PART 4 – DEVELOPMENT STANDARDS

Chapter 1 – Development Standards Administration

Section 4-101 Purpose and Applicability
Section 4-102 General Regulations and Approval Criteria
Section 4-103 Reference to Other Design Guidelines and Standards

Chapter 2 – General Development Standards

Section 4-201 Purpose and Applicability
Section 4-202 Development Standards for Residential Districts
Section 4-203 Development Standards for Commercial and Mixed-Use Districts
Section 4-204 Development Standards for Office/Industrial Districts
Section 4-205 Exceptions

Chapter 3 – Public Infrastructure

Section 4-301 Purpose and Applicability
Section 4-302 General Requirements for Public Improvements
Section 4-303 Transportation Improvements
Section 4-304 Sanitary Sewer, Storm Drainage, and Water System Improvements
Section 4-305 Private Utilities Coordination

Chapter 4 – Building Design

Section 4-401 Purpose and Applicability
Section 4-402 Public Safety Radio Amplification System
Section 4-403 Building Identification
Section 4-404 Building Height Step-Back
Section 4-405 Mechanical Equipment
Section 4-406 Employee Service Entrances and Exits
Section 4-407 Art in Private Development

Chapter 5 – Access and Circulation

Section 4-501 Purpose and Applicability
Section 4-502 Motor Vehicle Access and Circulation Standards
Section 4-503 Pedestrian and Bicycle Access and Circulation Standards
Chapter 6 – Parking

Section 4-601 Purpose and Applicability
Section 4-602 General Parking Standards
Section 4-603 Parking Ratios
Section 4-604 Shared Parking
Section 4-605 Parking Affidavit
Section 4-606 Parking Area Dimensions
Section 4-607 Downtown Parking Standards

Chapter 7 – Landscape and Walls

Section 4-701 Purpose and Applicability
Section 4-702 General Landscape Standards
Section 4-703 Street Frontage Landscape Standards
Section 4-704 Parking Facility Landscape Standards
Section 4-705 Pedestrian Amenities
Section 4-706 Screens, Walls, and Access Control Landscapes

Chapter 8 – Lighting

Section 4-801 Purpose and Applicability
Section 4-802 Photometric Plan
Section 4-803 Lighting Standards
Section 4-804 Prohibited Lighting
Section 4-805 Exemptions

Chapter 9 – Signs

Section 4-901 Purpose and Applicability
Section 4-902 General Sign Standards
Section 4-903 Permitted Signs
Section 4-904 Sign Permits, Fees and Procedures
Section 4-905 Way-Finding Signs
CHAPTER 1 – DEVELOPMENT STANDARD ADMINISTRATION

Section 4-101 Purpose and Applicability.

A. Purpose. Part 4 provides standards for development density, height, setbacks, lot coverage, building design, parking, landscape, access and circulation for pedestrians and vehicles, signs, lighting, and infrastructure. The intent of these regulations is to minimize land use conflicts, conserve and enhance design character and aesthetic values throughout the city; support crime prevention and safety including accessibility for persons with disabilities; and provide multi-modal transportation options for the general public.

B. Applicability. Unless otherwise noted, all uses and developments shall conform to Part 4, Development Standards. Additionally, except for density, an increase in the defined maximum standards and/or a decrease in the required minimum standards in Tables 4-202A, 4-202B, 4-202C, 4-203A, 4-203B, 4-204 may be allowed up to the percentages noted in designated tables subject to a use permit and are considered a development standard of Part 4 of this Code.

City code reference—See TCC §14A, Historic Preservation Ordinance.

Section 4-102 General Regulations and Approval Criteria.

A. Commencement of Use or Development. A development shall not be constructed, or a use commenced, except after its applications or plans are approved by the city in conformance with this Code.

B. Variances to Part 4. Deviations from the standards set forth in Part 4 require approval of a variance(s) under Section 6-309.

C. Conformance to Approved Plans Required. Any expansion of building or use, or development of land, shall conform to plans approved under Part 6. When an approval under Part 6 is required, the city or, in the case of the MU-Ed District, Public University may not issue a site development permit, a building permit, electrical permit or a mechanical permit for the project until the approval has been granted.

D. Completion of Use or Development. Prior to issuance of a final inspection, letter of compliance or a (temporary) certificate of occupancy, all required improvements shall be installed in accordance with plans approved by the Community Development Department or in the case of the MU-Ed District, Public University. Refer to Section 1-207.
E. Maintenance.

1. The owner or owner's association, or the lessee of the site, as applicable, shall maintain the development and property in conformance with the plans approved by the city. Any deterioration shall be considered a violation of this Code and any applicable ordinances.

2. Any landscape feature required in this section that does not survive, function properly, or is in need of repair, shall be replaced within thirty (30) days of its demise or damage. The Community Development Director, or designee, may approve an extension when requested in writing, based on conflicts arising from construction activity, seasonal availability of materials, or a similar hardship.

3. Landscape features, lighting, walls, screening devices or other features installed in conformance with Part 4 of this Code shall not be modified or removed without prior approval by the Community Development Director, or designee. The removal or destruction of such features without prior approval by the Community Development Director, or designee, shall constitute a violation of this Code. In such case, the owner shall be required to replace said feature(s) with those of like size and quality, or alternate material may be approved by the Community Development Director, or designee.

4. Improvements required under Part 4 of this Code shall be reasonably maintained.

5. Plant material and trees shall be pruned to promote a healthy growth pattern, natural characteristic form, and maximize shade.

6. The lack of maintenance shall constitute a violation of this Code, penalties for which are provided in Section 1-201.

Section 4-103 Reference to Other Design Guidelines and Standards.

A. Overlay Districts. The overlay district design and development standards contained in Part 5 are also applicable within overlay districts. When conflicts occur between the standards in Part 5 and Part 4, the standards in Part 5 shall apply.

B. Design Guidelines. The Appendix contains design guidelines that supplement the standards under Chapter 4, Building Design; Chapter 5, Access and Circulation; Chapter 6, Parking; Chapter 7, Landscape and Walls; and Chapter 8, Lighting. The guidelines are intended to be flexible and encourage creativity in design. Where conflicts exist between the guidelines and specific Code standards, the Code standards, where applicable, shall take precedence over the guidelines; the Community Development Director, or designee, has the authority to make interpretations to resolve such conflicts.
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 – Development Standards in Agricultural and Single-Family Districts(1)

<table>
<thead>
<tr>
<th>Standard</th>
<th>AG</th>
<th>R1-15</th>
<th>R1-10</th>
<th>R1-8</th>
<th>R1-7</th>
<th>R1-6</th>
<th>R1-5</th>
<th>R1-4</th>
<th>R1-PAD</th>
<th>Use Permit Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density (DU/Acre)</td>
<td>1</td>
<td>2.40</td>
<td>2.80</td>
<td>3.35</td>
<td>3.75</td>
<td>4</td>
<td>6</td>
<td>8</td>
<td>NS</td>
<td>NA</td>
</tr>
<tr>
<td>Minimum Net Site Area (square feet) per Dwelling</td>
<td>43,560 sf</td>
<td>15,000 sf</td>
<td>10,000 sf</td>
<td>8,000 sf</td>
<td>7,000 sf</td>
<td>6,000 sf</td>
<td>5,000 sf</td>
<td>4,000 sf except 3,000 sf for common wall</td>
<td>NS</td>
<td>NA</td>
</tr>
<tr>
<td>Minimum Lot Width (feet)</td>
<td>115 ft</td>
<td>115 ft</td>
<td>90 ft</td>
<td>80 ft</td>
<td>70 ft</td>
<td>60 ft</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>10%</td>
</tr>
<tr>
<td>Minimum Lot Length (feet)</td>
<td>150 ft</td>
<td>120 ft</td>
<td>100 ft</td>
<td>100 ft</td>
<td>100 ft</td>
<td>100 ft</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>10%</td>
</tr>
<tr>
<td>Maximum Height (feet) (e)</td>
<td>30 ft</td>
<td>30 ft</td>
<td>30 ft</td>
<td>30 ft</td>
<td>30 ft</td>
<td>30 ft</td>
<td>30 ft</td>
<td>35 ft</td>
<td>NS</td>
<td>10%</td>
</tr>
<tr>
<td>Maximum Lot Coverage (% of net site area)</td>
<td>25%</td>
<td>45%</td>
<td>45%</td>
<td>45%</td>
<td>45%</td>
<td>45%</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>10%</td>
</tr>
<tr>
<td>Setback (feet) (c): [Exceptions, see Section 4-205(B)]</td>
<td>40 ft</td>
<td>35 ft</td>
<td>30 ft</td>
<td>20 ft</td>
<td>20 ft</td>
<td>20 ft</td>
<td>20 ft</td>
<td>20 ft</td>
<td>15 ft except 20 ft for garage</td>
<td>NS</td>
</tr>
<tr>
<td>Front - Building</td>
<td>35 ft</td>
<td>30 ft</td>
<td>25 ft</td>
<td>15 ft</td>
<td>15 ft</td>
<td>15 ft</td>
<td>15 ft</td>
<td>15 ft</td>
<td>10 ft</td>
<td>NS</td>
</tr>
<tr>
<td>Front - Open Structures (e.g. porch, trellis, patio wall)</td>
<td>20 ft</td>
<td>15 ft</td>
<td>10 ft</td>
<td>7 ft</td>
<td>7 ft</td>
<td>5 ft (d)</td>
<td>5 ft (d)</td>
<td>5 ft (a)(d)</td>
<td>NS</td>
<td>20%</td>
</tr>
<tr>
<td>Side (f)</td>
<td>35 ft</td>
<td>30 ft</td>
<td>25 ft</td>
<td>20 ft</td>
<td>15 ft</td>
<td>15 ft</td>
<td>15 ft</td>
<td>15 ft</td>
<td>15 ft</td>
<td>NS</td>
</tr>
<tr>
<td>Rear (f)</td>
<td>25 ft</td>
<td>20 ft</td>
<td>15 ft</td>
<td>10 ft</td>
<td>10 ft</td>
<td>10 ft</td>
<td>10 ft</td>
<td>10 ft</td>
<td>10 ft</td>
<td>NS</td>
</tr>
</tbody>
</table>

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.
### Table 4-202B – Development Standards in Multi-Family Districts (1)

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

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)

<table>
<thead>
<tr>
<th>Standard</th>
<th>R</th>
<th>M</th>
<th>H</th>
<th>MHS</th>
<th>T</th>
<th>P</th>
<th>Use Permit Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Density (DU/Acre)</strong></td>
<td>7</td>
<td>5.5</td>
<td>14</td>
<td>NA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Net Lot Area (square feet)</strong></td>
<td>Rental Space 3,500 sf</td>
<td>Subdivision Lot 6,000 sf</td>
<td>Rental Space 1,500 sf</td>
<td>NA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Common Recreation Area per Dwelling (square feet)</strong></td>
<td>400 sf</td>
<td>NS</td>
<td>100 sf</td>
<td>10%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Space/Lot Width (feet)</strong></td>
<td>50 ft</td>
<td>60 ft</td>
<td>30 ft</td>
<td>10%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Space/Lot Length (feet)</strong></td>
<td>70 ft</td>
<td>100 ft</td>
<td>55 ft</td>
<td>10%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Maximum Height (feet)</strong></td>
<td>30 ft</td>
<td>15 ft</td>
<td>30 ft</td>
<td>10%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Maximum Lot Coverage per Rental Space or MHS Lot (b)</strong></td>
<td>60%</td>
<td>50%</td>
<td>60%</td>
<td>10%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Yard Setback (feet)</strong></td>
<td>Front (a)</td>
<td>5 ft (c)</td>
<td>25 ft</td>
<td>10 ft</td>
<td>20%</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Side (a)</td>
<td>5 ft (c)</td>
<td>7 ft</td>
<td>5 ft (c)</td>
<td>20%</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rear (a)</td>
<td>5 ft (c)</td>
<td>15 ft</td>
<td>5 ft (c)</td>
<td>20%</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Street Side (a)</td>
<td>20 ft</td>
<td>10 ft</td>
<td>20 ft</td>
<td>20%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.
Section 4-203 Development Standards for Commercial and Mixed-Use Districts.

Tables 4-203A and 4-203B, respectively, provide the development standards for commercial districts and mixed-use districts.

<table>
<thead>
<tr>
<th>Table 4-203A – Development Standards in Commercial Districts (1)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Standard</strong></td>
</tr>
<tr>
<td>---------------</td>
</tr>
<tr>
<td>Residential Density (DU/acre)</td>
</tr>
<tr>
<td>Building Height [Exceptions, see Section 4-205(A)]</td>
</tr>
<tr>
<td>Building Height Maximum</td>
</tr>
<tr>
<td>Building Height Step-Back Required Adjacent to SF or MF District, [Section 4-404, Building Height Step-Back]</td>
</tr>
<tr>
<td>Maximum Lot Coverage (% of net site area)</td>
</tr>
<tr>
<td>Minimum Landscape Area (% of net site area)</td>
</tr>
<tr>
<td>Setbacks (a) [Exceptions, see Section 4-205(B)]</td>
</tr>
<tr>
<td>Front Parking</td>
</tr>
<tr>
<td>Side Building Wall</td>
</tr>
<tr>
<td>Common Wall</td>
</tr>
<tr>
<td>Rear – Building Wall</td>
</tr>
<tr>
<td>Street Side Parking</td>
</tr>
<tr>
<td>20 ft</td>
</tr>
</tbody>
</table>

NS = No Standard. NA = Not Applicable. (U) = Denotes use permit requirement in those districts.
(1) An overlay district may modify the above standards. See Part 5.
(2) CSS district formerly known as CCR, C-1 and C-2 districts.
(a) See also, Section 3-401 for setbacks applying to accessory structures and buildings.
<table>
<thead>
<tr>
<th>Standard</th>
<th>MU-1 (1)</th>
<th>MU-2 (1)</th>
<th>MU-3 (1)</th>
<th>MU-4 (1) (2)</th>
<th>MU-Ed</th>
<th>Use Permit Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Density (DU/acre)</td>
<td>10</td>
<td>15</td>
<td>25</td>
<td>NS</td>
<td>NS</td>
<td>NA</td>
</tr>
<tr>
<td>Building Height (feet) [Exceptions, see Section 4-205(A)]</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Height Maximum</td>
<td>35 ft</td>
<td>40 ft</td>
<td>50 ft</td>
<td>NS</td>
<td>NS</td>
<td>20%</td>
</tr>
<tr>
<td>Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>(3)</td>
<td>NA</td>
</tr>
<tr>
<td>Maximum Lot Coverage (% of net site area)</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NA</td>
</tr>
<tr>
<td>Minimum Landscape Area (% of net site area)</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NA</td>
</tr>
<tr>
<td>Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Building Wall Parking</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NA</td>
</tr>
<tr>
<td>Side Building Wall</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NA</td>
</tr>
<tr>
<td>Street Side Building Wall Parking</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NA</td>
</tr>
<tr>
<td>Rear Building Wall Parking</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NS</td>
<td>NA</td>
</tr>
</tbody>
</table>

NS= No Standard. NA = Not Applicable.
(1) Requires PAD Overlay with initial zoning.
(2) MU-4 district formerly known as MG district.
(3) Development and uses other than Public University uses or Public University related uses that are adjacent to or separated by an alley from a residential use shall not exceed thirty (30) feet in height.
(a) See also, Section 3-401 for setbacks applying to accessory structures and buildings.
Section 4-204  Development Standards for Office/Industrial Districts.

Table 4-204 provides the development standards for Tempe's office/industrial districts.

<table>
<thead>
<tr>
<th>Standard</th>
<th>LID (2)</th>
<th>GID (3)</th>
<th>HID (4)</th>
<th>Use Permit Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Height (feet) [Exceptions, see Section 4-205(A)]</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Height Maximum</td>
<td>30 ft</td>
<td>35 ft</td>
<td>40 ft</td>
<td>10%</td>
</tr>
<tr>
<td>Building Height Step-Back Required Adjacent to SF or MF District [Section 4-404, Building Height Step-Back]</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>NA</td>
</tr>
<tr>
<td>Maximum Lot Coverage (% of net site area)</td>
<td>40%</td>
<td>NS</td>
<td>NS</td>
<td>10%</td>
</tr>
<tr>
<td>Minimum Landscape Area (% of net site area)</td>
<td>10%</td>
<td>10%</td>
<td>10%</td>
<td>NA</td>
</tr>
<tr>
<td>Setbacks (feet) (a) [Exceptions, see Section 4-205(B)]</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Parking</td>
<td>30 ft</td>
<td>25 ft</td>
<td>25 ft</td>
<td>25%</td>
</tr>
<tr>
<td>Side</td>
<td>20 ft</td>
<td>20 ft</td>
<td>20 ft</td>
<td>10%</td>
</tr>
<tr>
<td>Rear</td>
<td>10 ft</td>
<td>0 ft</td>
<td>0</td>
<td>NA</td>
</tr>
<tr>
<td>Street Side Parking</td>
<td>30 ft</td>
<td>25 ft</td>
<td>25 ft</td>
<td>20%</td>
</tr>
<tr>
<td>Parking</td>
<td>20 ft</td>
<td>20 ft</td>
<td>20 ft</td>
<td>10%</td>
</tr>
</tbody>
</table>

NS = No Standard.  NA = Not Applicable.

