS, AND PEDESTRIAN WALKWAYS.

2. THE LOCATION OF ALL DRIVE AISLES, PARKING, LOADING AND SERVICE AREAS.

3. THE LOCATION OF ALL LANDSCAPING, RETENTION AREAS, ENTRY FEATURES AND PERIMETER WALLS.

4. THE LOCATION OF ALL REQUIRED PUBLIC STREET IMPROVEMENTS.

5. A DESIGN THEME FOR THE CENTER SHOWING THE ARCHITECTURE, MATERIALS AND COLORS THAT WILL BE USED.

6. THE LOCATION OF ALL PROPOSED FREE-STANDING IDENTIFICATION SIGNS.

7. ON-SITE LIGHTING PERFORMANCE MEASURES.

8. THE LOCATION, TYPE AND SIZE OF INDIVIDUAL USES PLANNED FOR THE CENTER.

B. THE MASTER DEVELOPMENT PLAN SHALL BE REVIEWED IN CONJUNCTION WITH THE REZONING OF THE PROPERTY AS SET FORTH IN SECTION 3.800 AND SHALL BECOME PART OF THE APPROVAL. THE PLANNING COMMISSION AND THE CITY COUNCIL SHALL CONSIDER CONFORMANCE OF THE PROPOSED PLAN WITH THE GENERAL PLAN, THE COMMERCIAL DESIGN EXPECTATIONS, AND THE STATED PURPOSE OF THE COMMUNITY SHOPPING CENTER DISTRICT.

C. THE PROCEDURE FOR AMENDING AN APPROVED MASTER DEVELOPMENT PLAN SHALL BE THE SAME AS PRESCRIBED FOR THE ORIGINAL APPROVAL. NO AMENDMENT TO A CSC DISTRICT WILL BE APPROVED WITHOUT CONCURRENT REVISION OF THE MASTER DEVELOPMENT PLAN.

5.791 DESIGN REVIEW:

A. DESIGN REVIEW IS REQUIRED AS OUTLINED IN SECTION 3.600.

B. REFER TO COMMERCIAL DESIGN EXPECTATIONS.

C. ALL WIRELESS COMMUNICATION FACILITIES ARE SUBJECT TO DESIGN REVIEW AND MUST BE CONSISTENT WITH WIRELESS COMMUNICATION FACILITIES DESIGN GUIDELINES.

5.792 LANDSCAPING AND SCREENING:

A. SEE SECTION 7.200.

B. THE FRONTAGES AND CORNER SETBACK AREA SHALL INCLUDE A MINIMUM OF TWENTY-FIVE (25) FEET OF LANDSCAPING, BROKEN ONLY BY NECESSARY DRIVEWAYS AND SCREEN WALLS. NO PARKING SHALL BE PERMITTED WITHIN THIS AREA.

C. WHERE A CSC DISTRICT ABUTS A RESIDENTIAL STREET (THAT IS, WHERE THERE ARE RESIDENCES ACROSS A STREET FROM THE CENTER), A 50 FOOT LANDSCAPE BUFFER IS REQUIRED.

D. WHERE A CSC DISTRICT IS IMMEDIATELY ADJACENT TO A RESIDENTIAL DISTRICT WITH NO INTERVENING STREET, A 20-FOOT LANDSCAPE BUFFER IS REQUIRED.

E. ALL PERIMETER ON-SITE IMPROVEMENTS INCLUDING LANDSCAPE BUFFERS, SIDEWALKS, PERIMETER WALLS AND PARKING LOT SCREEN WALLS MUST BE CONSTRUCTED IN THE FIRST PHASE OF DEVELOPMENT.

5.793 SIGNS:

SEE SECTION 7.100.

5.794 PARKING:

SEE SECTION 7.400.

