City of Tempe P. O. Box 5002 31 East Fifth Street Tempe, AZ 85280 480.350.8331 www.tempe.gov



Development Services Planning

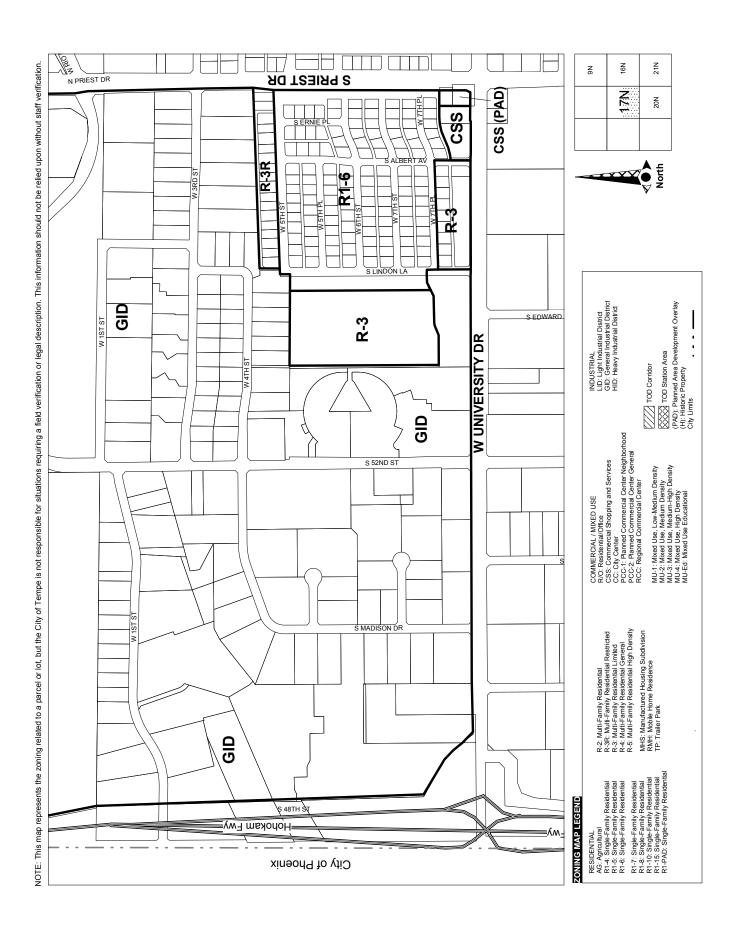
November 3, 2008

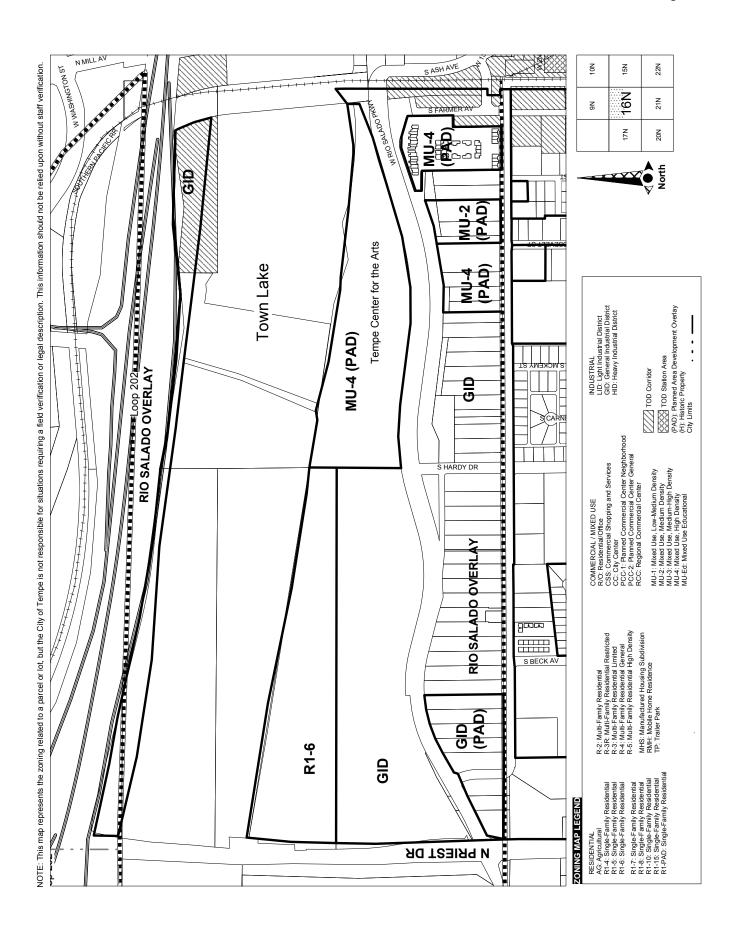
Re: Zoning and Development Code amendments

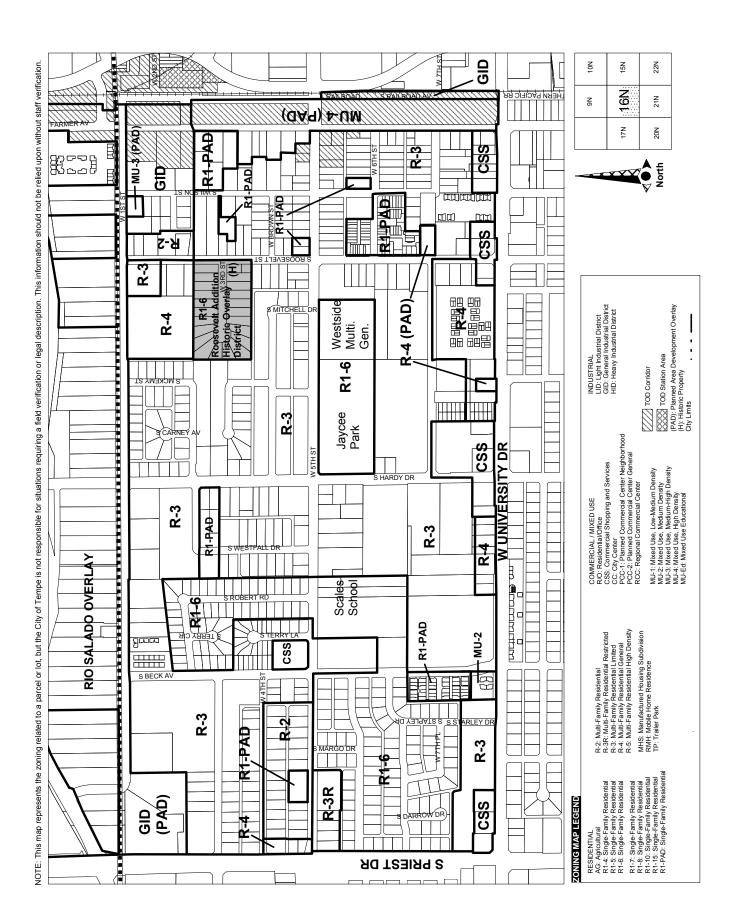
Dear Customer,

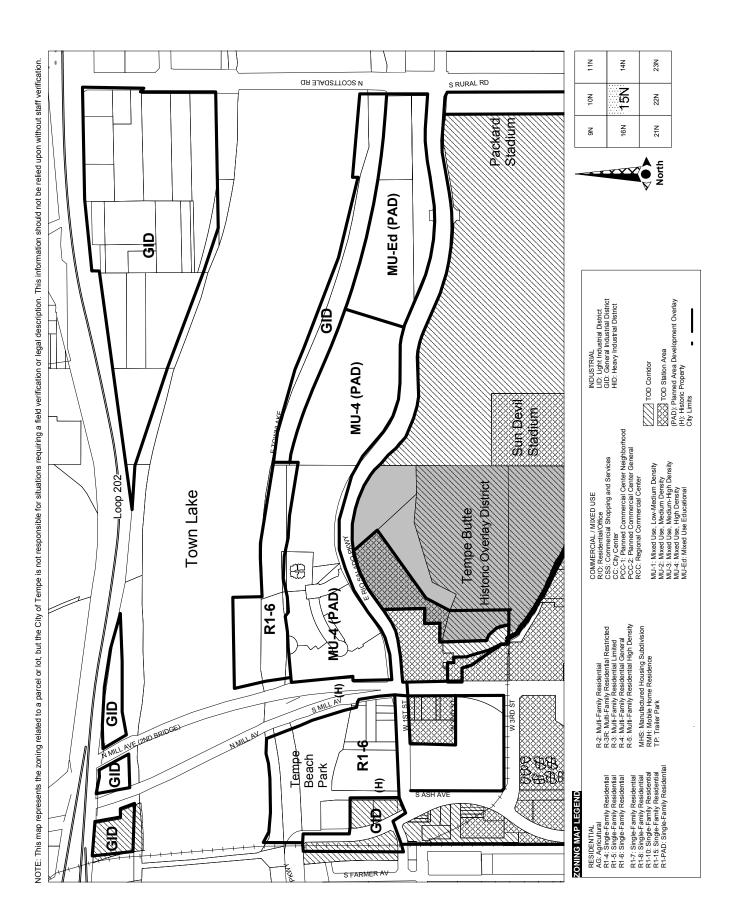
Attached are Zoning and Development Code amendments adopted through October 2, 2008. Amendments are typically effective thirty (30) calendar days after the adoption date. Please make the following changes as noted below to this Code.