(1) An overlay district may modify the above standards. See Part 5.
(2) LID district formerly known as IBD district.
(3) GID district formerly known as I-1 and I-2 districts.
(4) HID district formerly known as I-3 district.
(a) See also, Section 3-401 for setbacks applying to accessory structures and buildings.
Section 4-205 Exceptions.

A. Increased Height. The following structures may extend above the maximum building heights provided in Sections 4-202 through 4-204:

1. Spires, crosses, belfries, cupolas, clock towers, or similar architectural features, attached to a building or free-standing, shall be no taller than twice the height of the tallest building on site, as measured from the curb elevation.

2. Penthouses or roof structures for the use of elevators, stairs, tanks, ventilation, or similar equipment required to ventilate the building, as well as fire walls, skylights, towers, chimneys, and necessary mechanical appurtenances, may be built above the height limits herein prescribed, but in no case shall structures above the permitted height limit be constructed for the purpose of providing additional habitable floor space. See also, Section 4-405, Mechanical Equipment.

3. A flagpole may extend no more than thirty-five (35) feet maximum height whether ground mounted or mounted on buildings. The height shall be measured from finish grade adjacent to the base of the pole or finish floor for building mounted poles.

B. Setbacks. The following architectural features are allowed to encroach into the setback yards:

1. Eaves, chimneys, bay windows, overhangs and similar architectural features, as determined by the Zoning Administrator, may encroach into setbacks, provided that applicable building codes are met.

2. An accessory structure may encroach into the standard rear and side yard setback, provided that required separation requirements for fire protection are provided through applicable building codes and the standards contained in Section 3-401 are met.

3. Parking canopies within Multi-Family, Commercial, Mixed-Use, and Industrial districts may encroach into the required setbacks, subject to applicable building codes.
CHAPTER 3 – PUBLIC INFRASTRUCTURE

Section 4-301 Purpose and Applicability.

A. Purpose. The purpose of Chapter 3 is to ensure the timely provision of adequate infrastructure, and promote orderly and efficient growth consistent with the Tempe General Plan.

B. Applicability. This Code provides general requirements for transportation, sanitary sewer, water, and storm drainage system improvements located within public right-of-way, easements, and on land owned by the city. Conformance with the City of Tempe Public Works Department Standard Details and Engineering Design Criteria Manual and related standards is also required.

Section 4-302 General Requirements for Public Improvements.

A. Conformance with Public Facility Standards. Development plans, when required to establish a use or development, shall conform to the general standards contained in this section, prior to the city granting land use or development approval. Public improvement design and construction, including sanitary sewer, water, storm drainage facilities, transportation facilities including pedestrian and bicycle pathways, street lights, public parks, or other improvements shall not be undertaken except after the appropriate plans have been approved by the city, permit fees paid, and permit issued. The design criteria and standards are described in the City of Tempe Public Works Department Standard Details and Engineering Design Criteria Manual. Construction standards are the Maricopa Association of Governments (MAG) standards with City of Tempe supplements.

B. Impact Analysis. The city or other agency with jurisdiction may require an impact analysis prepared by a qualified engineer to determine sanitary sewer system, water system, storm drainage system, traffic, access, circulation and other public facility mitigation requirements.

C. Conditions of Approval. The city may conditionally approve a land use or development application to ensure that the proposed development complies with applicable standards. Public facility improvements required as a condition of approval (i.e., when not otherwise proposed by the applicant), shall be roughly proportional to the impact of development and follow the Public Improvements (Exactions) Policy contained in the City of Tempe Engineering Design Criteria Manual.

D. Construction Plan Review and Permitting. Public facility improvements (i.e., improvements to be dedicated to the City of Tempe) shall require a construction permit subject to review and approval by the City Engineer prior to commencing work, pursuant to Section 4-102(C).
Section 4-303  Transportation Improvements.

A. **Purpose.** The purpose of this section is to ensure that all development projects provide for a safe, attractive and functional transportation system that is accessible and accommodates all modes of transportation (automobiles, pedestrian, bicycling, and transit) in conformance with the Comprehensive Transportation Plan.

B. **Street Access.** All developments shall have approved access to a public street, in conformance with the provisions of Part 4, Chapter 5, Access and Circulation.

C. **Street Layout and Design.** The layout and design of streets and alleys shall conform to the Comprehensive Transportation Plan, the design standards and cross-sections contained in the City of Tempe Public Works Standard Details and the City of Tempe Transportation Design Guidelines.

D. **Dedications.** Required dedications shall conform to the following half-street dimensions:

1. **Public Streets.**
   a. Arterial streets – fifty-five (55) feet;
   b. Mid-section line, industrial and commercial collectors – thirty-three (33) feet;
   c. Residential collectors and local multi-family, commercial and industrial streets – thirty (30) feet; and/or
   d. Local residential streets – twenty-five (25) feet.

2. **Private Streets.** Minimum twelve and one half (12 ½) feet.

E. **Connectivity.** To promote efficient circulation, accessibility, and neighborhood traffic calming, the design of new streets and street connections shall conform to the following maximum block length standards:

1. Commercial and Mixed-Use Districts: Six hundred (600) feet.
2. Residential Districts: One thousand two hundred (1,200) feet.
3. Office/Industrial Districts: One thousand two hundred (1,200) feet.

The maximum block length may be increased by the Community Development Director, or designee, if the site conditions, or, the proposed development and use of the site make a shorter block length impracticable, and that other provisions are made for pedestrian and bicycle circulation. Appropriate provisions shall include, but are not limited to a safe, direct, and ADA accessible pedestrian access way being provided through the site, in conformance with the standards in Part 4, Chapter 5, Access and Circulation.
F. **Neighborhood Accessibility and Traffic Calming.** Proposed streets, street extensions, driveways, and pedestrian access ways shall be designed and located to slow traffic on local streets between residential neighborhoods and existing or planned commercial services and amenities, such as schools, shopping areas, parks, and transit facilities. Traffic calming features may also be required for the circulation systems and street access points of larger developments. Traffic calming measures, such as curb extensions, traffic circles, roundabouts, and special paving at intersections, shall conform to the City of Tempe Public Works Standard Details, Pedestrian and Bicycle Facility Design Guidelines, and emergency service provider requirements. Streets, driveways and pedestrian access ways shall also conform to the Americans with Disabilities Act (ADA).

G. **Transit Facilities.**

1. Bus pull-outs, shelter pads, shelters, and related right-of-way and easements may be required when a development is adjacent to an existing or planned bus stop or transit station. These facilities shall be integrated into the overall pedestrian plan of a project, and designed consistent with the City of Tempe Public Works Standard Details and Pedestrian and Bicycle Facility Design Guidelines.

2. Pedestrian pathways shall be designed to provide a direct connection between the main building entrance and public sidewalks and transit stops. Landscape plans shall be designed to provide shading of the pedestrian pathways and transit stops, where applicable.

3. Bus stop locations shall be subject to review and approval by the Public Works Director.

4. Furniture installed at bus stops shall be located to provide an accessible route between components and any switch boxes, mailboxes, utility boxes and similar features.

5. All bus stops shall meet or exceed current ADA requirements for transit.

6. Bus pullout areas shall be subject to review and approval by the Public Works Director.

H. **Street Lights.** Street lights shall be installed concurrent with other city infrastructure requirements prior to occupancy, and conform to the City of Tempe Public Works Standard Details and the Engineering Design Criteria Manual contained in the Comprehensive Transportation Plan. Street lights in areas with overlay districts or redevelopment plans shall conform to any applicable guidelines (e.g., pedestrian lighting). Street light standards for private streets shall be determined through the Development Plan Review.
I. **Street Stubs.** Streets shall be extended to the boundary lines of the parcel or tract to be developed when the decision-making body determines that the extension is necessary to give street access to future development on an adjoining parcel. These street stubs are not considered to be cul-de-sacs. The city may require the developer to provide a temporary barricade, and/or turnaround for street stubs over one hundred fifty (150) feet in length.

J. **Grades and Curves.** Street grades and curves shall conform to the City of Tempe Public Works Standard Details.

K. **ADA Accessibility.** Standards for the design of curbs, curb cuts, driveway approaches, ramps, gutters, sidewalks, and paving shall provide ADA accessibility and conform to the City of Tempe Public Works Standard Details, Engineering Design Criteria Manual and Transportation Design Guidelines.

L. **Private Streets.** Plat approval is required to develop private streets. Access control gates shall conform to police, transportation, fire, and refuse access standards and provide emergency access override switches acceptable to the Fire Marshal. Private streets are required to meet the same construction standards as public streets, and lighting levels shall conform to city standards. The developer must provide a warranty on private roads deliverable to the City of Tempe Engineering Division.

M. **Street Names.** No street name shall be used which duplicates or could be confused with an existing street name in the City of Tempe or adjacent city. Street names, signs, and address numbers shall conform to the established pattern in the surrounding area, and be subject to review and approval by the City of Tempe Engineering Division.

Section 4-304 **Sanitary Sewer, Storm Drainage, and Water System Improvements.**

A. **Adequate Public Facilities.** Adequate sanitary sewer, storm drainage, and water system facilities, including required fire flow, shall be provided by the developer concurrent with development and redevelopment projects, in conformance with the City of Tempe Water Facility Master Plan, Storm Drainage Master Plan, and Sanitary Sewer Master Plan.

B. **Design.** The design of sanitary sewer, storm drainage, and water system facilities shall conform to the City of Tempe Public Works Department Standard Details and Engineering Design Criteria Manual and shall be subject to review and approval by the City Engineer prior to construction. An approved grading and drainage plan by the Engineering Division is required prior to development approval. Storm water retention facilities shall additionally conform to the landscape standards in Section 4-702, General Landscape Standards.

C. **Underground Facilities.** All sanitary sewer and water system facilities shall be located underground within exclusive easements, with the exception of some valves, mechanical and electrical devices and similar devices, which must be located above ground. Storm water retention facilities are permitted on the surface of the land.
D. **Storm Water Retention Required.** Storm water retention is an integral component of the city’s storm water management program and compliance with Arizona Pollutant Discharge Elimination System (AZPDES) requirements. Due to limitations of discharge outlets, on-site retention is a high priority element for a successful program to minimize flooding and related property damage. *Development* is required to provide retention of the one hundred (100) year, one (1) hour storm on property outside of public rights-of-way. See also, City of Tempe Public Works Department Standard Details and Engineering Design Criteria Manual.

Section 4-305 **Private Utilities Coordination.**

When a *development*, addition or change in use requires new or expanded utility services (e.g., telephone, natural gas, cable television, internet, electricity, etc.), the developer/builder is required to contact the appropriate utility companies and coordinate underground installation of the utilities. The city will not participate in the cost of constructing or relocating utilities for private *development*. The developer/builder is also responsible for contacting Arizona Department of Water Resources for projects involving wells or ground water withdrawal. The city may require the relocation of existing utilities that are above ground to be underground.
CHAPTER 4 – BUILDING DESIGN

Section 4-401 Purpose and Applicability.

A. Purpose. The purpose of Chapter 4 is to ensure that buildings are designed with aesthetic values that are contextually appropriate; compatible relationships with their surroundings; defensible space and crime prevention features; accessibility to pedestrians and those with disabilities; and proper addressing. Refer to Section 6-306(D).

B. Applicability. The standards in Chapter 4 apply to all buildings, except single-family (detached) dwellings, MU-Ed District and unmanned utility buildings. Standards for building design in the MU-Ed District shall be established through the Joint Review Committee.

Section 4-402 Public Safety Radio Amplification System.

A. Public safety radio amplification systems shall be provided in the following buildings:

1. New buildings greater than fifty thousand (50,000) square feet;

2. Existing buildings over fifty thousand (50,000) square feet when modifications, alterations or repairs exceed fifty percent (50%) of the value of the existing building(s) and are made within any twelve (12) month period or the usable floor area is expanded or enlarged by more than fifty percent (50%); and

3. All basements where the occupant load is greater than fifty (50) regardless of the occupancy, and/or sub-level parking structures over ten thousand (10,000) square feet. See Tempe City Code Chapter 9, Article II, Sections 9-21 through 9-32.

Section 4-403 Building Identification.

Buildings are required to have a site address, as assigned by the city. Building identification signs and site addresses shall conform to the standards in Section 4-903(A).
Section 4-404 Building Height Step-Back.

When a district other than single-family is immediately adjacent or separated by an alley to a single-family or multi-family residential district, (except when such single-family or multi-family districts are used for a public park) building facades are required to step-back, one (1) additional foot setback for each one (1) foot additional building height over thirty (30) feet. Step-back requirements begin at a height of thirty (30) feet. The building facades shall step-back as generally illustrated in Figure 4-404, below:

Figure 4-404. Building Height Step-Back

![Diagram of building height step-back](attachment:figure4404.png)

Section 4-405 Mechanical Equipment.

A. All roof mounted mechanical equipment shall be concealed on all sides by elements that are an integral part of the building design and are equal to or greater in height than the mechanical equipment. Ground-mounted equipment may be screened using a masonry wall or other durable material as approved through development plan review.

B. Mechanical equipment (e.g., satellite dish, cooling tower, or similar features) that cannot be concealed due to their unique functional requirements, as determined by the Community Development Director or designee, shall be made visually subordinate with architectural features that blend with the design of the main building and meet building code standards, as approved through development plan review.
C. Pursuant to Section 6-314, Adaptive Reuse Program, roof mounted mechanical equipment located greater than ten (10) feet from the parapet building edge shall be exempt from the standards found in subsections A and B above. Other methods of screening may be considered in cases where the exposed mechanical equipment compromises the overall aesthetic quality of the building and surrounding area, as determined by the Community Development Director or designee.

Section 4-406 Employee Service Entrances and Exits.

Employee service exit and entrance doors shall be equipped with a security vision panel. A vision panel is a maximum three (3) inch wide, by minimum twenty-three (23) inch tall high density, impact resistance acrylic or laminated glass window. The vision panel shall be located on the door with the lowest edge of the panel not more than forty-three (43) inches and the highest edge of the panel not less than sixty-six (66) inches from the bottom edge of the door. This requirement shall comply with current applicable building codes. Fire-rated glazing may be used when installed in a rated door. This section applies to new doors for remodels or additions, and new buildings designed for commercial, office/industrial or institutional uses, and do not apply to exterior doors installed to provide access to building utilities only. Multi-Family uses also require doors to be equipped with a security vision panel when not opened directly to a dwelling unit. The Community Development Director, or designee, may approve other types of vision panels providing equal security.

Section 4-407 Art in Private Development.

The property owner(s) of any project that contains more than fifty thousand (50,000) square feet net floor area of commercial or office use within any zoning district, or a phase of a larger project approved after February 24, 1990 that contains a total of more than fifty thousand (50,000) square feet net floor area of commercial or office use within any zoning district, shall contribute to Art In Private Development. The art contribution shall take the form of either on-site installation of exterior artwork or an equivalent cash donation to the Tempe municipal arts fund. All art contributions shall conform to the City of Tempe Art In Private Development Guidelines adopted by the City Council (See Appendix D).
CHAPTER 5 – ACCESS AND CIRCULATION

Section 4-501 Purpose and Applicability.

A. Purpose. The purpose of Chapter 5 is to implement the Comprehensive Transportation Plan and ensure that developments provide safe and efficient access and circulation for pedestrians (including ADA and transit accessibility), motorized vehicles, and bicycles.

B. Applicability. Section 4-502 provides standards for vehicular access and circulation. Section 4-503 provides standards for pedestrian and bicycle access and circulation. These standards apply to all development, except single-family, except as noted herein, and are intended to be used in conjunction with the standards for buildings, landscapes, and streets, as provided in other chapters of this Code.

Section 4-502 Motor Vehicle Access and Circulation Standards.

