

ARTICLE 12

OVERLAY ZONING DISTRICTS

SECTION 12-10

PLANNED AREA DEVELOPMENT OVERLAY DISTRICT

A. Definition

The PAD District is an alternative to conventional land use regulations, substituting procedural protections for the requirements in Gila County's Zoning Ordinance. The PAD District is an overlay district that shall be used only in conjunction with other zoning districts described in the Gila County Zoning Ordinance, but which will allow flexibility in the requirements of the underlying zone and shall require approval by the Board of Supervisors of a specific plan of development.

B. Intent and Purpose

Gila County recognizes that in certain instances the objectives of the Zoning Ordinance may be best achieved by development of planned areas which may not conform in all respects to the underlying zoning district. Gila County further has determined that in the best interests of the health, welfare and safety of the citizens of Gila County, specific planned communities can provide better alternatives for some land development than the conventional zoning districts. The purpose of the PAD district is to encourage imaginative and innovative planning of neighborhoods, particularly with respect to diversification in the use of the land and flexibility in site design with respect to various features, including but not limited to, spacing, heights, density, open space, circulation, preservation of natural features, and innovation in residential development that results in the availability of a variety of housing opportunities, both in terms of afford-ability and lifestyle to all citizens and guests of Gila County; and to ensure the establishment of developments consistent with the goals and objectives of the Board of Supervisors of Gila County. All Townhouse, Condominium, and Time-Shares, together with resort, recreational and commercial activities directly related thereto shall only be in a Planned Area Development District.

C. Location

A PAD may be established in any zoning district upon a finding that such a development would comply with the intent of this section of the Zoning Ordinance and that the PAD substantially complies with any previously approved area plans, by virtue of its unique character, topography or other features. If a proposed project requires rezoning, a request may be considered by the Planning Commission simultaneously with its consideration of the development plan.

D. Application Requirements

Each application for approval of a PAD District shall be filed in accordance with the provisions of Article 3 of this Ordinance. In addition to the filing fee established for amendments, an

additional fee of \$500.00 shall be paid by the applicant for processing the PAD request. The application shall be accompanied by such information and representations required by this Ordinance or deemed necessary by the Planning Director, which together shall comprise the application package.

E. Development Plan

The rezoning application shall be accompanied by a Development Plan which shall consist of:

1. The proposed development shall be drawn at sufficient scale so as to not exceed a print size greater than 24" x 36". Lettering shall be of sufficient size to be reasonably legible when reduced to an 8 ½" x 11" clear print.
2. Title of the project, such as "Planned Area Development for _____" in bold faced letters.
3. Name of the landowner, developer, applicant and the firm or person who prepared the plan.
4. North arrow, scale (written and graphic), and dates of plan preparation and subsequent revision dates.
5. Inset vicinity map showing the relationship of the proposed project to existing area developments and surrounding zoning districts.
6. Legal description of the entire property.
7. Delineate and dimension by bearing and distance the exact boundaries of the proposed development.
8. Show existing perimeter streets, including center lines, names, dimensions of existing dedications and proposed dedications.
9. Show the general locations and scheme of proposed interior streets with proposed rights-of-way or easements. All points of ingress and egress to the site must be shown.
10. Indicate the general location of proposed residential areas and types of housing proposed for each area. Show and label areas of open space, public areas, drainage areas and any proposed facilities such as golf courses, parks, recreation center, sewage treatment facilities.
11. Indicate who will own, control and maintain landscaping, open areas, streets, recreation facilities, refuse disposal and private utility systems.
12. Show typical lots for each dwelling type, including typical lots in cul-de-sacs, on corners and in any unusual location. Show the arrangement of units which will be clustered, if

applicable. These typical should show the building envelope, the proposed minimum setbacks, the minimum lot dimensions and individual walls and fences.

13. Indicate the location and width of any existing roadway or utility easements on the property.
14. Show existing contours; contour interval to vary according to grades as follows: grades up to 5%, 2'; over 5% to 10%, 5'; over 10%, 10'.
15. Indicate the general direction of storm water runoff. Identify by note or notes the existing drainage pattern and the proposed drainage plans for handling onsite and offsite storm water runoff. A preliminary drainage report will be required at the time of filing the tentative/preliminary plat.
16. Indicate the locations, type, height and material of proposed perimeter fences and/or walls. All proposed signs should also be located, identified and dimensioned.
17. Note the general location and type of existing and proposed landscaping on the site.
18. Show phase lines, if applicable.

