



## GATEWAY DEVELOPMENT GUIDELINES MANUAL

### Design Review Committee (DRC) Submittal and Procedure Requirements for Gateway Overlay Zone Review Chapter 18.78

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June 2007

**A. Purpose.** The purpose of the gateway development guidelines is to provide the Design Review Committee with direction and guidance for the review and evaluation of proposed development and redevelopment within the Gateway Overlay Zone to ensure the following objectives are achieved:

1. Protect and enhance the scenic quality of entry points to metropolitan Tucson and nearby public preserves;
2. Reduce the visual impact of development on scenic vistas and entry points by providing design guidelines and requiring more intensive restoration of graded areas;
3. Provide an appropriate visual transition between natural preserves and more urbanized areas through the implementation of screening or siting of developmental elements; and
4. Protect and enhance the southwest character of Pima County. For the purpose of this manual, southwest character refers to development designed to be environmentally sensitive; compatible with surrounding natural features; water and energy efficient; protective of views of surrounding mountains and vistas; and landscapes with native, low water-use plants.

5. Encourage well-designed buildings and sites.
6. Communicate to land use development applicants the goals of the Gateway Overlay Zone and the role of Design Review Committee takes in implementing the gateway standards and guidelines.
7. Provide for safe connectivity between motorized vehicles, non-motorized vehicles, and pedestrians.
8. Encourage pedestrian scale developments that take advantage of the visual values of on-site aesthetics of architectural and landscape design and off-site scenic qualities.
9. Maintain and encourage economic growth and health.
10. Encourage energy efficiently through design incorporating environmental and solar integration.

**B. Applicability.** Section 18.78.040 of the Pima County Zoning Code requires all development to be reviewed and approved the Pima County Design Review Committee. The guidelines are flexible and are not intended to be a list of requirements for development in the gateway. They are, however, a guide by which the Design Review Committee can base their recommendation and comments.

**C. Organization.** The guidelines are divided into five sections: parking and circulation, landscaping, site design, signs, and architectural design. Each section has a related design objective. The design objective states what the community hopes to achieve. Design guidelines are provided to give direction to the Pima County Design Review Committee, who will determine whether or not the proposed development meets the intent of the zoning code and guidelines.

#### **D. Parking and Circulation.**

##### **1. Design Objective**

Provide visually unobtrusive parking facilities and circulation corridors. Use landscape and other design features to interrupt large expanses of having in large parking lots to create smaller areas of connected parking facilities.

##### **2. Guidelines**

- a. Vehicular linkages are encouraged between the parking facilities on adjacent sites.
- b. Parking facilities where possible should be shared.

- c. When abutting vacant undeveloped land, new development is encouraged to provide for future connection opportunities within its interior road and pedestrian network.
- d. Monotonous, long parking drive lanes and expansive surface parking areas should be avoided.
- e. The amount of area devoted to parking should be minimized by designing shared and interconnected parking areas between uses with different peak demand times.
- f. Impervious surface areas should be minimized.
- g. Parking areas should be divided into an interconnected series of smaller, dispersed courts, separated by landscaping, in order to reduce the visual impact of large parking areas.
- h. Parking area reductions through the application of Section 18.75.050 (B)(5) is encouraged.
- i. Pedestrian paths shall be clearly marked with the use of one of the following elements:
  - (1) Pavers;
  - (2) Concrete; or
  - (3) Painted Striping.
- j. Landscaping should be used to visually interrupt expansive paved areas.

## **E. Landscaping**

### **1. Objectives**

- a. Provide for physical, visual, and noise buffers and transition between different land uses.
- b. Break up large expanses of paving within large parking lots by creating small-scale areas of connected parking facilities.
- c. Create an aesthetically attractive site design.