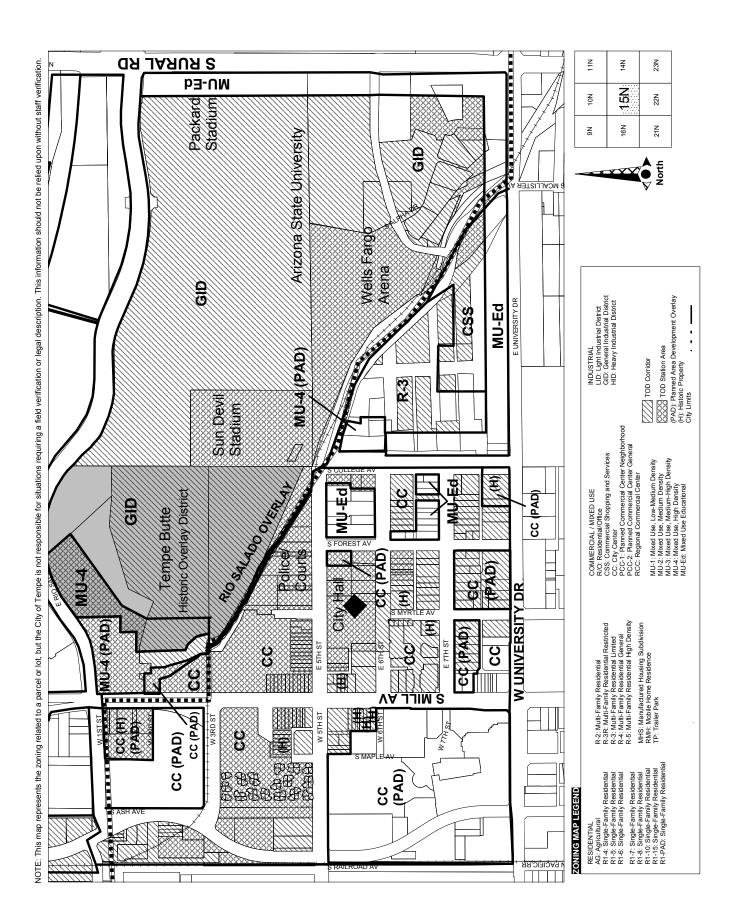
<u>Amendments</u>	Remove/Insert Page
Zoning Map Amendments for Ord. Nos. 2008.12, 2007.86, 2008.17, 2008.20, 2008.31, 2008.30, 2008.40, and 2008.29	p. 2-15 to 2-20 p. 2-31 to 2-34 p. 2-91 to 2-92
Part 3 editor's correction, Section 3-412(B)(2)(b) and (3-412(B)(7) section reference changes; and Section 3-414(C) section reference change	p. 3-29 to 3-30.2
Ord. No. 2008.28, code text amendment for Section 4-202 setbacks adjacent to an alley; and Section 4-706 front yard wall heights.	p. 4-5 to 4-8 p. 4-43 to 4-46
Part 6 editor's correction, remove 'Appeal authority' from Board of Adjustment column for use permits	p. 6-3 to 6-4
Ord. No. 2008.28, code text amendment for Sections 6-401 computation of time; and Section 6-403 neighborhood meetings	p. 6-27 to 6-28
Ord. No. 2007.74, code text amendment for Section 7-120 definition of directional sign	p. 7-27 to 2-28
Appendix H. Fee Schedule	p. H-1 to H-4
Appendix J. Disposition Table	p. J-1 to J-6

