

Northwest Medical Center Tucson, Arizona

NORTHWEST MEDICAL CENTER SPECIFIC PLAN

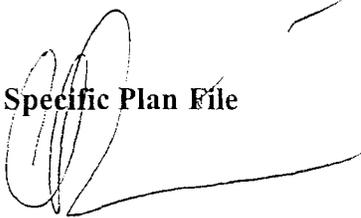


MEMORANDUM

PUBLIC WORKS - DEVELOPMENT SERVICES - PLANNING DIVISION

DATE: March 3, 2005

TO: Co23-00-02 Northwest Medical Center **Specific Plan File**

FROM: Chris Poirier, Zoning Administrator 

SUBJECT: Allowable Square Footage under Specific Plan

On page 29, under the "Part II - Land Use" exhibit of the Northwest Medical Center Specific Plan it appears as if the total allowable square footage of new development should read 342,592 sq. ft. as opposed to the 307,026 as mentioned at the end of 2.2.

177,000 expansion to existing hospital
150,000 office building
15,592 expansion to Sonoran Professional Building

342,592 total new development *not* 307,026

Add this to the 372,514 sq. ft. of existing development, and the total allowable sq. footage under Section 2.2 is 715,106 sq. ft.*

*This figure does not include the allowable sq. ft. under the 1.2 acre Commercial Retail use which is to be determined at time of development (sq. ft. limited by development constraints).

**NORTHWEST MEDICAL CENTER
SPECIFIC PLAN**

LEGISLATIVE HISTORY

July 18, 2000		Board approval of specific plan
August 21, 2000	Ord 2000-68	Adoption of specific plan

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: CAL
DEPUTY RECORDER
5791 ROOA



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ORDIN 15:15
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P0230
PIMA CO CLERK OF THE BOARD
PICKUP
TUCSON AZ 85701

ORDINANCE 2000- 68

1
2
3
4 AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS;
5 RELATING TO ZONING; REZONING APPROXIMATELY 56.1 ACRES FROM SR
6 AND TR TO SP (SPECIFIC PLANS, NORTHWEST MEDICAL CENTER SPECIFIC
7 PLAN) LOCATED AT THE SOUTHEAST CORNER OF THE INT' RSECTION OF
8 ORANGE GROVE ROAD AND LA CHOLLA BOULEVARD; AND AMENDING
9 PIMA COUNTY ZONING MAP 76.

10
11
12 *The Pima County Board of Supervisors finds and declares that:*

- 13
14 1. On April 4, 2000, the owners of 56.1 acres (the "specific plan") applied for a rezoning
15 from SR and TR to SP; and
16
17 2. On July 18, 2000, the Pima County Board of Supervisors approved the Northwest
18 Medical Center Specific Plan (the "specific plan"), which rezoned the property. The
19 specific plan is incorporated in attached Exhibit A (which has not been recorded but may
20 be viewed at the office of the Pima County Development Services Department -
21 Planning Division).

22
23 *Now, therefore, be it ordained by the Pima County Board of Supervisors:*

24
25 **Section 1.** That the Specific Plan is hereby adopted, subject to the following conditions:

- 26
27 1. Recording of a covenant holding Pima County harmless in the event of flooding.
28 2. Recording of the necessary development related covenants as determined appropriate by the
29 various County agencies.
30 3. Provision of development related assurances as required by the appropriate agencies.
31 4. Prior to the preparation of the development related covenants and any required dedication, a
32 title report (current to within 60 days) evidencing ownership of the property shall be submitted
33 to the Department of Transportation, Real Property Division.
34 5. There shall be no further subdividing or lot splitting without the written approval of the Board
35 of Supervisors.
36 6. Master Development Plan Requirements.
37 A. This specific plan is subject to the approval of a master development plan for the entire
38 specific plan prior to the issuance of any permits. Subsequent site development requires

1 submittal of development plans prepared in accordance with the master development
2 plan. The master development plan shall include all necessary improvements and
3 dedications (including roads, sewer, drainage, trails and open space).

4 B. Prior to submittal of any master development plan, this specific plan is subject to the
5 approval by the Planning Official, with the written concurrence of the directors of the
6 Transportation and Flood Control District and Wastewater Management departments,
7 of a master improvements phasing schedule for the entire specific plan. The schedule
8 shall reference the master studies necessary for preparation of the master development
9 plan and shall identify the necessary improvements and dedications (including roads,
10 sewer, drainage, trails and open space).

11 7. No building permits shall be issued until all applicable specific plan requirements are satisfied
12 and the Planning Official issues a Certificate of Compliance.

13 8. Department of Transportation requirements:

14 A. Property owner(s) shall dedicate 25 feet of additional right-of-way for La Cholla
15 Boulevard and Orange Grove Road adjacent to the subject property. All buildings shall
16 be setback a minimum of 55 feet from the right-of-way line after required dedications.

17 B. Property owner(s) shall reach a financial contribution agreement with and acceptable to
18 the Department of Transportation and Flood Control District prior to development plan
19 or subdivision plat approvals. Said agreement shall address the amount of a fair share
20 financial contribution required from the property owner(s) for roadway capacity
21 improvements to La Cholla Boulevard and/or Orange Grove Road which are impacted
22 by the proposed development; or if an improvement district is formed for said roadway
23 capacity improvements to La Cholla Boulevard and/or Orange Grove Road, the property
24 owner(s) shall participate in said improvement district.

25 C. A Traffic Impact Analysis for the Specific Plan and area roads shall be provided by the
26 property owner(s) for review and approval by the Pima County Department of
27 Transportation and Flood Control District (DOT/FCD). The limits of study and scope
28 of work shall be determined by DOT/FCD. The results of the study will be used to
29 establish the need for roadway improvements by the property owner(s) to existing and
30 proposed area roads impacted by the proposed development.

31 D. Provision of all necessary access improvements to Orange Grove Road, La Cholla
32 Boulevard, Rudasill Road and Montebella Road as determined by the required approved
33 Traffic Impact Analysis. These improvements shall need the approval of Pima County
34 and meet the appropriate standards prior to the issuance of any building permits for any
35 portion of the subject property.

36 E. Property owner(s) shall provide the required right-of-way (60 feet) and complete the
37 construction of Montebella Road according to Pima County design standards from the
38 Amber Lights Assisted Living Apartment property to the intersection of Hospital Drive
39 and Corona Road. The timing and completion of said roadway construction and right-
40 of-way acquisition shall be defined in the required Traffic Impact Analysis which shall
41 need the approval of the Department of Transportation, but, in no event shall completion
42 of Montebella Road occur before Orange Grove Road and La Cholla Boulevard
43 improvements.

- 1 F. The number, location, design and spacing of the access points to La Cholla Boulevard
- 2 and Orange Grove Road shall need the approval of the Department of Transportation at
- 3 the time of the submittal of a development plan or subdivision plat for any portion of the
- 4 subject property.
- 5 9. Flood Control District requirements:
- 6 A. Drainage shall not be altered, disturbed or obstructed without the written approval of the
- 7 Flood Control District.
- 8 B. Property owner(s) shall provide all necessary drainage related improvements that are
- 9 needed as a result of development both on-site and off-site of the subject property. The
- 10 location, design and construction of said improvements shall be subject to the approval
- 11 of the Flood Control District.
- 12 C. Any proposed encroachments into the Nanini Wash 100-year floodplain shall require
- 13 improvement plan and mitigation plan approvals by the Flood Control District.
- 14 D. Property owner(s) shall process a Letter Of Map Revision to reflect the correct Flood
- 15 Insurance Rate Maps for the Nanini Wash 100-year floodplain.
- 16 E. All habitable structures shall be outside the erosion Hazard Set Back of the Nanini Wash
- 17 as approved by the Flood Control District.
- 18 10. Wastewater Management condition:
- 19 The property owner must connect to the public sewer system at the location and in the manner
- 20 specified by Wastewater Management at the time of review of the tentative plat, development
- 21 plan or request for building permit.
- 22 11. If, during construction, materials that may be human remains and associated burial items are
- 23 discovered, ground-disturbing activities in the vicinity of the discovery shall cease, the
- 24 discovery site shall be secured, and the Arizona State Museum shall be immediately notified.
- 25 12. Adherence to the specific plan document and preliminary development plan as approved at
- 26 public hearing.
- 27 13. The area northwest of Nanini Wash, but including the existing 100-year floodplain of Nanini
- 28 Wash, shall be surveyed for the presence or absence of the cactus ferruginous pygmy owl by
- 29 a qualified biological consultant who has a permit from the U.S. Fish and Wildlife Service.
- 30 14. Prior to the issuance of a certificate of occupancy for any structure taller than 39 feet, the
- 31 developer shall provide written certification to the Planning Official that the development has
- 32 an active contract with an emergency services provider capable of providing adequate fire
- 33 services for the subject structure.
- 34 15. The master development plan for the site shall promote a design that blends with surrounding
- 35 features, ensures the predominance of native vegetation in the landscaping treatments, reduces
- 36 the heat island effect in the parking area, promotes safe and efficient internal circulation, and
- 37 minimizes the appearance of uniformity and massive scale associated with large scale
- 38 development.
- 39 16. Development Regulations:
- 40 The development regulations of the draft specific plan are amended as follows:
- 41 A. Building heights are limited to a maximum of 39 feet, except that:

UNOFFICIAL

ATTACHMENT A
TO
NORTHWEST MEDICAL CENTER SPECIFIC PLAN

ATTACHMENT B
TO
NORTHWEST MEDICAL CENTER SPECIFIC PLAN

**Parcels 3E, 4F, 5D, 5E, 5F, 8C, and lots 1 through 39 of Northwest Hospital
Medical Plaza, being a part of the west ½ of the northwest ¼ of Section 10,
T13S, R13E.**

ATTACHMENT C
TO
NORTHWEST MEDICAL CENTER SPECIFIC PLAN

**NORTHWEST MEDICAL
CENTER
SPECIFIC PLAN**

PREPARED BY:
LITTLEJOHN ENGINEERING ASSOCIATES, INC.
1935 TWENTY-FIRST AVENUE SOUTH NASHVILLE, TENNESSEE 37212

LEWIS AND ROCA, LLP
ONE SOUTH CHURCH AVENUE, SUITE 700
TUCSON, ARIZONA 85701-1611

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Note: Part 1 - Site Inventory - and Appendices 1 through 6 and 10 have not been reproduced in this edition, but may be viewed at the offices of the Pima County Development Services Department, Planning Division, at the following address:

County-City Public Works Building
201 N. Stone Avenue, 2nd Floor
Tucson, Arizona

August 2000

INTRODUCTION

The Northwest Medical Center Campus (“Medical Center”) is located on the southeast corner of West Orange Grove Road (“Orange Grove”) and La Cholla Boulevard (“La Cholla”). The Medical Center is currently comprised of the existing hospital, the Sonoran Women’s Center and Professional Building, the La Cholla Medical Plaza, a recently acquired, undeveloped 15-acre tract bordered by the Nanini Wash, Orange Grove and La Cholla, and an undeveloped five acre tract east of Corona Drive. The Medical Center is located in Township 13 South, Range 13E, Section 10.

The Medical Center was originally constructed in 1982 under the then-existing Pima County Zoning Code (“PCZC”). At that time, the Property was zoned Suburban Ranch Zone (“SR”). A hospital was a permitted use in the SR zone. In 1985, Pima County amended the SR Zone to allow hospital uses only by a conditional use permit. Then, in a 1986 amendment to the SR Zone, hospitals were no longer allowed as a permitted use in any form. Therefore, as of 1985, the Medical Center became a legal non-conforming use.

Under the legal non-conforming use provision of the PCZC, the Medical Center is permitted to expand up to 100% of its floor area as it existed in 1985. The Medical Center was expanded in 1986, 1988, 1992, and 1999 and is currently undergoing another expansion, which will bring it up to the 100% allowed expansion as a non-conforming use.

Due to existing and anticipated health care needs in the northwest Tucson area, the Medical Center must be further expanded to adequately serve the community. In 1998, the Medical Center’s primary and secondary service area had a population of approximately 297,420. Due to a rapid growth in the northwest Tucson area, the projected population for the Medical Center’s service area by the year 2008 is 380,551. From 1995 to 1999, the hospital itself has experienced a 37% increase in patient days, a 50% increase in patient admission, a 44% increase in emergency room visits, and a 125% increase in total surgeries performed. The projections for the year 2008 indicate another 42% increase in total admissions, a 40% increase in total patient days and a 30% increase in emergency room visits.

The Medical Center is currently renovating the existing patient tower adjacent to the hospital. This renovation will increase capacity from 124 to 163 acute patient care beds, and will provide new satellite nursing stations on each wing. Other renovations currently in progress include an expansion and redesign of the admitting area, focusing on patient comfort, convenience and privacy; a streamlined service with increased capacity in the cardiopulmonary unit; and a second nuclear, state-of-the-art, medicine camera for radiology.

The future building expansion projects include construction of a new bed tower to the hospital to add 60 new beds, 20 for critical care and 40 for medical/surgical needs, two new elevators for patient transport, two new elevators for

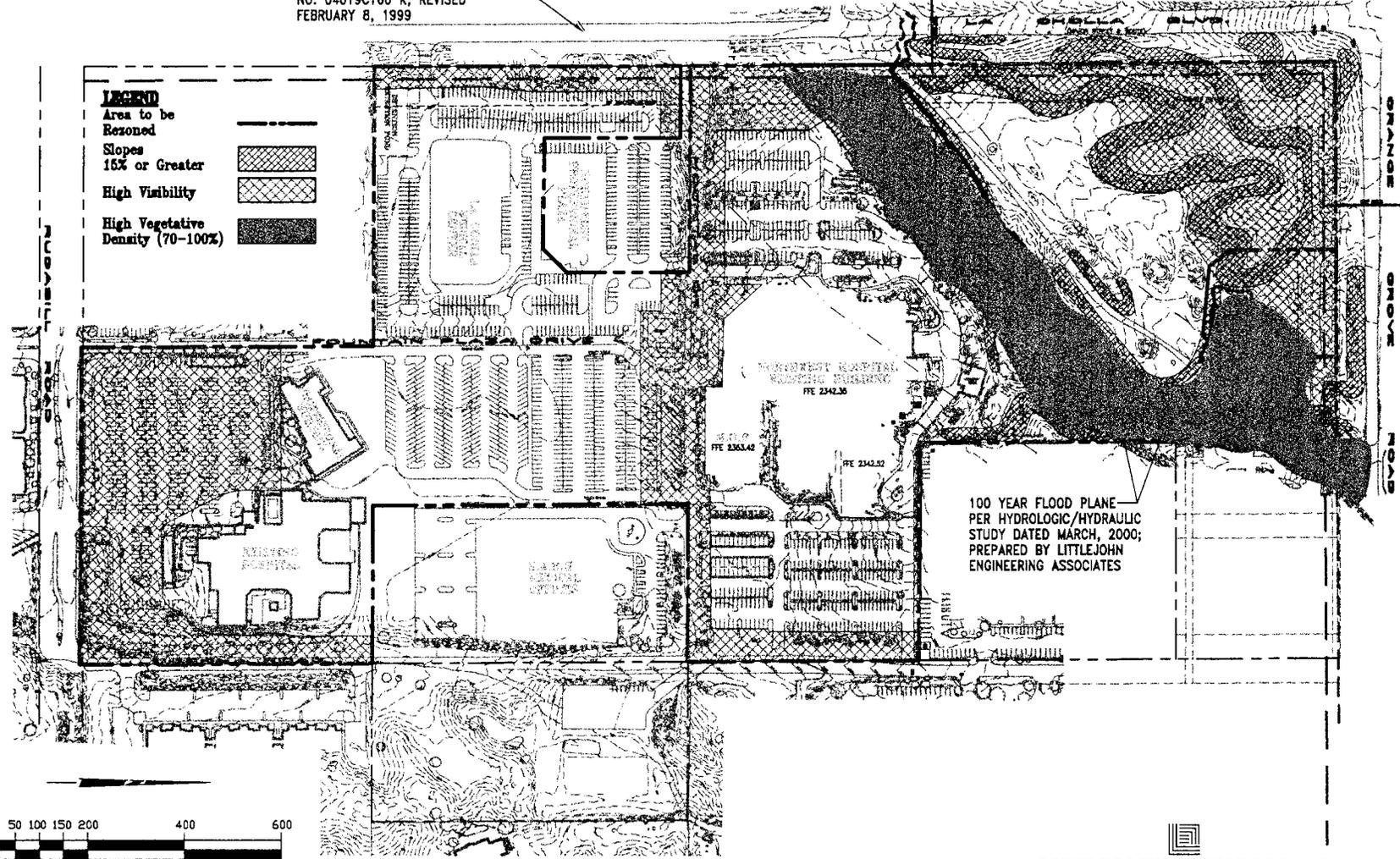
service transport, relocation and expansion of the Pharmacy, and expansion of the GI laboratory and clinical laboratory, to name just a few. The Medical Center campus improvements include extension of Corona Drive to intersect with Rudasill, new parking for the Sonoran Women's Center and Professional Building, identification of major entry points for the Medical Center access, re-alignment of access routes to improve traffic flow, designation of accessible pedestrian routes, and improvement of overall signage and safe traffic movements.