A. Purpose. This section provides for vehicle ingress and egress, internal circulation, and transportation demand management options within developments. Vehicular access and circulation must be properly designed so that city’s street system will be able to accommodate traffic at an acceptable level of service. Thus, this section is intended to balance the right of reasonable access to private property with safe and efficient travel. Streets have been categorized in the Comprehensive Transportation Plan by function, and classified for access purposes based upon their level of importance and function. Regulations have been applied to these roadways for the purpose of mitigating traffic demand and reducing traffic accidents, personal injury, and property damage attributable to access systems, and to thereby improve the safety and operation of the street network. These regulations further the orderly use of land, protect community character, provide universal pedestrian and bicycle access, and conserve natural resources by promoting well-designed road and access systems.

B. City Approval of Access Required. Access to a public street requires approval by the Public Works Director based on the standards contained in this Code and the City of Tempe Public Works Standard Details.

C. Traffic Impact Analysis. The city may require a traffic impact analysis prepared by a registered engineer to determine access, circulation, transportation demand management, and other reasonable transportation system mitigation requirements in reviewing a land use or development application. This analysis shall generally conform to the city’s Policy for Transportation Impact Studies (Transportation Division), as amended.

D. Access Location Options. One (1) or more of the following access locations shall be required by the city, consistent with the city’s access spacing standards in Section 4-502(G), and based on land use or development review (list is prioritized):

1. Access through adjacent property when cross-access easement is provided;
2. Access from arterial street in conformance with access spacing standards;

3. Access through alleys is permitted subject to the provisions under Section 4-502(E);

4. Access through existing or proposed side street, if a corner lot or double frontage lot;

5. Access from frontage street (parallel to arterial or freeway); and

6. Site specific combination of above options.

E. Number of Access Points.

1. For single-family and two (2) family (duplex) residential lots which front on collector or arterial streets, only one (1) street access point is permitted per street frontage. Any modification of this standard shall be determined by the Public Works Director, or designee. There is no restriction on the number of access points to alleys.

2. For multi-family, commercial, office/industrial, public facility, and institutional developments, the number of street access points shall be minimized to protect the function, safety and operation of the street system. Shared access may be required in new developments.

F. Access – Ingress and Egress.

1. All parking areas shall be designed so as to provide ingress and egress from a public street by forward motion of the vehicle. Single-family developments, or multi-family developments with eight (8) or fewer dwelling units, when located on a local residential street, are exempt from this requirement;

2. Using an alley for access to a non-single family use parking area opposite any single-family (R1) zoning district is permitted only when part of an approved use permit. If a use permit is granted, then the alley must have a paved surface as approved through Development Plan Review and based on the City of Tempe Public Works Department Standard Details or alternate materials as approved by Public Works;

3. All off-street parking areas shall have access to a public street by means of a paved driveway that extends a minimum of twenty (20) feet from the public street right-of-way to the parking area. All parking areas shall be setback from the public street right-of-way by a minimum of twenty (20) feet; and

4. Where an entry gate or guardhouse controls vehicle access or egress, a stacking lane shall be provided as recommended by the Public Works Director or his or her designee. The stacking lane shall not interfere with vehicle maneuvering, traffic flow of aisles, streets, bike paths, parking spaces, and sidewalks.
G. Access and Maneuvering for Fire and Refuse Trucks.

1. Parking lots shall have the necessary dimensions for the on-site maneuvering of refuse vehicles and fire trucks, as determined by the Public Works Director. A minimum twenty (20) foot wide, unobstructed driveway, lane, or other access way and turn-around may be required for this purpose. If off-site maneuvering is necessary, a permanent, recorded cross-access easement must be filed with the Public Works Director prior to issuance of a building permit.

2. A fire equipment access lane shall be provided for any portion of an exterior wall of the first story of a building that is located more than one hundred fifty (150) feet from an existing public street or approved fire equipment access drive.
Figure 4–502 G. Fire and Refuse Vehicle Maneuvering Diagrams

- 45' radii outside turn
- 20' wide lane
- Max 150' dead end
- 15'-6" vertical clearance minimum under canopy (will not drive into a building) no exception
- Sprinkler systems may be required to offset diminished access
H. **Access Spacing.** Driveway access shall be separated from other driveways and street intersections in accordance with the following standards and procedures. Any modifications of these standards shall be determined by the Public Works Director:

1. **Local Streets.** Driveways on local streets shall be separated from alleys by a minimum of twenty (20) feet, as measured from the edges of driveway apron/alley. Driveways shall be separated from adjacent local street intersections by a minimum of twenty (20) feet from the point of intersection based on property lines.

2. **Arterial and Collector Streets.** Access spacing on collector and arterial streets shall be based on the policies in the Comprehensive Transportation Plan. Driveway curb cuts shall not be located within one hundred (100) feet of the point of intersection of property lines at arterial or arterial/collector street intersections.

3. **Access Management.** Access management controls, such as shared access, and/or access separation greater than that specified by subsections 1 & 2 above, may be required by the city for the purpose of protecting the function, safety and operation of the street. Where no other reasonable access alternative exists, the city may allow construction of an access connection along the property line farthest from an intersection. In such cases, directional connections (i.e., right in/out, right in only, or right out only) may be required.

**General Plan Reference** -- See Comprehensive Transportation Plan provisions.

I. **Vertical Clearances.** Driveways, private streets, aisles and turn-around areas, when required for fire and refuse access, shall have a minimum vertical clearance of thirteen (13) feet six (6) inches for their entire length and width.

J. **Vision Clearance.** Driveways, private streets, aisles, turn-around areas, parking structure entrances, and ramps shall conform to the clear vision requirements in Section 4-702(G).

K. **Driveways.** Driveways shall be the minimum width necessary to provide the required number of vehicle travel lanes and to promote traffic calming in pedestrian areas. The specific driveway design standards are provided in the City of Tempe Public Works Department Standard Details and Transportation Guidelines, contained in the Comprehensive Transportation Plan.

L. **Driveway and Private Street Construction.** The following development and maintenance standards shall apply to all driveways and private streets:

1. **Surface.** Driveways, parking areas, aisles, and turn-arounds are allowed only on improved paved surfaces. Pavement may be concrete, asphalt, brick, concrete pavers, or alternatively a stabilized, dust-proof, porous material (e.g. decomposed granite) approved by the Community Development Director, or designee. Where decomposed granite or similar porous pavement is used, it shall conform with the Americans with Disabilities Act Design Guidelines and provide a twenty (20) foot on-site driveway entrance consisting of unit pavers or another hard surface.
2. Storm Drainage Management. All development and redevelopment projects shall convey storm drainage from driveways in conformance with an approved storm drainage retention plan.

M. Mobile Home Park, Mobile Home Subdivision, and Trailer Park Access. Mobile home parks, mobile home subdivisions, and trailer parks shall conform to the access requirements in Section 3-416(A).

Section 4-503 Pedestrian and Bicycle Access and Circulation Standards.

A. Purpose. The purpose of this section is to implement the Comprehensive Transportation Plan, provide transportation options and ensure that new pedestrian and bicycle facilities are designed to be attractive, safe and convenient to use, as well as ADA accessible and supportive of transit use.

B. Pedestrian and Bicycle Accessibility. All projects that are subject to the provisions of this Code shall provide for pedestrian and bicycle accessibility. Accessibility shall be from a direct, convenient and attractive pathway system that conforms to the following standards:

1. Continuous Pathways. A pathway system shall extend through the development site and connect the street sidewalk to all primary building entrances, as generally shown in Figure 4-503B. The Community Development Director, or designee, may require the developer to connect or stub a pathway(s) to adjacent streets, private property, adjacent trails, plazas, future phases of development, and open space areas (when a reciprocal access easement is available or can reasonably be provided).

Figure 4-503B. Typical Pedestrian Pathway
C. Pathway Safety, Comfort, and Convenience. All portions of a development shall be accessible by a direct, convenient, attractive, safe and comfortable system of pedestrian facilities, as follows:

1. Direct: The pathway does not deviate unnecessarily from a direct route or involve a significant amount of out-of-direction travel for likely users.

2. Safety and comfort: The pathway is free from hazards, has appropriate lighting levels (i.e., relative to the adjacent use and considering natural surveillance), is suitable for people in wheelchairs (e.g., traction, not bumpy, etc.) and people with visual impediments and provides a reasonably direct route of travel between destinations. The use of shade trees or shade structures, and light color or contrast paving materials are required along pathways that cross surface parking lots, in accordance with Section 4-503(F).

3. Access to primary building entrances and parking areas: For commercial, industrial, mixed-use, public and institutional buildings, at least one pedestrian pathway shall connect the public sidewalk to a primary entrance, and at least one pathway shall connect the primary building entrance to the street sidewalk; these may be one in the same if it is “direct”. A “primary entrance” is the main public building entrance. In the case where no public entrance exists, pathway connections shall be provided to the main employee entrance. For multi-family buildings and ground-floor residential uses in mixed-use buildings, the “primary entrance” is the front door (i.e., facing the street); except that multi-family buildings or courtyard housing in which each unit does not have its own exterior entrance facing a street, the “primary entrance” may be a lobby, courtyard, plaza or breezeway which serves as a common entrance for more than one dwelling.

4. Pedestrian amenities: Pedestrian amenities shall be provided along sidewalks and pathways to support defensible space, crime prevention, pedestrian comfort and accessibility, in conformance with Section 4-705.

5. Accessibility: The pathway system shall comply with ADA requirements.

D. Pedestrian and Bicycle Access Ways. Access ways (for pedestrians and bicycles) shall be provided through a site in the following situations: such pathways are identified in the city’s adopted bicycle/pedestrian plans; where the block length exceeds the length required by Section 4-303(E); where cul-de-sacs or dead-end streets are planned; to connect the ends of the streets together, to other streets, and/or to other developments, where practicable. Such access ways shall conform to and comply with all of the following criteria:

1. Multi-use access ways (i.e., for pedestrians and bicyclists) may be required, as determined by the Public Works Director, based on the likely use of the access way;

2. The access way shall be lighted in conformance with Section 4-803(D);

3. Ramps are required for slopes greater than five percent (5%);
4. Landscape within the pathway easement/right-of-way shall be required for screening, to maximize shade, and the privacy of adjoining properties, consistent with in Section 4-702, General Landscape Standards.

E. Design and Construction Standards for Pathways and Access Ways. At a minimum, all pathways and access ways shall conform to all of the standards in subsections 1-5 below, and the City of Tempe Transportation Guidelines, contained in the Comprehensive Transportation Plan. See also Figure 4-503 B.

1. Vehicle Separation from Pathways and Access Ways. Where pathways and access ways are parallel and adjacent to a driveway or street (public or private), they shall be raised six (6) inches and curbed, or separated from the driveway/street by a buffer strip, with a minimum width of seven (7) feet, utilizing bollards or a landscape berm, or other physical barrier providing a visual and tactile differentiation. If a raised path is used, the ends of the raised portions must be equipped with accessible curb ramps.

2. Housing Separation from Pathways and Access Ways. Pedestrian pathways and access ways shall be separated a minimum of ten (10) feet from all residential sleeping areas on the ground-floor, except at building and courtyard entrances, to provide for privacy in sleeping areas. Separation is measured from the pathway edge to the closest dwelling unit. The separation area shall be landscaped in conformance with the provisions of Section 4-706, Screens, Walls, and Access Control Landscapes. Pathway/building separation is not required for commercial, industrial, public, or institutional uses, except as may be required through a land use or development plan review.

3. Private Crosswalks. Where pathways and access ways cross parking areas, driveways, or private streets, they shall be clearly marked in accordance with ADA standards.

4. Surface Materials. Pathway and access way surfaces shall be concrete, and have a width that is based on their function. Pavers, brick, and other ornamental paving may be used if it has a smooth finish, and textured or bumpy materials may be used as an edge treatment, provided that an accessible route is provided between the edge treatments. Multi-use paths (i.e., for bicycles and pedestrians) shall be concrete or asphalt. Heat dissipating colors and materials are preferred.

5. Accessible Routes. Pathways and access ways shall provide accessible routes of travel, as defined and required by ADA.

F. Requirements for Shade on Long Access Ways and Pathways. When the primary entrance of a building is more than one hundred fifty (150) feet from the nearest point of a public sidewalk, and the entrance is accessed by a pathway traversing a parking lot, then an overhead shade structure or tree canopy is required along the pathway. Shade elements may include opaque structures (e.g., arbor, pergola, portico, awning, canopy, etc.) and/or shade trees planted with a minimum of one (1) tree provided for every twenty-five (25) feet of lineal pathway. Tree location and spacing shall be established through the development plan review. See also Section 4-503(C).
CHAPTER 6 – PARKING

Section 4-601 Purpose and Applicability.

A. Purpose. The purpose of Chapter 6 is to provide standards for vehicle and bicycle parking facilities. This chapter recognizes that each development has unique parking needs and provides a flexible approach for determining parking space requirements.

B. Applicability. Conformance to the standards in Chapter 6 shall be required for all uses and developments, except as noted herein, except in the MU-Ed District parking standards shall be established through the Joint Review Committee. Construction or modification of any parking area, except single-family residential parking areas, shall comply with plans that have been approved by the city. Single-family parking areas shall conform to Section 4-602(B) and (C).

Section 4-602 General Parking Standards.

A. Parking Required. No use shall provide less than the minimum or more than the maximum number of off-street parking spaces required under Section 4-603. The use of any property is conditional upon the unqualified continuance and availability of the parking as required by this Code. In phased projects, individual phases of the project are exempt from the maximum parking standards, provided that the project does not exceed the maximum allowable parking at build-out.

B. Parking Standards Applicable in All Zoning Districts.

1. Parking spaces shall conform to the clear vision requirements in Section 4-702(G) and the vehicle and pedestrian circulation standards in Sections 4-502 and 4-503 respectively;

2. Parking is allowed only on improved paved surfaces. Pavement may be concrete, asphalt, brick or concrete pavers, or alternatively a stabilized, dust-proof, porous material (e.g. decomposed granite) approved by the Community Development Director, or designee. Where decomposed granite or similar porous pavement is used, it shall conform with the Americans with Disabilities Act Design Guidelines;

3. A parking area shall be located on the lot it serves, or on a contiguous lot. Whenever required parking is provided on a contiguous lot a parking covenant and agreement shall be filed with the Community Development Department prior to issuance of a building permit;

4. Parking for uses located on property zoned as multi-family residential, commercial, mixed-use or office/industrial may not be provided on any property in a single-family (R1) district. Parking for any non-residential use permitted in the single-family zoning districts may be located in any other zoning district;
5. A curb or bumper guard at least six (6) inches in height shall be installed so that no part of any vehicle extends into any landscape setbacks or landscape areas required by this Code or beyond any property line. Parking may overhang non-required landscape by two (2) feet in which case the length of parking stall shall be reduced by two (2) feet;

6. A curb or bumper guard at least six (6) inches in height shall be installed so that no part of any vehicle extends into a pathway or beyond any property line. Parking may overhang pathways by two (2) feet when pathway is a minimum six (6) feet in width. No vehicle may overhang any bikeway facility or public sidewalk;

7. Recreational vehicles and unmounted truck campers, exceeding twenty-one (21) feet in length and all boats and trailers shall not be parked in the required front yard building setback or required street side yard setback, except for periods of up to forty-eight (48) hours within seven (7) consecutive days for the purpose of loading, unloading and cleaning. Such vehicles parked or stored in the defined setbacks shall be subject to a use permit; and

8. All parking spaces shall be adequately marked, and the paved area shall be properly drained and kept free from dust or loose particles at all times.

C. Parking Standards Applicable in Single-Family Uses and Development. In addition to the requirements of Section 4-602(B) above, the following standards shall apply to all single-family dwellings and in the agricultural (AG) zoning district:

1. Tandem parking is permitted;

2. Parking requirements for projects in the R1-PAD district shall be established with the PAD Overlay approval; and

3. Required parking spaces may be located in the required front yard building setback or street side yard setback, subject to a use permit.

D. Parking Standards Applicable in Zoning Districts Other Than Single-Family. In addition to the requirements of Section 4-602(B) above, those uses allowed in all other zoning districts shall comply with the following regulations:

1. Tandem parking may be allowed, subject to an approved use permit;

2. Paved areas that are in a fire lane, driveway, drive-through lane or service bay and that are needed for circulation in front of loading ramps or bay doors shall not be used for parking or outdoor display at any time. Parking stalls that would block a building entrance are prohibited;

3. Parking structure designs shall minimize risk and opportunity for crime through clearly marked and accessible pedestrian routes, way-finding, lighting, and opportunities for surveillance; and

4. Parking lots for adjacent commercial uses are permitted in any multi-family district subject to a use permit.
E. Parking Standards Applicable in the Adaptive Reuse Program. Sections 4-601, 4-602 and 4-603 apply to the adaptive reuse program to the extent they do not conflict with this subsection (E). The parking standards and ratios for the adaptive reuse program are as follows:

1. The lot shall maintain the existing number of provided parking spaces, except for modifications required the Americans with Disabilities Act (ADA).