F. Development Plan Data

1. Land Use Table or Tables to include the following:
 - a. Total gross acreage of site.
 - b. Total area of the streets, public and private.
 - c. Total area of public open space, if applicable.
 - d. Total area of open space which is designed for the exclusive use of the residents of the PAD area who receive an undivided ownership of such areas.
 - e. Maximum allowable density permitted under base zoning district.
 - f. Total number of each dwelling type and the total number of all dwelling units.
 - g. Average lot area per dwelling unit.
 - h. The overall density proposed.
2. A table which compares the requirements of the existing zoning, the requirements of the base zoning requested, and the variations proposed under the PAD. The table should include lot area per dwelling unit, setbacks, maximum lot width, maximum building height, number of stories and parking requirements. A Conditional Use Permit shall be required for buildings exceeding three (3) stories or thirty-six (36) feet in height.
3. A table which lists the type and source of proposed utilities and services which include sewer, water, electric, telephone, police, fire, schools and solid waste disposal.

4. A table which shows the proposed rights-of-way or easements and pavement widths for each type of street proposed for the planned area and perimeter.

G. Narrative Report

The following information shall be included in a supporting narrative report.

1. Title Page

The title page should clearly indicate “Planned Area Development for _____”, the name of the applicant and date.

2. Purpose of Request

The first section of the report should explain why the project is being proposed, and why the site has been selected.

3. Description of Proposals

The character and type of development shall be thoroughly explained. All of the proposed non-residential buildings and structures and their intended uses should be described.

4. Relation to Surrounding Properties

Surrounding land use and zoning should be described. The impact of the proposal on surrounding properties in each direction should be discussed. The impacts on schools should be explained.

5. Location and Accessibility

The means of access, distance from major streets and surrounding road conditions should be described. Any proposed interior streets, drives or parking areas and proposed improvements should also be described.

6. Timing of Development

A section of the report should contain a schedule of development phasing.

7. Public Utilities and Services

Letters of serviceability from all public and private utilities and services shall be submitted with the report. Additionally, any correspondence involving transportation issues shall be included.

8. Maintenance of Streets and Common Areas

The provisions for the maintenance of the private streets, common areas and public and private landscaped areas should be discussed.

H. Waiver of Specific Submissions

Any information required under Section 12-10.E. may be waived by the Planning Director on the basis that the information is not necessary to a review of the proposed PAD. Such waiver shall be in writing, shall specify the reasons for such waiver and shall be included in the materials submitted to the Planning Commission.

I. Public Hearings

After proper application has been made for a PAD, the Planning Commission and Board of Supervisors shall hold public hearings as provided in Article 3 of the Zoning Ordinance.

1. The Planning Commission and Board of Supervisors may approve the plan as submitted, may require the applicant to modify, alter, adjust or amend the plan in such manner and to such extent as it may deem appropriate to the public interest, or disapprove the plan.
2. The Planning Commission and Board of Supervisors may approve a plan even though the use of buildings and land, the location and height of buildings to be erected in the area, the nature of ownership, and the yards and open spaces contemplated by the plan do not conform in all respects to the regulations of the zoning district in which it is located or the plan does not conform in other particulars.

J. Findings Required

Before approval of an application for a PAD District, the Planning Commission and the Board of Supervisors shall find that the development conforms to the following general criteria:

1. That the location, design and size are such that the development can be well integrated with the surroundings; is planned and developed with the intention to harmonize with any existing or proposed development in the adjacent neighborhood; or in the case of a departure of character from surrounding uses, that the location and design will adequately reduce the impact of the development so that the project will not be detrimental to the adjacent property.

2. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby and that proper provision for the maintenance of the such streets has been provided.
3. That the value of the use of the property adjacent to the area included in the plan will not be adversely affected to a significant extent and to this end, the Planning Commission and Board of Supervisors may require, in the absence of an appropriate physical barrier, the uses of least intensity be arranged along the boundaries of the project. As further protection to adjacent properties, the Planning Commission and Board of Supervisors may impose either or both of the following requirements:
 - a. Structures located on the perimeter of the planned development be set back a distance sufficient to protect the privacy and amenity of adjacent existing uses.
 - b. Structures located on the perimeter of the planned development be permanently screened in a manner sufficient to protect the privacy and amenity of the adjacent existing uses.
4. That suitable retention and drainage areas have been provided to protect the property and adjoining properties from hazards resulting from water falling on or flowing across the site, and that proper provision for maintenance of such retention and drainage areas has been provided.
5. That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or planned public facilities and services.
6. That the location, design, size and uses are such that traffic generated by the development can be accommodated safely.
7. That adequate and visible refuse disposal has been provided for or exists for the development.