The Medical Center needs to expand to keep up with the increasing population and strain on the Medical Center services. Therefore, the purpose of the Northwest Medical Center Specific Plan ("NMCSP") is to provide for a cohesive expansion and development of the Medical Center.

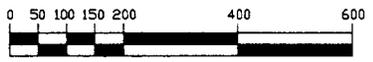
100-YEAR FLOOD BOUNDARY;
FEMA MAP-COMMUNITY PANEL
NO. 04019C160 K; REVISED
FEBRUARY 8, 1999

LEGEND

- Area to be Resozoned 
- Slopes 15% or Greater 
- High Visibility 
- High Vegetative Density (70-100%) 



100 YEAR FLOOD PLANE
PER HYDROLOGIC/HYDRAULIC
STUDY DATED MARCH, 2000;
PREPARED BY LITTLEJOHN
ENGINEERING ASSOCIATES



SCALE 1" = 200'

PLDT, 200 SCALE
99243/REZONING/2003/ENDING

PART II – LAND USE

1. Summary.

1.1. The Medical Center includes approximately 49.02 acres of land. The Property has been acquired at different times during the growth of the Medical Center and each of the facilities located within these properties has been developed as a separate entity and under zoning guidelines that typically do not address the specific use.

1.2. The NMCSF will allow expansion of the Hospital to meet current and future facility requirements. The NMCSF will provide the opportunity to expand the campus in a comprehensive manner, allowing for growth that addresses circulation and spatial impacts on the Property and surrounding areas.

1.3. The NMCSF will allow for rearrangement of current uses and improvements of access and traffic safety for staff and visitors. The NMCSF will include development, landscape, and sign guidelines to ensure the quality of expansion and provide an overall identity for the Medical Center.

2. Proposed Land Use.

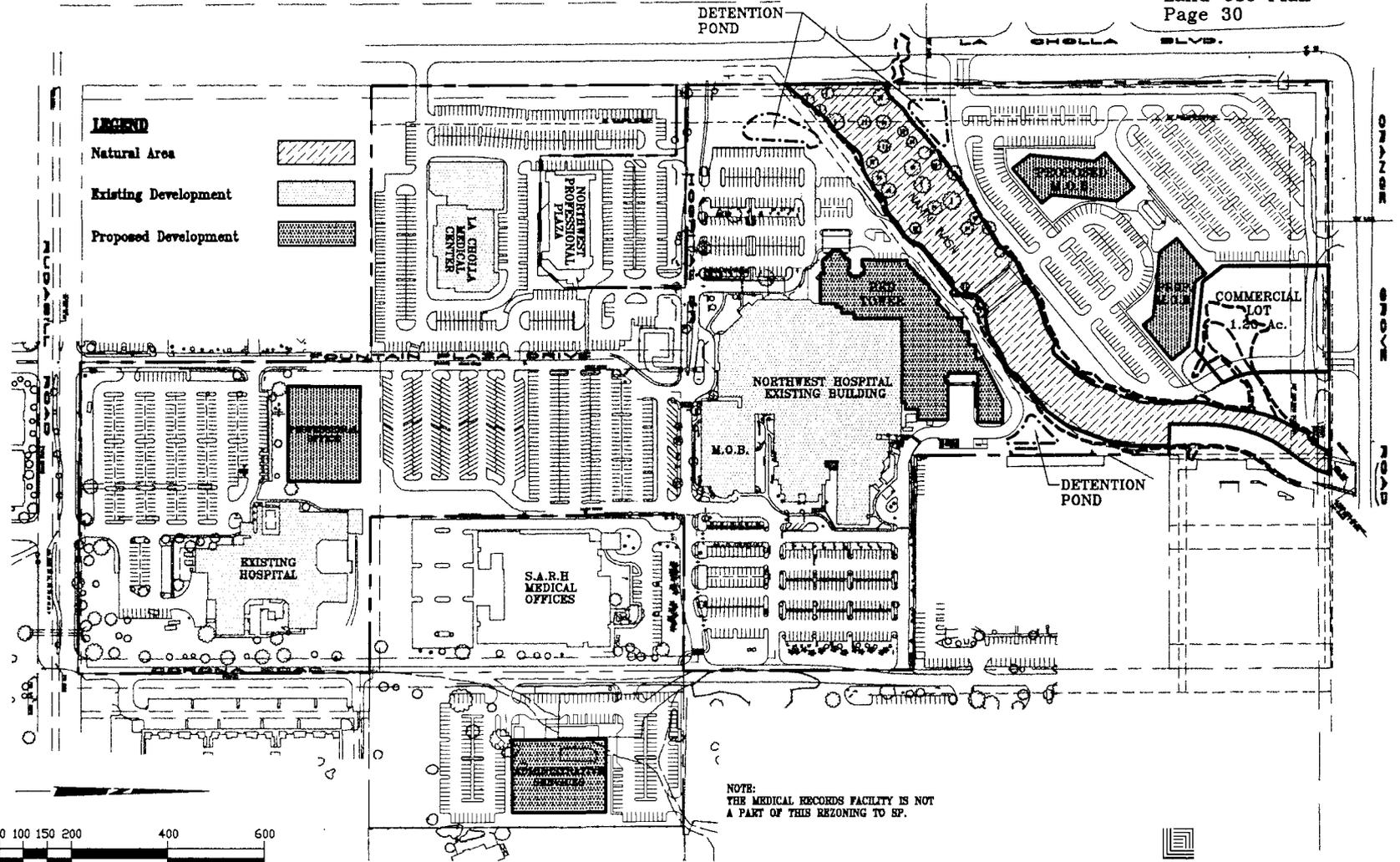
2.1. The NMCSF is comprised of three Zoning Areas, *see* Exhibit II.2-1:

2.2. Hospital/Medical – including all hospital, medical office and support facilities. This zoning classification will include the existing hospital, the Sonoran Women’s Center and Professional Building, and the La Cholla Medical Center, which total 372,514 square feet of existing development.

Also included in this zone is a proposed 177,000 square foot expansion to the existing hospital, which will occur on the northwest side of the hospital along the Nanini Wash, and the proposed 150,000 square foot medical office building on the Undeveloped Site. Further, the current 15,408 square foot Sonoran Professional Building will be replaced with a 31,000 square foot building, totaling 307,026 square feet of new development on the Property.

2.3. Commercial Retail – limited to the Commercial Retail parcel identified on the land use plan. This parcel will provide land uses compatible with a Medical Center campus, such as an employee daycare, restaurant or individual medical services building.

2.4. Natural Area - area delineated in Exhibit III.2-2, comprising most of the Nanini Wash, and will be left in its natural state.



PLT11.200 SCALE
9/24/03/REZONING/92438302.DWG

3. Topography Grading Concept. *See Exhibit II.3-1.*

3.1. Most of the Property has been developed and will require no further grading or disturbance of existing conditions. While specific grading plans will be prepared as part of the development plan process for each development, it is expected that the areas for proposed development will be extensively graded and the majority of the sites will be altered. All development within the SP zone will comply with Pima County's Native Plant Preservations Ordinance.

3.2. There are three grading activities identified for the Property:

3.2.1. Developed Areas – These are areas that have already been developed and will require no additional grading activity.

3.2.2. Natural Areas – These are areas that will be maintained in their natural state. The majority of this area occurs within the Nanini Wash.

3.2.3. Future Development Areas – These are areas with proposed development. Grading activity will occur over the entire Future Development Areas.

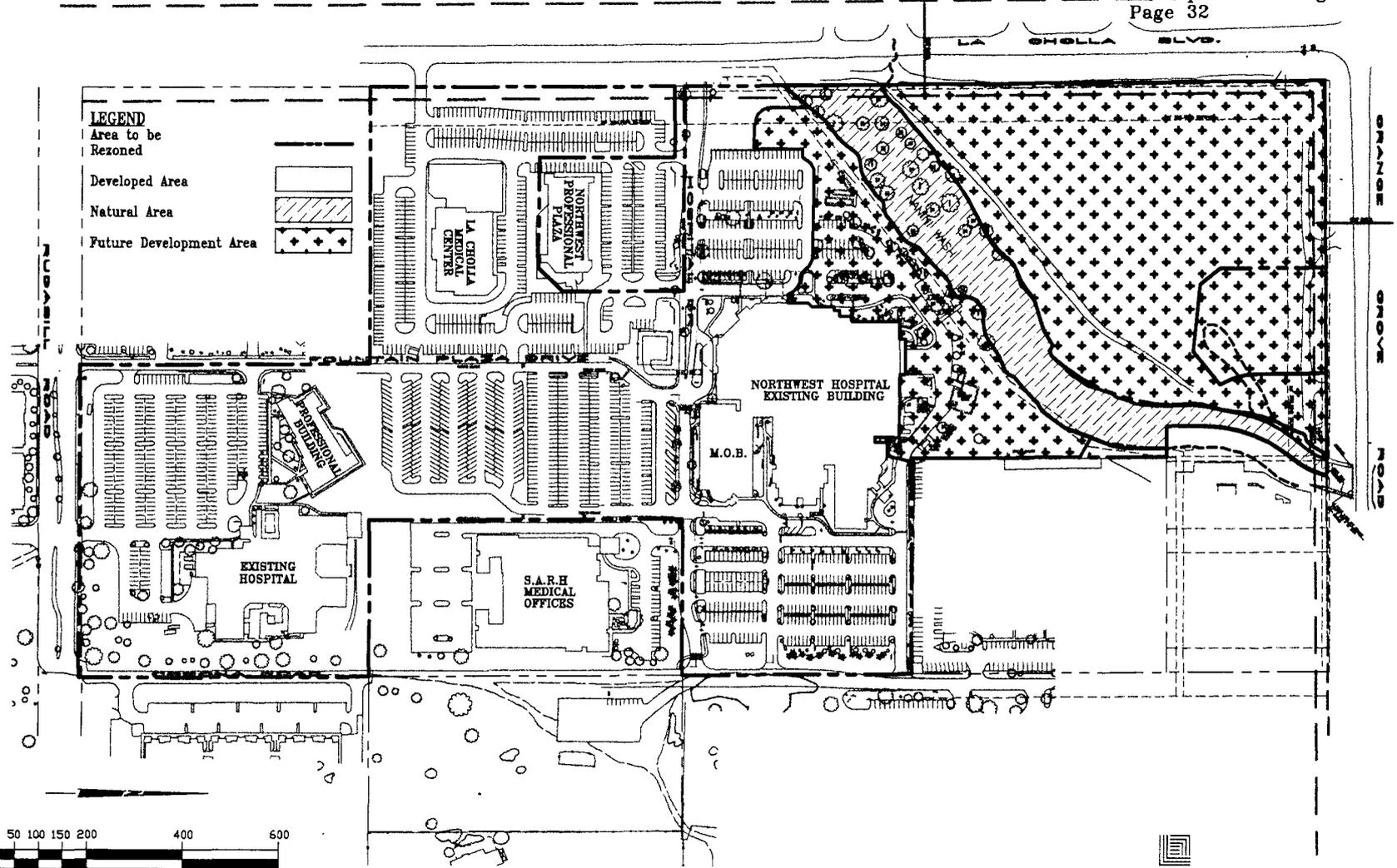
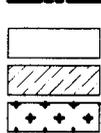
LEGEND

Area to be
Rezoned

Developed Area

Natural Area

Future Development Area



SCALE 1" = 200'

PLOT - 200' SCALE
99243/REZONING/SPACIAL GRADING


LITTLEJOHN ENGINEERING

4. Hydrology. *See* Exhibits II.4-1 through II.4-5.

4.1. The Preliminary Development Plan will respond in more detail to the hydrologic characteristics of the Property. The Preliminary Development Plan will demonstrate control of all discharges from the Property such that post-development peak outflows are equal to or less than those under pre-development conditions. It is the intent of the Preliminary Development Plan to utilize retention and detention as necessary to control these peak outflows. Retention will be designed to store the runoff generated by the increased impervious area for the 5-year event. Additionally, detention will be utilized to control the 2-, 10-, and 100-year storms. The detention pond and outlet structure will restrict flows such that the peak outflows under post-development conditions do not exceed pre-development flows for the above referenced events. The controlled runoff will leave the Property and be discharged into the Nanini Wash.

4.2. The proposed development will not affect the general drainage pattern of the Property. Currently, runoff crosses the Property and enters into the Nanini Wash. Under post-development conditions, the runoff will continue to be directed toward the Wash. The runoff may enter the Wash at more concentrated discharges rather than sheet flow. Additionally, the runoff will be routed through retention/detention ponds prior to discharge. The retention facility will serve to increase flocculation and remove pollutants from the stormwater.

4.2.1. The 100-year floodplain will not be encroached by the proposed development. Sections of parking lots and driveways adjacent to the Nanini Wash will be elevated such that they are above the 100-year flood elevation. Piers or supports for these structures will not encroach on the 20-year flood limits.

4.2.2. One crossing of the Nanini Wash is necessary for the proposed development. This crossing will be designed to span the Nanini Wash with footings located outside the 20-year water surface elevations. The crossing will be hydraulically modeled and designed such that water surface elevations for the 100-year event do not significantly rise due to backwater effects. These calculations will then be submitted to the Federal Emergency Management Agency (FEMA) for a Letter of Map Revision (LOMR.) The approved LOMR will replace the existing Flood Insurance Rate Map (FIRM) to depict the bridge effects and more accurate survey information.

4.2.3. Water discharging the Property will enter the Nanini Wash from the detention pond outlet structure. Post-development discharges for the 2-, 10- and 100-year storms will be equal to or less than pre-development discharges for these events. Pre-development flows will be generated using the PC-HYDRO 95 software. Post-development hydrographs will be generated to reflect the increase in impervious area. The detention pond will be generated using the POND-2 v5.2 software package.

Additionally, the proposed pond will retain the increased runoff generated by the increased impervious area. The exact location of the pond has not yet been determined. The Property hydrology has not been fully investigated but will be incorporated into the proposed development design.

4.2.4. We anticipate no impacts to off-site land uses downstream or upstream of the proposed development. Any possible impacts will be eliminated through the use of retention/detention basin.

4.2.5. Erosion mitigation measures will be provided to stabilize any graded areas at a 3.5:1 or steeper slope. Additionally, erosion control measures will be provided in areas where concentrated flows or sheet flow at high velocities occur across unpaved soil. These mitigation measures include riprapping, revegetation, or the placement of turf reinforcement material (used to establish and stabilize vegetation).

4.2.6. The proposed Preliminary Development Plan conforms to all pertinent area plans as well as basin management plans. There are no known applicable area plan policies for the Property. However, the hydrologic and hydraulic aspects of this project will be designed to adhere to the criteria of the Pima County Transportation and Flood Control District (“PCFCD”). Coordination with this district will be maintained as necessary to accommodate their specifications and requirements.

4.3. Retaining the increased runoff for the 5-year event and detaining the 2-, 10-, and 100-year storms to restrict post-development outflows is the criteria required by the Pima County Transportation & Flood Control District. These criteria will continue to be upheld as part of the proposed development.