2. Restaurant uses shall be calculated at one vehicle space per one hundred fifty (1/150) square feet of area.

3. The net floor area for determining parking calculations shall exclude: hallways, restrooms, kitchens and storage areas.

4. If the subject parcel is within 1,320 feet, measured along the center of any public right-of-way to the lot of the off-site parking, such spaces may be included for determining the required parking. The use of the off-site parking shall be authorized and conform to the requirements pursuant to Section 4-605, Parking Affidavit.

5. If the subject parcel is within 1,320 feet, measured along the center of any public right-of-way, to the lot of a public parking lot or garage (excluding public parks), such spaces may be counted as part of the required parking.

6. Outdoor dining area up to 500 square feet shall not be counted towards the required parking for the use.

Section 4-603 Parking Ratios.

The number of required off-street vehicle and bicycle parking spaces shall be calculated for each use as follows:

A. On-Site Parking Spaces. The minimum parking ratios in Table 4-603E, below, are applied to each use on the site. Statements like "+ office" are intended to remind the applicant to identify and include all independent uses. Parking calculations shall be provided for every separate main or primary use on the site, as identified in the site and floor plans submitted for city approval.

B. Accessible Parking Spaces (Americans with Disabilities Act - ADA). The minimum number of accessible parking spaces shall conform to ADA requirements. Refer to Federal ADA code.
C. **Maximum Parking Spaces.** Except for the RCC zoning district and all MU districts, the number of parking spaces provided by any development in surface parking lots shall not exceed one hundred twenty-five (125) percent of the minimum required spaces in Table 4-603E, except as follows:

1. *Parking* within the building footprint of a structure (e.g., rooftop parking, below-grade parking, multi-level parking structure);
2. When a change in use causes a lower parking requirement;
3. *Parking* spaces managed for shared parking;
4. A *use permit* is required to provide more surface parking than the maximum standard and additional *landscape* is required per Section 4-704(A); and
5. Phased projects do not need to comply, until the final phase is constructed.

D. **Parking Calculations.** If the Zoning Administrator determines that an activity could function independent of the main use for the space, lot or building, then it must be included in the required parking calculation and must provide parking of its own. A separate parking calculation is not required for accessory uses. Parking calculations shall follow the requirements below:

1. When multiple uses are proposed, the fractional parking requirement for each use is added together prior to rounding, per Section 1-209;
2. *Net floor area* shall be used for square footage calculations, except where otherwise indicated;
3. The following standards apply to specified and unspecified tenant spaces in industrial buildings:
   a. Specified Tenant(s):
      i. Where tenants are specified and listed by name of company, parking is calculated according to the uses identified in the floor plan.
b. Unspecified Tenant(s):

i. This provision is specifically used for distribution and industrial buildings larger than one hundred thousand (100,000) square feet. The building shall be divided into equal tenant spaces with no tenant space containing more than forty thousand (40,000) square feet. After dividing the individual tenant spaces into twenty percent (20%) office use and eighty percent (80%) warehouse use, the parking standard is one space per five hundred (1/500) square feet for the first ten thousand (10,000) square feet of the warehouse use, and one space per five thousand (1/5,000) square feet for the remaining warehouse area. The office portion shall be calculated at one space per three hundred (1/300) square feet of office floor.

ii. This provision is specifically used for office buildings, warehouse buildings, or combination office/warehouse buildings that do not exceed forty thousand (40,000) square feet. Parking is calculated with twenty percent (20%) office and eighty percent (80%) warehouse. The warehouse standard is one space per five hundred (1/500) square feet for the first ten thousand (10,000) square feet and one space per five thousand (1/5,000) square feet for the remaining warehouse area. The office shall be calculated at one space per three hundred (1/300) square feet. No minimum floor area is specified in this scenario.

4. Bicycle Parking. The bicycle parking ratios are indicated in the columns listed in Table 4-603 E. when required. Bicycle parking ratios in the “Bicycle Commute Area” apply to properties north of Southern Avenue extending north, east and west to the city limit lines.

E. Parking Ratio Table. Table 4-603E provides minimum off-street parking requirements for uses allowed by this Code. Requirements for uses not specifically listed shall be determined by the Zoning Administrator using the similar use ruling procedure in Section 6-301. Parking ratios for uses in all MU zoning districts shall be established through the PAD Overlay process. Parking ratios for uses located in the CC, City Center District, shall comply with the standards established in Table 4-607A, Downtown Parking Standards.
<table>
<thead>
<tr>
<th>Use</th>
<th>Vehicle Parking Minimums</th>
<th>Bicycle Parking Minimums</th>
<th>Bicycle Commute Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bed and breakfast</strong></td>
<td>1 space per guest bedroom</td>
<td>NS</td>
<td>NS</td>
</tr>
<tr>
<td><strong>Church/place of worship</strong></td>
<td>1 space per 100 sf for sanctuary + school, etc.</td>
<td>1 per 1,500 sf</td>
<td>1 per 1,500 sf</td>
</tr>
<tr>
<td><strong>Clinic (medical, dental, veterinary)</strong></td>
<td>1 space per 150 sf</td>
<td>1 per 12,000 sf, 2 min</td>
<td>1 per 12,000 sf, 2 min</td>
</tr>
<tr>
<td><strong>Club</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bar/tavern/nightclub/teen night club</td>
<td>1 space per 50 sf</td>
<td>1 per 1,000 sf</td>
<td>1 per 500 sf</td>
</tr>
<tr>
<td>Lodge/club or similar</td>
<td>1 space per 125 sf</td>
<td>1 per 2,000 sf</td>
<td>1 per 2,000 sf</td>
</tr>
<tr>
<td>Outdoor (no parking first 300 sf; per tenant space)</td>
<td>1 space per 150 sf</td>
<td>1 per 2,000 sf</td>
<td>1 per 2,000 sf</td>
</tr>
<tr>
<td><strong>Conference/assembly</strong></td>
<td>1 space per 125 sf</td>
<td>1 per 2,000 sf</td>
<td>1 per 2,000 sf</td>
</tr>
<tr>
<td><strong>Childcare center</strong></td>
<td>1 space per 300 sf</td>
<td>1 per 3,000 sf</td>
<td>1 per 1,500 sf</td>
</tr>
<tr>
<td><strong>Entertainment</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amusement park</td>
<td>1 per 500 sf of public area</td>
<td>1 per 5,000 sf</td>
<td>1 per 2,500 sf</td>
</tr>
<tr>
<td>Arcade</td>
<td>1 space per 150 sf</td>
<td>1 per 1,000 sf</td>
<td>1 per 500 sf</td>
</tr>
<tr>
<td>Billiard establishment</td>
<td>1 space per 125 sf</td>
<td>1 space per 2,000 sf</td>
<td>1 space per 1,500 sf</td>
</tr>
<tr>
<td>Bowling alley</td>
<td>5 spaces per lane + bar, etc.</td>
<td>0.5 per lane</td>
<td>0.5 per lane</td>
</tr>
<tr>
<td>Court (tennis, racquetball, etc.)</td>
<td>2 per court + restaurant, etc.</td>
<td>0.5 per court</td>
<td>0.5 per count</td>
</tr>
<tr>
<td>Golf course/clubhouse</td>
<td>4 spaces per green + restaurant, pro shop, etc.</td>
<td>0.2 per green</td>
<td>0.2 per green</td>
</tr>
<tr>
<td>Golf driving range</td>
<td>0.5 space per tee + retail (pro shop)</td>
<td>1 per 10 tees</td>
<td>1 per 10 tees</td>
</tr>
<tr>
<td>Mini-golf</td>
<td>1 space per hole + arcade, etc.</td>
<td>0.5 per hole</td>
<td>0.5 per hole</td>
</tr>
<tr>
<td>Museum</td>
<td>1 space per 250 sf</td>
<td>1 per 4,000 sf</td>
<td>1 per 3,000 sf</td>
</tr>
<tr>
<td>Stadium/arena</td>
<td>0.2 space per seat + restaurant, etc.</td>
<td>1 per 100 seats</td>
<td>1 per 100 seats</td>
</tr>
<tr>
<td>Team sports (volleyball, baseball, soccer, etc.)</td>
<td>9 per field or court</td>
<td>4 per field or court</td>
<td>4 per field or court</td>
</tr>
<tr>
<td>Theater</td>
<td>1 space per 3 seats</td>
<td>1 per 40 seats</td>
<td>1 per 30 seats</td>
</tr>
<tr>
<td>Fitness center</td>
<td>1 space per 125 sf or sum of components (courts, daycare, office, etc.), whichever is less</td>
<td>1 per 2,000 sf</td>
<td>1 per 2,000 sf</td>
</tr>
<tr>
<td>Fraternity/sorority</td>
<td>1.5 spaces per bedroom</td>
<td>0.5 per bedroom</td>
<td>1 per bedroom</td>
</tr>
<tr>
<td>Hospital</td>
<td>0.5 space per bed &amp; 1 space per doctor on staff + 0.5 space per employee</td>
<td>0.2 space per employee</td>
<td>0.2 space per employee</td>
</tr>
<tr>
<td>Hotel/motel</td>
<td>1 space per unit + office, etc.</td>
<td>1 per 20 units</td>
<td>1 per 20 units</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>1 space per 1,000 sf + office</td>
<td>1 per 10,000 sf</td>
<td>1 per 10,000 sf</td>
</tr>
<tr>
<td>Mini-warehouse/rental storage facilities</td>
<td>1 per 5,000 sf; includes manager's office</td>
<td>NS</td>
<td>NS</td>
</tr>
</tbody>
</table>

**KEY:**
NS = No Standards
sf = square feet

City of Tempe, AZ  4-33  Amended [October 22, 2009]
Zoning and Development Code
<table>
<thead>
<tr>
<th>Use</th>
<th>Vehicle Parking Minimums</th>
<th>Bicycle Parking Minimums</th>
<th>Bicycle Commute Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mortuary</strong></td>
<td>1 space per 125 sf</td>
<td>2 spaces</td>
<td>2 spaces</td>
</tr>
<tr>
<td><strong>Nursing home/elder care</strong></td>
<td>0.5 space per bed</td>
<td>0.05 per bed</td>
<td>0.05 per bed</td>
</tr>
<tr>
<td><strong>Office</strong></td>
<td>1 space per 300 sf</td>
<td>1 per 10,000 sf, 2 min</td>
<td>1 per 8,000 sf, 4 min</td>
</tr>
<tr>
<td>Call center</td>
<td>1 space per 150 sf</td>
<td>1 per 1,500 sf</td>
<td>1 per 750 sf</td>
</tr>
<tr>
<td><strong>Restaurant</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Indoor</td>
<td>1 space per 75 sf</td>
<td>1 per 1,000 sf</td>
<td>1 per 500 sf</td>
</tr>
<tr>
<td>Outdoor (no parking first 300 sf; per tenant space)</td>
<td>1 space per 150 sf</td>
<td>1 per 2,000 sf</td>
<td>1 per 2,000 sf</td>
</tr>
<tr>
<td>Take out only (no tables/chairs)</td>
<td>1 space per 300 sf</td>
<td>1 per 10,000 sf, 2 min</td>
<td>1 per 7,500 sf, 4 min</td>
</tr>
<tr>
<td><strong>Retail</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Indoor</td>
<td>1 space per 300 sf</td>
<td>1 per 10,000 sf, 2 min</td>
<td>1 per 7,500 sf, 4 min</td>
</tr>
<tr>
<td>Outdoor (no parking first 300 sf; per tenant space)</td>
<td>1 space per 500 sf</td>
<td>1 per 5,000 sf</td>
<td>1 per 5,000 sf</td>
</tr>
<tr>
<td>Convenience store/gas</td>
<td>1 space per 300 sf</td>
<td>1 per 2,000 sf</td>
<td>1 per 1,000 sf</td>
</tr>
<tr>
<td>Furniture sales</td>
<td>First 10,000 sf @ 1 space per 500 sf + 1 space per 5,000 sf remaining</td>
<td>1 per 5,000 sf</td>
<td>1 per 5,000 sf</td>
</tr>
<tr>
<td><strong>Residential</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile home/trailer</td>
<td>2 spaces + 0.2 guest spaces per unit</td>
<td>NS</td>
<td>NS</td>
</tr>
<tr>
<td>Multi-family</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Guest</td>
<td>0.2 space per unit</td>
<td>0.2 space per unit</td>
<td>0.2 space per unit</td>
</tr>
<tr>
<td>Studio</td>
<td>1 space per unit</td>
<td>0.5 per unit</td>
<td>0.75 per unit</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>1.5 spaces per unit</td>
<td>0.5 per unit</td>
<td>0.75 per unit</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>2 spaces per unit</td>
<td>0.5 per unit</td>
<td>0.75 per unit</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>2.5 spaces per unit</td>
<td>0.75 per unit</td>
<td>1 per unit</td>
</tr>
<tr>
<td>4 Bedroom</td>
<td>3 spaces per unit</td>
<td>0.75 per unit</td>
<td>1 per unit</td>
</tr>
<tr>
<td>Single-family</td>
<td>2 spaces per unit</td>
<td>R1-PAD requirement shall be established with the PAD Overlay</td>
<td>R1-PAD requirement shall be established with the PAD Overlay</td>
</tr>
<tr>
<td><strong>School</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elementary/junior high</td>
<td>1 space per 300 sf of classroom + office</td>
<td>1 per 1,000 sf</td>
<td>1 per 1,000 sf</td>
</tr>
<tr>
<td>Instructional</td>
<td>1 space per 200 sf of classroom + office</td>
<td>1 per 1,500 sf</td>
<td>1 per 1,500 sf</td>
</tr>
<tr>
<td>High school/college</td>
<td>1 space per 200 sf of classroom + office</td>
<td>1 per 1,500 sf</td>
<td>1 per 1,500 sf</td>
</tr>
<tr>
<td>Vocational</td>
<td>1 space per 200 sf of classroom + office</td>
<td>1 per 1,500 sf</td>
<td>1 per 1,500 sf</td>
</tr>
</tbody>
</table>

**KEY:**
- NS = No Standards
- sf = square feet
### Table 4-603E: Ratios for Off-Street Parking

<table>
<thead>
<tr>
<th>Use</th>
<th>Vehicle Parking Minimums</th>
<th>Bicycle Parking Minimums</th>
<th>Bicycle Commute Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Service</td>
<td>1 space per 300 sf</td>
<td>1 per 10,000 sf, 2 min</td>
<td>1 per 7,500 sf, 4 min</td>
</tr>
<tr>
<td></td>
<td>1 space per 300 sf</td>
<td>1 per 3,000 sf</td>
<td>1 per 1,500 sf</td>
</tr>
<tr>
<td>Financial institution</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicleds</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Car wash – automatic</td>
<td>1 space per 300 sf</td>
<td>4 spaces</td>
<td>4 spaces</td>
</tr>
<tr>
<td>Car wash – self serve</td>
<td>0.5 spaces per bay</td>
<td>NS</td>
<td>NS</td>
</tr>
<tr>
<td>Sales/rental</td>
<td>1 spaces per 300 sf; 7 spaces min</td>
<td>4 spaces</td>
<td>4 spaces</td>
</tr>
<tr>
<td>Services station</td>
<td>1 spaces per 300 sf; 7 spaces min</td>
<td>4 spaces</td>
<td>4 spaces</td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specified tenant(s)</td>
<td>First 10,000 sf of warehouse @ 1 space per 500 sf + 1 space per 5,000 sf for remaining warehouse+ office</td>
<td>1 per 10,000 total sf</td>
<td>1 per 10,000 total sf</td>
</tr>
<tr>
<td>Unspecified tenant(s)</td>
<td>See Section 4-603(D)(3)(b)</td>
<td>Based on any office space (1 per 10,000 sf)</td>
<td>Based on any office space (1 per 10,000 sf)</td>
</tr>
</tbody>
</table>

**KEY:**

NS = No Standards

sf = square feet
Section 4-604   Shared Parking.

Parking requirements for two (2) or more uses may be satisfied with shared parking. Shared parking may be approved only when the subject uses have inherent differences in parking activity patterns, the combined parking requirement will not exceed the available parking supply, and the right of joint use of a parking facility is evidenced by a contract establishing joint use. Shared parking shall be subject to review and approval by the Community Development Director, or designee, under Section 6-311, and shall conform to the following standards:

A. Location. Parking shall be provided on the same or a contiguous lot. Parking may be provided off-site with professional analysis that the proximity of the parking is acceptable.