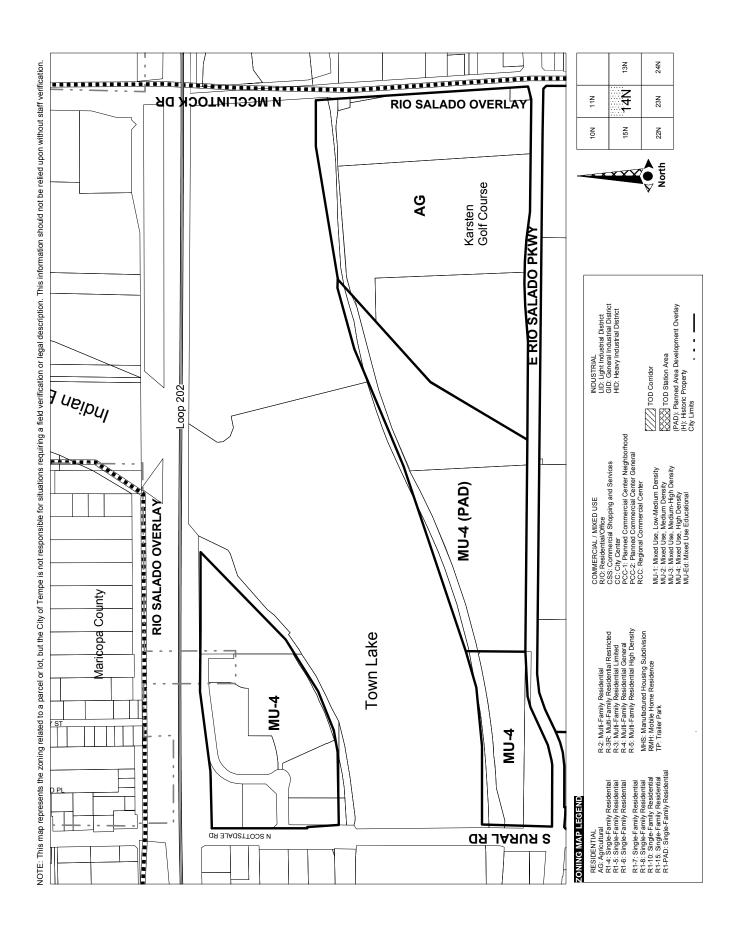




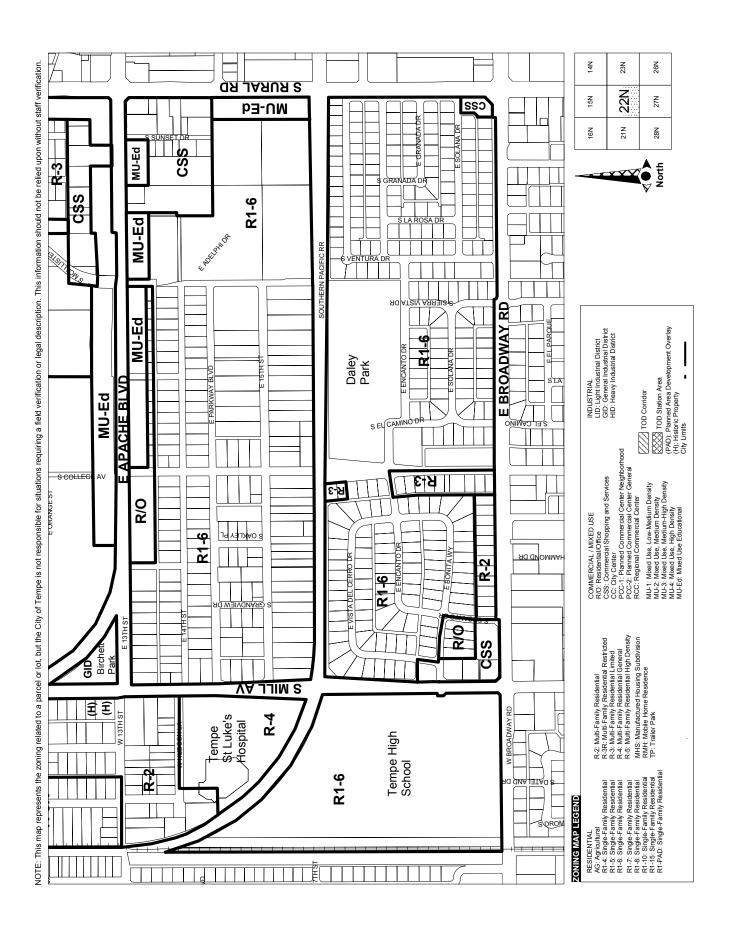


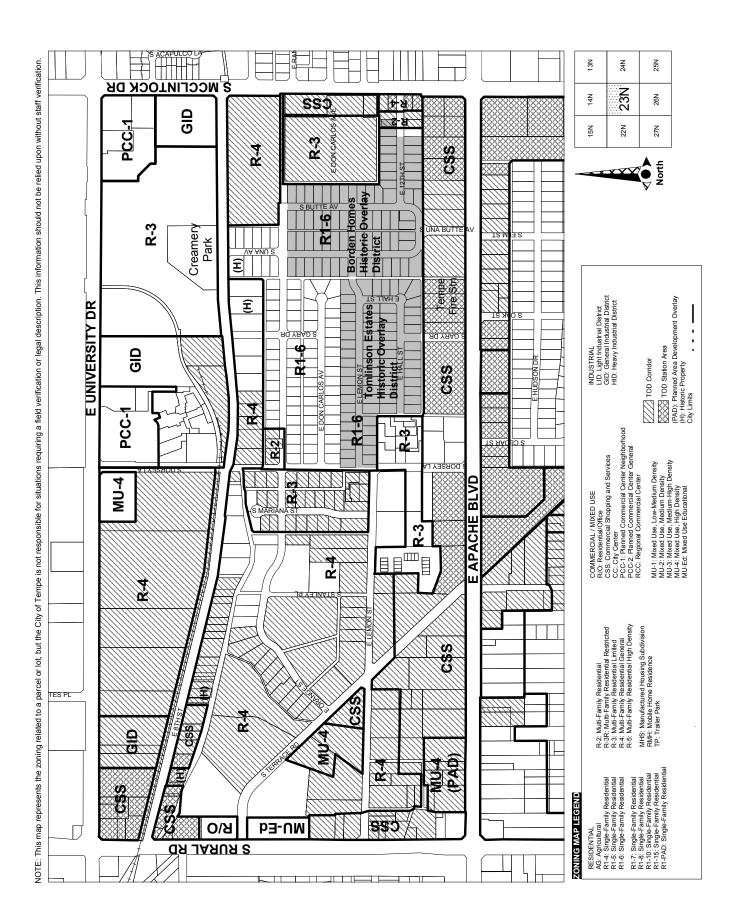


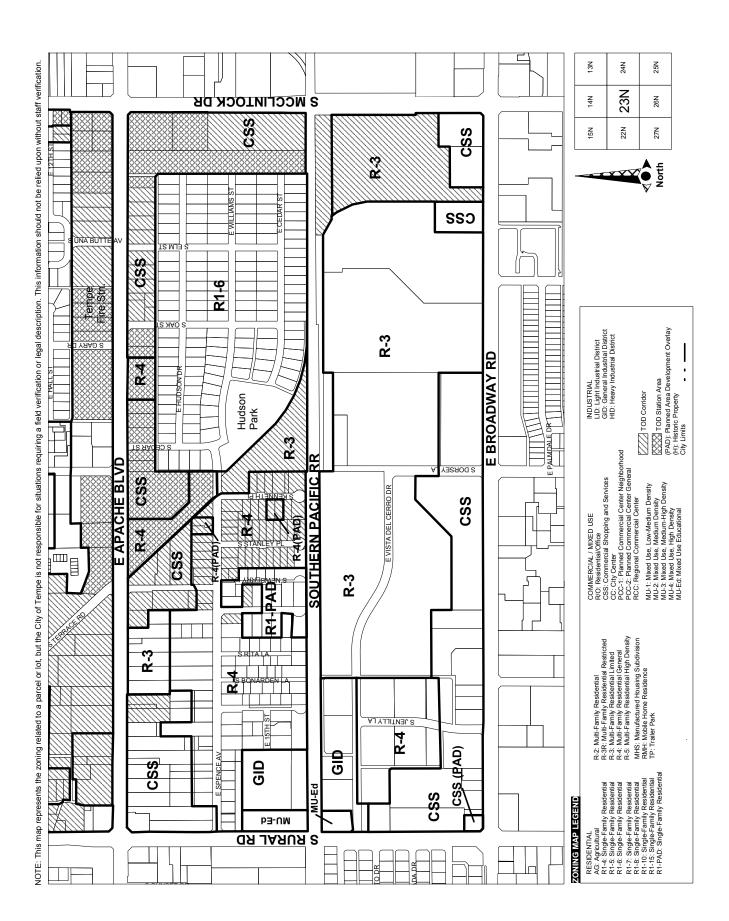


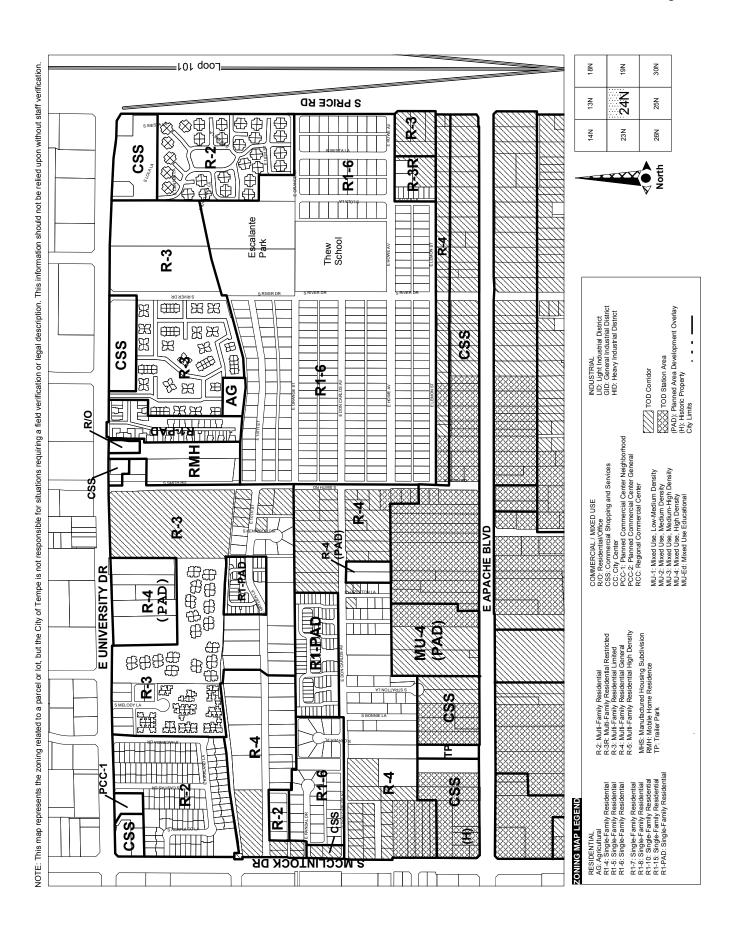


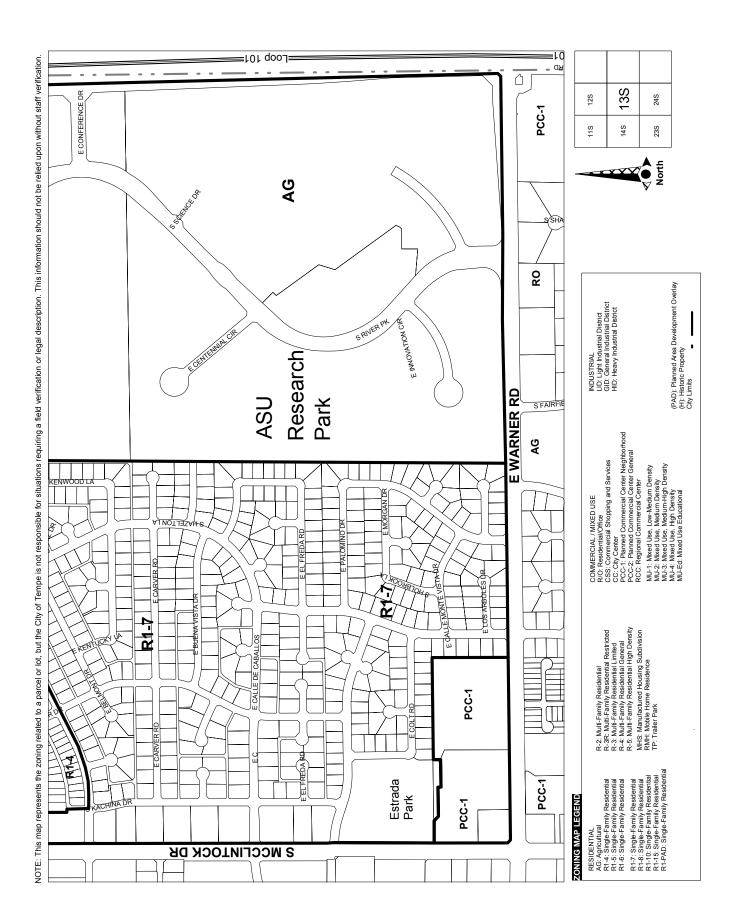
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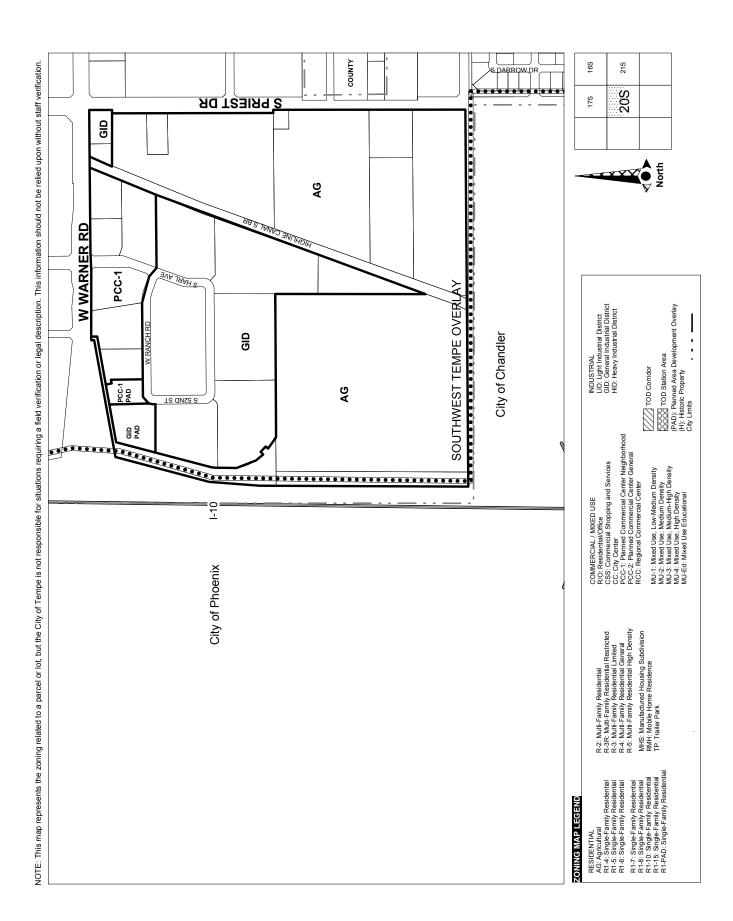












Section 3-412 Home Occupation.

- **A. Purpose.** Home occupation allows small commercial ventures for which the leasing of commercial quarters is not cost effective and which, by the nature of the venture, are appropriate in scale and impact to be operated within a residence.
- **B.** Applicability. Home occupations are permitted in all residential dwellings as an accessory use (see Section 7-102 for definition), subject to any of the following standards indicated to protect the residential character of Tempe's neighborhoods. Deviation from any provision noted below shall be considered a violation of this Code.

1. Appearance of Residence.

- a. The home occupation shall be restricted to lawfully-built enclosed buildings and be conducted in such a manner as not to give an outward appearance of a business.
- b. The *home occupation* shall not result in any structural *alterations* or additions to a *building* that will change its primary use or building code occupancy classification.
- c. The *home occupation* shall not violate any conditions of *development* approval (i.e., prior development permit approval).
- d. Products and or equipment produced or used by the *home occupation* shall not be displayed or visible from outside any *building*.
- e. No offensive noise, vibrations, smoke, dust, odors, heat or glare shall be produced.