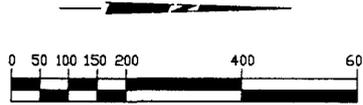
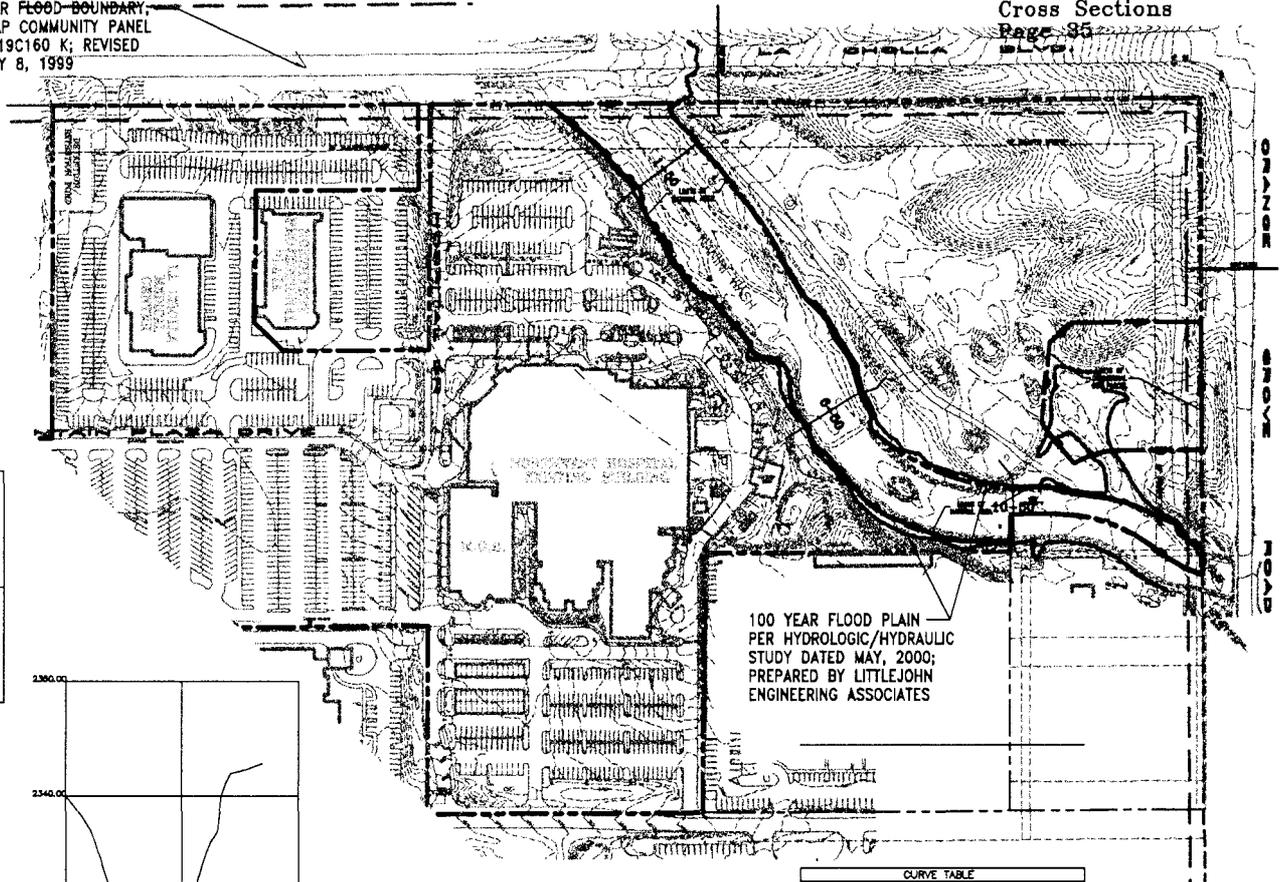
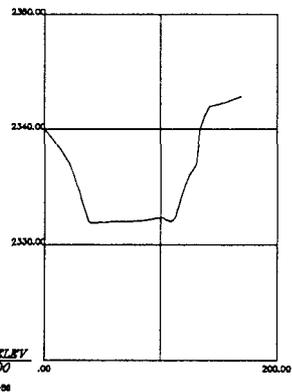
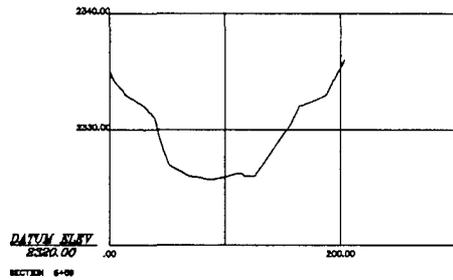
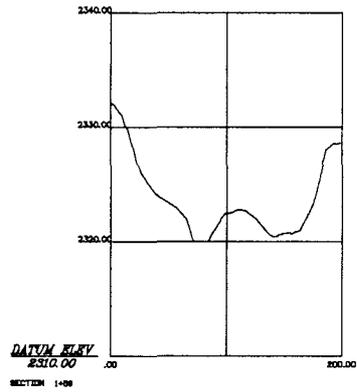
4.4. Additionally, the Urban Floodplain Mitigation Special Area requires that the boundaries of the 100-year floodplain be established and approved by PCFCD prior to a specific plan application approval. The applicant is currently working with County staff to determine the 100-year floodplain and to develop any necessary bank protection to maintain the 100-year floodplain within the banks of the Nanini Wash. The appropriate approval of the 100-year floodplain shall be obtained from PCFCD by the applicant prior to Board of Supervisors approval of the NMCSF.

4.5. Efforts will be taken to preserve the natural condition of the Nanini Wash floodplain whenever possible. However, it will be necessary in several locations to encroach into the floodplain or to use bank protection measures. For these circumstances mandating encroachment into the floodplain, a wash encroachment mitigation plan to be approved by PCFCD will be provided.

EXHIBIT II.4-1
 Nanini Wash
 Cross Sections
 Page 85

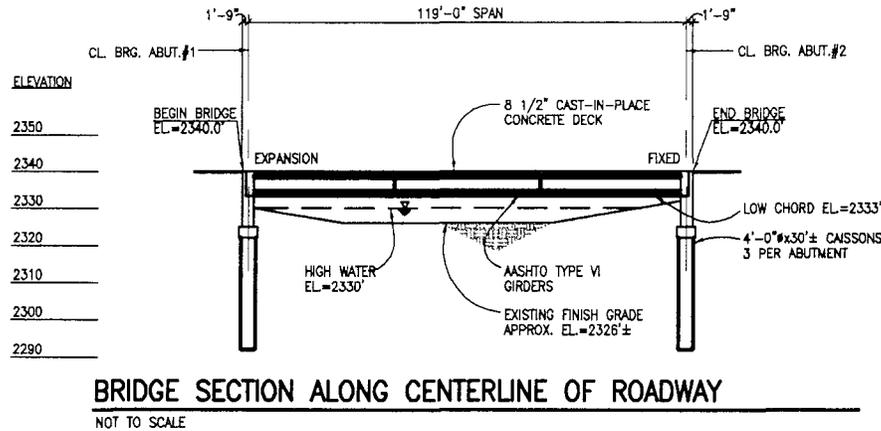
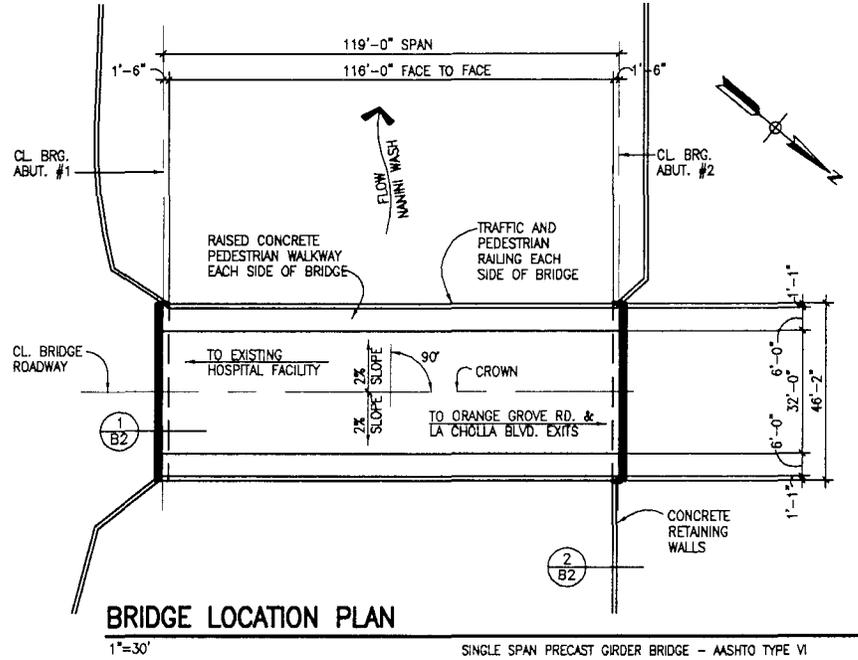
100-YEAR FLOOD-BOUNDARY,
 FEMA MAP COMMUNITY PANEL
 NO. 04019C160 K; REVISED
 FEBRUARY 8, 1999

100 YEAR FLOOD PLAIN
 PER HYDROLOGIC/HYDRAULIC
 STUDY DATED MAY, 2000;
 PREPARED BY LITTLEJOHN
 ENGINEERING ASSOCIATES

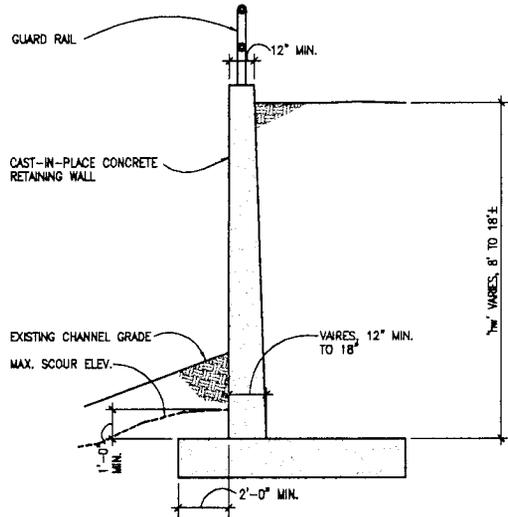


SCALE 1" = 200'

PLT: J. 200 SCALE
 99-43/RZ ZEMING/PC/AC/CO4.DWG

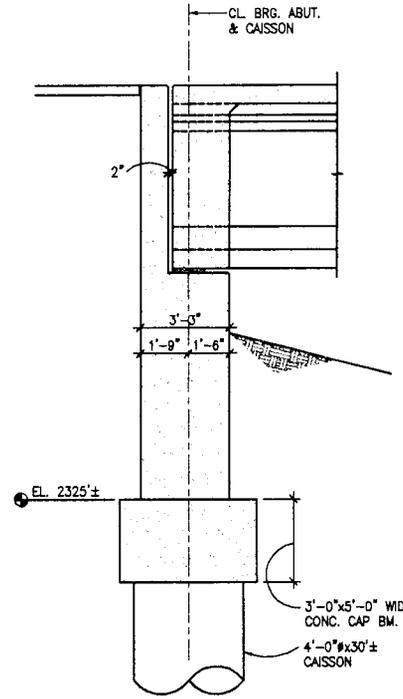


PLOT: 30 SCALE
 99243/REVZONING/8243EPL.DWG



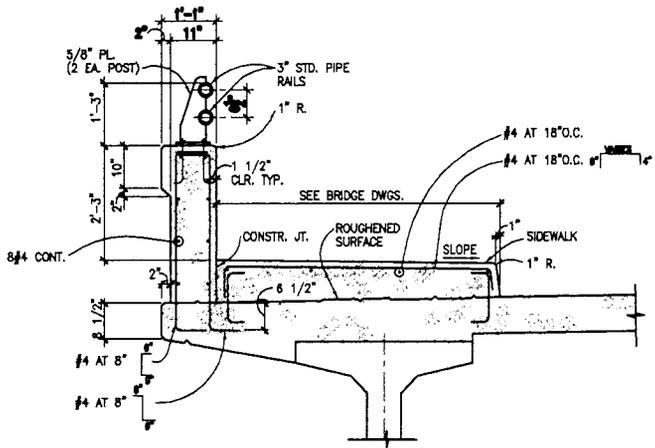
TYP. RETAINING WALL SECTION
 NOT TO SCALE

2



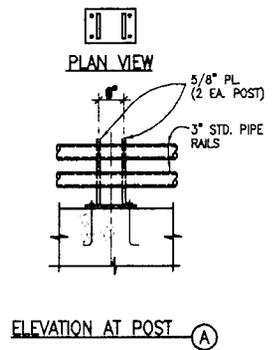
TYP. ABUTMENT SECTION
 NOT TO SCALE

1



TYP. BARRIER/SIDEWALK SECTION
 NOT TO SCALE

3



ELEVATION AT POST

PLOT: 30 SCALE
 8/24/16/REZ/ENG/9/24/2016.DWG

GENERAL STRUCTURAL NOTES

DESIGN SPECIFICATIONS

AMERICAN ASSOCIATION OF STATE TRANSPORTATION OFFICIALS (AASHTO) "STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES", SIXTEENTH EDITION, 1996, REVISED TO DATE AND PIMA COUNTY DESIGN CRITERIA FOR STRUCTURES DATED DECEMBER 1991.

CONSTRUCTION SPECIFICATIONS

PIMA COUNTY/CITY OF TUCSON STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, 1994 EDITION.

BRIDGE LOADINGS

SEISMIC RISK ZONE: II (AASHTO 1983 EQUIVALENT STATIC METHOD)
 HYDRAULIC Q DESIGN: 3000 CFS V: 6.6 FPS
 LIVE LOAD: HS20 - 44
 DEAD LOAD: FUTURE WEAR SURFACE ALLOWANCE = 25 PSF

CONCRETE (CONT.):

CHAMFER ALL EXPOSED CONCRETE CORNERS 3/4" AS PER PIMA COUNTY STANDARD SPECIFICATION 601-C (1) UNLESS NOTED OTHERWISE. REF. DETAIL

DIMENSIONS SHALL NOT BE SCALED FROM DRAWINGS.

BARRIERS AND CURBS SHALL BE CONSTRUCTED AFTER THE DECK HAS BEEN CAST. SLIP FORMING OF THE BARRIERS SHALL NOT BE PERMITTED.

REINFORCING STEEL

ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 DEFORMED BARS.

GRADE 60 $f_s = 24,000$ PSI
 DECK SLAB $f_s = 20,000$ PSI

ALL BARS SHALL BE BENT ACCORDING TO A.C.I. MANUAL OF STANDARD PRACTICE. ALL REINFORCING STEEL SHALL HAVE A MINIMUM 2 INCH CONCRETE COVER UNLESS INDICATED OTHERWISE. ALL DIMENSIONS FOR REINFORCING STEEL SHALL BE TO CENTER OF BARS UNLESS NOTED OTHERWISE.

PRECAST/PRESTRESSED GIRDERS

MODIFIED AASHTO TYPE VI GIRDERS, SEE SHEETS B GIRDERS SHALL BE PRESTRESSED BY PRETENSIONING METHOD ONLY.

COMPOSITE DESIGN:

DEAL LOAD BY GIRDERS ONLY. SPANS CONTINUOUS FOR LOAD DUE TO SIDEWALKS, MEDIAN, BARRIERS, UTILITIES, FUTURE WEARING SURFACE AND LIVE LOAD.

STRUCTURAL STEEL

ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 EXCEPT AS NOTED.

FOUNDATIONS

DRILLED SHAFTS SHALL EXTEND TO DEPTHS SHOWN ON THE DRAWINGS. DRILLED SHAFTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND PROJECT SPECIAL PROVISIONS.

DESIGN BEARING CAPACITIES FOR DRILLED SHAFTS AND SPREAD FOOTINGS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

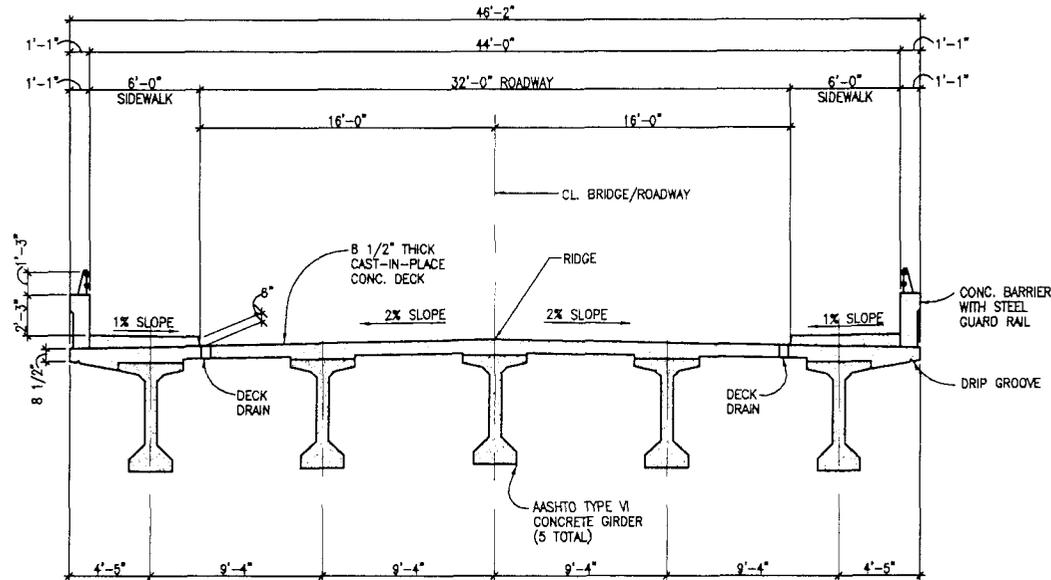
EXHIBIT II.4-4 Bridge Notes & Cross Section Page 38

CONCRETE

ALL CONCRETE SHALL BE CLASS S.