In cases where parking for a project is to be provided on more than one (1) lot, a parking association shall be formed by the owners of the affected parcels prior to issuance of a building permit. Documentation of the association shall be provided to the Community Development Director, or designee, prior to issuance of the building permit.

B. Shared Parking Model. The Shared Parking Model (see Appendix F) shall be used as a basis for predicting the parking required for a particular mix of uses on a site, except where the Community Development Director, or designee, has approved the use of a customized parking model.

C. Shared Parking Report. The applicant's calculation of shared parking requirements shall be based on a professional parking analysis and management plan that is submitted with the development plan and/or land use proposal.

D. Implementation. The owner or manager of a project approved under the parking demand alternative, once built, shall maintain an accurate up-to-date record of the usage of the net floor area for the project, both occupied and vacant, according to type of use. The Community Development Director, or designee, may require this record be provided when the owner applies for a new land use or development approval for the subject parcel.

Section 4-605   Parking Affidavit.

When shared parking is permitted, the owner of the site on which the shared parking is located shall file a parking affidavit with the Community Development Department. The parking affidavit shall transfer the rights to the unqualified availability of a specific number of parking spaces from one property (which can no longer take credit for them) to another for the specific hours of use supported by the parking analysis (Section 4-604(C)), as long as the spaces are required by this Code.

Section 4-606   Parking Area Dimensions.

A. Parking Area Dimensions. Minimum dimensions for parking spaces:
1. Motor vehicle parking spaces shall measure eight (8) feet six (6) inches wide by eighteen (18) feet long or by sixteen (16) feet long, with not more than a two (2) foot overhang when allowed;

2. All parallel motor vehicle parking spaces shall measure eight (8) feet six (6) inches by twenty-two (22) feet;

3. End spaces for motor vehicles shall provide a three (3) foot maneuvering area. See Figure 4-606A1, below;

4. Parking area layout shall conform to the diagram in Figure 4-606A2 and the dimensions in Table 4-606A below;

5. Parking areas shall conform to Americans With Disabilities Act (ADA) standards for parking spaces (dimensions, van accessible parking spaces, etc.). Parking structure vertical clearance, van accessible parking spaces, should refer to Federal ADA guidelines; and

6. Bicycle parking shall be on a two (2) feet by six (6) feet minimum concrete pad per bike, or within a garage or patio for residential use.

Figure 4-606A1: Maneuvering Areas
Figure 4-606A2: Parking Area Layout

Table 4-606A: Parking Area Layout

<table>
<thead>
<tr>
<th>Standard Space</th>
<th>PARKING ANGLE &lt; °</th>
<th>CURB LENGTH C</th>
<th>STALL DEPTH</th>
<th>AISLE WIDTH</th>
<th>BAY WIDTH</th>
<th>STRIPE LENGTH S</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>SINGLE D1</td>
<td>DOUBLE D2</td>
<td>ONE WAY A1</td>
<td>TWO WAY A2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>90°</td>
<td>8'6&quot;</td>
<td>18'</td>
<td>36'</td>
<td>23'</td>
<td>23'</td>
<td>59'</td>
</tr>
<tr>
<td>60°</td>
<td>10'</td>
<td>20'</td>
<td>40'</td>
<td>17'</td>
<td>18'</td>
<td>57'</td>
</tr>
<tr>
<td>45°</td>
<td>12'</td>
<td>18'-6&quot;</td>
<td>37&quot;</td>
<td>13'</td>
<td>18'</td>
<td>50&quot;</td>
</tr>
<tr>
<td>30°</td>
<td>17'</td>
<td>16'-6&quot;</td>
<td>33&quot;</td>
<td>12'</td>
<td>18'</td>
<td>45'</td>
</tr>
<tr>
<td>0°</td>
<td>22'</td>
<td>8'-6&quot;</td>
<td>17&quot;</td>
<td>12'</td>
<td>18'</td>
<td>29'</td>
</tr>
</tbody>
</table>

Section 4-607 Downtown Parking Standards.

The following parking requirements have been established for uses located in the CC, City Center District and shall utilize parking ratios in Table 4-607A. If ratios are not identified in Table 4-607A, then the general parking standards found in Table 4-603E shall apply. The CC District shall be exempt from the reductions found in Table 5-612A – Transportation Overlay District Reductions to Minimum Parking.

A. The first five thousand (5,000) square feet of building area for commercial use, as defined in Table 4-607A, shall be waived for the purpose of determining the minimum required parking for the site.

B. Public parking shall be provided for all new development and determined as part of the parking management plan. For the purpose of this section, “Public parking” means, parking which is not allocated or not restricted for exclusive use by employees or
residents, and shall remain available for customers or guests regardless of accessibility or associated fees for such parking.

C. **Parking Management Plan.** A parking management plan shall be provided as part of a comprehensive effort for establishing employee, resident, and public parking in a new development that provides either on-site and/or off-site parking locations and how those spaces are managed. The purpose of the plan is to minimize traffic, encourage alternate modes of transportation, and effectively allocate parking needs for the greater downtown area. The plan shall be based on a professional parking analysis and shall be processed as a part of the development plan review, subject to approval of the appropriate decision-making body. The plan shall comply with the following:

1. The parking management plan shall identify the location of specific parking facilities and the number of parking spaces in such facilities that are available to meet the parking demand of the new development.

2. Parking identified on the plan shall be delineated as being reserved for employees, residents, or public parking, and whether valet or other access control measures are used to ensure the availability and enforcement of the plan.

3. The professional parking analysis shall demonstrate that adequate parking for the public is provided, identifying existing supply and demand within the surrounding parking facilities and what will be provided on site. When off-site parking is proposed to satisfy the parking standards for employee/resident parking, the applicant shall demonstrate that all such parking is available within the specified parking facilities, based on the existing demand and supply as identified in the professional parking analysis.

4. A shared parking model, as identified in Section 4-604(B), shall not be used for the purpose of reducing the minimum parking standards found in Table 4-607A.

5. The owner or manager designee of a development approved under the parking management plan shall provide an accurate and current record of the uses and parking allocation for the development. The Community Development Director, or designee, may require this record be provided or updated when the owner applies for a change in use or development plan review for the subject site.

D. **Parking Affidavit.** When off-site parking is provided as part of the parking management plan, the owner of the site on which the shared parking is located shall file a parking affidavit with the Community Development Department. The parking affidavit shall transfer the right to the unqualified availability of a specific number of parking spaces from one property (which can no longer take credit for them) to another. This agreement shall be completed prior to receiving building permits.

<table>
<thead>
<tr>
<th>Table 4-607A: CC District Parking Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Use</strong></td>
</tr>
<tr>
<td>Commercial (all types): bar, clinic, club, entertainment, office, restaurant, retail, fitness center, theater, etc.</td>
</tr>
</tbody>
</table>
### Table 4-607A: CC District Parking Standards

<table>
<thead>
<tr>
<th>Use</th>
<th>Vehicle Parking Minimums</th>
<th>Bicycle Parking Minimums</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial, Outdoor</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Church / place of worship</td>
<td>1 space per 300 sf for sanctuary + school, etc.</td>
<td>See Table 4-603E</td>
</tr>
<tr>
<td>Conference / assembly</td>
<td>First 10,000 sf waived for hotels, 1 space per 300 sf thereafter</td>
<td>0</td>
</tr>
<tr>
<td>Hotel / motel</td>
<td>0.3 spaces per unit + commercial, conference, etc.</td>
<td>See Table 4-603E</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-family</td>
<td>1 space</td>
<td>0</td>
</tr>
<tr>
<td>Multi-family (all types)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Guest</td>
<td>0.1 per unit (without commercial)</td>
<td>See Table 4-603E</td>
</tr>
<tr>
<td>Studio</td>
<td>0.5 spaces per bedroom</td>
<td></td>
</tr>
<tr>
<td>1 Bedroom unit</td>
<td>0.5 spaces per bedroom</td>
<td></td>
</tr>
<tr>
<td>2 Bedroom unit</td>
<td>0.5 spaces per bedroom</td>
<td></td>
</tr>
<tr>
<td>3 Bedroom unit</td>
<td>0.3 spaces per bedroom</td>
<td></td>
</tr>
<tr>
<td>4 Bedroom unit or more</td>
<td>0.3 spaces per bedroom</td>
<td></td>
</tr>
<tr>
<td>School</td>
<td>1 space per 300 sf of classroom + office</td>
<td>See Table 4-603E</td>
</tr>
</tbody>
</table>

Note: Public parking shall be provided and determined as part of a parking management plan.

**KEY:**

SF = SQUARE FEET
CHAPTER 7 – LANDSCAPE AND WALLS

Section 4-701 Purpose and Applicability.

A. **Purpose.** This chapter provides standards for the design of landscape treatments and access control landscapes, including plant materials, ground covers, landscape structures, hardscapes (e.g., plazas, courtyards, walls), screening, and access control devices such as fences and gates. Its purpose is to create functional, safe, accessible and attractive outdoor areas, as well as screen from view any and all uses that may be unattractive to public view. Landscape design standards are intended to: assist in controlling erosion, reduce dust and glare, provide shade, visually soften building masses, create defensible spaces that support crime prevention, ensure ADA accessibility and aid in screening intense activities. The design standards and referenced guidelines in this chapter are intended to be flexible and adaptable to address the context in which they are applied.

B. **Applicability.** All uses and developments shall conform to the standards of this chapter, except as provided for uses and developments in the RCC district, all MU districts and single-family uses, as noted herein. Standards for landscape, walls and screening in the RCC district and all MU districts shall be established through a Development Plan Review, pursuant to Section 6-306. Written approval by the Community Development Department is required prior to installation of any landscape, walls, fences, or other improvements. All landscape and walls shall be installed prior to issuance of a certificate of occupancy, except as provided for under Section 4-102(D). Any walls to be located within the public right-of-way shall require development plan approval and/or prior approval by the Public Works Department, and receive an encroachment permit.

Section 4-702 General Landscape Standards.

A. **Water Retention Area Landscape Standards.** All on-site water retention areas, other than paved surfaces, shall be entirely landscaped, and comply with the criteria below:

1. The retention areas shall not occupy more than sixty-seven percent (67%) of the on-site street frontage landscape area (landscape area does not include driveways); and

2. All retention areas shall maintain slopes no steeper than four to one (4:1), except as approved by the Public Works Director.
B. **Low Water Use Landscape.** All development, except as noted herein, shall comply with the Low Water Use/Drought Tolerant Plant List, as provided by the Arizona Department of Water Resources. With the exception of residential subdivision common areas intended for active recreational use, individual single-family residential units, bona fide city parks of less than ten (10) acres in total area that are intended for use and enjoyment of the general public, whether or not such parks are owned by the city or by a private entity, and "turf-related facilities" as then defined by the Arizona Department of Water Resources (ADWR) active Management Plan (Phoenix), all new development shall conform to the following criteria:

1. **Limit on Water Intensive Landscape.** Landscape installations for new construction and whenever a new landscape plan is required to be filed for the entire site, except hotels and motels, shall limit the area of water intensive landscape (including bodies of water, water features, and turf) to no more than twenty percent (20%) of landcapable area in excess of ten thousand (10,000) square feet. Schools, parks, cemeteries, golf courses, common areas of housing developments and public recreational facilities with water-intensive landscape equal to or greater than ten (10) acres are exempt from this provision. New hotels and motels shall limit the area of water-intensive landscape to no more than twenty percent (20%) of the landcapable area in excess of twenty thousand (20,000) square feet.

2. **Landscape Plan and Inspection Required.** For any project covered under subsection 4-702(B)(1), above, no building permit shall be issued until the Community Development Department has approved a landscape plan and an irrigation plan. A certificate of occupancy shall not be issued until the Community Development Department has approved the installation of the irrigation system and landscape treatments, except as provided in Section 4-102(D).

C. **Landscape Area.** Each site to be developed shall be required to provide landscape areas equal to or exceeding the minimum amounts provided in Chapter 2, Tables 4-202B, 4-203A, 4-203B and 4-204. Where buildings and/or parking areas are set back from the street, all front and street side yards shall be entirely landscaped, except city approved pathways, driveways, parking areas and pedestrian amenities. In addition to the minimum on site landscape, there shall be landscape in the entire area of the right of way, between street property line and back of street curb, except for approved driveways, pathways and bike paths.

D. **Ground Cover.** Other than pathways, light standards, walls, fences, trees, and furnishings, landscape areas shall be planted with vegetative ground cover or contain other ground cover materials approved through development plan review.

E. **River Rocks.** Any river rock material must be embedded in concrete to a depth of two-thirds (2/3) the dimension of the rock to prevent its removal or relocation.

F. **Trees.**

1. Planted as Screens. Trees planted as screens shall provide an opaque or semi-opaque barrier, as required through development plan review, and shall maintain a view corridor for street addressing (i.e., as viewed from curb).
2. Tree Specifications. All trees shall be a minimum of one and one-half (1 ½) inch caliper and shall be planted and staked in accordance with the "Standard Tree Planting Detail," as may be amended from time to time, which is on file in the office of the Community Development Department and is incorporated herein by reference. Plant sizes shall be in accordance with the Arizona Nurseryman Association Standards.

3. Prohibited Trees. The planting and replacement of pollen-producing olive trees (olea europaea) or mulberry trees (morus alba) is prohibited. Olive or mulberry tree varieties or cultivars that are pollenless and fruitless such as "swan hill" olive may be planted or replaced. It shall be a violation of this code to plant eucalyptus (except microtheca, papuana, krusena, formanii, erythrocorys, spathulata and torquata), elm (except ulmus parvifolia), willow, cottonwood or poplar trees in any public right-of-way.

G. Clear Vision Requirements.

1. Street Intersections and Driveway Entrances. Except as otherwise approved in writing by the Public Works Director, a wall, building, landscape, or other visual obstruction exceeding two (2) feet in height (measured from street curb, see Appendix B for a list of recommended shrubs) shall not be placed within a "clear vision triangle", including street intersections in single-family. Reference the "Corner Site Distance at Intersections" from the Public Works, Transportation Division. There shall be an exception for a reasonable number of trees pruned high enough to permit unobstructed vision.

2. Pathways. Groundcovers and shrubs within six (6) feet of pathways shall not exceed two (2) feet in height at maturity. Between six (6) feet and twelve (12) feet of the edge of pathways, groundcovers and shrubs shall not exceed three (3) feet in height at maturity. See Appendix B and C for a list of recommended plants. There shall be an exception for a reasonable number of trees pruned high enough to permit unobstructed vision.

Section 4-703 Street Frontage Landscape Standards.

A. Street Trees. Trees shall be planted along street frontages, as approved through development plan review. Street frontage landscape shall conform to the following standards:

1. Street trees are required along all street frontages, public and private; and

2. A minimum of one (1) tree shall be provided for every thirty (30) feet of lineal street frontage. Tree location and spacing shall be established through development plan review.

B. Screen Parking Areas Along Street. Where parking areas are provided along a street frontage, a screening wall or berm shall be provided in conformance with Section 4-706(E).
Section 4-704 Parking Facility Landscape Standards.

All parking facilities shall conform to all of the standards below:

A. Parking Lot Landscape. Parking lots shall have landscape treatments that provide shade and allow for natural surveillance. Two (2) options are provided for conformance:

1. Option 1: Standard Dimensions. A minimum of ten percent (10%) of the surface area of all surface parking lots, as measured around the perimeter of all parking spaces and maneuvering areas, shall be landscaped. When a use permit is granted to exceed the parking maximum, per Section 4-603, a minimum of twelve percent (12%) of the surface area of all surface parking lots, as measured around the perimeter of all parking spaces and maneuvering areas, shall be landscaped. Such landscape treatments shall consist of an evenly distributed mix of shade trees with shrubs and/or ground cover plants. “Evenly distributed” means that the trees and other plants are distributed around the parking lot perimeter and between parking bays to provide a partial canopy. At a minimum, one (1) tree per twelve (12) parking spaces shall be planted to create a partial tree canopy over and around the parking area. Parking areas shall contain landscape islands with trees at the ends of rows of parking, and to subdivide the parking area into rows of not more than fifteen (15) contiguous parking spaces. Landscape island spacing is flexible within the above standards.