2. Storage.

- a. On-site storage and use of hazardous materials (including toxic, explosive, noxious, combustible or flammable) beyond those normally incidental to residential use is prohibited.
- b. Inventory, products, equipment, fixtures, and activities associated with the *home occupation* shall be allowed in any *building*, provided that the *building* conforms to the provisions under Section 3-412(B)(1).

3. Employees.

- a. A *home occupation* shall have no more than three (3) individuals working within a residence for the purpose of the business.
- b. No more than one (1) person, who is not a *family* member residing within the *dwelling* located on the *home occupation* site, may be permitted to work for the benefit of the *home occupation*.

- c. Additional individuals may be employed by or associated with the *home occupation*, so long as they do not report to work or pick up/deliver at the home.
- d. The *home occupation* site shall not be used as a headquarters for the assembly of employees for instruction or other purposes, including dispatch to other locations.
- **4. Signs.** *Home occupations* shall not display an *identification sign* for the purpose of the business.

5. Vehicles, Parking and Traffic.

- a. Vehicles associated with the *home occupation* must comply with TCC Section 21-4.
- b. There shall be no more than three (3) commercial vehicle deliveries to or from the *home occupation* site daily. There shall be no commercial vehicle deliveries during the hours of 8 p.m. to 7 a.m.
- c. There shall be no more than one (1) client or customer vehicle on the premises at any one (1) time and the activity shall not generate traffic beyond that normal in its district.
- **6. Business Hours.** Clients or customers are permitted at the *home occupation* from 7 a.m. to 8 p.m. only. Additional hours of operation for such use shall require the approval of a *use permit*.
- 7. **Prohibited Uses.** A *home occupation* shall not include the sale of commodities on premises nor the following: clubs, barber shops, beauty parlors, commercial stables, veterinary *offices*, *hospitals*, *hotels*, motels, *kennels*, *restaurants*, *motor vehicle* repairing, massage parlors, and any use that does not conform to the provisions in Section 3-412.

Section 3-413 Hospitals, Sanitariums, and Nursing Homes.

Any *building* used for one (1) or more of the following uses shall be not less than fifty (50) feet from the *lot line* of any adjoining property: *Hospitals* or sanitariums for the treatment of human ailments, nursing or convalescent homes, orphanages, and institutions for the mentally *disabled*, epileptic, drug or alcoholic patients; homes for the aged, without cooking facilities in individual *dwelling* units; and related institutions of an educational, religious, or philanthropic nature.

Section 3-414 Live-Work.

Live-work is permitted in all Mixed-Use (MU) districts and in the CC and R/O districts, and is permitted with a use permit in the PCC-1, PCC-2, and all multi-family districts. Live-work is permitted to provide a housing and employment option that is transportation efficient and low-impact on adjacent neighborhoods. Live-work uses are subject to the standards for home occupations in Section 3-412, with the following exceptions:

- **A. Employees.** Two (2) employees, in addition to the *family* members residing in the *dwelling*, may work on premises. Additional employees may be authorized subject to the provisions of a *use permit*;
- **B. Signs.** Signs are permitted that do not exceed two (2) square feet of combined area for all signs and comply with the standards for commercial use signs in 4-902.
- C. Vehicles, Parking and Traffic. All *live-work* units in the Mixed-Use districts, CC, PCC-1, and PCC-2 districts are exempt from the standards in Section 3-412(B)(5). All *live-work* units in the R/O and Multi-Family districts shall comply with Section 3-412(B)(5).

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CHAPTER 2 – GENERAL DEVELOPMENT STANDARDS

Section 4-201 Purpose and Applicability.

This chapter provides general standards for *development density*, *building height*, *lot coverage*, *setbacks* and clear vision areas for all base zoning districts. General development standards for Tempe's *overlay districts* are provided in Part 5.

- **A. Use Permit Standard.** The use permit standard allows a change in the general development standards by a specified percentage within Sections 4-202, 4-203, and 4-204. This request is subject to obtaining a use permit, pursuant to the provisions found in Section 6-308. Fractional numbers of a percentage shall be determined, pursuant to Section 1-209.
- **B. Density.** When a zoning district has a residential density of no standard (NS), the proposed density must conform to the General Plan Projected Residential Density map. Any deviation from the General Plan map shall require processing of an amendment, pursuant to Section 6-302.

Section 4-202 Development Standards for Residential Districts.

Tables 4-202A, 4-202B, and 4-202C, respectively, provide the development standards for Tempe's single-family residential and agricultural districts, multi-family residential districts, and *mobile home* districts.

Table 4-202A – Districts(1)	Develo	pment	Standa	ards ir	n Agric	ultura	l and	Single-Fami	ly	
Standard	AG	R1-15	R1-10	R1-8	R1-7	R1-6	R1-5	R1-4	R1- PAD	Use Permit Standard
Density (DU/Acre)	1	2.40	2.80	3.35	3.75	4	6	8	NS	NA
Minimum Net Site Area (square feet) per Dwelling	43,560 sf	15,000 sf	10,000 sf	8,000 sf	7,000 sf	6,000 sf	5,000 sf	4,000 sf except 3,000 sf for common wall	NS	NA
Minimum Lot Width (feet)	115 ft	115 ft	90 ft	80 ft	70 ft	60 ft	NS	NS	NS	10%
Minimum Lot Length (feet)	150 ft	120 ft	100 ft	100 ft	100 ft	100 ft	NS	NS	NS	10%
Maximum Height (feet) (e) [Exceptions, see Section 4-205(A)]	30 ft	30 ft	30 ft	35 ft	NS	10%				
Maximum Lot Coverage (% of net site area)	25%	45%	45%	45%	45%	45%	NS	NS	NS	10%
Setback (feet) (c): [Exceptions, see Section 4-205(B)]	40 ft	35 ft	30 ft	20 ft	20 ft	20 ft	20 ft	15 ft except	NS	209/
Front - Building Front - Open Structures (e.g. porch, trellis, patio wall)	40 ft 35 ft	35 ft 30 ft	30 ft 25 ft	20 ft 15 ft	20 ft 15 ft	15 ft	15 ft	20 ft for garage	NS	20%
Side (f)	20 ft	15 ft	10 ft	7 ft	7 ft	5 ft (d)	5 ft (d)	5 ft (a)(d)	NS	20%
Rear (f)	35 ft	30 ft	25 ft	20 ft	15 ft	15 ft	15 ft	15 ft	NS	20%
Street Side (b)	25 ft	20 ft	15 ft	10 ft	10 ft	10 ft	10 ft	10 ft	NS	20%

4-6

NS = No Standard. NA = Not Applicable.

- (1) An overlay district may modify the above standards. See Part 5.
- (a) 0 feet for common wall.
- (b) Street side yard setback for corner lots adjacent to key lots shall be increased by 10 additional feet.
- (c) See also, Section 3-401 for setbacks applying to accessory structures and buildings.
- (d) Use Permit standard does not apply.
- (e) Second Story Addition or Rebuild, See Section 3-420.
- (f) If adjacent to a dedicated public alley, setback shall be measured from the midpoint of the alley.

Standard	R-2	R-3R	R-3	R-4	R-5	Use Permit Standard
Density (DU/acre)	10	15	20	25	30	NA
Minimum Lot Area per Dwelling Unit (square feet)	3,600 sf	2,900 sf	2,180 sf	1,740 sf	1,450 sf	NA
Building Height [Exceptions, see Section 4-205(A)]						
Building Height Maximum (feet)	30 ft	30 ft	30 ft	40 ft	50 ft	10%
Building Height Step-Back Required Adjacent to SF or MF District, [Section 4-404, Building Height Step-Back]	No	No	No	Yes	Yes	NA
Maximum Lot Coverage (% of net site area)	45%	45%	50%	60%	70%	10%
Minimum Landscape Area (% of net site area)	30%	30%	25%	25%	25%	10%
Setbacks (feet) (b): [Setback Exceptions, See Section 4-205(B)] Front						
Building	20 ft	20%				
Open Structures (e.g. porch, trellis, patio wall)	15 ft	20%				
Parking	20 ft	20%				
Side (d) Building Walls	10 ft	10 ft	10ft	10 ft	10 ft	20%
Porch, Balcony, Patio Wall	5 ft (c)	20%				
Common Walls	0 ft	2076				
Rear (d)		0 10		0 10	0 11	
Building Wall, Porch, Balcony, or Patio Wall	15 ft	15 ft	15 ft	10 ft	10 ft	20%
Common Walls	0 ft					
Street Side (a)	10 ft	20%				
Parking	20 ft	20%				

NS = No Standard. NA = Not Applicable.

- (1) An overlay district may modify the above standards. See Part 5.
 (a) Street side yard setback for corner lots adjacent to key lots shall be increased by 10 additional feet.
 (b) See also, Section 3-401 for setbacks applying to accessory structures and buildings.
 (c) Use Permit standard does not apply.
 (d) If adjacent to a dedicated public alley, setback shall be measured from the midpoint of the alley.

Table 4-202C – Development Standards in Mobile Home Districts (1)								
Standard	RMH	MHS	TP	Use Permit Standard				
Density (DU/Acre)	7	5.5	14	NA				
Minimum Net Lot Area (square feet)	Rental Space 3,500 sf	Subdivision Lot 6,000 sf	Rental Space 1,500 sf	NA				
Minimum Common Recreation Area per Dwelling (square feet)	400 sf	NS	100 sf	10%				
Minimum Space/Lot Width (feet)	50 ft	60 ft	30 ft	10%				
Minimum Space/Lot Length (feet)	70 ft	100 ft	55 ft	10%				
Maximum Height (feet)	30 ft	15 ft	30 ft	10%				
Maximum Lot Coverage per Rental Space or MHS Lot (b)	60%	50%	60%	10%				
Minimum Yard Setback (feet)								
Front (a)	5 ft (c)	25 ft	10 ft	20%				
Side (a)	5 ft (c)	7 ft	5 ft (c)	20%				
Rear (a)	5 ft (c)	15 ft	5 ft (c)	20%				
Street Side (a)	20 ft	10 ft	20 ft	20%				

NS = No Standard. NA = Not Applicable.
(1) An *overlay district* may modify the above standards. See Part 5.