CAST-IN-PLACE DECK $f_c = 4500$ PSI * ($f_c = 1400$ PSI)
 SUBSTRUCTURE $f_c = 4500$ PSI *
 DRILLED SHAFTS: $f_c = 4000$ PSI
 BARRIERS AND CURBS: $f_c = 3000$ PSI

CONSTRUCTION JOINTS SHALL BE PERMITTED ONLY AT INDICATED LOCATIONS. ADDITIONAL CONSTRUCTION JOINTS OR CHANGES TO THOSE SHOWN SHALL BE APPROVED BY THE ENGINEER. SANDBLAST ALL CONSTRUCTION JOINTS PRIOR TO PLACEMENT OF ADJACENT CONCRETE.

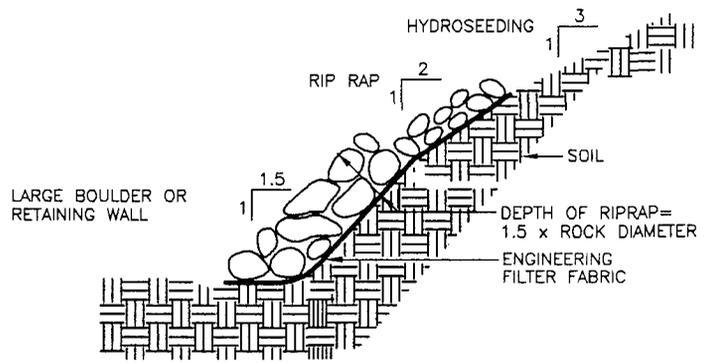


BRIDGE CROSS SECTION

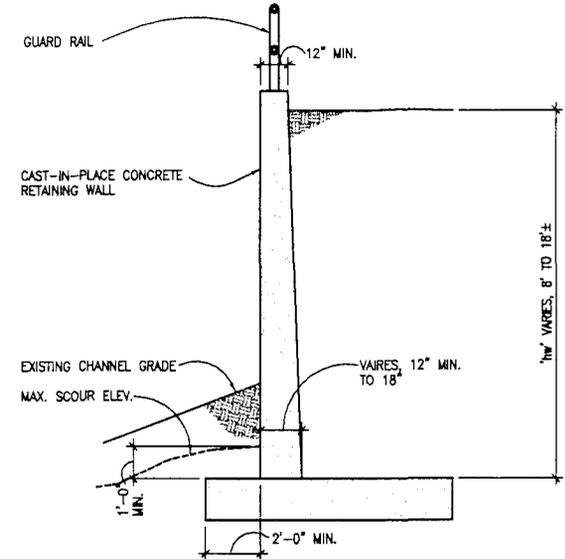
NOT TO SCALE



LITTLEJOHN ENGINEERING



RIPRAP STABILIZATION
 NOT TO SCALE



TYP. RETAINING WALL SECTION
 NOT TO SCALE

PLOT: 30 SCALE
 9923/REWORKING/924.BEES.DWG

5. Vegetation - Landscape Concept. *See* Exhibit II.5-1 and II.5-2.

5.1. Vegetation.

5.1.1. A majority of the Nanini Wash will be left in its natural state. *See* Exhibit III.2-2. Development is proposed to occur within the lower value vegetation areas of the Property. The Property does not contain any threatened or endangered species or County mapped riparian habitat areas.

5.1.2. Existing native vegetation is present on a majority of the Property, although the existing vegetation is not particularly high quality or unusual. As required, native plants will be incorporated into the development plan for the project. Cacti and native trees are present and will be preserved along and within the Nanini Wash.

Native plants will be salvaged and transplanted to the bufferyards as required. The Property will require a Native Plant Preservation Plan prepared pursuant the Pima County Native Plant Preservation Ordinance during the development plan process in order to evaluate the existing plants in further detail.

5.2. Landscape treatments will be utilized to achieve the following objectives: *See* Exhibit II.5-2 for proposed landscape treatments.

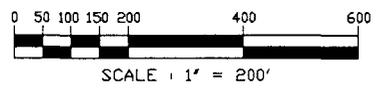
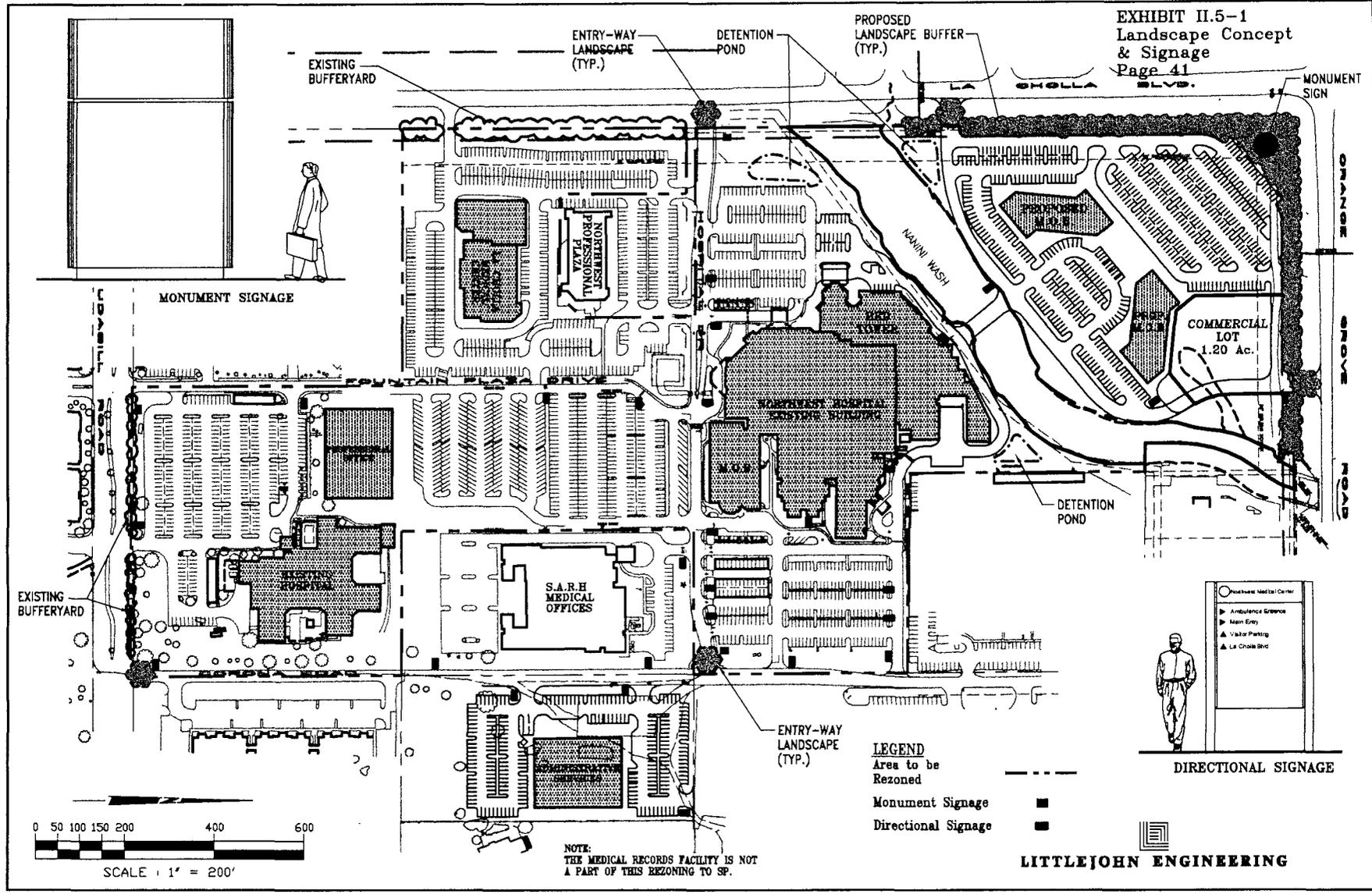
5.2.1. Create a consistent landscape image along the periphery of the campus.

5.2.2. Access key campus entry points.

5.2.3. Provide transition areas between pedestrian and vehicular traffic.

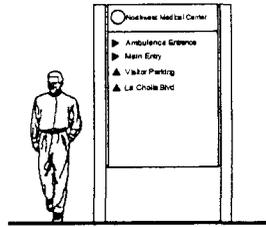
5.3. A 10-foot bufferyard is proposed along the perimeter of La Cholla and Orange Grove where the Property fronts those roadways. The portion of the Property fronting Rudasill will comply with PCZC Chapter 18.73. No other bufferyards are required along the perimeter of the SP zone because adjacent land uses and zoning do not require bufferyards.

EXHIBIT II.5-1
Landscape Concept
& Signage
 Page 41



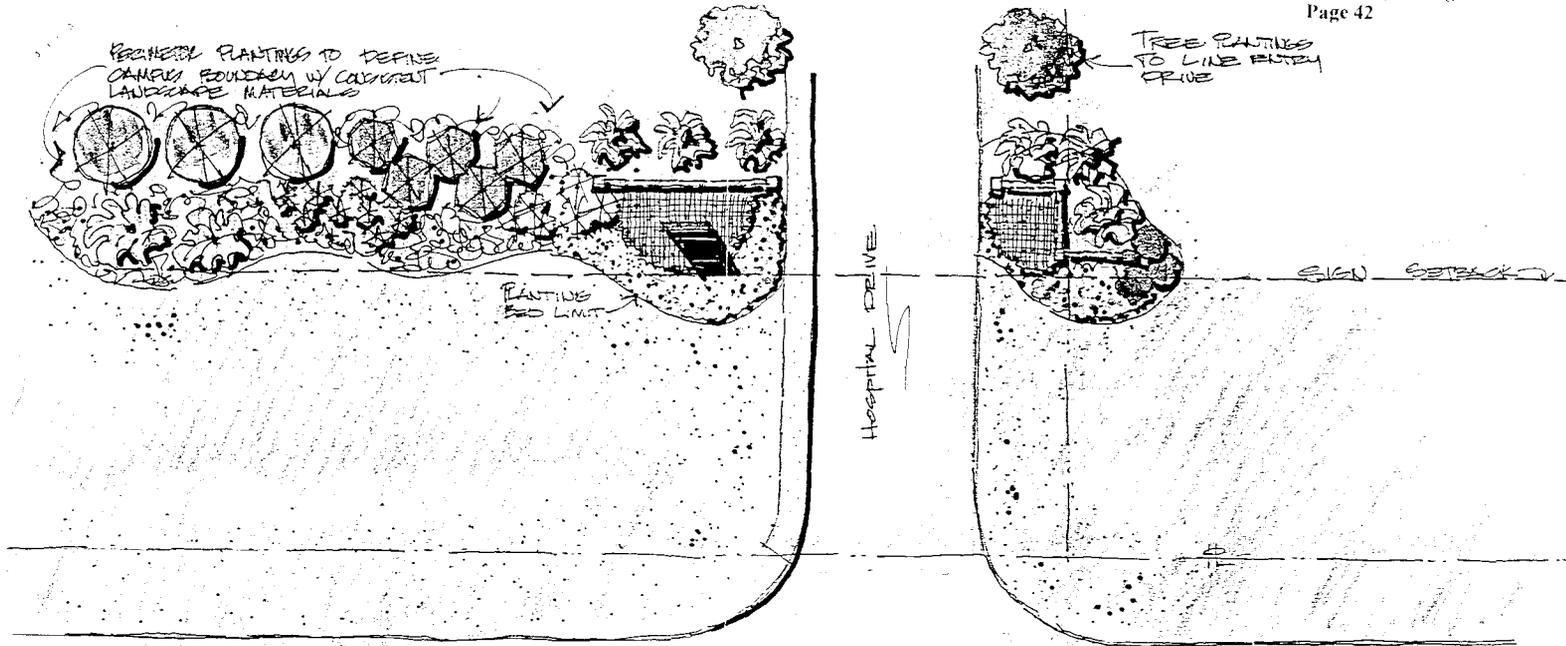
NOTE:
 THE MEDICAL RECORDS FACILITY IS NOT
 A PART OF THIS REZONING TO SP.

- LEGEND**
- Area to be Rezoned
 - Monument Signage
 - Directional Signage

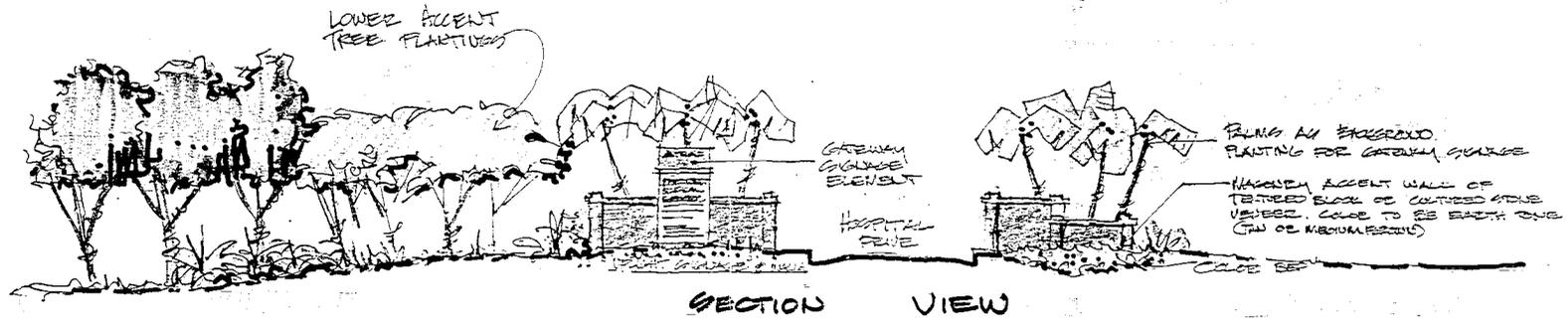


LITTLEJOHN ENGINEERING

PLDT: 200 SCALE
 99243/REZONING/9243101.DWG



LA CHOLLA BLVD



6. Signage. *See Exhibits II.5-1 and II.5-2.*

A comprehensive regulatory sign package is proposed in Part III, Section 4, of the NMCSP for submittal to the County in order to achieve the following goals:

- 6.1. Provide a landmark for the medical campus.
- 6.2. Simplify graphics to direct visitors to appropriate access points.
- 6.3. Provide pedestrian-scale signage to assist wayfinding.

7. Traffic Circulation. *See Exhibit II.7-1.*

7.1. The Medical Center is adjacent to a heavily traveled intersection that is currently operating over capacity. As part of the expansion of the Medical Center, methods of reducing the concentration of traffic in any one direction and redirecting traffic to alternative access points will be implemented.

7.2. Current access to the Property is from La Cholla via Rudasill Road and Hospital Drive and from Orange Grove via Corona Road. There is currently 372,514 square feet of development located and operating in the Medical Center.

7.3. The increase in ADT by the proposed Medical Center expansions is based on ITE TRIP MANUAL Guidelines. Prior to any development, a more detailed traffic impact study analysis will be prepared for County review.

7.3.1. The increase in average daily trips related to the patient tower expansion and the Medical Records facility (on the 5-acre parcel not a part of the NMCSP) is anticipated to be an additional 4,000 trips/day for 160,026 square feet of development.

7.3.2. The increase in average daily trips associated with the proposed medical office building on the Undeveloped Site is approximately 6,250 trips/day for 150,000 square feet of development.