K. Implementation of Plan

1. Once a plan has been approved, it can be amended, changed or modified only through the procedure prescribed herein for the initial application for approval. The Board of Adjustment may not grant any variances for an approved PAD.
2. A development schedule for residential uses shall be submitted as part of the project plan and the construction of provision of all the common open spaces and public and recreational facilities which are shown on the Development Plan must proceed at the same rate as the construction of dwelling units. If it is determined that the rate of dwelling unit construction is greater than the rate at which common open areas and public and recreational facilities are being constructed or provided, the developer will be notified that

no building permits for dwelling unit construction will be issued until the rate of construction conforms with the development schedule.

3. The development schedule shall provide for stage construction of the Development Plan. Building Permits will not be issued for any stage of the plan unless the common open space allocated to that stage by the development schedule has been conveyed to the appropriate parties.

L. Minimum Planned Area Development Requirements and Limits

The following requirements and limits are mandatory for all Planned Area Developments and may not be waived or modified without amendment of this section by the Board of Supervisors.

1. No residential PAD, or the residential portion of any PAD including commercial, shall have less than fifteen (15%) percent of its gross total area allocated to open space or other common areas or facilities. Streets, sidewalks and entry areas shall not be included in the fifteen percent.
2. PADs that include manufactured/mobile home lots shall have an under-lying zone of MHS-Mobile Home Subdivision District.
3. Any private streets approved by the Planning Commission and the Board of Supervisors as part of a PAD shall meet the minimum requirements as established by Gila County Engineering Services.

SECTION 12-11

TRAILER DISTRICT

A. Intent and Purpose

To promote the development and operation of certain uses, such as, but not limited to, laboratories, light manufacturing and assembly, in such a restricted and limited manner that, because of the limitations on type of structures and uses, control on height and density, prohibitions against open land facilities, omission of such nuisances as fumes, odors, noise, glare and vibration, prohibition of general retail sales and services or other uses that cater to the general public, and the landscaping requirements, so as to protect and foster residential desirability adjacent to such industries.

B. District Stipulations and Provisions

Supplemental to and/or supplanting the "General Provisions", Article 1.

1. Residential uses, other than one dwelling unit for occupancy by caretaker and family, are prohibited.
2. General retail sales and service or other uses that cater to the general public are prohibited.

3. All uses except parking, loading and unloading, as provided herein, shall be confined to within closed buildings.
4. Space for automobile parking area shall be initially provided and kept available on the premises at the rate of two square feet of land area for each square foot of floor area. As the development of facilities progresses, there shall be installed and maintained no less than one parking space for each two employees. All ground area used for parking, loading, unloading, and vehicular movements shall be surfaced and maintained with dust-free surfacing, preferably hard surface.
5. All development on any one parcel in the District must progress in accordance with general layout, architectural, and landscape plans for such parcel, all to be approved by the building inspector; the Board of Adjustment may modify the Building Inspector's requirements, provided such modifications do not defeat the intent and purpose of the District.
6. All outdoor lighting shall be hooded or shielded so as to deflect the light away from residential districts. Such lighting shall be the minimum required to illuminate the area needed to be lighted.
7. No use shall be operated in such a manner as to be an explosion or fire hazard; nor shall there be emitted into the atmosphere any smoke, soot, dust, radiation, odor, noise, vibration, heat, glare, or toxic fumes to such an extent as to constitute the slightest nuisance.
8. The first fifty (50) feet of depth adjacent to any street or street easement must be used for landscaping purposes, and may not contain any other uses or structure, except for driveways, signs and lighting, as permitted in this District.

C. Permitted Uses

Provided such uses meet the intent and purpose of the District.

1. Manufacturing, machining, processing, assembly, compounding, fabrication, mixing, baking, equipping, printing and publishing, cooking, glazing, weaving, knitting, and sewing.
2. Research and testing laboratories.
3. Warehouses.
4. Motion picture production, radio and television studios.
5. In-plant restaurants as an appurtenant use, and including roof or landscaped patio dining facilities.