⁽a) The minimum yard setback in the above chart means the minimum distance of any portion of the mobile structure and accessory structures from the rental lot lines or individual property lines. See also, Section 3-401, setbacks for accessory structures and buildings.

⁽b) For the purposes of these districts, maximum *lot coverage* shall include all carports, patio covers and *accessory buildings*, and similar structures.

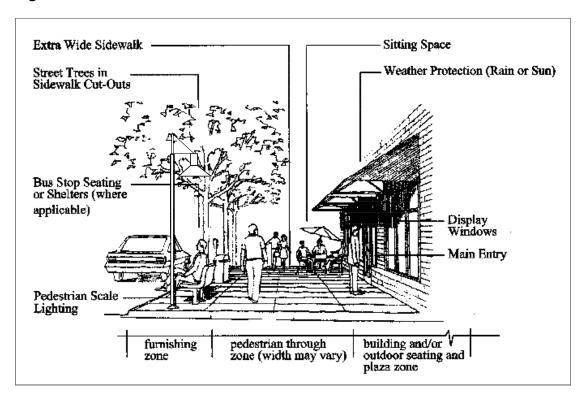
⁽c) Use Permit Standard does not apply.

- 2. To ensure adequate soil, water, and area for healthy plant growth, each landscape island shall be a minimum of one hundred twenty (120) square feet in area, a minimum seven (7) feet in width, and a minimum of fifteen (15) feet in length, including curbing. Landscape islands shall extend to the end of the abutting parking space(s);
- 3. To accommodate pedestrians, *landscape* islands may be required to include minimum five (5) feet wide raised pathway with wheelchair ramps. For such situations *landscape* island widths shall be increased to a minimum twelve (12) feet:
- 4. Each landscape island shall include, at the time of installation, a minimum of one (1) tree with a minimum caliper of one and one-half (1 ½) inches and five (5) ground covers of one (1) gallon size for each parking space length. All ground covers in parking lot landscape islands shall not exceed two (2) feet in height and be selected from the recommended ground cover and shrub plant list (see Appendix B), and be of a species that will not grow to interfere with natural surveillance of the parking lot. Development plan review modifications to these and other standards shall demonstrate that the alternative provides equal or superior appearance and plant health;
- 5. All *parking* areas shall conform to the *street* clear vision requirements under Section 4-702(G)(1); and
- 6. Tree trunks shall not be placed closer than twenty (20) feet, measured horizontally, from a light source. Trees and lighting shall be located to avoid conflicts with one another and to avoid conflicts with existing and proposed structures. Development plan review modifications to this standard shall demonstrate the alternative does not reduce required lighting levels.
- **D. Screens.** Parking facilities shall be screened from view, from the public right-of-way, as provided in Section 4-706(E).
- **E. Display Prohibited.** *Landscaped* areas shall not be used for *parking* of vehicles, display of merchandise or other uses detrimental to the *landscape* improvements.

Section 4-705 Pedestrian Amenities.

The city may require the placement of pedestrian amenities along sidewalks and pathways to support defensible space, crime prevention, pedestrian comfort and accessibility. Pedestrian amenities include but are not limited to: extra wide sidewalks, outdoor seating, shade structures/weather protection (quantity of shade trees exceeding minimum street tree standards, awnings, canopies or other shade structures), bus waiting areas, plazas, courtyards, low-level pedestrian-scale lighting, public art, and similar amenities as approved by the city. See examples in Figure 4-705. The requirement to provide pedestrian amenities shall be determined through development plan review, based on the probable impact of the development and the appropriateness of the amenity to the project design. Where a pedestrian amenity is located adjacent to or within the public right-of-way, it shall conform to the City of Tempe Transportation Design Guidelines. An encroachment permit shall be required to place any pedestrian amenity in the public right-of-way.

Figure 4-705. Pedestrian Amenities



Section 4-706 Screens, Walls and Access Control Landscapes.

The following standards are intended to avoid or reduce impacts regarding visual, sound, privacy, and/or glare to and from land uses, and to implement the crime prevention and security standards contained in this chapter. In all locations where walls are either required by this Code, or desired by the owner of the property, the walls shall conform to all provisions of this chapter.

A. General Fence and Wall Height Standards.

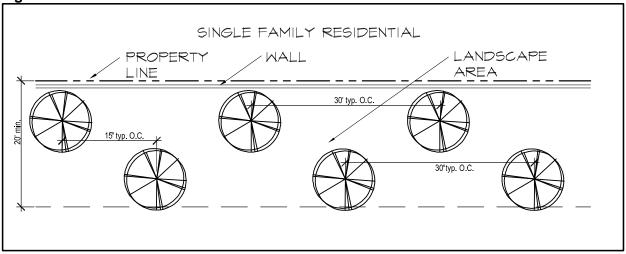
- 1. The maximum height of any freestanding wall or fence shall be measured from the highest adjacent finished surface of the ground, paving, or sidewalk within twenty (20) feet, unless otherwise noted;
- 2. Walls or fences in a required front *yard* building *setback*, including walls for *single-family dwellings*, shall be four (4) feet maximum in height. An increase in the maximum four (4) foot height may be permitted subject to a use permit. With a use permit, the maximum height may be up to six (6) feet, except that an additional two (2) feet of height may be permitted for architectural features including but not limited to archways, pergolas, and other similar features. For all heights above four (4) feet, the use permit shall demonstrate that a natural surveillance to the street will be maintained by incorporating openings, providing transparent materials, or varying height/materials;
- 3. In areas behind a required front *yard building setback* and within the required rear and side *yards*, the maximum height of walls shall be ten (10) feet, except where a taller wall is necessary to screen *service* areas under Section 4-706(G). For single-family uses, the maximum height shall be eight (8) feet;
- 4. The Clear Vision Requirements, Section 4-702(G), shall apply to fences and walls; and
- 5. All fences and walls shall be subject to city review and approval through development plan review, or by approval of the Development Services Manager, or designee. Any wall in excess of six (6) feet shall require a building permit, as required by Building Code.

4-700	Land	Iscape	and	Walls

- **B.** Reverse Frontage Walls. An eight (8) foot masonry wall shall be required along the rear of reverse frontage *lots*, including single-family.
- **C. Wall Design.** All required walls shall be located and designed based on the intended screening function, proposed use and adjoining uses, as follows:
 - 1. Walls placed between a residential district and any commercial use, industrial uses, or surface *parking lot* shall be constructed of masonry or concrete, or equal or better quality material, as approved through *development plan* review. Alternatively, an ornamental iron fence, combination iron fence with masonry pillars, or similar design with equal or better quality material may be approved.
 - 2. All masonry walls shall have an architectural texture, color and material compatible with the primary *building* on-site (or on respective sides). Walls may have ornamental decorative iron fence panels, vertical pickets with spacing that is consistent with the Building Code, as an integral part of the design of the wall;
 - 3. A living wall or see-through ornamental iron fence may be approved as a substitute for masonry if the wall is not required for visual screening of *mechanical equipment*, outdoor storage areas, or *parking* areas. See Landscape Design Guidelines in Appendix A-IV.
- **D.** Land Use Buffers. Property lines of parcels developed for multi-family, mixed-use, commercial, office, or industrial uses that are adjacent to or separated by an alley from any single-family residential district (except when land is used for city parks) or use shall provide a wall and landscape screen in conformance with the following standards:
 - 1. Screen planting areas shall be at least six (6) feet clear in width;
 - 2. Screening shall conform to the Landscape Design Guidelines in the Appendix A-IV;
 - 3. These buffer areas shall contain trees with a maximum spacing of twenty (20) feet on center;
 - 4. All walls shall be constructed of masonry or concrete material and shall be a minimum of eight (8) feet in height;
 - 5. Screens and walls shall provide for natural surveillance, when required by the Development Services Manager or designee; and

6. Where a commercial, office or industrial development of over fifty thousand (50,000) square feet of building area is located adjacent to a single-family residential district or use, the landscape buffer described above in this section shall be a minimum of twenty (20) feet wide adjacent to that use. This buffer shall be planted with two (2) rows of trees along the interior side of the required wall. Each row is to contain trees spaced at thirty (30) feet on center and staggered by fifteen (15) feet to the adjacent row, except where an alternative design approved through development plan review would provide an equal or better effect in screening the two (2) uses. See Figure 4-706D.

Figure 4-706D. Land Use Buffer



- **E. Parking Lot Screens.** All on-site *parking* areas adjacent to *streets* shall be screened from *street* view. This standard can be met through the use of the following screening methods, which may be used individually or in combination:
 - 1. A parking lot screen wall shall be installed adjacent to the edge of the parking lot. The top of the parking lot screen wall shall be a minimum of three (3) feet above the adjacent parking lot surface. Parking lot screen walls shall be constructed of masonry or concrete, be a minimum of eight (8) inches in thickness, and incorporate offsets and relief. Open areas or portals for natural surveillance shall be provided, if required by the Development Services Manager or designee; or
 - 2. Earth berms, if used in lieu of or in conjunction with screen walls, shall have a maximum slope of 4:1 and minimum width of twenty-five (25) feet. Berms are allowed only when there is sufficient area to create a three (3) feet tall berm. See Figure 4-706E.

CHAPTER 1 – APPROVAL AND APPEAL AUTHORITIES

Section 6-101 Summary Decision Matrix.

The following table describes the decision-making authority and the appeal authority for the approvals that may be granted under this Code. Where more than one body may be the decision or appeal body for a specific type of approval, the Development Services Manager, or designee, is responsible for determining the applicable decision or appeal body.