7.4. The Medical Center is taking the following steps to mitigate increased traffic resulting from or generated by the proposed development:

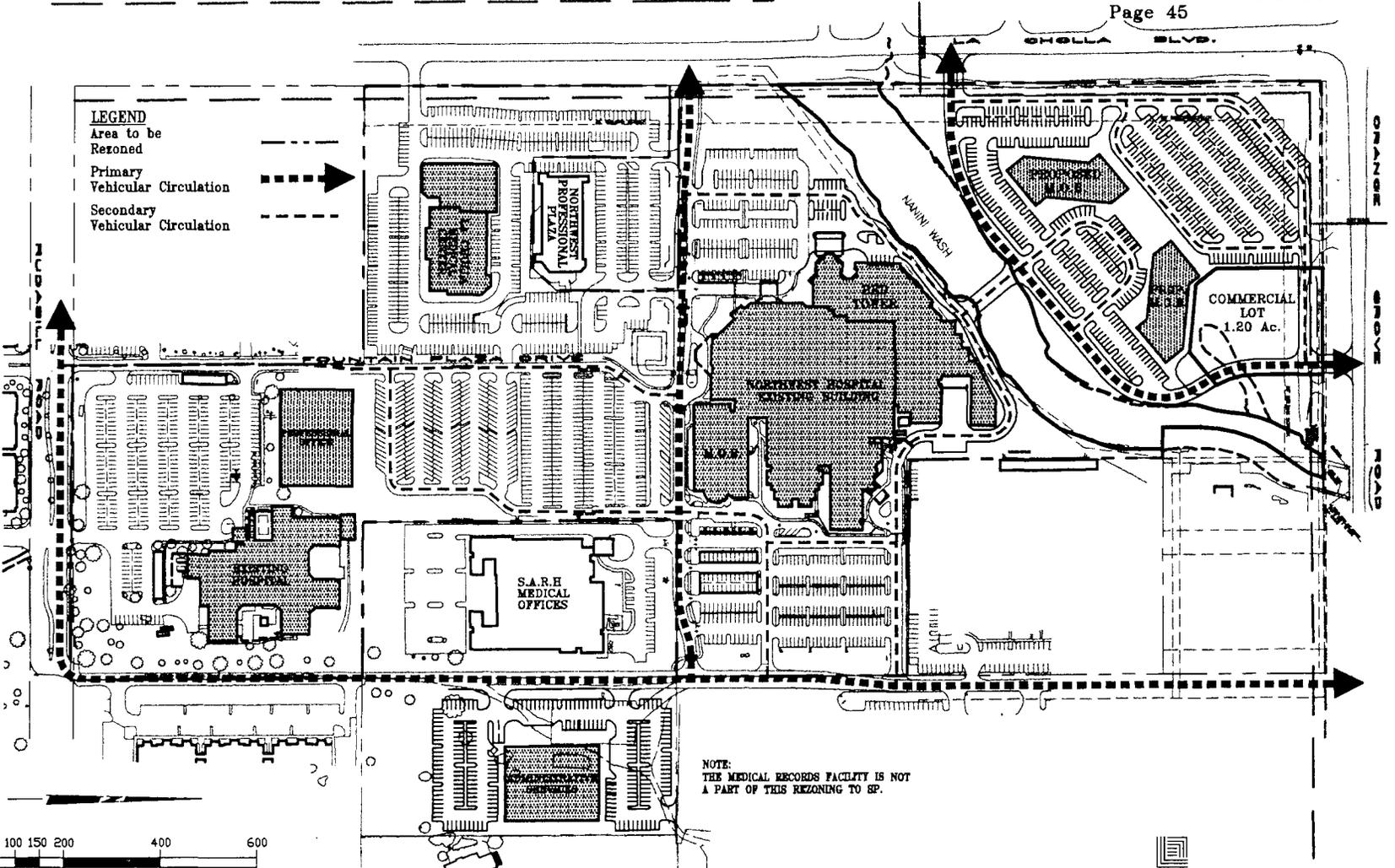
7.4.1. The Medical Center will dedicate, as a part of this rezoning, additional land necessary to provide the County with 200-foot rights-of-way for both Orange Grove and La Cholla. Further, the Medical Center has agreed to building setbacks to accommodate the proposed rights-of-way.

7.4.2. Pima County's improvements to Orange Grove and La Cholla are designated bond projects. As such, the Medical Center will be contributing to this project on a proportional basis.

7.4.3. The Medical Center is currently preparing a TIA to be submitted to the County for approval prior to any development plan approvals, and will work with the County to determine the extent of additional road improvements recommended by the TIA.

7.5. Pima County's proposed traffic circulation plan also includes the Montebella Road Connection with potential traffic signals at Rudasill Road and La Cholla and at Montebella and Orange Grove. The Medical Center's responsibility for any road improvements will be determined at the completion of the TIA.

LEGEND
 Area to be
 Rezoned
 Primary
 Vehicular Circulation
 Secondary
 Vehicular Circulation



SCALE 1" = 200'

NOTE:
 THE MEDICAL RECORDS FACILITY IS NOT
 A PART OF THIS REZONING TO SP.

 LITTLEJOHN ENGINEERING

PL. II.7-1 200 SCALE
 98045/PLZ/11/06/98/4/31/15/0

8. Public Service/Utilities.

8.1. Water Service is currently provided to the existing facility by the Metro Water District. A response letter concerning certification of adequate water capacity has been requested.

8.2. The Pima County Wastewater District currently provides sanitary sewer service to the existing facility. A response letter certifying adequate sewer capacity is provided in the attached correspondence. *See Appendix 6.*

8.3. Electric – Tucson Electric Power.

8.4. Telephone – United States West Communications.

8.5. Gas – Southwest Gas.

9. Open Space, Recreational Areas and Parks Trails.

9.1. There are no recreational facilities or parks planned for the Property.

9.2. There will be some encroachment beyond the 100-year floodplain. Where development does encroach, it will comply with County mitigation standards.

9.3. The Secondary Casas Adobes Loop Trail includes the Nanini Wash to the north of the Property, and then goes east along the southern edge of the Orange Grove R.O.W. The Secondary Casas Adobes Loop Trail does not cross the Property.

9.3.1. At the time of the Orange Grove improvements, a box culvert will be constructed by the County to allow the Secondary Casas Adobes Loop Trail to continue on the south alignment of Orange Grove.

PART III — DEVELOPMENT REGULATIONS

For the purposes of this NMCSP, the following regulations shall supersede the Pima County Zoning Code (“PCZC”). Interpretation of these regulations is the responsibility of the Pima County Zoning Inspector.

1. Purpose.

The purpose of the NMCSP is to provide for expansion and development of the Medical Center, which will include the hospital, Sonoran Women’s Center and Professional Building, La Cholla Medical Center, medical office buildings, an Administrative Support Building and complementary commercial uses on the 49.02 acres.

2. NMCSP Zoning.

The Property is divided into three primary areas: the Hospital/Medical (“H”) zone, the Commercial Retail (“C”) zone, and the Natural Area (“NA”) zone.

Hospital/Medical:	44.57 acres
Commercial Retail:	1.20 acres
Natural Area	3.25 acres

The H zone will include the hospital facility, the Sonoran Women’s Center and Professional Building, medical office space and an Administrative Support Building. The C zone will include commercial activities designed to complement the Medical Center campus. The NA zone will be natural open space use as defined in Section 2.3. *See* Exhibits III.2-1 and III.2-2 for rezoning boundaries and proposed zoning.

2.1. Hospital/Medical (H).

Where a conflict arises in the interpretation of the H zone, or where an issue has not been addressed, the Transitional Zone (“TR”) regulations in Appendix 7 of the NMCSP shall apply.

2.1.1. Permitted Uses. All uses listed in Appendix 7 are permitted in the H zone, except for residential uses other than an adult care facility, residential substance abuse diagnostic and treatment facility or rest home/sanatorium.

2.1.2. Development Standards. To the extent the NMCSP Development Standards for the H zone conflict with the PCZC development standards, the NMCSP Development Standards supercede the PCZC development standards.

2.1.2.1. Minimum Lot Area: None.

2.1.2.2. Maximum Building Height: 80 feet.

2.1.2.3. Minimum Lot Width: 60 feet.

2.1.2.4. Minimum Yard Requirements and Building Setbacks: A ten-foot building setback shall be provided from all Property lines to any building or structure, except along the Orange Grove and La Cholla frontages. Along Orange Grove and La Cholla, buildings shall be set back 55 feet from the 100-foot half right-of-way line. Parking, vehicular access, sidewalks, signage and landscaping may be placed within any applicable setback.

2.1.2.5. Parking: The hospital use is required to provide 1 parking space for every 4-hospital beds plus 1 parking space for every 2 employees. All other uses within the H Zone are required to provide 1 parking space for every 250 square feet gross floor area plus 1 parking space for every employee or physician.

2.1.2.6. Landscaping: A ten-foot landscape buffer, measured from the Property line, with a one-plant unit multiplier and a 36-inch decorative masonry wall shall be provided along the La Cholla and Orange Grove frontages. A landscape buffer and required screening along the portion of the Property fronting Rudasill shall be provided pursuant to the PCZC. Due to adjacent zones and uses, no other landscape buffers are required within or on the perimeter of the Property. Installation of the landscaping and wall will occur no later than six months from the time of grading of the parcel of Property adjoining the roadway frontages. Landscape buffers will also be provided pursuant to TR Zoning, PCZC Chapter 18.31, on the 5-acre Administrative Support Building Parcel on the east side of Corona Road.

2.1.2.7. Minimum Distance Between Main Buildings:
14 feet.

2.2. Commercial (C). Where a conflict arises in the interpretation of the C zone, or where an issue has not been addressed in this NMCSF, the Local Business Zone (“CB-1”), regulations in Appendix 8 of the NMCSF shall apply.

2.2.1. Permitted Uses. All uses listed in Appendix 8 are permitted in the C zone, except for:

2.2.1.1. Air conditioning, heating, and ventilating fixtures or supplies.

2.2.1.2. Automobile accessories, parts and supplies.

2.2.1.3. Automobile tires, batteries and accessories installation in conjunction with a department store.

2.2.1.4. Feed store.

2.2.1.5. Frozen food locker.

- 2.2.1.6. Garage: For public storage only.
- 2.2.1.7. Plant nursery.
- 2.2.1.8. Plumbing fixtures and supplies.
- 2.2.1.9. School: Barber or beauty culture; business; dancing, dramatic; handicraft, printing, private, parochial or charter.
- 2.2.1.10. Theater.
- 2.2.1.11. Tire store
- 2.2.1.12. Trailer rental.
- 2.2.1.13. Taxidermist.
- 2.2.1.14. Veterinary outpatient clinic for small animals.
- 2.2.1.15. Water, telephone or telegraph distribution installation or electrical receiving or distribution station.
- 2.2.1.16. Wholesale of oil.
- 2.2.1.17. Residential uses other than an adult care facility, residential substance abuse and diagnostic treatment facility, or rest home/sanatorium.

2.2.2. Development Standards. To the extent the NMCSP Development Standards conflict with the PCZC development standards, the NMCSP Development Standards supercede the PCZC development standards.

- 2.2.2.1. Minimum Lot Area: None.
- 2.2.2.2. Minimum Lot Width: None.
- 2.2.2.3. Maximum Building Height: 39 feet.
- 2.2.2.4. Minimum Distance Between Main Buildings:
None.
- 2.2.2.5. Minimum Yard Requirements:
 - 2.2.2.5.1. Front: Twenty (20) feet, which may be used to meet off-street parking requirements, or as part of an off-street parking lot.
 - 2.2.2.5.2. Side: None.

2.2.2.5.3. Rear: Twenty-five (25) feet, unless the development is on a corner lot, in which case the rear yard setback may be reduced to not less than ten (10) feet from the rear property line, provided the minimum side yard on the side street is increased by ten (10) feet and the off-street parking provisions in Chapter 18.75 of the PCZC are complied with.

2.2.2.6. Minimum Building Setback: A ten-foot setback shall be provided from all Property boundary lines to any building or structure, except along Orange Grove. Along Orange Grove, buildings shall be set back 55 feet from the 100-foot half right-of-way line. Parking, vehicular access, sidewalks, signage and required landscaping may be placed within any applicable setback.

2.2.2.7. Parking: Parking must meet PCZC requirements at the time of development.

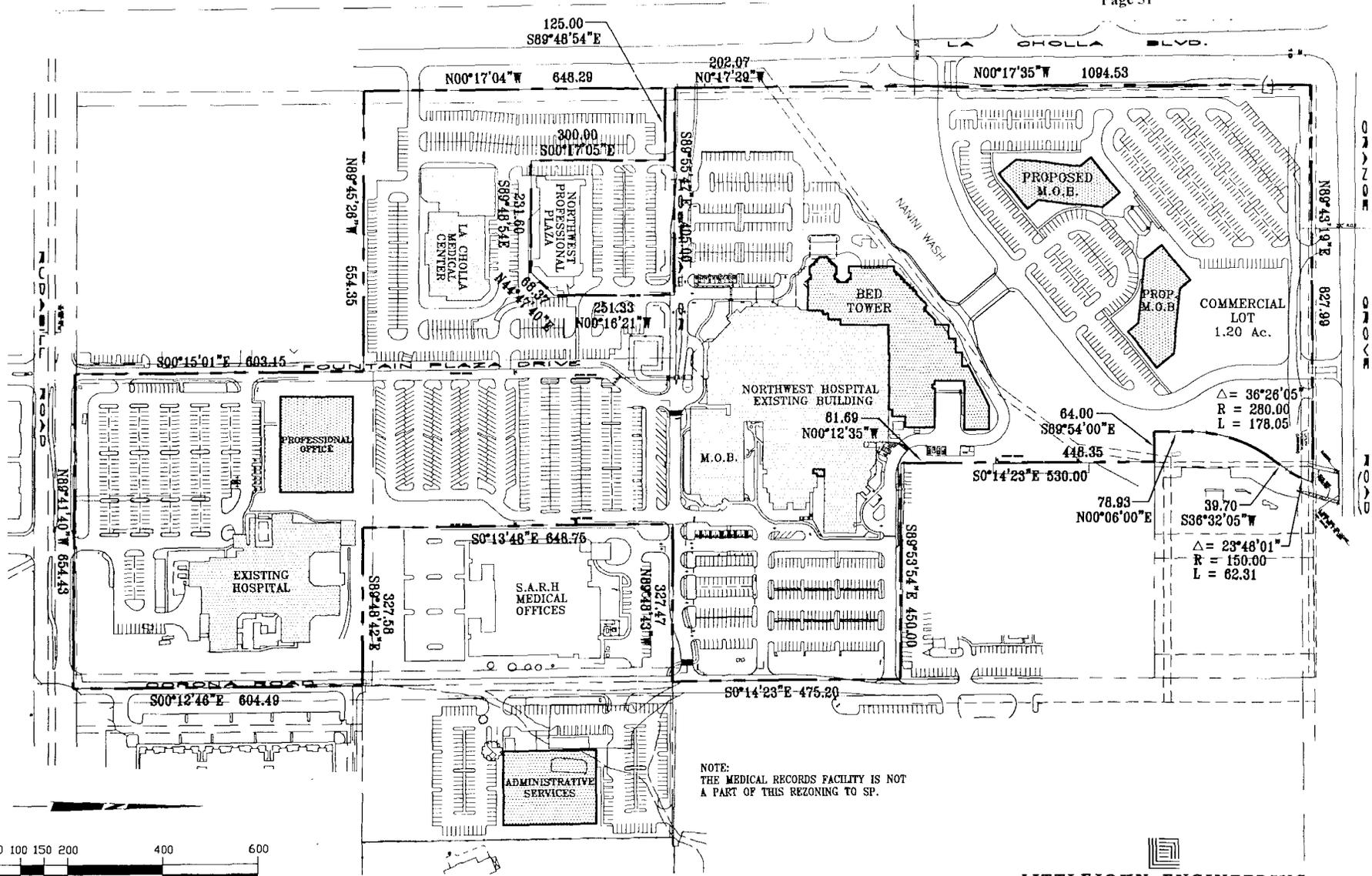
2.2.2.8. Landscaping: A ten-foot landscape buffer measured from the Property line, with a one-plant unit multiplier and a 36-inch decorative masonry wall shall be provided along the Orange Grove frontage only. The landscaping required along Orange Grove adjacent to this parcel will be installed no later than six (6) months from the time of grading.

2.2.2.9. Signage. All signage for the commercial retail use will meet the PCZC regulations in effect at the time the use is established.