2. Option 2: Performance Standard Based on Tree Canopy. The landscape plan provides for an overall tree or shade canopy above surface parking areas that is not less than twenty percent (20%) of the parking area, based on the expected size of trees within five (5) years of planting. When a use permit is granted to exceed the parking maximum, per Section 4-603, the landscape plan provides for an overall tree or shade canopy above surface parking areas that is not less than twenty-two percent (22%) of the parking area, based on the expected size of trees within five (5) years of planting. Such determination shall be based on landscape or tree planting guides for the region (e.g., Sunset Western Garden Book). Shade structures may be used, subject to a development plan review approval. This standard shall be met at 3:00 p.m. on the date of summer solstice. A development plan shadow study is required to verify this option.

B. Parking Structures. Parking structures shall have perimeter landscape, consistent with building setbacks, that is designed to provide partial screening of walls and vehicle lights, shade along sidewalks, and natural surveillance into parking structures, consistent with Section 4-706. Such landscape shall be as approved through development plan review.

C. Parking Lot Landscape Dimensions. All parking areas shall conform to the following standards:

1. Landscape islands shall be provided except that raised curbs are not required where parking areas drain into storm drainage retention features that are integrated into the parking area and landscape design;
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.

F. Adaptive Reuse Program. Pursuant to Section 6-314, Adaptive Reuse Program, such properties shall be exempt from the standards found in subsections A through D above. The Community Development Director or designee has the authority to approve a modified landscape plan.
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 Community Development Director, or designee. Any wall in excess of six (6) feet shall require a building permit, as required by Building Code.
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 Community Development Director 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 Community Development Director 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.
Figure 4-706E. Parking Lot Screens

F. Outdoor Storage Areas. All outdoor storage areas for materials, vehicles, trailers, equipment, trash or other similar items shall be enclosed by a masonry or concrete wall with gate to screen the view of these uses from public rights-of-way and adjoining residential, commercial and mixed-use districts. This wall, and gate, shall be a minimum of eight (8) feet tall but not to exceed ten (10) feet tall, measured from the highest adjacent grade within twenty (20) feet or street curb, whichever is higher.

G. Service Areas. All service bays, loading, delivery and refuse areas shall be screened from street view by a minimum of a six (6) foot high masonry wall. Site conditions and surrounding uses will be used to determine maximum height of walls adjacent to loading areas, service bays, mechanical equipment, etc. that are required to be screened.

H. Alleys. Screening requirements along alleys shall be the same as for land use buffers, See Section 4-706(D), except when alley access is allowed by use permit per Section 4-502(F)(2).

I. Mobile Home Parks, Mobile Home Subdivisions and Trailer Parks. Perimeter boundaries of all mobile home parks, mobile home subdivisions and trailer parks shall contain a screening and security wall that conforms to the standards in Section 3-416(B), Mobile Homes Perimeter Walls.

J. Vacant Lots. Landscaping is required for vacant lots in areas designated in the city’s current General Plan as having a projected density of 26+ dwelling units per acre. The landscaping shall consist of trees along the street frontage spaced at a minimum of one (1) tree for every thirty (30) feet of lineal frontage and shrubs at the rate of X per X square foot of area.
CHAPTER 8 – LIGHTING

Section 4-801 Purpose and Applicability.

A. Purpose. It is intended to ensure appropriate lighting levels that support way-finding and crime prevention, assist people with visual impairments, allow flexibility in architectural design, minimize undesirable light and glare into adjoining properties and minimize light pollution into the nighttime sky.

B. Applicability. This chapter applies to lighting for uses on-site. It does not apply to streetlights in the public right-of-way, which are governed by the City of Tempe Public Works Department Standard Details. All exterior lighting installations require the approval of the Community Development Director or designee, prior to installation, except as noted in Section 4-805. Standards for lighting in the RCC zoning district and all MU districts shall be established through a Development Plan Review, pursuant to Section 6-306. Any person applying for a building, electrical or sign permit to install outdoor lighting fixtures shall, as a part of said application, submit evidence that the proposed work will comply with the provisions of this chapter.

Section 4-802 Photometric Plan.

Any building or development submitted for a building permit shall contain information on the type of lighting and illumination levels proposed (photometric plan). The contents of photometric plans shall be as specified in Appendix E.

Section 4-803 Lighting Standards.

Prior to issuance of a building, electrical or sign permit, the Community Development Director, or designee, shall determine that the submitted plans and details for said permit are in conformance with the following standards. The stamping of the plans and the signature of the Community Development Director, or designated representative, and the date of the signature shall indicate that the plans are in conformance. Should the applicant desire to substitute outdoor light fixtures or lamps to be installed on private property after a permit has been issued, the applicant shall submit all changes to the Community Development Director or designated representative for approval, with adequate information to assure compliance with this chapter.

A. Illumination in General. Exterior lighting shall provide for appropriate and desirable nighttime illumination for all uses on and related to the site, including, but not limited to, pedestrian pathways, plazas, courtyards, building entrances, parking and driveway areas, automatic teller machines (ATMs), and other outdoor spaces commonly used at night. Lighting of exterior areas shall reduce conflicts between building design and landscape treatments, provide appropriate surveillance for crime prevention, and minimize glare or intrusive light onto adjoining properties and into the night sky.
B. **Illumination Levels.** The maximum illumination level for *on-site lighting* is forty (40) foot-candles as measured at *grade*, based on light loss factor of sixty-eight percent (0.68) for metal halide lighting and seventy-two percent (0.72) for high pressure sodium lighting. Refer to Section 4-805 Exemptions.

C. **Mounting and Operation of Light Fixtures.** The mounting and operation of light fixtures shall be governed by the following:

1. *Building* mounted light fixtures shall be attached only to walls and the top of the fixture shall not be higher than necessary to illuminate the area required;

2. In any residential zoning district or within fifty (50) feet of any residential zoning district, freestanding light fixtures shall not exceed eighteen (18) feet in height. Within the next fifty (50) to one hundred fifty (150) feet of any residential zoning district, freestanding light fixtures shall not exceed twenty-five (25) feet in height. In all other locations, freestanding light fixtures shall not exceed thirty (30) feet tall;

3. To comply with 1 and 2, above, height shall be measured from the top of a light fixture to the adjacent *grade* at the base of the support for that light fixture;

4. Controls for lights for rest rooms identified for general *public use* shall be of the style that cannot be turned off or on by users other than employees of the business;

5. Light fixture design:
   a. All luminaries used for security shall be vandal resistant that resist tampering, incorporate vandal resistant refractors (lens) and be provided with a gasket or seal that is designed to resist rain, dust and insect contamination;
   b. Outdoor light fixtures, which are *full cutoff* to direct all light below a horizontal plane through the bottom of the fixture and have no lens which drops below the fixture may use any illumination source, up to a maximum of forty (40) foot-candles, as provided in Section 4-803(B);
   c. Outdoor light fixtures, which have a lens or diffuser which is visible above the horizontal plane and constructed of white/opal glass, are considered non-cutoff and filtered and shall be limited to the light output equal to a one hundred (100) watt incandescent bulb, no greater than one thousand seven hundred (1,700) lumens;
   d. Outdoor light fixtures, which have a lens or diffuser which is visible above the horizontal plane and constructed of clear or prismatic glass, are considered non-cutoff and non-filtered and shall be limited to the light output equal to a fifty (50) watt incandescent bulb no greater than six hundred (600) lumens;
A. **4-800 Lighting**

**Figure 4-803C. Types of Light Fixtures**

<table>
<thead>
<tr>
<th>Fixture Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full Cutoff</td>
<td>Ideal for security lighting with high shielding efficiency</td>
</tr>
<tr>
<td>Cutoff</td>
<td>Adequate for security but can be visible from some angles</td>
</tr>
<tr>
<td>Semi-cutoff</td>
<td>Less secure but less obtrusive than full cutoff</td>
</tr>
<tr>
<td>Non-cutoff</td>
<td>Generally not recommended for security lighting due to high visibility</td>
</tr>
</tbody>
</table>

**ALLOWS:**

- No light of 90° at 20°, 50° or 90°
- 100 cd per 1000 lumens at 20°, 50° or 90°
- 50 cd per 1000 lumens at 90°
- Unrestricted distribution of light at any angle

**DOES NOT COMPLY:**

- Light emission greater than allowed limits

---

**e.** All conduit shall be concealed;

**f.** The foot-candle level at the property line adjacent to a single-family district (from the proposed lighting) shall not exceed one-half (0.5) foot-candle. Lighting next to a residential use shall not spill over onto that use;

**g.** Lighting fixtures used to illuminate an outdoor advertising sign (billboard) shall be mounted on the top of the sign structure and shall comply with the shielding requirements of this chapter;

**6.** Ornamental twinkling lights are permitted when part of a window display, patio, landscape or other integral part of a business, provided that they do not exceed one-half (0.5) foot-candles at the property line and do not conflict with the provisions of Section 4-803(C)(5) above, related to adjacent residential use; and

**7.** Other conditions related to lighting may be required through development plan review.

**D. Specific Areas to be Illuminated.** The following areas on a building or development shall be illuminated to the minimum security lighting levels shown below:

1. All loading areas and docks shall be illuminated from dusk to dawn, with four (4) foot-candles of light at finish grade;

2. Carport parking structures shall be illuminated from dusk to dawn, with three (3) foot-candles, including the adjacent landscape area at finish grade;

3. Parking structures and parking garages shall be illuminated from dawn to dusk with ten (10) foot-candles, and from dusk to dawn with four (4) foot-candles. Sub-level parking shall be continuously illuminated twenty-four (24) hours a day with four (4) foot-candles at finish grade. Transitional lighting will be required at all entry areas;

4. All stairwells, landings and under areas under the lower landing shall be continuously illuminated with five (5) foot-candles;

5. Breezeway lighting shall be illuminated from dusk to dawn, with four (4) foot-candles. Transitional lighting will be required at all entry areas to the breezeway corridor;
6. Exterior pedestrian pathways and adjacent landscape areas within twenty (20) feet of the pathway shall be illuminated from dusk to dawn, with one-half (0.5) foot-candle of light at finish grade. Pedestrian gates shall be illuminated from dusk to dawn, with five (5) foot-candles and two (2) foot-candles within a fifteen (15) foot radius;

7. Retention areas shall be illuminated from dusk to dawn, with one-half (0.5) foot-candle of light at finish grade;

8. Cluster or gang mailboxes shall be illuminated from dusk to dawn, with five (5) foot-candles of light for a fifteen (15) foot radius of the mailboxes;

9. Parking lots, aisles and refuse areas shall be illuminated from dusk to dawn as follows:
   a. Parking spaces for motor vehicles and bicycles shall be illuminated with two (2) foot-candles;
   b. Parking lot drive aisles shall be illuminated with one (1) foot-candle;
   c. Refuse areas shall be illuminated to two (2) foot-candles, with gates five (5) foot-candles;

10. All building entrances and vehicular gates at operator or locking mechanism shall be illuminated with five (5) foot-candles at the entrance and two (2) foot-candles within a fifteen (15) foot radius from the center point of the entrance; and

11. Secondary lighting may be required to supplement the primary security lighting due to design elements and landscape conflicts, in order to meet the minimum lighting criteria.

Section 4-804 Prohibited Lighting.

Except as provided under Section 4-805 Exemptions, the following types of lights are limited or prohibited, as applicable:

A. Mercury Vapor. The installation of mercury vapor fixtures is prohibited.

Section 4-805 Exemptions.

A. Exemptions. The following types of lights are exempt from the standards in Sections 4-803 and 4-804:

1. Lighting used for single-family homes and accessory buildings, provided no measurable light spills over to adjacent property;
2. Lighting specifically directed at a flag may be unshielded and unfiltered provided that the beam spread is limited to a narrow spot (approximately seven (7) degrees) and the fixture aperture is concealed by a matrix grid to limit glare;

3. Lighting of baseball fields, softball fields, football fields, soccer fields, golf courses and golf driving range, and other similar sporting venues shall be exempt from the height and shielding requirements in Section 4-803(C);

4. Lighting of baseball fields, softball fields, football fields, soccer fields, golf courses and golf driving ranges, and other similar sporting venues, shall be allowed to exceed the maximum illumination limitation level of forty (40) foot-candles until 11:00 PM. No outdoor recreational facility, public or private, shall be illuminated after 11:00 p.m. except to conclude any recreational or sporting event or other activity conducted at a ball park, outdoor amphitheater, arena, or similar facility in progress prior to 11:00 p.m.;

5. Automobile dealerships in the Autoplex are allowed a maximum illumination level of eighty (80) foot-candles at display areas until 11:00 pm;

6. Fossil fuel light produced directly or indirectly by the combustion of natural gas or other utility-type fossil fuels is exempt from the provisions of this section;

7. City of Tempe ornamental lighting is exempt from the provisions of this section and is a permitted lighting installation;

8. Glass tubes filled with neon, argon or krypton do not require shielding or filtering;

9. Lighting necessary for construction or emergencies is exempt from the provisions of this chapter, provided said lighting is temporary and is discontinued immediately upon completion of the construction work or abatement of the emergency necessitating said lighting;

10. Searchlights require a temporary exemption approval, as provided in 11 below;

11. Temporary exemptions to the requirements of this chapter may be granted by the Community Development Director or designated representative upon finding that the exemption does not violate any provision of Part 3 (Land Use) or Part 5 (Overlay Districts), and it would not pose a hardship on any adjacent property or use. Such requests shall be submitted in writing to the Community Development Department and include the following information:

   a. Specific exemption(s) requested;
   b. Type and use of exterior light involved;
   c. Duration of time for requested exemption;
   d. Type of lamp and foot-candles;
   e. Total wattage of lamp(s);
f. Proposed location of exterior light; and

12. For street lighting within the public right-of-way, the Community Development Director or Public Works Director, or designee, may approve an alternate type of lighting not otherwise provided in this chapter if he or she finds that the proposed design, material or method:

   a. Provides approximate equivalence to the specific requirements of this article; or,

   b. Is otherwise satisfactory and complies with the intent of this article.

13. Pursuant to Section 6-314, Adaptive Reuse Program, the Community Development Director or designee may approve an alternate type of lighting equivalency not otherwise provided in Section 4-803 (D).
CHAPTER 9 – SIGNS

Section 4-901 Purpose and Applicability.

A. Purpose. The sign regulations are designed to encourage the creation of an attractive appearance throughout the city, while eliminating signs that may contribute to visual clutter. The regulations for signs have the following specific objectives:

1. To reflect and support the desired character and development patterns of the various zoning districts;
2. To allow for adequate and effective signs in all zoning districts while preventing signs from dominating the appearance of the area;
3. To distinguish between signs that require visibility from automobiles and those that are oriented to pedestrians;
4. To require design, construction, installation, and proper maintenance so that the public safety and traffic safety are not compromised;
5. To provide standards for location, size, construction, type, and number of signs; and
6. To provide reasonable limits on the magnitude and extent of graphic communication presented to the public.

B. Applicability. The regulations in Chapter 9 are applicable to all signs in the city, except as noted in Section 4-902(D) and in the RCC district and all MU districts, except where otherwise noted herein. Standards for business signs in the RCC district and all MU districts shall be established through sign criteria approved through a Development Plan Review, pursuant to Section 6-306.

C. Non-Commercial Speech. Signs authorized in this chapter are allowed to contain non-commercial copy in lieu of any other copy.

Section 4-902 General Sign Standards.

A. Definitions. For definitions related to signs, refer to Section 7-120, “S” Definitions.

B. Prohibited Signs. Prohibited signs include:

1. Non-public signs in public right-of-way or on public property;
2. Signs mounted on a building roof;
3. **Signs** that are mounted, attached, or painted on *trailers*, boats or vehicles when used as additional signage on or near the business premises; and similar **signs**. Business vehicles displaying signage or advertising shall be parked in an assigned parking space which is not immediately adjacent to a street frontage;

4. **Signs** having intermittent or flashing illumination, animated or moving parts, or that emit sound except as allowed under Section 4-903(N) (Menu Board) and Section 4-903(U) (Marquee Sign);

5. Freestanding changeable copy **signs**, except as allowed under Section 4-903(N) (Menu Board), Section 4-903(Q) (Service Station Sign), and Section 4-903(U) (Marquee Sign);

6. Banners, pennants, wind-driven spinners, streamers, balloons, flags, search lights, strobe lights, holographic projections, laser light displays, beacons, inflatable **signs**, except as otherwise provided in Section 4-903(R) (Special Events Sign), Section 4-903(C) (Boutique Directional Sign) and approved banner **signs** installed pursuant to the city's banner program;

7. **Signs** imitating official traffic control **signs**, or any **sign** or device obscuring such **signs** or devices;

8. **Signs** mounted on, or applied to trees, utility poles, rocks, or city owned property;

9. **Signs** placed on private property without the property owner’s written approval;

10. *Off-premise/off-site signs* and *portable signs*, except as permitted in Sections 4-903(C) (Boutique Directional Sign), Section 4-903(J) (Freeway Sign), Section 4-903(M) (Lead-In Sign), Section 4-903(O) (Political Sign), or Section 4-903(S) (Subdivision/Apartment Community Advertising Sign); and


**C. Unauthorized Signs.** An *unauthorized sign* is one that is illegally displayed in the city right-of-way, on city property, on private property without the property owner’s consent, or is not in compliance with the regulations of Chapter 9, Signs within this Code. City staff may remove such **signs**. *Unauthorized signs* removed by the city shall be disposed of after the Department provides notice to the establishment identified on the sign. A notice shall be sent within thirty (30) days of removal notifying the establishment to claim the unauthorized sign at a location specified on the notice no later than thirty (30) days after the date appearing on the notice. If unclaimed after the time period, the Department will dispose of the unauthorized sign in an appropriate manner. If an establishment is not identified, the sign will be disposed of no sooner than thirty (30) days after removal, subject to prior written claim and proof of ownership delivered to the Community Development Department.