Table 6-101A – Applicat	ions	by D	ecisi	on E	ody	and	Туре	of F	Proce	dure	¹
Type of Procedure:	DS MGR	ZA	ORIGINAL	НО	ВА	DRC	JRC²	22	Superior Court	Nghd. Meeting	Code Reference
Abatements				D	Α				Α		Sec. 6-310
Annexation								D	Α		Sec. 2-106
Code Interpretation/ Similar use Rulings		D			Α		Α		Α		Sec. 6-301
Code Text Amendment						Rev	Rev	D	Α		Sec. 6-304
Development Plan Review											
Major						D	D	Α	Α		Sec. 6-306
Minor	D					Α	Α	Α	Α		Sec. 6-306
General Plan Amendment						Rev	Rev	D	Α	Yes	Sec. 6-302
Major Amendment						Rev	Rev	D	Α	Yes	Sec. 6-302
Lot Line Adjustment								D	Α		Sec. 6-307
Lot Split	D							Α	Α		Sec. 6-307
Modify Approved Development Plan, PAD Overlay or Condition of Approval: Major Modification	,		D						A	Yes	Sec. 6-312
Minor Modification Planned Area Development Overlay (PAD Overlay), and PAD Overlay	D		A			Rev		D	A	Yes	Sec. 6-312
Amendments						1.cv				100	000.000
Preliminary Review Process	Rev										Sec. 6-202
Shared Parking Applications	D					Α	Α	Α	Α		Sec. 6-31
Sign Permit	D					Α	Α	Α	Α		Sec. 4-904
Subdivision, Preliminary						D	D	Α	Α		Sec. 6-307
Final or Amended							Rev	D	Α		Sec. 6-30
Time Extension	D		D						Α		Sec. 6-90
Use Permit				D		D/A	D/A	Α	Α		Sec. 6-30
Variance				D	D/A		D/A		Α	Yes	Sec. 6-30
Zoning Map Amendment						Rev	Rev	D	Α	Yes	Sec. 6-30-

KEY:

DS MGR = Development Service Manager or designee ZA = Zoning Administrator
ORIGINAL = Decision body that made the original decision (modifications)

HO = Hearing Officer **BA** = Board of Adjustment

DRC = Development Review Commission

JRC = Joint Review Committee

CC = City Council

Rev = Reviews and recommends action to decision-making body

D = Decision-making authorityA = Appeal authority

Nghd. Meeting = Neighborhood Meeting requirement

Where this Code identifies more than one possible decision or appeal body, the Development Services Manager shall determine which body is applicable to a particular project.

The JRC jurisdiction and process only applies to the MU-Ed zoning district. Appeals of a JRC decision shall first be heard by the President or designee of Arizona State University. That decision can be appealed to the City Council.

CHAPTER 4 – PUBLIC NOTICE AND STAFF REPORTS

Section 6-401 General Provisions.

- **A. Mailed Notices.** Notices mailed under provisions of this Code shall be mailed to property owners and neighborhood/homeowner associations, and tenants (if required) within the notification area as defined in Section 6-401(B). The applicant is responsible for mailing neighborhood meeting notices in accordance with Section 6-402, and the city is responsible for mailing all other public notices under this Code in accordance with Section 6-404 and 6-405. The city is not responsible for receipt of mailed notices.
- **B. Notification Area.** The boundary of the subject property shall be used in determining the geographic area to be notified. For projects containing more than one parcel, or phases of a larger project, the three hundred (300) foot measurement shall be taken from the perimeter of the entire project (all phases). The Development Services Department will provide a list of recognized neighborhood and homeowner associations, within the vicinity of the project, for notification.
- **C. Computation of Time.** All time required actions shall be consistent with "computation of time" as defined in the Tempe City Code, Sec. 1-2, Definitions and rules of construction.

Section 6-402 Neighborhood Meetings.

- **A. Purpose.** The purpose of the neighborhood meeting is to provide a means for the applicant, surrounding residential neighbors, and registered neighborhood and homeowner's association representatives to review a preliminary *development* proposal and solicit input and exchange information about the proposed *development*. This preliminary meeting is intended to result in an application that is responsive to neighborhood concerns and to expedite and lessen the expense of the review process by avoiding needless delays, appeals, remands or denials. The applicant is responsible for all costs associated with the neighborhood meeting.
- **B. Applicability.** A neighborhood meeting is required for the following types of applications when located within three hundred (300) feet from the lot line of a residential use:
 - Variances:
 - 2. Planned Area Development Overlay Districts;
 - 3. Major modification to an approved plan or condition of approval (when original approval requires neighborhood meeting);
 - 4. Zoning map amendments; and
 - 5. General Plan map amendments.

- **C. Meeting Schedule.** The applicant is required to hold one (1) meeting, prior to the first public hearing on an application for a specific site, but may hold more if desired. The required meeting shall be held at least fifteen (15) calendar days and not more than one (1) year (365 days) before the first public hearing on the application. Meetings held more than one (1) year (365 days) before the first public hearing shall be required to hold an additional neighborhood meeting.
- **D. Meeting Location.** Neighborhood meetings shall be held at a location near the proposed *development* site. The meeting shall be held on a weekday evening, or weekends at any reasonable time and in a publicly *accessible* location.
- **E. Notification Requirements.** Notice of the meeting shall be provided by the applicant as follows:
 - 1. The development site shall be posted with public notice about the meeting not less than fifteen (15) calendar days prior to the date of neighborhood meeting, a notice of the date, time and place and a summary of the request. Such notice shall be clearly legible and wherever possible, placed adjacent to the right-of-way of a *public street* or road. It shall be the responsibility of the applicant to use reasonable efforts to maintain the notice once it has been placed on the subject property. It is the responsibility of the applicant to post the notice affiliated with items identified in Section 6-402(B)(2-5), with a *sign* having a minimum *sign* area of sixteen (16) square feet, which shall include information on future public hearings, pursuant to Section 6-404(C)(2). For variance applications the neighborhood meeting *sign(s)* shall be no smaller than six (6) square feet in area.
 - 2. Mailing a notice not less than fifteen (15) calendar days prior to the date of the neighborhood meeting to:
 - a. All property owners of record within three hundred (300) feet of the subject property which are included on the mailing list submitted by the applicant;
 - The chairperson of the registered neighborhood association(s) and home owners association(s) within six hundred (600) feet of the subject property; and
 - c. All tenants, within the boundary of the subject property(ies).
- **F. Meeting Summary.** The applicant shall submit to the Development Services Department seven (7) calendar days before the first public hearing on the matter a written summary of the issues and discussions from the meeting and the meeting notes.

Section 6-403 Notice for Public Meetings.

- **A. Purpose and Applicability.** The purpose of a public meeting is to provide a means for the decision-making body to receive input from the public.
- **B.** Agenda as Notice of Meeting. Agendas for all public meetings shall be posted at City Hall at least twenty-four (24) hours prior to such meetings, in accordance with Arizona open meeting law.

- 8. Sign, awning means a sign, that is printed, painted, or affixed to an awning;
- 9. Sign, banner means a sign, that is painted or displayed upon cloth or other flexible material;
 - a. Civic banner program means a program administered by the community special event section under direction of the City Council that is intended to support the civic and cultural programs of the city through the implementation and use of banners displayed on city property. From time to time the City Council may choose to modify the program in order to meet these goals;
- 10. Sign, billboard means the same as off-premise sign;
- 11. Sign, boutique directional means a sign of a temporary nature used to direct traffic to an in-home boutique;
- 12. Sign, brand identification means a sign that advertises a specific product or service that is sold within a business;
- 13. Sign, building mounted means a sign that is directly attached to the face of a building;
- 14. Sign, ceased non-conforming means a sign which has not been utilized or has not identified a business on the site for a period of twelve (12) months or more, and does not conform to the standards of this code:
- 15. Sign, marquee is a sign, that utilizes changeable letters, intermittent or scrolling illumination for copy or numerals;
- 16. Sign, construction means a sign that identifies the parties included in a construction project that has been granted a building permit;
- 17. Sign, directional means a sign, that is limited to copy offering pertinent directional information for the purpose of assisting in the flow of vehicular or pedestrian traffic:
- 18. *Sign, directory* means a sign that lists the name, use or location within a building, complex, or multi-tenant development;
- 19. Sign, flag-mounted means a sign that projects from the wall of a building perpendicular to a wall surface;
- 20. Sign, freestanding means a sign that is erected or mounted on its own selfsupporting permanent structure or base detached from any supporting elements of building;
- 21. Sign, future development means a sign, that announces the proposed development of property prior to the issuance of a building permit;
- 22. Sign, going out of business means a sign indicating that the business displaying the sign will cease and be discontinued at a specific location;

- 23. Sign, grand opening means a sign that is utilized to indicate that a new business is now open to the public;
- 24. Sign, identification means a sign that includes as copy only the name of business, place, organization, building or person it identifies;
- 25. Sign, illuminated means a sign whose surface is lit, internally or externally, and that identifies, advertises or attracts attention to a use or activity on the premise:
- 26. Sign, intermittent or flashing means a sign which by means of electrical devices gives the effect of intermittent movement, or changes to give two or more visual effects, or alternates with a lit and unlit effect;
- 27. Sign, lead-in means a temporary portable sign used to direct pedestrian or vehicular traffic to a home (or residential unit) that is for sale or rent;
- 28. Sign, menu board means a permanently mounted sign advertising the bill of fare for a restaurant, drive-in or drive-through restaurant;
- 29. Sign, multi-tenant means a sign that includes as copy, the names of two (2) or more businesses, places, organizations, buildings or persons it identifies;
- 30. Sign, off-premise/off-site means a sign that directs attention to a business, product, commodity, service, entertainment or attraction sold, offered or existing elsewhere than upon the same lot where such sign is displayed. The term off-premise/off-site sign shall include an outdoor advertising sign (billboard) on which space is leased, rented, or donated by the owner thereof to others for the purpose of conveying a commercial or non-commercial message;
- 31. Sign, on-premise/on-site means a sign that directs attention to a business, product, commodity, service, entertainment or attraction sold, offered or existing upon the same lot where such sign is displayed;
- 32. Sign, permitted special event means banners displayed as part of a permitted special event as administered by the special events committee.
- 33. Sign, political means a temporary sign used to advertise the candidacy of an individual, ballot proposition, or to encourage citizens to vote;
- 34. Sign, portable (sandwich sign) means any sign that is not permanently affixed to any structure on a site or permanently ground mounted;
- 35. Sign, projecting means a sign mounted to the façade of a building and extending from the building façade;
- 36. Sign, pump-topper means a sign affixed to the top or sides of an operable fuel-dispensing pump.
- 37. Sign, roof-mounted means a sign that projects above the highest point of the roof line, parapet or fascia of a building;