2.3. Natural Area (NA). Where a conflict arises in the interpretation of the NA zone, or where an issue has not been addressed, the Suburban Ranch Zone (“SR”) regulations in Appendix 9 of the NMCSP shall apply.

2.3.1. Permitted Uses and Development Standards. The only use permitted in the NA zone is Natural Open Space, as defined below, except that minor disturbance is allowed for utility installation, bridge crossing or road encroachments.

2.3.1.1. Natural Open Space is defined, for purposes of the NMCSP, as any areas of land, essentially unimproved and not occupied by structures or man-made impervious surfaces, except pedestrian and non-motorized access trails, that is set aside, dedicated or reserved in perpetuity for public or private enjoyment as a preservation or conservation area.



NOTE:
 THE MEDICAL RECORDS FACILITY IS NOT
 A PART OF THIS REZONING TO SP.

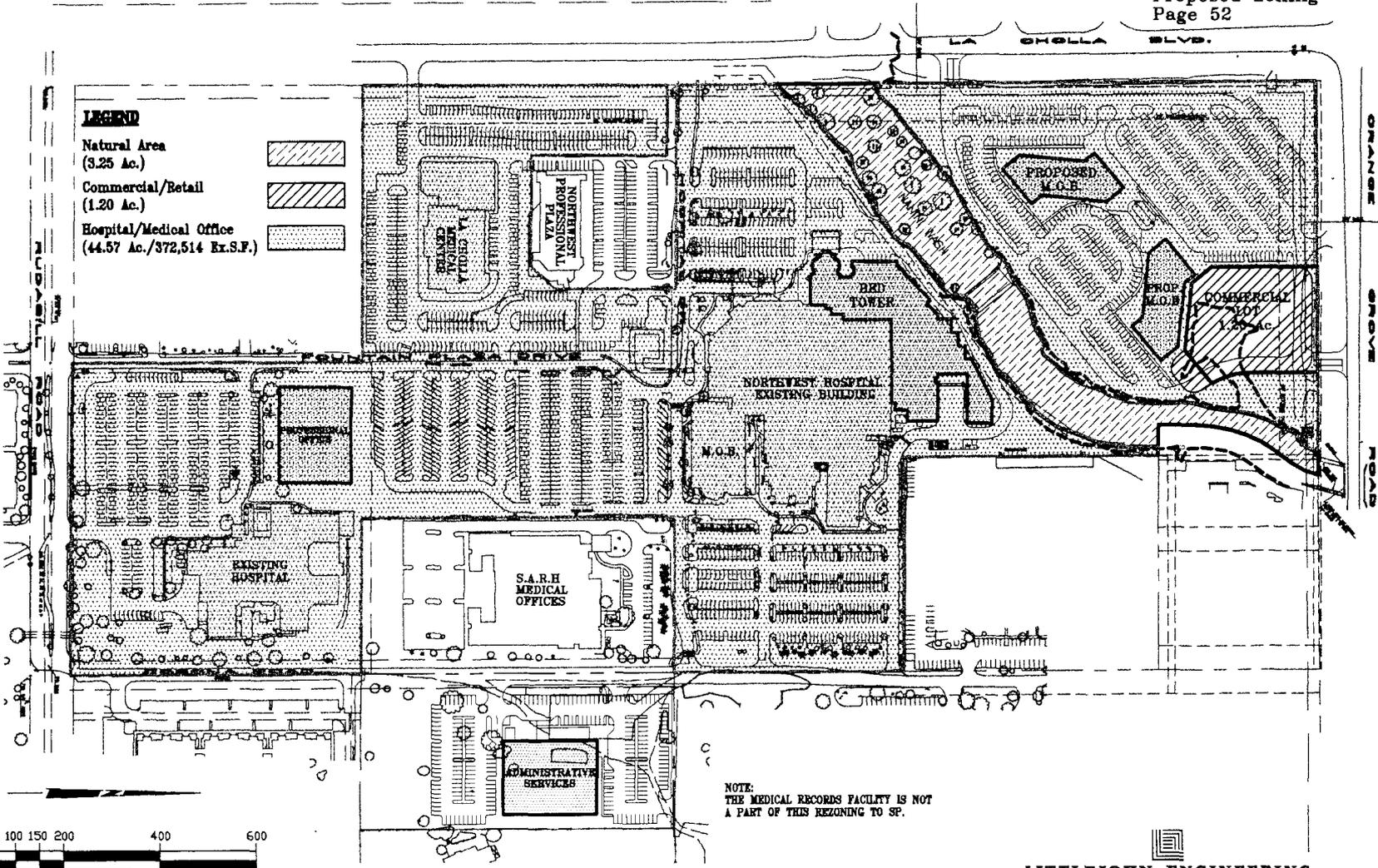


SCALE: 1" = 200'

PLOT: 200 SCALE
 95243-RTZLN\MG\994\3502.DWG

LEGEND

- Natural Area
(3.25 Ac.)
- Commercial/Retail
(1.20 Ac.)
- Hospital/Medical Office
(44.57 Ac./372,514 Ex.S.F.)



SCALE : 1" = 200'

NOTE:
THE MEDICAL RECORDS FACILITY IS NOT
A PART OF THIS REZONING TO SP.

LITTLEJOHN ENGINEERING

PL. DT. 200 SCALE
99-43/RE ZONING/9E43E02.DWG

3. Sign Regulations for NMCSP. Except where otherwise specified, this section of the NMCSP shall supercede Chapter 18.79 of the PCZC and shall regulate all signage within the Property.

3.1. Purpose.

3.1.1. Signage is an important element within the Medical Center, providing a sense of identity and visual linkage. It can reflect an image of quality through the style of graphic communications. The hierarchy of facilities and directional information for visitors can be achieved through a consistent standard of signage style and scale. Individual development projects within the NMCSP area are each portions of the whole community, and must be easily located by visitors to the Medical Center campus.

The purpose of the NMCSP signage regulations is to:

3.1.1.1. Provide safe entry signs into the Medical Center from arterial streets.

3.1.1.2. Establish parameters and provide signage within the Medical Center for safe travel movements.

3.1.1.3. Establish parameters and provide signage for each building so that visitors can easily locate their destination and safely get to that location.

3.1.1.4. Establish a hierarchy of types and sizes of signs relative to the importance of the information.

3.1.2. Prior to obtaining permits for any signage within the NMCSP area, applicant will submit a comprehensive sign package to the County.

3.2. Materials/Color Scheme. Signs will be designed and constructed so as to be consistent throughout the Medical Center campus. Color, graphics, and text should be uniform in style.

3.3. Definitions.

3.3.1. Construction Sign: An on-site temporary sign for a project under construction, listing the name of the project, and any three items of the following information: opening date and names of the principal contractors, subcontractors, architects, lending institutions and major tenants.

3.3.2. Directional Sign: An on-site sign that includes traffic movement information for drivers and pedestrians.

3.3.3. Directory Sign: An on-site sign listing the names and locations of the businesses or activities within a building or multi-tenant development.

3.3.4. Height: The sign height is measured as the vertical distance from the average finished grade at the base of the sign to the topmost feature of the sign; except that if the sign location has an average finished grade lower than the adjoining grade of the road, the sign height is measured from the top of the curb (or crown of the road nearest the Property if no curb exists) to the highest extension of the sign structure.

3.3.5. Landscape Ratios. The relationship between the square footage of the landscape area surrounding a sign and the square footage of the sign area.

3.3.6. Main Wall Identification Sign: An on-site sign that is the primary identification sign attached to or painted on a building or tenant space wall or other building surface.

3.3.7. Monument Freestanding Sign: A sign supported independently of a building, not including a billboard.

3.3.8. Temporary Sign: A sign that is not permanently mounted and is intended to be displayed at the site for a limited period of time.

3.4. Monument Freestanding Signs.

3.4.1. There will be six Monument Freestanding Signs located within the NMCSP area as designated on Exhibits II.5-1 and II.5-2.

3.4.2. The Monument Freestanding Signs will be located generally at the intersections of Orange Grove and La Cholla, Orange Grove and the proposed access road, La Cholla Boulevard and the proposed access road, La Cholla and Hospital Drive, Hospital Drive and Corona Road, and Corona Road and Rudasill.

3.4.2.1. The Monument Freestanding Sign on the corner of Orange Grove and La Cholla:

3.4.2.1.1. Maximum Height: 25 feet.

3.4.2.1.2. Maximum Area: 62.5 square feet for each face.

3.4.2.1.3. Permit is required pursuant to PCZC in effect at the time sign is to be erected.

3.4.2.1.4. Front and side setbacks: Outside sight visibility triangle.

3.4.2.1.5. Maximum number of faces per sign: 4.

3.4.2.1.6. Landscape ratio: 4:1.

3.4.2.2. All other Monument Freestanding Signs:

3.4.2.2.1. Maximum Height: 12 feet.

3.4.2.2.2. Maximum Area: 75 square feet for each face.

3.4.2.2.3. Permit is required pursuant to PCZC in effect at the time sign is to be erected.

3.4.2.2.4. Front and side setbacks: Outside sight visibility triangle.

3.4.2.2.5. Maximum number of faces per sign: 2.

3.4.2.2.6. Landscape ratio: 4:1.

3.5. Directional Signs.

3.5.1. There will be two categories of Directional Signs: Major Intersection Directional Signs and Secondary Informational Directional Signs.

3.5.1.1. Major Intersection Directional Signs. The purpose of the Major Intersectional Directional Signs is to provide safe movement within the Medical Center. These signs will be located at the Major Intersections as designated on Exhibit II.5-1 and II.5-2.

3.5.1.1.1. Maximum Height: 8 feet.

3.5.1.1.2. Maximum Area: 30 square feet per face.

3.5.1.1.3. Permit is required pursuant to PCZC in effect at the time sign is to be erected.

3.5.1.1.4. Front and side setbacks: Ten feet from boundary lines of Property, and outside sight visibility triangle.

3.5.1.1.5. Maximum number of faces per sign: 2.

3.5.1.1.6. Landscape ratio: 2:1.

3.5.1.2. Secondary Informational Directional Signs. The purpose of the Secondary Informational Directional Signs is to assist pedestrians

and vehicular traffic in reaching their destination safely. These signs will generally be located off of the Major Intersections, along traffic routes to designate traffic movement for particular buildings and parking areas within the Medical Center.

3.5.1.2.1. Maximum Height: 5 feet.

3.5.1.2.2. Maximum Area: 17.5 square feet per face.

3.5.1.2.3. Permit is required pursuant to PCZC in effect at the time sign is to be erected.

3.5.1.2.4. Front and side setbacks: Ten feet from boundary lines of the Property, and outside site visible triangle.

3.5.1.2.5. Maximum number of faces per sign: 2.

3.5.1.2.6. Landscape ratio: 2:1.

3.6. Directory Signs: Directory signs are allowed and will be regulated by the PCZC.

3.7. Main Wall Identification Signs. Main Wall Identification Signs may be placed on any building within the NMCSP. Main Wall Identification Signs can be up to 100 square feet in size on each side of the building.

3.7.1. Main Wall Identification Signs shall not extend above the roofline.

3.7.2. Interior tenant spaces will not be allowed to have Main Wall Identification Signs.

3.8. Construction Signs. Construction Signs are allowed and will be regulated by the PCZC.

3.9. Temporary Signs. Temporary Signs are allowed and will be regulated by the PCZC.

3.10. General Development Regulations.

3.10.1. Sign Location. Any signage within the Property may be placed within the 10-foot setback and/or landscape bufferyard, but not within the future MS&R right-of-way or on public property. No sign shall be placed within the sight visibility triangle so as to interfere with traffic visibility.

3.10.2. Sign Illumination. All signs shall comply with the standards of the County Light Pollution Code.

3.10.3. Maintenance. All signs shall be maintained in the following manner:

3.10.3.1. Defective or broken parts shall be replaced.

3.10.3.2. Exposed surfaces determined by the Zoning Inspector to be substantially deteriorated shall be painted or cleared.

3.10.3.3. A sign posing a safety hazard or a sign damaged to the extent of requiring a new building permit shall be removed or repaired.

3.11. Non-Conforming Signs.

3.11.1. This section of the NMCSP shall not apply to a sign, constructed with a valid permit, existing on January 1, 2000, which does not comply with this section, except as provided below.

3.11.2. Damaged or destroyed sign. A non-conforming sign damaged to the extent of requiring a new permit shall be replaced with a conforming sign.

3.11.3. Relocation. A non-conforming sign shall not be relocated without compliance with this section.

3.11.4. Alteration. A non-conforming sign shall not be altered to the extent of requiring a new building permit without being brought into compliance with this section.

3.12. Enforcement. This section shall be enforced as provided in the PCZC.

3.13. Waivers.

3.13.1. Waivers of any provisions of this section of the NMCSP may be granted by the Director of the Planning and Development Services Department when there exists an unnecessary hardship substantially limiting the preservation of property rights.

3.13.2. A waiver shall not be granted unless:

3.13.2.1. The strict application of this section creates an unnecessary hardship limiting the use of the Property, such as obscuring the sign face, reducing the required number of parking spaces, obstructing an access point or

creating a similar problem caused by a physical condition that is unusual or peculiar to the Property.

3.13.2.2. The waiver is the minimum necessary to afford relief.

3.13.2.3. The waiver will not adversely affect the rights of surrounding property owners.

3.13.2.4. The waiver will comply with all other requirements of this section.

3.13.2.5. The waiver will be compatible with the purpose of this section.

3.13.3. Submittal Requirements.

3.13.3.1. The petitioner shall submit the application for permit as required by the PCZC.

3.13.3.2. The director of the Development Services Department, or an appointee, shall review all the submitted information and provide a written response to the petitioner's application. The response shall state the reasons for the decision if the request is denied.

3.13.3.3. Appeals or referrals to the Board of Adjustment:

3.13.3.3.1. Application for a waiver is not required before appeal to the Board of Adjustment.

3.13.3.3.2. The decision of the Director may be appealed to the Board of Adjustment.

3.13.3.3.3. The Director may refer any waiver request to the Board of Adjustment.

PART IV -- SPECIFIC PLAN IMPLEMENTATION

The purpose of this section is to identify phasing of the improvements and procedures for administration of the NMCSP. Detailed engineering plans and development plans must be reviewed for conformance to this NMCSP and other applicable codes, and approved prior to initiation of construction activities.

1. Phasing.

1.1. Phase 1: Initial construction of the 117,000 square foot patient tower buildout of the existing hospital, including the related access roadway on the south side of the Nanini Wash, the bridge across the Nanini Wash, parking on the north side of the Nanini Wash, access to La Cholla along the north side of Nanini Wash and related signage. This construction is anticipated to begin in the Fall of 2000.

1.2. Phase 2: Construction of the 30,000 square foot Administrative Support Building with related curb cut off of Corona Road and parking. This construction is anticipated to begin in the Fall of 2000. [This parcel is proceeding under a separate rezoning case and may be ready to develop prior to final approval of the NMCSP.]

1.3. Phase 3: Construction of the 35, 000 square foot Sonoran Woman's Center Professional Building at the current location of the 15,000 square foot facility. This construction is anticipated to begin in the Fall of 2000.

1.4. Phase 4: Construction of the 150,000 square foot medical office complex on the corner of Orange Grove and La Cholla, including completion of the access road along the north side of the Nanini Wash, related parking, bufferyard and signage. This construction is expected to begin within a three (3) year time frame; approximately 2003. The required landscaping adjacent to this parcel along the Orange Grove Road and La Cholla frontages will be provided at the time of development.

1.5. Phase 5: The developer of the Commercial parcel will determine development of that parcel. At the time of development of the Commercial parcel, the landscaping along the Orange Grove frontage adjacent to the parcel will be provided.

1.6. Montebella Road Connection. Pima County's proposed traffic circulation plan includes the Montebella Road Connection. The timing of these improvements and any other required traffic improvements will be established in the TIA submitted to the County by the Medical Center. The Medical Center will work with the County to determine the extent of and commitment for additional road improvements recommended by the TIA. The TIA will need to be approved by the Department of Transportation prior to any County development plan approvals for the specific plan area.

2. Specific Plan Implementation Sequence.

- 2.1. Specific Plan Approval.
- 2.2. Survey Boundary Map.
- 2.3. Specific Plan Ordinance.
- 2.4. Patient tower development plan approval and construction.
- 2.5. Administrative Support Building development plan approval and Construction.
- 2.6. Sonoran Women's Center Professional Building development plan approval and construction.
- 2.7. Medical office building development plan approval and construction.
- 2.8. Commercial parcel development plan approval and construction.
- 2.9. Montebella Road Extension.