**D. Exempt Signs.** The following **signs** are exempt from this Code:

1. Traffic or other governmental *street signs*, such as railroad crossing **signs** and notices, as may be authorized by the city and do not require permits; and
2. *Signs* of public utility companies indicating danger or that serve as an aid to public safety, or that show the location of underground facilities or public telephones and do not require permits.

E. **Ceased Non-Conforming Signs.** The owner, agent, tenant or person having beneficial interest in the business, property or premises on which such *sign* is located shall remove ceased non-conforming *signs*, including freestanding support *structures*, within one (1) year upon cessation of such business or sale of such product, as long as the one (1) year period of non-use is attributable at least in part to the previously designated persons or entities.

F. **Sign Height Measurement.** *Sign* height measurements are as follows:

   "Freestanding Sign": Height is the distance from the top of the *sign structure* to the top of the adjacent street curb. The height of any monument base or other *structure* erected to support or ornament the *sign* shall be measured as part of the *sign* height.

G. **Sign Area Measurement.** *Sign* area measurements are as follows:

1. *Sign* area includes the areas of all the following *signs* on site that pertain to any one business:
   a. *Awning Sign*;
   b. *Building Mounted Sign*;
   c. Freeway Sign;
   d. *Service Station Sign*, excluding *freestanding sign*; and
   e. Marquee Sign.

2. The maximum total area for the above *signs* on the premises for any one (1) business may be equal to forty (40) square feet plus one (1) square foot of *sign* area for every lineal foot of *business frontage* beyond forty (40) lineal feet, as measured by the *business frontage*. Businesses with freeway frontage may have additional *sign* area, see Section 4-903(J) (Freeway Sign).

3. Internal businesses and brands contained within a host business are allowed exterior signage. *Sign* area utilized by the internal business/brand shall be deducted from the *sign* area allowed for the host business sign area.

4. One sign face: Area of the single face only;
   a. *Sign* copy mounted or painted on a background panel or area distinctively painted, textured, illuminated, or constructed as a background for the *sign* copy, shall be measured as the area contained within the *geometric shape* of the background panel or surface; and
b. *Sign* copy mounted as individual letters or graphics against a wall or fascia of a *building* or other *structure* that has not been painted, textured or otherwise altered to provide a distinctive background for the *sign* copy, shall be measured as the area enclosed by the smallest *geometric shape* that will enclose all *sign* copy.

5. **Multiple *sign* faces:**

   a. Two (2) faces: If the interior angle between the two (2) faces is forty-five (45) degrees or less, the area will be the area of one face only; if the angle between the two (2) *sign* faces is greater than forty-five (45) degrees, the *sign* area will be the sum of the areas of the two (2) faces;

   b. Three (3) or more sides: *Sign* area will be calculated as fifty percent (50%) of the sum of all faces; and

   c. *Sign* area for a *sign* with more than one component (e.g., a service station identification/price *sign* combination on a monument base, mounted on the same surface) will be measured as the area of the smallest *geometric shape* that encompasses the components of the *sign*.

6. **Free form, spherical, sculptural and other non-planar signs:**

   a. *Sign* area is calculated as fifty percent (50%) of the sum of the area of the four (4) vertical sides of the smallest cube that will encompass the *sign*. 
H. **Sign Illumination.** Signs may be illuminated internally or externally as provided by this Code (See also, Section 4-803 and 4-804, Lighting) and/or as specified by the applicable sign criteria:

1. *Sign* face shall function as a filter for an internally illuminated *sign*;
2. *Sign* illumination from above shall be fully shielded;
3. *Sign* illumination from below shall comply with Section 4-803(C)(5);
4. *Illuminated signs*, except *address signs*, shall require a *sign* permit and comply with the provisions of applicable electrical codes; and
5. Exposed electrical conduit or exposed raceways are allowed only with Development Plan Review approval.

I. **Sign Maintenance.** *Sign maintenance* requirements are as follows:

1. *Signs* on a property shall be maintained by the owner or person in possession of the property on which the *sign* is located. *Maintenance* shall be such that the signage continues to conform to the conditions imposed by the *sign* permit;
2. A damaged *sign*, including *signs* vandalized or subjected to graffiti, shall be repaired within sixty (60) days;
3. Metal pole covers and *sign* cabinets shall be kept free of rust and rust stains;
4. Internally *illuminated sign* cabinets or *sign* panels that have been damaged shall remain un-illuminated until repaired;
5. *Signs* that have been damaged to such extent that it may pose a hazard to passersby, as determined by the Community Development Director, or designee, shall be repaired or removed immediately;
6. **Maintenance** of legal non-conforming **signs** shall be consistent with applicable Arizona law. A legal nonconforming **sign** that has been damaged to the extent of more than fifty percent (50%) of its reproduction value shall be removed or altered so as to conform to the provisions of Part 3, Chapter 5, Non-Conforming Use or Development; and

7. Failure to comply with these **sign maintenance** requirements shall constitute a violation of this Code.

**J. Comprehensive Sign Package.**

1. When a site is developed as a complex or center, a comprehensive **sign package** shall be provided for the property, and approved through **development plan** review.

2. For tenants of a complex or center, **sign** permits will only be issued for **signs** that comply with the previously approved comprehensive **sign package**, or receive approval through **development plan** review.
Section 4-903  Permitted Signs

For permitted signs, see individual requirements in this section.

<table>
<thead>
<tr>
<th>Table 4-903A Permitted Signs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Types</td>
</tr>
<tr>
<td>Address Sign</td>
</tr>
<tr>
<td>Awning Sign</td>
</tr>
<tr>
<td>Boutique Directional Sign</td>
</tr>
<tr>
<td>Building Mounted Sign</td>
</tr>
<tr>
<td>Construction Sign</td>
</tr>
<tr>
<td>Directional Sign</td>
</tr>
<tr>
<td>Directory Sign</td>
</tr>
<tr>
<td>Flags</td>
</tr>
<tr>
<td>Freestanding Identification Sign</td>
</tr>
<tr>
<td>Freeway Sign</td>
</tr>
<tr>
<td>Future Development Sign</td>
</tr>
<tr>
<td>Holiday Decoration</td>
</tr>
<tr>
<td>Lead-In Sign</td>
</tr>
<tr>
<td>Menu Board</td>
</tr>
<tr>
<td>Non-Commercial Speech</td>
</tr>
<tr>
<td>Political Sign</td>
</tr>
<tr>
<td>Sale, Lease or Rent Sign</td>
</tr>
<tr>
<td>Service Station Sign</td>
</tr>
<tr>
<td>Special Event Sign</td>
</tr>
<tr>
<td>Subdivision/Apartment Community Advertising Sign</td>
</tr>
<tr>
<td>Subdivision Identification Sign</td>
</tr>
<tr>
<td>Marquee Sign</td>
</tr>
<tr>
<td>Window Sign</td>
</tr>
</tbody>
</table>

P = Permitted
N = Not permitted
S = Permitted with special standards or limitations
A. Address Sign.
B. Awning Sign.
C. Boutique Directional Sign.
D. Building Mounted Signs.
E. Construction Sign.
F. Directional Sign.
G. Directory Sign.
H. Flags.
I. Freestanding Identification Sign.
J. Freeway Sign.
K. Future Development Sign.
L. Holiday Decorations.
M. Lead-in Sign.
N. Menu Board.
O. Political Sign.
P. Sale, Lease or Rent Sign.
Q. Service Station Sign.
R. Special Event Sign.
S. Subdivision/Apartment Community Advertising Sign.
T. Subdivision Identification Sign.
U. Marquee Sign.
V. Window Signs.
A. **Address Sign.** *Address sign* requirements are as follows:

1. *Identification signs* and site addresses shall be visible from public access to the property. The height, quantity, size, location, color and material of address letters and numbers on buildings, signs and directories shall be as required by the Community Development Director, or designee, or through a Development Plan Review. Addresses shall be at least four (4) inches in height and have a color contrast with the background color of at least fifty percent (50%);

2. When a building is internal to a multiple building site and a directory sign is provided, the address shall be visible from the internal drive or pedestrian path;

3. One (1) and two (2) family dwellings shall provide four (4) inch address numbers on the front elevation, and on the front and rear elevations when abutting an alley. Developments, properties or sites with perimeter walls shall have the address number on the outside of the wall; and

4. Shall be self-illuminated or located eighteen (18) to thirty-six (36) inches below a light fixture. All numbers and letters shall be illuminated from dusk to dawn. The following are exempted from the illumination requirement:
   a. Single family and two family dwellings rear address, alley gates and curbside mail boxes; and
   b. Commercial or industrial rear door suite numbers.

5. No sign permit is required.

B. **Awning Sign.** *Awning sign* requirements are as follows:

1. Sign copy including logo or trademark shall not exceed fifty percent (50%) of each awning face (including valance);

2. May only be displayed on the ground floor and second floor awnings;

3. Illumination for awning signs is permitted subject to Development Plan Review approval; and

4. A sign permit is required.

C. **Boutique Directional Sign.** *Boutique directional sign* requirements are as follows:

1. A boutique, pursuant to Section 3-406, shall have obtained a city sales tax license prior to displaying such signs;

2. Shall only be displayed during business hours;
3. Each boutique shall be allowed a maximum of four (4) signs. Signs may be portable signs or banner signs and shall not exceed three (3) square feet in area and three (3) feet in height.

4. Prior to displaying signs, the operator of the boutique shall provide the city with a document that specifies the locations of where each sign shall be displayed. The operator shall be responsible for limiting the signs to those specific locations;

5. Shall be placed without creating a traffic hazard, as determined by city staff. Such sign shall not be placed in a traffic median, city right-of-way, on a public sidewalk or bicycle path; and

6. No sign permit is required.

D. Building Mounted Sign. Building mounted sign requirements are as follows:

1. Shall be mounted to the wall or fascia of the building;

2. Shall be eighty percent (80%) or less of their horizontal and vertical backgrounds unless otherwise approved through a Development Plan Review;

3. May be flag-mounted in the City Center district, and may only be located on the ground floor and second floor of the building;

4. Shall not exceed the height of the building;

5. In the multi-family district, a building mounted sign not exceeding six (6) square feet in area is permitted. The height of such sign shall not exceed ten (10) feet;

6. A sign permit is required; and

7. For one (1) and two (2) family dwellings, an identification sign not exceeding one (1) square foot in area is permitted; and a sign permit is not required.
E. **Construction Sign.** *Construction sign* requirements are as follows:

1. Shall be allowed on the development site beginning at the time of the issuance of building permit until the issuance of a final certificate of occupancy;
2. Shall be applied to the construction fencing at the perimeter of the development site or on a tower crane;
3. Construction fencing signs shall not exceed eight (8) feet in height;
4. Up to a maximum of two-hundred forty (240) square feet of business signage and advertising copy, that is related to the project under construction, shall be allowed per street frontage or public open space frontage;
5. Additional sign area may include images, graphics, illustrations, or photos, that must relate to the project under construction at the development site;
6. Shall require a permit to occupy or encroach into public property / easements;
7. Shall not be illuminated;
8. Shall be maintained in a neat and orderly manner; and
9. A sign permit is required.

F. **Directional Sign.** *Directional sign* requirements are as follows:

1. May be a maximum of three (3) feet in height and two (2) square feet in area;
2. Shall not contain identification or *advertising copy*; and
3. No sign permit is required unless such sign is illuminated.
G. **Directory Sign.** *Directory sign* requirements are as follows:

1. Properties occupied by three (3) or more buildings shall have an internally illuminated directory that shows the street address, layout of the complex, the location of the viewer and the unit designations within the complex. Directories shall be sufficient in number and placed in locations to insure that law enforcement and emergency personnel can easily locate a particular address or individual unit;

2. Shall not exceed six (6) feet in height or twenty-four (24) square feet in area;

3. Shall not include any advertising copy; and

4. A sign permit is required.

H. **Flags.** Flag requirements are as follows:

1. Flag poles shall not exceed thirty-five (35) feet in height. The height shall be measured from finish grade adjacent to the base of the pole or finish floor for building mounted poles. A maximum of three (3) flagpoles are allowed on a site;

2. No more than one (1) United States, one (1) State of Arizona, one (1) foreign national flag or one (1) corporate flag shall be flown on any one site or structure;

3. Any flag flown in conjunction with the United States or State of Arizona flag shall be flown beneath them and shall not exceed them in size;

4. Flag illumination (refer to lighting Section 4-805(A)(2)); and

5. A sign permit is not required.

I. **Freestanding Identification Sign.** Freestanding *identification sign* requirements are as follows:

1. Single use buildings and all complexes and centers on a single lot are allowed one (1) freestanding sign per street frontage, or one (1) freestanding sign for every three hundred (300) feet of street frontage, whichever is greater;

2. **Sign Area and Height.**
   
a. Single use buildings, and complexes and centers on a single lot less than five (5) acres in net site area, the maximum height of the sign, including any supporting structures shall be eight (8) feet, maximum area shall be twenty-four (24) square feet and the sign may identify a maximum of four (4) tenants per sign face; and

b. All complexes and centers on a single lot, five (5) acres in net site area or greater, the maximum height of the sign, including any supporting structures shall be ten (10) feet, maximum area shall be forty (40) square feet and the sign may identify a maximum of six (6) tenants per sign face.
3. May identify a center or building;

4. Shall have monument-type bases of masonry construction or other architectural grade material approved through a Development Plan Review;

5. Address numerals shall be included on all freestanding sign structures, except subdivision identification signs. The numerals shall be at least six (6) inches in height; and

6. A sign permit is required.

J. Freeway Sign. Freeway sign requirements are as follows:

1. Freestanding On-Premise Freeway Sign.
   a. Any lot with more than one thousand (1,000) feet of lineal frontage adjacent to a freeway right-of-way (I-10, US 60, Loop 202, Loop 101 and SR 143), may have such signs;
   b. One (1) freestanding sign per freeway frontage;
   c. Maximum height, including any supporting structures, shall be thirty-five (35) feet, and maximum sign area shall be one hundred twenty (120) square feet;
   d. Sign must be located within three hundred (300) feet of freeway right-of-way;
   e. May identify a center or building, and a maximum of four (4) tenants; and
   f. A sign permit is required.

2. Freestanding Off-Premise Freeway Sign.
   a. A lot adjacent to a freeway right-of-way (I-10, US 60, LOOP 202, LOOP 101 AND SR 143), may have such sign;
   b. Sign shall not be located within five hundred (500) feet measured from the center point of the sign’s base in a straight line in any direction, to the lot line of any lot that is used for single-family residential purposes, that is on the same side of the freeway as the freeway right-of-way on which the sign is to be located; and the sign shall not be located on any city owned land;
   c. Sign shall not be located within seven hundred fifty (750) feet, measured from the center point of the sign’s base, to the center point of the base of any other off-premise freeway sign on the same side of the freeway;
   d. Sign must be located within three hundred (300) feet of freeway right-of-way;
e. **Sign** shall be authorized through a development agreement that may be entered into at the discretion of the City Council. In addition to any other conditions imposed by the City Council, each development agreement shall describe criteria which includes but is not limited to the allowable **sign** height and size of the **sign** to be installed; and shall also provide for the removal of legally non-conforming **freestanding off-premise signs** within the City of Tempe; containing no less than six hundred (600) square feet of display area when combined for the purposes of installing one **freestanding off-premise freeway sign** within the City of Tempe; and

f. A building permit is required.

3. **Building Mounted.**

   a. Any **building**, except residential, located within three hundred (300) feet of a freeway right-of-way (I-10, US 60, Loop 202, Loop 101 and SR 143), may have such **signs**;

   b. The maximum total area for **building mounted freeway signs** on the premises may be equal to two (2) square feet of **sign area** for every lineal foot of **building frontage** adjacent to the freeway. Allocation of the total **sign area** to individual tenants shall be determined through a comprehensive **sign package**, approved through **development plan review**; and

   c. A **sign permit** is required.