City of Tempe Development Services 31 East Fifth Street Tempe, AZ 85281 480-350-8331 TDD 480-350-8400 www.tempe.gov



ZONING

City Code, Chapter 35 - Zoning and Development Fees

FEE SCHEDULE

a.	Preliminary Review Process:	
	Single Family	\$110.00
	All Others	\$330.00
b.	Administrative Applications:	\$330.00 each
	Ordinance Interpretations	
	Zoning Administrator Opinions	
	Shared Parking Application	
	Time Extensions	
	Group/Adult Home Verification Letter	
	Covenant, Conditions & Restrictions (CC&R) Review	
	Single Family Dwelling Units	\$330.00 each
	All Other Uses	\$330.00 each
c.	Variances:	
	Single Family Dwelling Units	\$384.00 per lot, including use permits
	All Other Uses	\$1,099.00 each
	Unauthorized Construction/Installation	Twice the normal fees
d.	Use Permits:	
	Single Family Dwelling Units	\$384.00 per lot, including variances
	All Other Uses	\$1,099.00 each
	Use Permit Transfer	See Administrative Applications
	Unauthorized Activity	Twice the normal fees

e.	Zoning Code Amendments	
	Мар	\$2,198.00 Per Classification + \$110.00 Per Net Acre*
	Text	\$2,198.00
		*Rounded To The Nearest Whole Acre
f.	Planned Area Development Overlays	\$2,748.00 For Under 1 Acre + Use Permit Fees As Applicable
		\$5,495.00 For 1 Acre And Over + Use Permit Fees As Applicable
		\$1,375.00 For Under 1 Acre + Use Permit Fees As Applicable
	Amendments	\$2,748.00 For 1 Acre And Over + Use Permit Fees As Applicable
g.	Subdivisions, Including Condominiums:	
	Preliminary / Finals / Amendment	\$2,198.00 + \$22.00 Per Lot or Condo Unit +
	City Code Reference: Appendix A. Sec.29-19.11.i.	(Engineering Plat Review Fee Required: \$1,400 + \$21 per lot) TOTAL: \$3,598 + \$43 Per Lot/Unit
	Lot Splits / Lot Line Adjustments	See Administrative Applications
h.	Continuance at Applicant's Request After Legal Advertising And Public Notice	\$110.00
i.	Development Plan Review:	
	Complete – Building, Site, Landscape, Signs	\$1,649.00 For 5 Acres Or Less
		\$2,198.00 Over 5 Acres
	Remodel/Modification	\$550.00
	Repaint or Minor Elevation Modification	\$220.00
	Separate Landscape Plan	\$220.00
	Sign Package	\$330.00
	Separate Signs	\$330.00
	Reconsideration	Same As Original Fee
	Unauthorized Activity	Twice The Normal Fees

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j.	Appeals		\$330.00			
	Tempe Residential Property Owner Reques	\$103.00				
k.	Sign Permits:			de Plan Review, and one Re-insp		
	One Sign		\$220.00			
	Each Additional Sign		\$83.00			
	Unauthorized Installation of Sign(s) Grand Openings, Going Out Of Business, Significant Event	Twice the \$110.00	normal fees may	be charged		
1.	General Plan Amendments: Amendment Text Change Map Change	\$2,198.00 \$2,198.00 + \$110.00 per gross acre				
	Major Amendment Map Change	\$5,495.00 + \$110.00 per gross acre				
m.	Public Notice Signs					
	Neighborhood Meeting Sign		\$15.00 (Includes one sign and two stakes for self posting)			
n.	Zoning Verification Letter		\$276.00			
0.	Violations:	1st	Violation	2nd Violation	3rd Violation	
	Section 1-201A, Violations and Penalties		\$120	\$370	\$770	
	Default Amount		\$170	\$420	\$820	

NOTE:

All zoning and development fees within the Apache Boulevard Redevelopment Area may be reduced up to 50% for the following listed uses or other uses with a recommendation of the Apache Boulevard Project Area Committee by the City Council under conditions contained within a development agreement:

- Grocery Store
- Pharmacy
- Hardware Store
- Child Care Center
- Family Doctors / Medical Specialist Offices
- General Household Goods and Services Businesses (dry cleaner, shoe repair, etc.)
- Artisans Studios or Schools
- Arts Center or Art Gallery
- For-Sale Housing not to exceed 24 dwelling units per acre maximum and initially restricted to sales to individual owner / occupant buyers. For-Sale housing would also require a subdivision plat (or condo), and each unit must be individually metered for water, electric, gas, and any other applicable utilities.

Eff. 7/5/05 -- Council approved annual fee increases based on the annual Bureau of Labor Statistics CPI–All Urban Consumers (http://data.bls.gov) will be effective at the beginning of each fiscal year beginning 7/01/06.

APPENDIX J. DISPOSITION TABLE

Ordinance Number	Adoption Date	Subject or Description	Location in Code
2005.01	Mar. 3, 2005	Zoning map amendment from I-2 to MU-2 (PAD)	Sec. 2-107
2005.04	Apr. 7, 2005	Zoning map amendment from R-4 to MU-4 (PAD)	Sec. 2-107
2005.06	Apr. 7, 2005	Zoning map amendment from GID to MU-3 (PAD)	Sec. 2-107
2005.17	May 19, 2005	Zoning map amendment from R-3 to R1-PAD	Sec. 2-107
2005.08	June 2, 2005	Zoning map amendment from GID to CC (PAD)	Sec. 2-107
2005.19	June 2, 2005	Code text amendment and a zoning map amendment for the Borden Homes historic overlay district	Part 5, Chapter 5; Sec. 2-107
2005.20	June 2, 2005	Zoning map amendment for a historic overlay	Sec. 2-107
2005.21	June 2, 2005	Zoning map amendment for a historic overlay	Sec. 2-107
2005.22	July 7, 2005	Zoning map amendment for a historic overlay	Sec. 2-107
2005.36	July 21, 2005	Zoning map amendment from R-3 to R1-PAD	Sec. 2-107
2005.42	Aug. 18, 2005	Code text amendments for clarifying and technical changes within Part 1	Sec. 1-207 Sec. 1-307
2005.46	Aug. 18, 2005	Code text amendments for clarifying and technical changes within Part 2	Sec. 2-102 Sec. 2-103
2005.47	Aug. 18, 2005	Code text amendments for clarifying and technical changes within Part 3	Sec. 3-201 Sec. 3-202 Sec. 3-302 Sec. 3-401 Sec. 3-412 Sec. 3-414 Sec. 3-416

Ordinance Number	Adoption Date	Subject or Description	Location in Code
2005.48	Aug. 18, 2005	Code text amendments for clarifying and technical changes within Part 4	Sec. 4-102 Sec. 4-201 Sec. 4-205 Sec. 4-406 Sec. 4-501 Sec. 4-503 Sec. 4-601 Sec. 4-602 Sec. 4-604 Sec. 4-702 Sec. 4-704 Sec. 4-706 Sec. 4-803 Sec. 4-902 Sec. 4-903
2005.49	Aug. 18, 2005	Code text amendments for clarifying and technical changes within Part 6	Sec. 6-302 Sec. 6-803 Sec. 6-903
2005.50	Aug. 18, 2005	Code text amendments for clarifying and technical changes within Part 7	Sec. 7-103 Sec. 7-113 Sec. 7-119 Sec. 7-120 Sec. 7-124
2005.41	Sep. 15, 2005	Zoning map amendment from GID to CSS	Sec. 2-107
2005.54	Sep. 29, 2005	Code text amendment for Construction Sign and Future Development Sign	Sec. 4-903
2005.56	Sep. 29, 2005	Zoning map amendment from R-4 to R-4(PAD)	Sec. 2-107
2005.07	Oct. 20, 2005	Zoning map amendment from various districts to MU-Ed	Sec. 2-107
2005.51	Oct. 20, 2005	Zoning map amendment from GID to RCC	Sec. 2-107
2005.72	Nov. 3, 2005	Zoning map amendment from LID to GID	Sec. 2-107
2005.24	Nov. 17, 2005	Code text amendment and a zoning map amendments for the Transportation Overlay District	Part 5, Chapter 6; Sec. 2-107
2005.59	Dec. 1, 2005	Code text amendment for Notice for Public Hearings	Sec. 6-404
2005.64	Dec. 1, 2005	Zoning map amendment for a historic overlay	Sec. 2-107
2005.76	Dec. 1, 2005	Zoning map amendment from CSS and R-3 to R/O (PAD) and R-3 (PAD)	Sec. 2-107