TABLE 3

COMMERCIAL/EMPLOYMENT DISTRICTS

DEVELOPMENT STANDARDS

			MINIMUM SETBACK[5]					
DISTRICT	MIN NET LOT AREA	MAX. LOT AREA	FRONT	REAR	SIDE	STREET SIDE	MAX. STRUCTURE HT.[6]	MAX F.A.R.[6]
R-O[3]	6,000	N/A	20	25	10	25	30	.3
C-O	10,000	N/A	25	1 FT PER 1 FT HT. OF BLDG.		20	30	.3
G-O	43,560	N/A	Varies with Bldg. Ht. 1 ft. Per 1 ft. Ht. Of bldg				30	.3
PR	N/A	N/A	0-10	0	0	0	48	2.0
SC	5 ACRE	15 ACRE	25	60[1]	60[1]	25	30	.3
NSC	N/A	20	25[5]	60[1]	60[1]	25[5]	30	.3
C-1	N/A	N/A	25	60[1]	60[1]	25	30	.3
CSC	>20 acres	N/A	25[7]	80[8]	80[8]	25[5]	40	.3
C-2	N/A	N/A	25	60[1]	60[1]	25	30	.3
C-3	N/A	N/A	25	60[1]	60[1]	25	30	.3
B-P	N/A[4]	N/A	25-50[2]	60[1]	60[1]	25-50[2]	30	.3
M-1	6,000	N/A	25	60[1]	60[1]	25	30	.3
M-2	6,000	N/A	25	60[1]	60[1]	25	30	.3

1. 60 feet to residential uses; 15 feet to nonresidential uses.
2. 50 feet for major street, 40 feet collector street, 25 feet local street.
3. Maximum building size 3,000 square feet of gross floor area.
4. Minimum district size is 20 acres.
5. Building setback for arterial streets shall be a minimum of 1 foot for each foot of building height.
6. Maximum height of accessory structures is 15 feet.
   Refer to Special Building Heights and Floor Area Ratio Maps.
7. One foot for each foot of building height, not less than 25 feet.
8. 80 feet to residential, 25 feet to non-residential.

SECTION 5. That the Zoning Ordinance of the City of Glendale, Arizona, Article 7 (General Development Standards), Section 7.104 is hereby amended as follows:

Section 7.104 Permitted Permanent Signs.

. . .

C. Commercial and Industrial Districts except Pedestrian Retail

1. General

This applies to all signs in the SC, C-1, **NSC**, C-2, **CSC**, C-3, B-P, M-1, and M-2 zoning districts unless otherwise restricted.

. . .

3. Freestanding Identification Signs

. . .

E. Multi-tenant buildings and shopping centers in SC, C-1, **NSC**, C-2, **CSC**, and C-3 zoning districts.

. . .

SECTION 6. That the Zoning Ordinance of the City of Glendale, Arizona, Article 7 (General Development Standards), Sections 7.201 and 7.202 are hereby amended as follows:

Section 7.201 Walls

Landscaping, Buffering, Walls.

A. The developer of the property in SC, C-1, **NSC**, C-2, **CSC**, C-3, B-P, M-1, and M-2 districts which abuts any residential district must provide a wall with a minimum height of eight (8) feet along the abutting property line. The wall must be at least eight (8) inches thick and constructed of decorative block or other finish approved by the Planning Director, consistent with the project and the adjoining residential area.

1. Any loading docks within one hundred (100) feet of a residential district must have a separate eight (8) foot high wall of similar materials to screen the dock area.
2. Any wall or fence exceeding six (6) feet in height requires approval of fence construction plans to ensure structural stability.

Section 7.202 Landscaping and Buffering

A. Minimum on-site landscaping as a percentage of total site area.

1. Thirty percent (30%) in R-2, R-3, R-4, R-5, R-O districts and for any nonresidential use in SR or R-1 districts.
2. Twenty percent (20%) in C-O, G-O, C-1, **NSC**, SC, **CSC**, C-2, C-3 and B-P districts.
3. Five percent (5%) in M-1 and M-2 districts.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 19th day of December, 2000.

MAYOR

ATTEST:

City Clerk (SEAL)

APPROVED AS TO FORM:

Acting City Attorney

REVIEWED BY:

City Manager