6. Facilities incidental to a construction project, including storage, all located on the project site for a period not to exceed twelve (12) months.
7. Churches or similar places of worship. Open land recreation facilities in connection with such project may be permitted subject to a use permit.
8. Accredited schools, colleges, universities, including dormitories, athletic fields, playgrounds and swimming pools on the same parcel of land. Private school playgrounds, athletic fields and swimming pools are subject to securing a use permit.
9. Public utility facilities, when necessary for serving the surrounding territory (but not storage yards).
10. Regulation type golf courses, but not miniature, pitch and putt courses, nor commercial driving ranges, and subject to securing a use permit.
11. Offices wherein professional, administrative, clerical or sales (other than to the general public) are rendered, including management and /or realty offices appurtenant to an industrial subdivision and located therein.
12. Publicly owned or operated buildings or properties.
13. Publicly owned or operated parks and playgrounds, and other recreational uses, including eating and drinking sales and service establishments (which may be operated on a concession basis) accessory to the use of such public facility; provided, however, that such shall be located no closer than three hundred (300) feet to any adjacent property.
14. Private parking space as provided for the District.
15. Railroad, mining, metallurgical, or general agricultural uses on five or more contiguous commercial acres under one ownership. Such uses are exempt from any restrictive.
16. Customary accessory uses and buildings, including private parks and swimming pools, provided such are incidental to the principal use.
17. Fences or free-standing walls (not to exceed eight (8) feet in height), provided same are not located closer than fifty (50) feet to any street or street easement line, except that when same are adjacent to a residential district, the height shall conform to the maximum height requirements for such residential property.

18. Signs

As follows, which may be lighted by indirect illumination.

- a. Signs appurtenant to or identifying a permitted use of the property upon which displayed and subject to the following additional provisions and stipulations:

- i. Limited to a total overall sign area of two hundred (200) square feet, in addition to one name plate and necessary informational or directional signs; provided, however, that each such name plate or other accessory sign shall not exceed an area of six (6) square feet. The name plate may be located at or within four (4) feet of a street line, provided same is unlighted and does not exceed a height of seven (7) feet.
 - ii. Any flush sign may have an area not to exceed one hundred sixty-eight (168) square feet. Signs pertaining to the name of the operating company will not be limited in size, provided such signs are incorporated into the architectural design as an integral part of the building, and shall have a minimum setback of one hundred fifty (150) ft. from any dedicated street or residential district, and shall not exceed a height of forty (40) feet above ground grade, and shall be subject to approval of the Building Inspector.
 - iii. Any free-standing or extended sign may have a sign panel area not to exceed eighty-four (84) square feet.
- b. Temporary advertising signs pertaining to the sale or lease of land or buildings upon which property same are displayed and subject to the following additional provisions and stipulations:
 - i. Limited to one single or double-faced or V-shaped sign for each three hundred (300) lineal feet or fraction thereof of frontage on all street sides for each lot or establishment, provided no two signs on the same property are closer than one hundred (100) feet to each other nor closer than one hundred (100) feet to any residential property line.
 - c. If the portion of the property being advertised is unimproved, such sign not exceeding sixty (60) square feet of panel area and seven (7) feet in height may be displayed up to the street line, provided same be no closer than one hundred (100) feet to any building. Such signs, when located within one hundred (100) feet to developed land, must parallel the street.
 - d. If the portion of the property being advertised is improved, such signs shall be regulated by the provisions and stipulations of signs appurtenant to the use of the property, except that no panel area may exceed eighty-four (84) feet.

19. Lot Area and Dimensions

- a. No lot shall hereafter be subdivided to provide less than seventy two thousand (72,000) square feet (commercial two acres) of area, a width of one hundred (100) feet, nor a depth of three hundred (300) feet, and provided further that no lot shall exceed a depth of six hundred fifty (650) feet, unless it can be shown that deeper lots will not block a future street pattern.

20. Yards Required

- a. There shall be a yard measuring from any street or street easement of not less than fifty (50) feet.
- b. There shall be a side yard of not less than twenty-five (25) feet from any common property line or alley, except that such side yard shall measure not less than fifty (50) feet from any residential district boundary.
- c. There shall be a rear yard adjacent to any residential district of not less than fifty (50) feet to the residential side line and twenty-five (25) feet to the residential rear line or the rear alley centerline of what would be the centerline if a full alley existed.