3. Administration Program.

The NMCSP shall be administered and enforced by the Pima County Planning and Development Services Department in accordance with the PCZC.

18.29.040 Development standards—Accessory structures.

- A. Permitted coverage: Maximum five percent of the individual lot area.
- B. Height limitation: Twelve feet.
- C. Minimum setback requirements:
 - 1. From main building(s): Seven feet;
 - 2. From property lines: In accordance with applicable Pima County building codes (Title 15). (Ord. 1988-151 § 1 (part), 1988; Ord. 1985-82 (part), 1985)

18.29.050 Small lot subdivision option.

- A. Refer to Section 18.09.080 (General Residential and Rural Zoning Provisions) for the general provisions of the small lot subdivision option.
- B. Development standards: As provided in Section 18.29.030, except that the average area per dwelling unit shall be a minimum of two thousand square feet. (Ord. 1985-82 (part), 1985)

18.29.060 Lot development option.

- A. Refer to Section 18.09.060 (General Residential and Rural Zoning Provisions) for the provisions of the lot development option. (Ord. 1985-82 (part), 1985)

Dwelling Type Zone) and 18.29.010 (CR-5 Multiple Residence Zone).

B. Additional uses permitted:

- 1. College or governmental structure;
- 2. Community service agency;
- 3. Library or museum;
- 4. Playground or athletic field;
- 5. Hospital or sanatorium;
- 6. Clinic or dispensary;
- 7. Club;
- 8. Private club or lodge (nonprofit);
- 9. Community storage garage;
- 10. Child care center;
- 11. Professional or semi-professional office;
- 12. Real estate office;
- 13. Insurance adjuster's office, which may include a drive-through facility;
- 14. Motel or hotel, together with the following accessory uses located on the premises and having no exterior entrance closer than one hundred feet to a public street:
 - a. Retail shops,
 - b. Personal services,
 - c. Recreational facilities,
 - d. Restaurant,
 - e. Beverage service
- 15. Administrative, engineering, scientific research, design or experimentation facility, and such processing and fabrication as may be necessary thereto, provided:
 - a. All such operations be completely housed within buildings located on a site of no less than ten thousand square feet,
 - b. All such buildings shall set back not less than twenty-five feet from any property line abutting a residential zone,
 - c. A dust-proofed off-street parking area be provided for all such vehicles incidental to said operation,
 - d. One additional such parking space be provided for each three persons regularly employed on said premises,

Chapter 18.31

TR TRANSITIONAL ZONE

Sections:

- 18.31.010 Permitted uses.**
- 18.31.020 Conditional uses.**
- 18.31.030 Development standards—Residential.**
- 18.31.040 Development standards—Nonresidential.**
- 18.31.050 Development standards—Detached accessory buildings.**

18.31.010 Permitted uses.

- A. Any use as permitted in Sections 18.25.010 (CR-3 Single Residence Zone), 18.27.010 (CR-4 Mixed-

e. Buffering and screening is provided in accordance with Chapter 18.73, Landscaping, Buffering and Screening Standards,

f. There is no manufacturing or warehousing of goods for sale at wholesale or retail, and

g. Any activity conducted on said premises shall be free of dust, noxious smoke, fumes, odors or unusual vibrations or noise;

16. Nonexpressed residential uses: All residential uses not expressly permitted in any other residential zone and which are not otherwise unlawful, injurious to the general health or welfare, or specifically excluded. (Ord. 1998-36 § 11, 1998; Ord. 1985-171, § 1 (part), 1985; Ord. 1985-153, § 1 (part), 1985; Ord. 1985-82 (part), 1985)

18.31.020 Conditional uses.

Reserved.

18.31.030 Development standards— Residential.

A. Minimum lot or site area:

1. Single-family detached dwelling unit (lot): Four thousand five hundred square feet;

2. Duplex or multiple dwelling unit (site): Ten thousand square feet.

B. Minimum area per dwelling unit:

1. Single-family detached dwelling unit: Four thousand five hundred square feet;

2. Duplex or multiple dwelling unit: One thousand square feet.

C. Minimum lot or site width:

1. Single-family detached dwelling unit (lot): Forty feet;

2. Duplex or multiple dwelling unit (site): Sixty feet.

D. Minimum lot or site yard requirements:

1. Single-family detached dwelling unit (lot):

a. Front: Twenty feet;

b. Side: None. Zero lot-line siting of dwelling units on individual lots is permissible, subject to Pima County Building Codes (Title 15);

c. Rear: Ten feet.

2. Duplex or multiple dwelling unit (site):

a. Front: Twenty feet;

b. Side: Seven feet each;

c. Rear: Twenty-five feet.

E. Building height limitations:

1. Maximum height: Thirty-four feet; and

2. In areas restricted by the hillside development zone (Chapter 18.61, HD Hillside Development Zone), no building shall exceed two stories; and

3. In areas designated as historic zones (Chapter 18.63, Historic Zone) no buildings shall exceed two stories; and

4. For all conditionally approved rezonings that do not have an ordinance for TR, if a third story is requested within the thirty-four-foot height limit, approval shall be requested at a noticed board of supervisors public hearing.

F. Minimum distance between main buildings: Fourteen feet. (Ord. 1995-42 § 3 (part), 1995; Ord. 1992-60 § 1, 1992; Ord. 1985-82 (part), 1985)

18.31.040 Development standards— Nonresidential.

A. Minimum lot area: None.

B. Minimum lot width: Sixty feet.

C. Minimum yard requirements:

1. Front: Twenty feet;

2. Side: Seven feet each;

3. Rear: Twenty-five feet.

D. Building height limitations:

1. Maximum height: Thirty-four feet; and

2. In areas restricted by the hillside development zone (Chapter 18.61, HD Hillside Development Zone), no building shall exceed two stories; and

3. In areas designated as historic zones (Chapter 18.63, Historic Zone) no buildings shall exceed two stories; and

4. For all conditionally approved rezonings that do not have an ordinance for TR, if a third story is requested within the thirty-four-foot height limit, approval shall be requested at a noticed board of supervisors public hearing.

E. Minimum distance between main buildings: Fourteen feet. (Ord. 1995-42 § 3 (part), 1995; Ord. 1985-82 (part), 1985)

18.31.050 Development standards—Detached accessory buildings.

- A. Permitted coverage: Forty percent of the minimum rear yard area plus fifty percent of any additional space in the rear of the principal building.
- B. Maximum height: Twenty-four feet.
- C. Minimum distance requirements:
 - 1. To main buildings: Seven feet;
 - 2. To front lot line: Sixty feet;
 - 3. To side lot lines: Four feet;
 - 4. To rear lot line:
 - a. Four feet if building is not used for poultry or animals,
 - b. Fifteen feet if building is used for poultry or animals. (Ord. 1985-82 (part), 1985)

Chapter 18.33

CMH-1 COUNTY MANUFACTURED AND MOBILE HOME—1 ZONE

Sections:

- 18.33.010 Purpose.**
- 18.33.020 Permitted uses.**
- 18.33.030 Conditional uses.**
- 18.33.040 Development standards—General.**
- 18.33.050 Development standards—Detached accessory buildings.**
- 18.33.055 Development standards—Manufactured/mobile home park.**
- 18.33.060 Cluster development option.**

18.33.010 Purpose.

A. The purpose of this zone is to provide for needed and properly planned mobile home developments with additional usable open space within reasonable walking distance, by permitting a wider latitude of design, without increasing existing densities. (Ord. 1997-1 § 2, 1997; Ord. 1985-82 (part), 1985)

18.33.020 Permitted uses.

- A. Uses permitted.
 - 1. All uses as permitted in Section 18.09.020A (General Residential and Rural Zoning Provisions), except that the minimum site area for a church is five gross acres.
 - 2. Manufactured home park;
 - 3. College or governmental structure: In accordance with Section 18.17.030C6 (SR Suburban Ranch Zone);
 - 4. Community service agency: In accordance with Section 18.17.030C7 (SR Suburban Ranch Zone);
 - 5. Library: In accordance with Section 18.17.030B1 (SR Suburban Ranch Zone);
 - 6. Playground or athletic field: In accordance with Section 18.17.030B2 (SR Suburban Ranch Zone);
 - 7. Temporary real estate office;
 - 8. Museum: In accordance with Section 18.17.030D2 (SR Suburban Ranch Zone);
 - 9. Manufactured/mobile home park. (Ord. 1998-37 § 5 (part), 1998; Ord. 1998-36 § 12, 1998; Ord. 1997-1 § 2, 1997; Ord. 1986-125, § 1 (part), 1986; Ord. 1985-82 (part), 1985)

18.33.030 Conditional uses.

- A. Uses conditionally permitted:
 - 1. Club or lodge: In accordance with Section 18.17.030C2 (SR Suburban Ranch Zone). (Ord. 1986-125, § 1 (part), 1986; Ord. 1985-82 (part), 1985)

18.33.040 Development standards—General.

- A. Minimum lot area: Eight thousand square feet.
- B. Minimum lot area per dwelling unit: Eight thousand square feet.
- C. Minimum lot width: Sixty feet.
- D. Minimum yard requirements:
 - 1. Front: Twenty feet;
 - 2. Sides: Eight feet each;
 - 3. Rear: Twenty-five feet.
- E. Building height limitations:
 - 1. Maximum height: Thirty-four feet;
 - 2. Maximum stories: Two. (Ord. 1985-82 (part), 1985)

18.41.050 Development standards—General.

A. Area:

1. The maximum area of each RVC zone shall not exceed twenty acres.

2. This area shall be apportioned as evenly as consideration of streets, topography and other unique factors affecting individual sites will permit.

B. Site coverage: All buildings within a site as shown on the development plan shall not cover more than twenty-five percent of the area of such site.

C. Yards:

1. No building shall be erected within one hundred fifty feet of the centerline of scenic routes as designated on the Major Streets and Scenic Routes Plan;

2. Buildings shall not be constructed within:

a. Twenty-five feet of any district zoned TR, nor

b. Seventy-five feet of any residential district.

D. Building height limitations:

1. Maximum height: Thirty-four feet;

2. Maximum stories: Two.

E. Screening: Refer to Section 18.73.100 (Landscaping Standards).

F. Parking and loading requirements: Refer to Section 18.75.050 (Off-Street Parking and Loading Standards).

G. Signs: Refer to Section 18.79.050 (Sign Standards). (Ord. 1996-58 § 4 (part), 1996; Ord. 1985-82 (part), 1985)

18.41.060 Development standards—Detached accessory buildings.

Reserved.

Chapter 18.43

CB-1 LOCAL BUSINESS ZONE

Sections:

- 18.43.010 Purpose.**
- 18.43.020 Performance standards.**
- 18.43.030 Permitted uses.**
- 18.43.040 Conditional uses.**

18.43.050 Development standards—Nonresidential.

18.43.060 Development standards—Residential.

18.43.070 Development standards—Detached accessory buildings.

18.43.080 Lot development option.

18.43.010 Purpose.

Reserved.

18.43.020 Performance standards.

A. All Section 18.43.030B uses shall be conducted wholly within a completely enclosed building unless otherwise specified and any use operating as a store, shop, or business shall be a retail establishment. All products produced on the premises shall be sold at retail on the premises.

B. Performance standards:

1. The following performance standards shall apply to the uses of Section 18.43.030I:

a. Noise or vibration: No noise or vibration shall be permitted which is discernible beyond the lot line to the human sense of feeling for three minutes or more duration in any one hour of the day between the hours of seven a.m. and seven p.m., or of thirty seconds or more duration in any one hour during the hours of seven p.m. to seven a.m.;

b. Smoke: No emission of smoke from any source shall be permitted;

c. Odors: No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be offensive in such a manner as to create a nuisance or hazard beyond the property lines;

d. Fly ash, dust, fumes, vapors, gases and other forms of air pollution: No emission shall be permitted which can cause any damage to health, to animals or vegetation, or other forms of property, which can cause any excessive soiling; and

e. Liquids and solid waste: No wastes shall be discharged in the streets, drainageways or any property which is dangerous to the public health and safety, and no waste shall be discharged in the public

sewage system which endangers the normal operation of the public sewage system.

2. **Certifications:** The zoning inspector shall not issue a permit for any use until the applicant has provided the required number of plans showing the certificates of the department of transportation and flood control district, traffic engineer, and health department director certifying that said use complies with all laws and regulations under their jurisdiction, and the zoning inspector has determined that the use complies with this chapter. (Ord. 1989-96 § 1 (part), 1989; Ord. 1985-82 (part), 1985)

18.43.030 Permitted uses.

A. Any use as permitted in Section 18.31.010 (TR Transitional Zone).

B. The following uses, as restricted in Section 18.43.020A:

1. Air conditioning, heating, and ventilating fixtures or supplies: Retail, all within enclosed building;

2. Antique store;

3. Apparel store;

4. Art needlework or hand-weaving establishment;

5. Art gallery or store: The "patio" architectural design concept is allowed;

6. Art or drawing supply store;

7. Auto mechanical repair: In conjunction with service stations on state or federal highways only, provided there is no outside storage of autos or parts, and no body or fender work, painting or upholstering;

8. Auto parking lot (within or without a building): Subject to the provisions of Section 18.75.030B (Off-Street Parking and Loading Standards);

9. Automobile accessories, parts and supplies; provided, that there is no installation, repair, rebuilding, modification, or outside storage of parts on the premises;

10. Automobile lubrication and oil change operation;

11. Automobile tires, batteries and accessories installation in conjunction with a department store;

12. Bakery;

13. Bank;

14. Barbershop;

15. Beauty shop;

16. Bicycle shop: No sales or servicing of motor scooters or motorcycles;

17. Billiard or poolhall;

18. Book, newspapers, or magazine store;

19. Burglar alarm service;

20. Cafe or lunchroom:

a. Provided no dancing is allowed and no alcoholic beverages sold except beer and wine,

b. The "patio" architectural design concept is allowed;

21. Catering service;

22. Church;

23. Cigar store;

24. Cleaning, dyeing, laundry collection agency;

25. Confectionery store;

26. Custom dressmaking, millinery, hemstitching or pleating;

27. Custom weaving or mending;

28. Dealer in coins, stamps or similar collector's items;

29. Delicatessen;

30. Dental laboratory;

31. Department store;

32. Drugstore;

33. Dry goods or notions store;

34. Electrical appliance store;

35. Feed store: No sales or storage of hay;

36. Fix-it shop, small appliances;

37. Florist shop;

38. Frozen food locker;

39. Fruit or vegetable store;

40. Furniture store;

41. Garage: For public storage only;

42. Gasoline service station (incidental repairing only); subject to:

a. The provisions of Section 18.07.030A (General Regulations and Exceptions),

b. No gasoline or other flammables be stored above ground level, except in legally accepted containers of fifty-five gallons or less and no more than three such containers, and

c. The dispensing of gasoline or any flammables into a fuel tank or into a legally accepted container, using manually controlled nozzles only, shall be under the supervision of a competent attendant at all times;

43. Gift, curio, or novelty shop;
44. Grocery store;
45. Hardware store;
46. Hotel;
47. House furnishing store;
48. Ice cream store: The "patio" architectural design concept is allowed;
49. Ice station: For packaged sales only;
50. Interior decorator;
51. Jewelry and watch repair;
52. Jewelry store;
53. Laundromat, laundry and dry cleaning units, provided the same occupy no more than three thousand square feet of gross floor area;
54. Leather goods store;
55. Library: Rental or public;
56. Liquor store: For packaged sales only, including wine tasting;
57. Locksmith;
58. Meat, fish or dressed poultry market, provided no live poultry are kept on premises;
59. Mechanical and electronic games arcade: In districts containing a minimum of four commercial acres and at least seven thousand eight hundred square feet of net leasable area;
60. Medical laboratory;
61. Messenger office;
62. Music, phonograph or radio store;
63. Office: Business, professional or semi-professional;
64. Orthopedic appliances (trusses, wheelchairs, etc.);
65. Pet grooming;
66. Pet shop;
67. Photograph studio;
68. Photographic supply store;
69. Plant nursery: All landscape contractor's supplies, fertilizers and chemicals shall be stored indoors;

70. Plumbing fixtures and supplies: Retail, all within enclosed building;

71. Postal station;
72. Pressing establishment;
73. Reducing salon: Not to include massage establishments;
74. Refreshment stand;
75. Religious rescue mission or temporary revival;
76. Safe depository;
77. School: Barber or beauty culture;
78. School: Business;
79. School: Dancing;
80. School: Dramatic;
81. School: Handicraft, painting or sculpture;
82. School: Music;
83. School, private, parochial and charter. As required by state statute, A.R.S. § 15-189.01, an application for a charter school shall receive a final determination from the county within 90 days of the beginning of the process.
84. Self-service car wash; provided, that neither steam cleaning nor engine repair shall be allowed on the premises;
85. Shoe repair shop;
86. Shoe store;
87. Sidewalk sales associated with existing retail business, lasting no longer than three days, in any thirty-day period;
88. Sporting goods, hunting and fishing equipment store;
89. Station: Bus or stage;
90. Stationery store;
91. Tailor shop;
92. Taxicab stand;
93. Taxidermist;
94. Theater: Except drive-in or outdoor theater;
95. Tire store: Including incidental repair of shocks and brakes with no outdoor storage or display;
96. Tool or cutlery sharpening;
97. Toy or hobby shop;
98. Trailer rental: In conjunction with service stations on state or federal highways only, provided

there is no outside storage of autos or parts, and no body or fender work, painting or upholstering;

99. Trust company;

100. Upholstery shop and supplies;

101. Variety store;

102. Veterinary outpatient clinic for small animals:

a. No boarding allowed;

b. Overnight confinement for clinic treatment permitted for a maximum of five animals;

103. Wallpaper sales, paper hanging;

*104. Water, telephone or telegraph distribution installation or electrical receiving or distribution station (within or without a building): Subject to the provisions of Section 18.07.040B (General Regulations and Exceptions);

105. Wholesale of oil: In conjunction with service stations on state or federal highways only, provided there is no outside storage of autos or parts, and no body or fender work, painting or upholstering;

106. Other similar enterprise or business of the same class, which in the opinion of the Board of Supervisors, as evidenced by resolution of record, is not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses above enumerated.