Ordinance Number	Adoption Date	Subject or Description	Location in Code
2005.80	Dec. 1, 2005	Code text amendment for extension of the Redevelopment Review Commission	Sec. 1-308
2005.90	Dec. 1, 2005	Code text amendment for use permit and special use standards for Deferred Presentment Companies, including a definition	Sec. 3-202 Sec. 3-423 Sec. 7-105
2005.91 2005.94	Dec. 1, 2005	Code text amendment for use permits for Auto Title Loan with special use standards, Employment Agency, Plasma Donation Center, Rent-to-Own, and Tobacco Retailer; including definitions for such uses	Sec. 3-202 Sec. 3-423 Sec. 7-102 Sec. 7-106 Sec. 7-117 Sec. 7-119 Sec. 7-121
2005.81	Jan. 5, 2006	Code Text Amendment for the creation of the Development Review Commission within Part 1	Sec. 1-303 Sec. 1-304 Sec. 1-305 Sec. 1-306 Sec. 1-310 Sec. 1-311 Sec. 1-312
2005.82	Jan. 5, 2006	Code Text Amendment for the creation of the Development Review Commission within Part 5	Sec. 5-103
2005.83	Jan. 5, 2006	Code Text Amendment for the creation of the Development Review Commission within Part 6	Sec. 6-101 Sec. 6-202 Sec. 6-302 Sec. 6-304 Sec. 6-305 Sec. 6-306 Sec. 6-307 Sec. 6-402 Sec. 6-403 Sec. 6-406 Sec. 6-803
2005.84	Jan. 5, 2006	Code Text Amendment for the creation of the Development Review Commission within Part 7	Sec. 7-101
2005.78	Jan. 19, 2006	Zoning Map Amendment from GID to R1-4	Sec. 2-107
2006.07	Feb. 16, 2006	Zoning Map Amendment to PAD Overlay	Sec. 2-107
2006.08	Feb. 16, 2006	Zoning Map Amendment from AG to R-3	Sec. 2-107
2006.03	Feb. 16, 2006	Zoning Map Amendment to PAD Overlay	Sec. 2-107
2006.06	Mar. 2, 2006	Zoning Map Amendment from GID to MU-4(PAD)	Sec. 2-107

Ordinance Number	Adoption Date	Subject or Description	Location in Code
2006.04	Mar. 23, 2006	Zoning Map Amendment from GID to R-4	Sec. 2-107
2006.15	Mar. 23, 2006	Zoning Map Amendment to PAD Overlay	Sec. 2-107
2006.17	May 4, 2006	Code Text Amendment for the Tomlinson Historic Overlay District, including a Zoning Map Amendment	Part 5; Sec. 2-107
2006.18	May 4, 2006	Zoning Map Amendment for a Historic Overlay	Sec. 2-107
2006.19	May 4, 2006	Zoning Map Amendment for a Historic Overlay	Sec. 2-107
2006.29	June 1, 2006	Zoning Map Amendment from RMH to R-4	Sec. 2-107
2006.35	June 1, 2006	Code Text Amendment for the Transportation Overlay District, including a Zoning Map Amendment	Sec. 5-602 Sec. 2-107
2005.79	June 15, 2006	Zoning Map Amendment from GID to R-4	Sec. 2-107
2006.43	Aug. 17, 2006	Zoning Map Amendment for a Historic Overlay	Sec. 2-107
2006.42	Aug. 17, 2006	Zoning Map Amendment for the Roosevelt Addition Historic Overlay District	Sec. 2-107
2006.58	Sep. 7, 2006	Zoning Map Amendment from GID to MU-2(PAD)	Sec. 2-107
2006.59	Sep. 7, 2006	Zoning Map Amendment from CSS to MU-4 (PAD)(TOD)	Sec. 2-107
2006.67	Sep. 7, 2006	Zoning Map Amendment from GID to LID	Sec. 2-107
2006.68	Oct. 19, 2006	Zoning Map Amendment from CSS, R1-6, R-3 (TOD) to MU-4(PAD)(TOD)	Sec. 2-107
2006.86	Dec. 14, 2006	Zoning Map Amendment from AG to CSS	Sec. 2-107
2006.82	Jan. 4, 2007	Code Text Amendment for Outdoor Retail Display, Home Occupations, Parking Setbacks, Access Points, Signs, PAD Parking Standards, Variances, Major Modifications, and Density definitions	Sec. 1-312 Sec. 3-202 Sec. 3-412 Sec. 3-418 Sec. 4-203 Sec. 4-502 Sec. 4-903 Sec. 5-403 Sec. 5-403 Sec. 6-304 Sec. 6-309 Sec. 6-312 Sec. 7-105
2006.88	Jan. 4, 2007	Zoning Map Amendment from R/O, R-3, and CSS to R-4	Sec. 2-107

Ordinance Number	Adoption Date	Subject or Description	Location in Code
2007.01	Feb. 2, 2007	Code Text Amendment for Adult-Oriented Businesses	Sec. 3-403 Sec. 7-102
2007.06	Feb. 15, 2007	Zoning Map Amendment from R-3 to R-4(PAD)	Sec. 2-107
2007.09	Mar. 1, 2007	Zoning Map Amendment from GID to GID(PAD)	Sec. 2-107
2007.08	Mar. 1, 2007	Zoning Map Amendment from MU-4/CC to MU-4/CC (PAD)	Sec. 2-107
2007.11	Mar. 22, 2007	Zoning Map Amendment from R-4 to R-4(PAD)	Sec. 2-107
2007.15	Apr. 5, 2007	Zoning Map Amendment from CC to CC(PAD)	Sec. 2-107
2007.17	May 17, 2007	Zoning Map Amendment for MU-4(PAD)	Sec. 2-107
2007.26	June 28, 2007	Zoning Map Amendment from R-2 to R-2(PAD)	Sec. 2-107
2007.29	June 28, 2007	Zoning Map Amendment from R-2 to R1-PAD	Sec. 2-107
2007.27	June 28, 2007	Zoning Map Amendment from GID/CSS to MU-4(PAD)	Sec. 2-107
2007.25	June 28, 2007	Zoning Map Amendment from CSS to CSS(PAD)	Sec. 2-107
2007.24	June 28, 2007	Zoning Map Amendment from PCC-1 to PCC-1(PAD)	Sec. 2-107
2007.36	June 28, 2007	Code Text Amendments for tobacco retailers and accessory building setbacks	Sec. 3-202 Sec. 3-401 Sec. 3-423 Sec. 7-109
2007.38	June 28, 2007	Zoning Map Amendment from MU-Ed to MU-Ed(PAD)	Sec. 2-107
2007.37	June 28, 2007	Zoning Map Amendment from MU-Ed to MU-4(PAD)	Sec. 2-107
2007.49	July 19, 2007	Zoning Map Amendment from PCC-2 to MU-3(PAD)	Sec. 2-107
2007.58	Sept. 20, 2007	Zoning Map Amendment from RMH to R-4	Sec. 2-107
2007.63	Oct. 4, 2007	Code Text Amendments for Way-Finding Signs	Sec. 4-905
2007.68	Nov. 8, 2007	Zoning Map Amendment from GID(TOD) to MU-4 (TOD)(PAD)	Sec. 2-107
2007.66	Nov. 8, 2007	Zoning Map Amendment from GID to MU-4(PAD)	Sec. 2-107
2007.73	Nov. 8, 2007	Zoning Map Amendment from CSS to MU-4(PAD)	Sec. 2-107

Ordinance Number	Adoption Date	Subject or Description	Location in Code
2007.74	Dec. 13, 2007	Code Text Amendment for Outdoor Seating, Massage Establishment, Tattoo Body Piercing Establishments, Employee Service Entrances and Exits, Menu Boards, Sign Permit Fees and Procedures, PAD Overlay Procedure, Neighborhood Meetings, Notice for Public Hearings, and Definitions for Massage, Directional Sign, and Tattoo, Body Piercing Establishments.	Sec. 3-202 Sec. 3-424 Sec. 3-425 Sec. 4-406 Sec. 4-903 Sec. 4-904 Sec. 6-305 Sec. 6-402 Sec. 6-404 Sec. 7-114 Sec. 7-120 Sec. 7-121
2007.67	Jan. 10, 2008	Zoning Map Amendment from CC to CC(PAD)	Sec. 2-107
2007.75	Jan. 10, 2008	Zoning Map Amendment from CSS to CSS(PAD)	Sec. 2-107
2007.77	Jan. 10, 2008	Zoning Map Amendment from CSS/R-4(TOD) to MU-4(TOD)(PAD)	Sec. 2-107
2007.76	Jan. 24, 2008	Zoning Map Amendment from CSS to PCC-1	Sec. 2-107
2007.85	Mar. 20, 2008	Zoning Map Amendment from CC to CC(PAD)	Sec. 2-107
2008.03	Mar. 20, 2008	Zoning Map Amendment from CSS to MU-4(PAD)	Sec. 2-107
2008.05	Mar. 20, 2008	Zoning Map Amendment from GID to MU-3(PAD)	Sec. 2-107
2007.86	Apr. 17, 2008	Zoning Map Amendment from R-4 to R-4(PAD)	Sec. 2-107
2008.12	Apr. 17, 2008	Zoning Map Amendment from CC to CC(PAD)	Sec. 2-107
2008.17	June 5, 2008	Zoning Map Amendment from GID to GID (PAD)	Sec. 2-107
2008.31	Aug. 14, 2008	Zoning Map Amendment for a Historic Overlay of Tempe (Hayden) Butte	Sec. 2-107
2008.30	Sep. 11, 2008	Zoning Map Amendment from CSS to MU-4 (TOD)(PAD)	Sec. 2-107
2008.28	Oct. 2, 2008	Code Text Amendment for Rear and Side Yard Setbacks when Adjacent to an Alley, Increased Fence Heights in the Front Yard Setback with a Use Permit, and modified Time Limitations for a Neighborhood Meeting.	Sec. 4-202 Sec. 4-706 Sec. 6-401 Sec. 6-402
2008.29	Oct. 2, 2008	Zoning Map Amendment from R-3 to R1-PAD	Sec. 2-107
2008.40	Oct. 2, 2008	Zoning Map Amendment from GID/PCC-1 to GID/PCC-1(PAD)	Sec. 2-107