21. Height Limits

No structure shall exceed a height of thirty (30) feet plus one (1) foot for each additional ten (10) feet such structure is located beyond setback lines, provided such height does not exceed forty (40) feet, except that towers, poles and water tanks necessary to serve the lot and/or the area may exceed the height limitations when the location of such exceeds a setback from any property line of twice its height.

22. Building Density

The total area of all buildings shall not exceed thirty percent (30%) of the total area of the lot.

23. Space and Between Buildings

No building shall be closer to any other building than thirty (30) feet, except when such are attached by a common wall so as to be treated as one building.

SECTION 12-12

DESIGN REVIEW OVERLAY DISTRICT (DSR)

A. Purpose and Intent

The purpose of the design review program is to preserve and enhance the beauty and uniqueness of the region, facilitate incorporation of the region's culture and natural resources into property, increase the value of the property, pedestrian friendly planning, and to contribute to the further enhancement of the economic base of our area through increased awareness and appeal of the properties adjacent to the U.S. Highway 60-70 corridor benefiting all property owners, residents, and visitors to the region.

B. Applicability

These guidelines, upon adoption by each respective government jurisdiction through ordinance, shall be applicable to all developable properties that front on the U.S. Highway 60/70 corridor from the West end of Miami to the East end of Globe. The Program's guidelines will also apply

to all currently developed properties on that same corridor that undertake property and/or structure redevelopment involving modification of 50% or more of their present property or structure to include modification to design, layout, signage, or exterior appearance for which a building permit is required.

C. Exemptions

1. The guidelines of this Design Review Program shall not apply to the following activities:
 - a. Maintenance of the exterior of an existing structures such as repainting, re-roofing, residing, where similar materials and colors, are used.
 - b. Interior remodeling.
 - c. Existing nonconforming aspects of a building or site not addressed in an application for a design review permit.
 - d. Short-term/temporary preventative maintenance as a result of an emergency situation.
 - i.e. fire, flood, natural disaster.

D. Application Procedures

1. Applications for a Design Review requires submission of nine (9) design packets for review by the government agency with jurisdiction over the property and the Regional Design Review Committee.
2. Each packet must contain:
 - a. Site Plan that provides the following:
 - i. Pedestrian & Vehicular Circulation.
 - ii. Building floor plans showing orientation of windows & doors on the exterior walls of the proposed structure.
 - iii. Location and description of exterior signage.
 - iv. Landscape plan, including plants type and placement, and hardscape details.
 - v. Exterior Lighting; location, type, and orientation.
 - vi. Fences and walls, (material and surface textures).
 - b. Building Elevations which provide the following:
 - i. Façade Treatment.
 - ii. Architectural Design.
 - iii. Building Height.
 - iv. Building Materials.
 - v. Design Detail for windows and doors.

E. Review Procedures

Upon submittal of a completed Application, the Design Review Committee shall review and prepare a written recommendation to the governmental agency having jurisdiction over the

subject property regarding the following elements to which the Design Review Program's guidelines apply:

1. Site Layout

- a. Site Layout: Orientation and location of buildings, hardscape, natural features and landscaped areas in relation to physical characteristics of the site, neighborhood character, and the appearance and harmony of adjacent buildings.
- b. For the purpose of these guidelines a property not immediately adjacent to the corridor shall be considered as adjacent to the corridor if the property adjacent to the corridor is undeveloped.
- c. The appearance and safety of the proposed pedestrian system.
- d. Landscaping:
 - i. The location, height and species of hedges, trees, and xeriscape to ensure harmony with the ambiance of the area and the intent of these guidelines.
 - ii. The planting of groundcover to prevent dust and erosion.
 - iii. The preservation of existing healthy trees.
- e. Hardscaping
The location, height and material of walls, fences, and other artificial embellishments to ensure harmony with the ambiance of the area and the intent of these guidelines.
- f. Outdoor Signage
The number, location, color, size, lighting, and landscaping of outdoor advertising devices as they relate to pedestrian and vehicular traffic, their appearance and harmony with the existing adjacent structures, and the intent of these guidelines.

2. Architectural Character

- a. The consistency of the applications of the proposed design with approved design guidelines.
- b. The compatibility of the character of the proposed design with adjacent structures and the intent of these regulations.
- c. Preservation of historical structures (if within registered Historic Districts).