C. Retail sale, rental or display of:

1. Clothing or accessories;

2. Household appliances;

3. Office equipment and business machines: Repair work permitted, but limited to no more than twenty-five percent of gross floor area of the business;

4. Oxygen equipment for medical outpatient uses;

5. Painting equipment or supplies, including varnish;

6. Secondhand goods: Personal, furniture, books, magazines; no secondhand auto parts;

7. Venetian blinds;

8. Window shades.

D. Accessory building or use (not involving open storage): When located on the same building site.

E. Trailer or manufactured or mobile home for caretaker: In conjunction with a permitted use in a rural area, as determined by the zoning inspector.

F. Administrative, engineering, scientific research and development, design or experimentation facility, and such treatment, processing, and fabrication as may be necessary thereto; provided, that:

1. All such operations be completely housed within buildings located on a site of not less than ten thousand square feet;

2. All such buildings shall be set back not less than twenty-five feet from any property line abutting a residential zone;

3. A dust-proofed, off-street parking area be provided for all vehicles incidental to said operation;

4. One additional parking space be provided for each three persons regularly employed on said premises;

5. Buffering and screening provided in accordance with Chapter 18.73, Landscaping, Buffering and Screening Standards;

6. Any activity conducted on said premises shall be free of dust, noxious smoke, fumes, odors or unusual vibrations or noise discernible beyond the property line;

7. The architecture of all structures shall be compatible with the surrounding area; and

8. All open areas of an improved lot shall be maintained in a dust-free condition by landscaping with trees, shrubs, suitable ground cover, undisturbed natural growth, or by covering with material that will provide an all-weather surface.

G. Restaurant, including a restaurant liquor license:

1. Upon condition that the cocktail lounge or bar has no separate outside entrance;

2. A dance floor with a maximum of two hundred square feet is permitted for customer dancing only; and

3. The applicant shall provide the zoning inspector with an approved Type I conditional use permit.

H. Trailer or manufactured or mobile unit for temporary office use: Only during the construction of a permanent building not to exceed a period of twelve months.

I. The following uses, as restricted in Section 18.43.020B:

1. Blueprinting;

2. Photostating;
 3. Engraving, photo-engraving;
 4. Duplicating, mimeographing, multigraphing;
 5. Addressographing;
 6. Newspaper office;
 7. Printing or publishing.
- J. Self-storage facility:
1. The maximum site area shall not exceed three acres;
 2. All access to the facility shall be from arterial or collector streets;
 3. All access lanes within the facility shall be of a paved or concrete surface;
 4. There shall be a landscaped bufferyard with a minimum six-foot or maximum eight-foot decorative masonry wall;
 5. There shall be no razor or barbed wire;
 6. The facility shall be single story with a maximum height of nineteen feet;
 7. The facility's exterior facade visible from adjoining residential properties or the public street shall use earth tone colors and masonry or stucco materials or materials with a similar appearance;
 8. The light source of any outdoor security lighting shall not be visible from adjoining residential properties;
 9. All walls, doors, and roofs visible from adjoining property shall have surfaces that have less than 80 percent reflectivity;
 10. The maximum size of an individual storage unit shall not exceed 200 square feet;
 11. All storage shall be in an enclosed building. (Ord. 1998-36 § 15, 1998; Ord. 1997-28 § 2, 1997; Ord. 1993-55 § 1, 1993; Ord. 1989-96 § 1 (part), 1989; Ord. 1988-150 § 1, 1988; Ord. 1985-171 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

18.43.040 Conditional uses.

- A. Procedures. In accordance with Chapter 18.97 (Conditional Use Procedures).
- B. Uses Conditionally Permitted (Type 1 Procedure).
 1. Feed store: Including sales and outdoor storage of hay. The applicable fire district shall receive writ-

ten notice of the conditional use application and of all public hearings. (Ord. 1993-78 § 1, 1993)

18.43.050 Development standards— Nonresidential.

- A. Minimum lot area: None.
- B. Minimum lot width: None.
- C. Minimum yard requirements:
 1. Front: Twenty feet, which may be used to meet off-street parking requirements, or as part of an off-street parking lot;
 2. Side: None;
 3. Rear: Twenty-five feet, except as provided in Section 18.07.050G (General Regulations and Exceptions) for a corner lot, which may be used to meet off-street parking requirements, or as a part of an off-street parking lot.
- D. Maximum building height: Thirty-nine feet.
- E. Minimum distance between main buildings: None. (Ord. 1985-82 (part), 1985)

18.43.060 Development standards— Residential.

- A. Minimum lot area: Ten thousand square feet.
- B. Minimum lot area per dwelling unit: One thousand square feet.
- C. Minimum lot width: Sixty feet.
- D. Minimum yard requirements:
 1. Front: Twenty feet, which may be used to meet off-street parking requirements, or as part of an off-street parking lot;
 2. Side: Seven feet each;
 3. Rear: Twenty-five feet except as provided in Section 18.07.050G (General Regulations and Exceptions) for a corner lot, which may be used to meet off-street parking requirements, or as a part of an off-street parking lot.
- E. Building height limitations:
 1. Maximum height: Thirty-four feet; and
 2. In areas restricted by the Hillside Development Zone (Chapter 18.61, HD Hillside Development Zone), no building shall exceed two stories;

B. For residential subdivisions:

1. An area which equals a minimum of thirty percent of the combined area of all residential lots in the subdivision shall be left as natural area, as that term is defined in Section 18.61.030A10.

2. The location of the required amount of natural area, which may be part of the common areas of the subdivision or part of individual lots, shall be shown on the final plat and referenced in a plat note.

C. Except as permitted by this chapter, no development shall occur in a designated natural area.

D. Exceptions. The zoning inspector may approve a smaller percentage of natural area than required under this section where the property owner presents evidence that prior to the establishment of SR-2 zoning on the parcel, an area greater than the open space area required under this section was already graded or improved. (Ord. 1994-147 § 4 (part), 1994)

18.18.060 Development standards—Detached accessory buildings.

A. Maximum height: Twenty-four feet.

B. Minimum distance requirements:

1. To main buildings: Seven feet;
2. To front lot line: Sixty feet;
3. To side and rear lot lines if building is not used for animals:

- a. Not adjacent to street: Ten feet;
b. Adjacent to street: Forty feet;

4. To side and rear lot lines if building is used for poultry and animals:

- a. Abutting a rural, residential or specific plan zone: Fifty feet, and
b. Abutting a business or industrial zone: Forty feet;

5. From any residence on an abutting property: Fifty feet. (Ord. 1996-59 § 2 (part), 1996; Ord. 1994-147 § 4 (part), 1994)

18.18.070 Cluster development option.

A. This option is permitted for subdivided residential lots and the associated natural open space in accordance with Section 18.09.040. (Ord. 1994-147 § 4 (part), 1994)

Chapter 18.19

SH SUBURBAN HOMESTEAD ZONE

Sections:

- 18.19.010 Permitted uses.**
18.19.020 Conditional uses.
18.19.030 Development standards—General.
18.19.040 Development standards—Detached accessory buildings.
18.19.045 Development standards—Manufactured home park.
18.19.050 Cluster development option.

18.19.010 Permitted uses.

A. Uses permitted:

1. Any use as permitted in Section 18.17.020 (SR Suburban Ranch Zone), provided that for the raising of ratites:

a. No more than one ostrich over fourteen months of age for each ten thousand square feet of site area, or more than one emu or similar ratite over fourteen months of age for each five thousand square feet of site area, or if more than one type of ratite is kept, a prorated combination of the area required for each animal. Two ratites six to fourteen months of age may be substituted for each ratite over fourteen months of age,

b. Minimum site area: One acre,

c. Maximum lot coverage by ratite corrals and shelter structures within corrals: Thirty percent,
d. Animals shall be confined within minimum six-foot-high, stock-tight corrals. No material is permitted that is not ordinarily used for a stock-tight fence. Ostrich corrals shall be surrounded by a minimum six-foot-high, stock-tight fence or other restraint of sufficient strength and durability to prevent ratites from roaming at large as provided in Section 18.07.030B,

e. Minimum setbacks for ratite corrals and shelter structures within corrals: Thirty feet from the front property line and ten feet from side and rear property lines; but in no event shall a corral or shelter within

a corral be closer than thirty feet to any residence or living quarters on an abutting property;

2. Duplex dwelling;
3. Trailers or manufactured or mobile homes; provided no more than two trailers or manufactured or mobile homes be placed on any one lot;
4. The employment of persons not residing on the premises. (Ord. 1994-146 § 5, 1994; Ord. 1986-125 § 1 (part), 1986; Ord. 1986-82 § 1 (part), 1986; Ord. 1985-82 (part), 1985)

18.19.020 Conditional uses.

A. Uses conditionally permitted:

1. Any use as conditionally permitted in Section 18.17.030 (SR Suburban Ranch Zone);
2. Cemetery or crematory, provided:
 - a. A site of not less than one acre be provided for a pet cemetery and not less than five acres for a human cemetery,
 - b. No crematory be erected closer than five hundred feet from any boundary of the site which adjoins property in a rural or residential zone, and
 - c. A Type 2 conditional use permit is obtained in accordance with Chapter 18.97;
3. Manufactured home park:
 - a. Type I procedure;
4. Motion picture studio provided:
 - a. The site is not less than forty acres in area,
 - b. No building or structure is within one hundred feet of the boundary of the site,
 - c. Permanent buildings and structures occupy in total not more than fifty percent of the area of the required minimum site,
 - d. All outdoor lighting is controlled so as not to reflect on any adjoining property in residential use, and
 - e. A Type 2 conditional use permit with a hearing notification area of one thousand feet is obtained in accordance with Chapter 18.97. (Ord. 1998-37 § 4 (part), 1998; Ord. 1997-40 § 5, 1997; Ord. 1994-114 § 3, 1994; Ord. 1986-125 § 1 (part), 1986; Ord. 1985-187 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

18.19.030 Development standards—General.

- A. Minimum lot area: Thirty-six thousand square feet.
- B. Minimum area per dwelling unit: Eighteen thousand square feet.
- C. Minimum lot width: One hundred feet.
- D. Minimum yard requirements:
 1. Front: Thirty feet;
 2. Side: Ten feet each;
 3. Rear: Forty feet.
- E. Building height limitations:
 1. Maximum height: Thirty-four feet;
 2. Maximum stories: Two.
- F. Minimum distance between main buildings: Twenty feet. (Ord. 1985-82 (part), 1985)

18.19.040 Development standards—Detached accessory buildings.

- A. Permitted coverage: One-third of the total area of the rear and side yards.
- B. Maximum height: Twenty-four feet.
- C. Minimum distance requirements:
 1. To main building: Seven feet;
 2. To front lot line: Sixty feet;
 3. To side and rear lot lines:
 - a. Four feet if building is not used for poultry or animals,
 - b. Fifty feet if building is used for poultry or animals,
 - c. All horses, cattle, sheep, goats, or other similar animals must be confined within a stock-tight fence (no material shall be permitted not ordinarily used for a stock-tight fence) in an area of no less than four hundred square feet per animal. Such fenced-in area shall be set back ten feet from the rear where it abuts a GR-1, RH, IR, SR, SR-2, SH, CR-1, CR-2, or MU zone and forty feet from the rear where it abuts a zone other than GR-1, RH, IR, SR, SR-2, SH, CR-1, CR-2, or MU, and forty feet from a side property line. A setback of ten feet shall be permitted on the side yard where the adjacent property owners have a written recorded agreement to this effect, but, in no event, shall a corral be closer than fifty feet to any residence or living quarters in an abutting property.

(Ord. 1998-37 § 4 (part), 1998; Ord. 1994-147 § 5, 1994; Ord. 1985-187 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

**18.19.045 Development standards—
Manufactured home park.**

All manufactured home parks shall comply with the following development requirements:

A. Minimum site area: Seventy-two thousand square feet.

B. Minimum area per dwelling unit: Eighteen thousand square feet.

C. Minimum site width: Sixty feet.

D. Minimum site setbacks:

1. Front: Thirty feet.

2. Side: Fifteen feet.

3. Rear: Forty feet.

E. Minimum distance between units: Fourteen feet.

F. Off-street parking: Per Section 18.75 (Off-street Parking and Loading Standards.)

G. Bufferyard "C" shall be placed around the perimeter of the manufactured home park unless more intensive bufferyards are required per Chapter 18.73 (Landscaping, Buffering, and Screening Standards).

H. Detached accessory buildings:

1. Maximum site coverage: Twenty-five percent of the rear yard setback area for the site.

2. Maximum height: Twenty-four feet.

3. Minimum distances required:

a. To dwelling units or other buildings: Seven feet.

b. To front site setback: Thirty feet for an entryway building used to control access and for all other buildings.

c. To side site setback: Ten feet.

d. To rear site setback: Fifteen feet.

I. Storage area:

A manufactured home park may include a detached, accessory open storage area for the storage of a travel trailer, boat, automobile recreational vehicle, noncommercial truck, motorcycle, or similar vehicle owned by residents of the park.

1. Only residents of the park may use or have access to the open storage area.

2. All vehicles must be operable. Storage of junk or inoperable vehicles is not permitted.

3. A minimum five-foot wide buffer shall be provided around and abutting the entire storage area, except at the point of access. The buffer shall at a minimum include all of the following:

a. A minimum six-foot high opaque screen wall or fence.

b. A fifteen-gallon canopy tree for each twenty linear feet of buffer length.

c. A five-gallon desert shrub for each twenty linear feet of buffer length.

d. Two one-gallon accents, flowers or vines for each twenty linear feet of buffer length.

e. Decomposed granite or other acceptable groundcover over the entire buffer surface.

f. Plant materials within the buffer shall be selected from the official regulatory plant list, Section 18.73.030A (Landscape Design Manual).

J. Paving: All driveways and parking areas shall be surfaced with a durable asphalt, concrete, stone, tile or brick surface consistent with pavement design standards and principles and engineered according to soil conditions and anticipated wheel loads.

K. Exception: The requirements of this section do not apply to a manufactured home park which was permitted prior to May 26, 1998. Such a manufactured home park must comply with the zoning standards in place at the time the manufactured home park was permitted. (Ord. 1998-37 § 4 (part), 1998)

18.19.050 Cluster development option.

A. This option shall be permitted only for subdivided residential lots as allowed in this chapter, and their associated open space, in accordance with Section 18.09.040 (General Residential and Rural Zoning Provisions). (Ord. 1985-111 § 1 (part), 1985; Ord. 1985-82 (part), 1985)