K. **Future Development Sign.** **Future development sign** requirements are as follows:

1. May include information pertaining to the project, architect, developer, and contractor;

2. Such **signs** shall be a maximum eight (8) feet in height and a maximum of thirty-two (32) square feet in area;

3. May be maintained for twelve (12) months and shall be removed prior to the issuance of a certificate of occupancy;

4. Shall not be internally illuminated;

5. Shall be located on the **development** site;

6. Only one **sign** shall be displayed per **street** frontage; and

7. A **sign permit** is required.
L. **Holiday Decorations.** Holiday decorations for residential uses are permitted. Holiday decorations for non-residential uses are subject to the following requirements:

1. Holiday decorations may be displayed on a temporary basis for traditionally accepted civic, patriotic or religious holidays;

2. Holiday decorations shall not be displayed sooner than thirty (30) calendar days prior to the holiday to which they pertain, and shall be removed no later than fifteen (15) days following the holiday to which they pertain;

3. Balloons are not considered to be holiday decorations;

4. Such decorations shall not be displayed in a manner as to constitute a traffic hazard; and

5. No sign permit is required.

(TEXT OF SUBSECTION (M) EFFECTIVE UNTIL JUNE 30, 2012)

M. **Lead-In Sign.** Lead-in sign requirements are as follows:

1. Maximum height shall be three (3) feet and maximum area shall be six (6) square feet; no illumination is allowed;

2. A maximum of four (4) signs shall be displayed for each home for sale or rent;

3. Apartment communities, complexes, developments or subdivisions shall not display more than four (4) such signs;

4. Shall only be displayed when a sales/lease person is on duty at the property. signs shall not be left out overnight;

5. Signs shall not be placed so as to create a traffic hazard as determined by the Community Development Director, or designee. Such signs shall not be placed in a traffic median, public sidewalk, bicycle path, on city property, or in city right-of-way between the sidewalk and the curb; and

6. No sign permit is required.
[TEXT OF SUBSECTION (M) EFFECTIVE JULY 1, 2012]

M. Lead In Sign. Lead in sign requirements are as follows:

1. Maximum height shall be three (3) feet and maximum area shall be three (3) square feet; no illumination is allowed;

2. A maximum of four (4) signs shall be displayed for each home for sale or rent;

3. Apartment communities, complexes, developments or subdivisions shall not display more than four (4) such signs;

4. Shall only be displayed when a sales/lease person is on duty at the property. signs shall not be left out overnight;

5. Signs shall not be placed so as to create a traffic hazard as determined by the Community Development Director, or designee. Such signs shall not be placed in a traffic median, public sidewalk, bicycle path, on city property, or in city right-of-way between the sidewalk and the curb; and

6. No sign permit is required.
N. **Menu Board.** Menu board requirements are as follows

1. **Building Mounted and Patio Fence Menu Boards.**
   a. Shall not exceed six (6) square feet in area and bottom of sign shall not exceed four (4) feet above finished grade immediately adjacent to the building;
   b. May be illuminated;
   c. The sign area for a menu board shall not be counted in the total aggregate sign area for the business in determining the allowable sign area for the business; and
   d. Sign permit is required if illuminated.

2. **Freestanding Menu Board requirements for drive through restaurants** are as follows:
   a. Shall not exceed forty-five (45) square feet in area and eight (8) feet in height. Height and area includes accessory clip-ons;
   b. Two signs per business are allowed. The sign(s) shall not be placed within a clear vision triangle, per Section 4-706(G), and shall not conflict with ADA accessibility requirements;
   c. The sign area for menu board(s) shall not be counted in the total aggregate sign area for the business in determining the allowable sign area for the business;
   d. May be illuminated, and emit sound only as part of a transaction of business. Sound emission must comply with Tempe City Code 20-6; and
   e. Sign permit is required if illuminated.

O. **Political Sign.** Political signs are regulated by this chapter in terms of their location, and time allowance because of the secondary effects associated with such signs – namely litter, traffic safety hazards, and aesthetics in general – and not because of their content. Requirements are as follow:

1. Shall only be located on property with the owner's permission;

2. Signs shall not be located on city property, in city right-of-way, or within a required clear vision triangle, per Section 4-702(G);

3. Shall be removed within ten (10) days after the relevant election. At the end of the ten (10) day period, the sign becomes an unauthorized sign, as per Section 4-902(C); and

4. No sign permit is required.
4-900 Signs

(TEXT OF SUBSECTION (P) EFFECTIVE UNTIL JUNE 30, 2012)

P. **Sale, Lease or Rent Sign.** *Sale, lease or rent sign* requirements are as follows:

1. Shall be a maximum sixteen (16) square feet in area and eight (8) feet in height;
2. Shall only be displayed on the property for which they pertain. Only one (1) *sign* shall be displayed per *street* frontage. *Sign* shall not be counted in the total aggregate *sign* area for the business in determining the allowable *sign* area for the business;
3. Shall not be illuminated; and
4. No *sign* permit is required.

(TEXT OF SUBSECTION (P) EFFECTIVE JULY 1, 2012)

P. **Sale, Lease or Rent Sign.** *Sale, lease or rent sign* requirements are as follows:

1. Shall be a maximum six (6) square feet in area and eight (8) feet in height;
2. Shall only be displayed on the property for which they pertain. Only one (1) *sign* shall be displayed per *street* frontage. *Sign* shall not be counted in the total aggregate *sign* area for the business in determining the allowable *sign* area for the business;
3. Shall not be illuminated; and
4. No *sign* permit is required.

Q. **Service Station Sign.** *Service station sign* requirements are as follows:

1. *Building Mounted Sign.* Allowed per Section 4-903(D).
2. *Freestanding Sign.*
   a. One (1) *freestanding sign* is allowed per *street* frontage;
   b. Shall not exceed twenty-four (24) square feet in area nor eight (8) feet in height;
   c. The price component may have changeable copy, which shall not exceed twelve (12) square feet in area;
   d. The *sign* shall have a monument base of masonry construction or other architectural grade material approved through *development plan* review;
   e. Address numerals shall be included on all *freestanding sign structures.* The numerals shall be at least four (4) inches in height; and
f. A sign permit is required.

3. Pump-Topper Sign.
   a. Shall not exceed three (3) feet in area and does not count towards total sign area for the business;
   b. Such signs may display instruction, price, or advertising copy pertaining to any product sold on site; and
   c. No sign permit is required;

   a. Maximum two (2) signs per canopy;
   b. Shall not exceed six (6) square feet per sign;
   c. May be illuminated; and
   d. A sign permit is required.

R. Special Event Sign. Special event sign requirements are as follows:

   a. All businesses shall be permitted to display grand opening signs, on a one-time basis, for a maximum of thirty (30) consecutive days. Grand openings may be extended by written approval of the Community Development Director, or designee, in the event that a business is currently processing for a permanent sign approval, but in no event shall the permit exceed sixty (60) days in duration;
   b. Grand opening permits may include banners, pennants, wind-driven spinners, streamers, balloons, flags and inflatable signs; and
   c. A sign permit is required and must be displayed visible to the public during the allowed time of the permit.

[TEXT OF SUBSECTION (R)(2) EFFECTIVE UNTIL JUNE 30, 2012]

2. Significant Event Sign.
   a. Limited to no more than twenty-one (21) cumulative days within each six (6) month period in a calendar year;
   b. May include banners, pennants, wind-driven spinners, streamers, balloons, flags and inflatable signs; and
   c. A sign permit is required and must be displayed visible to the public during the allowed time of the permit.
2. **Significant Event Sign.**
   a. Limited to no more than fourteen (14) cumulative days in a calendar year;
   b. May include banners, pennants, wind-driven spinners, streamers, balloons, flags and inflatable signs; and
   c. A sign permit is required and must be displayed visible to the public during the allowed time of the permit.

3. **Going Out of Business Sign.**
   a. All businesses shall be permitted to display going out of business signs on a one (1) time basis for a maximum of thirty (30) consecutive days;
   b. The business shall cease and be discontinued at that specific location upon the disposal of the stock of goods on hand or after thirty (30) days, whichever comes first after the going out of business signage is first displayed;
   c. May include banners, pennants, wind-driven spinners, streamers, balloons, flags, and inflatable signs; and
   d. A sign permit is required and must be displayed visible to the public during the allowed time of the permit.

4. **Permitted Special Event Sign.**
   a. Limited to banner signs;
   b. Business(es) that displays such banners must receive a Special Events Permit or be associated with the special event producer or permittee;
   c. Banners may not be displayed until the day(s) of the special event;
   d. Banners must be removed the evening that the special event concludes;
   e. Banners must include copy or graphics specific to the special event; and
   f. No sign permit is required.
S. **Subdivision/Apartment Community Advertising Sign.** Subdivision/Apartment Community advertising requirements are as follows:

1. May be maintained for the following time periods:
   a. Subdivision advertising, including condominiums, may be maintained for two (2) years from date of sign permit, or until all the lots/units in the subdivision are sold, whichever occurs first; and
   b. Apartment community advertising may be maintained for eighteen (18) months from date of sign permit, or until occupancy permit is issued for the last building, whichever occurs first.

2. One (1) sign may be displayed per street frontage (perimeter), with a maximum of two (2) such signs per recorded subdivision or apartment community;

3. Each sign shall not exceed eighty (80) square feet in area nor twelve (12) feet in height;

4. Any off premise subdivision advertising sign shall not exceed thirty-two (32) square feet in area nor eight (8) feet in height and shall require a use permit;

5. Total maximum allowable sign area shall not exceed one hundred sixty (160) square feet per recorded subdivision including all on-site and off-site signs, or apartment community;

6. Festive flags allowed with a maximum height of three (3) feet; and

7. A sign permit is required.

T. **Subdivision Identification Sign.** Subdivision identification sign requirements are as follows:

1. May be used to identify a subdivision;

2. May be wall mounted or freestanding;

3. Each sign shall not exceed eight (8) feet in height, nor twenty-four (24) square feet in area;

4. A twenty-four (24) square foot sign may be displayed on either side of a street providing direct access to the subdivision and serving as a major entry;

5. May be illuminated per Section 4-902(H); and

6. A sign permit is required.
U. **Marquee Sign.** Marquee signs for theater, museum, and place of worship requirements are as follows:

1. Marquee signs may use intermittent or scrolling illumination, or changeable copy to display civic, theatrical or performance information;

2. Building Mounted.
   a. Shall be mounted to the wall or fascia of the building;
   b. Shall be eighty percent (80%) or less of their horizontal or vertical backgrounds unless otherwise approved through development plan review;
   c. Shall not exceed the height of the building; and
   d. A sign permit is required.

3. Freestanding.
   a. Theaters, museums and places of worship are allowed one (1) freestanding sign per street frontage of the lot, center or complex in which the theater/museum, place of worship is located;
   b. Shall comply with the freestanding sign area and height requirements pursuant to Section 4-903(I); and
   c. A sign permit is required.

V. **Window Sign.** Window sign requirements are as follows:

1. Shall be limited to twenty-five percent (25%) of the total window area in which it is placed, including all graphics and trademarks. For the purposes of this Code, glass doors are considered windows. The twenty-five percent (25%) limitation is measured as the smallest rectangle to include all graphic, logos, and copy. Sign requirements may be modified or revised by the Community Development Director, or designee, when necessary for security and crime prevention;

2. Shall not be placed above the ground floor of the building without a Development Plan Review approval; and

3. No sign permit is required.
Section 4-904  Sign Permits, Fees and Procedures.

A.  Sign Permits and Fees.

1.  A sign permit shall be required in order to erect, install, relocate, modify or change any sign within the city. “Modify”, as it is used herein, shall mean any change in or to an existing sign, its face, copy, colors or supporting structures; except that maintenance of a sign shall not be considered a modification.

2.  Failure to conform to the conditions of a sign permit, including any conditions or stipulation attached thereto by the City Council or other decision-making body, shall render such permit void.

3.  Refer to Appendix H, for the fee schedule.

4.  All electrical work must comply with the Tempe Electrical Code.

5.  All gravity and wind load calculations shall comply with applicable Building Codes.

B.  Permit Procedures. Sign Permit Criteria. Sign permits are subject to review and approval by the Community Development Director, or designee, per Section 6-101. The following information shall be submitted to obtain a sign permit, unless prior arrangement is made through the Community Development Director, or designee:

1.  Two (2) drawings, prepared to scale, of the proposed signage shall be submitted to the Community Development Department and shall include all of the following information:

   a.  The address of the site for the proposed signage;

   b.  All sign dimensions, including the height of the signage and all sign area calculations;

   c.  Sign materials and colors;

   d.  A development plan showing the proposed locations of signage;

   e.  Building elevations drawn to scale and dimension showing proposed locations of signage;

   f.  Details of the light fixture or other source of sign illumination;

   g.  Details of visual screening or shielding of the light fixture;

   h.  The applicant’s name, name of business, business address, and work telephone number;

   i.  The fee as required; and
j. Structural calculations for all freestanding signs exceeding eight (8) feet in height and for all building mounted signs that extend greater than sixteen (16) inches from the face of the building.

Section 4-905  Way-Finding Signs.

A. **Purpose.** The purpose of way-finding signs is to allow businesses in a pedestrian-oriented environment to identify their business name and/or service on a removable sign that is either Upright or A-Frame at a defined location.

B. **Applicability.** Upright signs are permitted in the CC District, located within the Downtown Tempe Community boundaries only. Upright signs or A-Frame signs are permitted in all other commercial districts including the RCC District, Mixed-Use Districts and Industrial districts.

C. **Location.** Way-finding signs shall not be affixed or otherwise attached to objects including but not limited to light poles, trees, traffic signals, benches, street signs, fencing or bike racks, and shall be subject to the following regulations:

1. Signs must allow for a minimum three (3) foot wide clear pedestrian pathway to and from all building entrances and exits, except in the CC District a minimum six (6) foot wide clear pathway is required.

2. Signs for individual ground floor businesses shall be located within three (3) feet of the building frontage and within ten (10) feet of the business entry. Businesses above the ground floor shall locate signs within ten (10) feet of a stairway or elevator. Alternate locations may be accepted within designated areas; and

3. Signs for courtyard entries shall be limited to one (1) sign for all businesses located within the courtyard, utilizing the same common entry. Signs shall be located within ten (10) feet of the courtyard entrance.

D. **Size.** Upright signs shall be a maximum of eight (8) square feet in area, five (5) feet in height and shall not exceed two (2) feet in width. A-frame signs shall be a maximum of six (6) square feet in area and a maximum three (3) feet in height.

E. **Design.** Upright signs shall have a compatible design, constructed of durable materials with a substantial base, and colors that compliment the existing allowable signage for the business. A-Frame signs shall be constructed of durable materials.
F. **Miscellaneous.**

1. **General.**
   
   a. Way-finding signs shall not be counted in the total aggregate allowable sign area for the business;
   
   b. Signs shall not be illuminated;
   
   c. One (1) sign is allowed per business;
   
   d. Signs shall only be displayed during normal hours of operation; and
   
   e. A way-finding sign permit is required.

2. **CC District.**

   a. No sign can be displayed without authorization of both the property owner and permitted by the Downtown Tempe Community (or a future subsidiary);
   
   b. If sign is located in the public right-of-way, an encroachment permit is required, subject to review by the Public Works Department; and
   
   c. Decisions made by the Downtown Tempe Community (or a future subsidiary) may be appealed to the Community Development Director or designee.

---

**Section 4-906 Leasing Banner Sign.**

A. **Purpose.** The purpose of a leasing *banner sign* is to allow a property owner or manager a temporary sign display identifying the availability of leasable tenant space at a vacant location.

B. **Applicability.** Leasing *banner signs* are permitted for all Commercial and Industrial uses. Such sign shall only be located on the building face of the space for lease.

C. **Size & Design.** Up to one (1) *banner sign* is permitted per tenant space. Tenant spaces less than or equal to 3,000 square feet in area are allowed a leasing banner sign a maximum of thirty-two (32) square feet. Tenant spaces greater than 3,000 square feet in area are permitted to have a leasing banner sign a maximum of sixty-four (64) square feet in size. Information is limited to advertising the availability of the space and a contact number. A maximum of two (2) colors, including sign text and background is allowed.

D. **Permit.** A leasing banner sign permit is required.

**Reference** – Ordinance No. 2011.21, Leasing Banner Sign, Termination Date: June 30, 2012