3. Overall Compliance with Development Standards

The Design Review Committee or the Planning Staff of the government agency with jurisdiction over the said property, on a case-by-case basis, may make exceptions to the provisions of Section VIII, Development Standards, due to unique characteristics of the site or economic hardship to the applicant.

F. Development Standards (Site Design)

- 1. Pedestrian and Vehicular Circulation patterns should be obvious and simple. All likely pedestrian routes should be considered in the design phase to eliminate "short cuts" that

damage landscaped areas. Circulation systems should limit conflicts between vehicular, bicycle and pedestrian traffic.

2. Where pedestrian routes cross vehicular traffic paths; a change in grade; materials; textures and/or colors should be provided.
3. Pedestrian routes/paths should be provided to the front entrance of a building from the public right of way.
4. Bicycle parking facilities may be substituted for automobile parking spaces required at a ratio of five (5) bicycle spaces for one required vehicle parking space. A maximum of five (5) % of the total required parking spaces may be reduced from the total number of parking spaces required under the established Parking spaces related requirements in the government agency's standards. Bicycle parking facilities should include provisions for locking of the bicycle in a secure rack.
5. Building Set Backs
 - a. Buildings should be placed as close to the front property line as reasonable with consideration for the safe passage of vehicular and pedestrian traffic.
 - b. Where no side yard setback is provided, structural wall construction must be Two-hour fire rated, and the roof must not drain directly onto adjoining property.
 - c. Rear yard setback is not required except when the adjoining property is residential. Where this occurs a case-by-case review will determine appropriate setbacks that are compatible with the adjoining properties.
 - d. Overhead structures such as porches and balconies may be placed on the front property line except where adjoining structures have larger front yards.

6. Parking Facilities

Parking should not be positioned between the public sidewalk and the front of the building, here feasible. Parking at the side of the property must be landscaped and screened.

7. Multiple Buildings

Multiple buildings on the same property should be designed to create a cohesive visual relationship between buildings.

8. Driveways

- a. Shared or common driveways are encouraged.
- b. There should be a maximum of one driveway per lot or parcel except where the lot has more than one hundred (100) feet of frontage on the Highway Corridor. Driveways should be separated by a minimum of one hundred (100) feet. Approval of the Arizona Department of Transportation must be obtained in each case. The State's jurisdiction

and decision shall always prevail if different than the recommendation of the Design Review Committee.

9. Signage

- a. No roof sign should be permitted except where significant negative grade change exists from the roadway to the building site.
- b. Portable freestanding signs must not exceed three (3) feet in height, six (6) square feet on each face, and must not obstruct pedestrian ways or cause line of sight problems.
- c. Permanent freestanding signs should not exceed thirty-two (32) square feet on each face and must be low profile.
- d. Marquee signs must not be installed in such a manner that the illumination from the sign causes distraction or hindrance to vehicles on the corridor nor occupants of nearby properties.
- e. Colors should be used from the approved color board.
- f. Signs must be properly maintained.
- g. Signs should be architecturally integrated with their surroundings in terms of size, shape, color, texture and lighting.
- h. Signs should not be in visual competition with each other.
- i. In the event that these signage guidelines are found to be in conflict with the adopted sign code provisions of the government agency with jurisdiction, the established governmental sign code requirements shall have precedence.

10. Lighting

- a. Colored lighting is allowed but should not:
 - i. spill over onto adjacent properties,
 - ii. be the primary lighting theme,
 - iii. contain moving or streaming lights or components.
- b. Lighting fixtures should be historically appropriate to the area, close in appearance to other installed historic lighting within the government jurisdiction.

11. Utility Equipment

- a. Mechanical systems equipment should be screened and sound attenuated, using approved building materials and positioned to maintain minimum intrusion on the public view.
- b. Utility areas and equipment, such as trash receptacles, storage areas, service yards and loading/unloading areas should be screened from public view with approved building materials.
- c. Permanently installed utility standards and communication equipment should blend into the surrounding environment. The use of earth colors and/or the installation of faux foliage, and/or the installation of equipment constructed to replicate a living plant,

such as a palm tree, cactus, or other tree as appropriate to blend the equipment into the environment should be considered.