### **2. Guidelines**

- a. Site landscaping should:
  - (1) Provide an appropriate and attractive visual buffer compatible with neighborhood landscaping character;
  - (2) Promote water conservation by incorporating storm water collection and drip irrigation or other systems;
  - (3) Utilize plants that require low maintenance;
  - (4) Screen transformers and loading areas;
  - (5) Reduce the potential negative impact to adjoining properties caused by noise, air pollution, lighting, movement of cars, and other activities related to the land use on the site;
  - (6) Protect the openness and continuity of existing landscape and neighborhoods by retaining and planting native trees, shrubs, cacti, and groundcover; and

- (7) Encourage the use of landscape architectural design and scale representative of Pima County.

## **F. Site Design**

### **1. Objectives**

- a. Improve the quality of commercial, industrial, multi-family, and single-family development design by providing guidelines that enhance and preserve the aesthetic character of gateway overlay zone.
- b. Connect the buildings and pedestrian pathways to the street and adjacent sites by coordinating its placement with properties that conform to these design standards and guidelines.

### **2. Guidelines**

- a. Multiple buildings on a site development shall be arranged to create outdoor gathering spaces by using one or more of the following elements:
  - (1) Courts;
  - (2) Plazas;
  - (3) Patios;
  - (4) Covered space; or
  - (5) Seating areas.
- b. New buildings or other site improvements should be similar in relation to size, bulk, view blockage, and scale to adjacent developments where existing developments conform to these design standards.
- c. New construction should provide covered outdoor gathering spaces.
- d. Plazas and courts should be accessible to pedestrians.

## **G. Signs**

### **1. Objectives**

- a. Preserve and protect the public health, safety, welfare, and convenience.
- b. Provide for an effective form of communication while preserving the scenic beauty of the desert environment.
- c. Ensure that the signage is clear, and compatible with the character of the Gateway Overlay Zone.
- d. Enhance the potential economic value and encourage quality development within the community.

### **2. Guidelines**

- a. Design buildings with careful consideration for incorporation of signage and lighting.

- b. Signage should contribute to the overall architectural and landscape theme.
- c. Signage should be made of materials that can tolerate extreme weather.
- d. Signage should be used to clearly identify public versus private/residential areas.

## **H. Architectural Design.**

### **1. Objective.**

- a. Improve the quality of development in the Gateway Overlay Zone by instituting design standards and guidelines for new construction and alterations. The design guidelines and standards are intended to reflect the historic, natural, southwestern, or rural character of Pima County.

### **2. Guidelines.**

- a. Design buildings to incorporate features such as facades, roof forms, porches, window treatments, and architectural detailing that exemplify the heritage and historic character of the southwest.
- b. Avoid the use of standardized “corporate or franchise” style in the design of buildings.
- c. Avoid the use of standardized “cookie cutter” design in residential subdivisions.
- d. Architectural design should stimulate interest at the street level.
- e. Roofs.
  - (1) Roof features should complement the character of the adjoining neighborhood.
  - (2) Variations in rooflines should be used to add visual interest and to reduce the appearance of large size structures.
  - (3) Gabled, stepped and peaked roofs to add variety and interest are encouraged.
  - (4) Parapets shall conceal flat roofs and air conditioning units and other roof top equipment.

**Standard that should be considered by the Design Review Committee when considering a development request in the Gateway Overlay Zone.**

1. The proposed project is in keeping with the purpose of the Gateway Development Guidelines Manual.
2. The proposal may enhance, but should limit negative impact on, the scenic quality of entry points to metropolitan Tucson and nearby public preserves.
3. The proposal is not detrimental to the orderly and harmonious development of its surroundings.
4. The proposal satisfactorily mitigates any adverse impact to the natural environment.
5. The request is in harmony with the general intent and purpose of the Pima County Zoning Code.
6. The project achieves excellence in its comprehensive approach to the Gateway Development Guidelines Manual design principles.
7. The project shows high interconnectivity between all proposed uses, between proposed uses and open space, between proposed uses and natural features, and between proposed uses and adjacent development.
8. The proposal provides for safe connectivity between pedestrian paths, motorized vehicles, and non-motorized vehicles.