12. Landscaping

- a. Landscaping should soften the visual appearance of the site, and provide a pedestrian friendly environment.
- b. Any planting within the rights of way should not create a line of sight nuisance, or be a nuisance to pedestrian and vehicular traffic in any way.
- c. All undeveloped areas, within public view, should be landscaped or left with undisturbed natural vegetation.
 - i. Deciduous or evergreen shrubs and trees can be used.
 - ii. Planter boxes are encouraged for flowers.

13. Hardscape

- a. Colors, textures and materials selected for walkways, patios, and other ground plane enhancements must support the architectural character of the area.
- b. Materials should not impede accessibility to those who are physically challenged.
- c. The texture and color of hardscape should clearly differentiate between driveways, parking facilities, and those areas used by bicyclists or pedestrians.
- d. Stone, brick, colored concrete, pavers, covered boardwalks, and concrete finishes are acceptable.
- e. Natural materials should be used to the maximum extent; Synthetic materials may be considered.

14. Street Furniture

- a. Street furniture should be of design and character consistent with municipal streetscape elements.
- b. Synthetic or Plastic elements are not permitted.

15. Fences and Walls

When adding fences and walls, the building materials should comply with the approved building materials in this guideline.

16. Overhead Protection Structures

- a. Overhead protection structures should be installed on the façade of the ground floor above any installed or planned pedestrian pathways.
- b. A minimum of seven (7) foot vertical clearance is required for overhead structures above potential pedestrian pathways.

G. Development Standards (Architectural and Structural Design)

1. Architectural Features

- a. Architectural design should be compatible with the character of the area. Design compatibility should include complimentary building style, form, size, color and materials.
- b. Diversity of architectural design is encouraged that portrays the historical and cultural influences of the area.
- c. Detail is required at/around all doorways and windows that front on the street or are part of visible sidewalls.
- d. Rough sawn wood reflecting "pioneer" look is encouraged.

2. Building Materials

- a. The preferred building materials include wood, stone, brick, and adobe. Stucco and synthetic materials may be considered.
- b. Metal buildings are permitted if the facade visible from the right-of way is composed of building materials specified in paragraph G.1.b above.

3. Building Colors

- a. Exterior colors should be selected from the recommended color board, Historic Colors of America.
- b. Trim and body colors should be complimentary, and brilliant, bold colors should be avoided.

4. Roof Design

Acceptable roof materials include galvanized and colored metal, or dimensional asphalt shingles. The use of composite material will be reviewed on a case-by-case basis. The use of natural wood shake roof material is highly discouraged.

5. Facade Treatment

- a. The concealing of original facades as part of restoration/rehabilitation should be avoided.
- b. Storefront restoration should return the façade to its original character as much as is reasonable and appropriate and meets design review requirements.
- c. Reflective or mirrored glass should be avoided. Tinted glass should comply with Arizona Standards of 30% maximum reduction of transparency.
- d. A minimum of 35% of the front first floor of the building at the front property line should be windows or doors.
- e. No new construction or remodeling of an existing building will use mill finished aluminum windows, doors, or display devices.
- f. In new construction Glass block windows visible from public walkways should be avoided.

6. Side Walls

- a. Blank or solid walls/wall sections visible from the pedestrian or vehicular right-of-way should be limited to prevent the disruption of existing architectural patterns.
- b. Side facades should be carefully designed with similar detailing and should be compatible with the principal façade of the building.
- c. Visible blank or solid walls will be limited to no more than a 20-foot section of wall without required breaks or other changes.

H. Reporting of the Project Approvals by the Government Agency

1. Upon receipt of the recommendations of the Design Review Committee, the designated project review officials of the government agency of jurisdiction will communicate the committee's recommendations, along with other review comments by the government agency to the property owner or their designated representative.
2. If the government agency finds conflict between its application of codes, engineering standards, and other established and appropriate project-approval requirements; the government agency's officials shall prepare a report explaining the reasons why recommendations of the Design Review Committee could not be incorporated in the overall review comments and requirements for the project and submit a copy of the report to Design Review Committee. If a project requires specific approval of the government agency's Planning & Zoning Commission or the elected governing body, the Planning and Zoning Official shall include a copy of the above report in the information package submitted to the Commission or governing elected officials prior to their consideration and final decision on the project.

I. Guideline Review

This guideline is subject to continuous review by the Design Review Committee and the governmental agencies to which it applies. Significant changes to this document will require full concordance of all affected agencies before those changes are implemented.