

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING SECTION 35-1804 (PARKING SCHEDULE), SUBSECTION 35-1902(8) (SITE DEVELOPMENT PLAN DESIGN STANDARDS), SUBSECTION 35-1903(6) (LANDSCAPING), SECTION 35-2700 (PENALTY, SEPARATE OFFENSES) OF CHAPTER 35; AND SECTION 39-9.16 (SIGNS FOR SHOPPING CENTERS AND MULTI-USER SITES), OF CHAPTER 39, CODE OF THE CITY OF CHANDLER.

WHEREAS, zoning and sign code revisions have been prompted by City Council goals which call for an upgrade to commercial design standards that can be incorporated into the City Code; and

WHEREAS, said amendment has been published in a local newspaper with general circulation in the City of Chandler, giving thirty (30) days notice of time, place and date of public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code on March 7, 2001;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. That Section 35-1804, Subsection 35-1902(8), Subsection 35-1903(6), and Section 35-2700, of Chapter 35, Code of the City of Chandler, are amended to read as follows:

35-1804. Parking schedule. (Based on gross floor area)

(3) Commercial

Auditorium, theaters, stadium or similar place of assembly	One (1) space/two hundred (200) square feet or one (1) space/five (5) seats, whichever is greater
Private clubs, lodges (no overnight accommodations)	One (1) space/two hundred (200) square feet or one (1) space/five (5) seats, whichever is greater
Dance halls, skating rinks, amusement centers, recreation centers	One (1) space/two hundred (200) square feet
Funeral homes	One (1) space/four (4) seats in main assembly area or one (1) space/three hundred (300) square feet, whichever is

	space/three hundred (300) square feet, whichever is greater
Medical, dental offices, clinics	One (1) space/one hundred fifty (150) square feet
General offices, nonretail	One (1) space/two hundred (200) square feet
Hotels, motels, boarding homes	One and one-third (1 1/3) spaces for each sleeping room
Restaurants, cafes, bars, cocktail lounges	One (1) space/fifty (50) square feet of public serving area
And	One (1) space/two hundred (200) square feet for preparation
Shopping centers (less than 10 gross acres in size)	Five and one-half (5.5) spaces/one thousand (1,000) square feet
Shopping centers (10 gross acres or larger in size)	One (1) space/two hundred fifty (250) square feet
Retail sales	One (1) space/two hundred fifty (250) square feet
Bulky merchandise sales, nurseries, building materials, equipment rental	One (1) space/three hundred (300) square feet
Banks and personal service	One (1) space/one hundred fifty (150) square feet
Bowling Alleys	Four (4) spaces/lane
Tennis, handball courts	Three (3) spaces/court
Golf course	One (1) space/two hundred (200) square feet in main building
Plus	Four (4) spaces per green
(Ord. No. 1421, II, 1-10-85)	

35-1902. Site development plan design standards.

(8) Additional requirements for shopping centers, office and commercial complexes:

- (a) Adjacent to residential development: When such projects are next to or across an alley from a rear or side yard of single-family residential development:

1. Commercial buildings shall be no closer than twenty-five (25) feet, plus one (1) additional foot for each foot of height of the commercial building, from the residential property line.
2. Second-story window balconies and other openings are allowed only when demonstrated to and approved by the Zoning Administrator that back yards of adjacent residences will not be visible from such balconies or openings by persons sitting or standing in the commercial buildings.
3. Building elevations facing and visible from the adjoining residences and back yards shall be designed to be in harmony with the residential environment through the use of color, material, texture and varied treatment of segments of the commercial building.

(b) Pedestrian circulation:

1. It is deemed appropriate that walkways required in section 1902(4) be provided in all shopping centers, offices and other commercial complexes. Such walkways shall be A.D.A. (Americans with Disability Act) accessible and designed and provided to serve internal pedestrian circulation needs, and be integrated with pedestrian access to and from surrounding land uses, sidewalks and walkways.
2. Bus bay locations, where applicable, shall be integrated with pedestrian walkways that provide direct access to the adjacent commercial center.
3. All perimeter sidewalks shall be at least partially meandering and removed and separated from the curb by landscaping barrier or other decorative material. These sidewalks shall be not less than six (6) feet in width except that, in locations anticipated heavier than normal pedestrian traffic, the Zoning Administrator may require these to be eight (8) feet in width.
4. There shall be at least one (1) other special feature that is pedestrian oriented for each fifty thousand (50,000) square feet of gross floor area such as but not limited to fountains, sculpture, mural, or other generally accepted forms of art.

(c) Independent building pads: For the purpose of this section, commercial pads are uses that stand apart from, and hence not perceivable as, part of the main building complex. Pads may be developed as single freestanding uses, such as a restaurant or bank, or a cluster of uses sharing common architectural detail and materials, open spaces, and shaded areas and pedestrian connections.

The number of Pads permissible in a shopping center shall be limited to one (1) per arterial street frontage, with corner pads to count as one (1) of the frontage allowances. Multi-user pads are permitted only when the uses are integrated and

clustered within a common open space with seating areas and pedestrian walks, share common architectural details and materials (i.e., color, texture) portrayed by the main complex, and not separated by vehicular movement. The number of uses on one (1) pad shall not exceed two (2) although the Commission may consider a larger number through the pad process when environmentally commensurate with the size and scale of the shopping center.

1. Circulation: One (1) drive-up or drive through window per pad is permissible as long as the drive-up does not conflict with parking maneuvering areas, main-stream vehicular movement, or in itself create an unsafe traffic situation. Drive through lane entry and exit shall be separated from vehicular parking areas, through curbing, landscaping, etc. Textured paving treatments shall be provided at all crosswalks, driveway entrances, and on-site pedestrian crosswalks. All drive-up facilities, including drive-up lanes and queuing areas shall be adequately screened from street view by building orientation, or by a landscaped berm and retaining wall measuring four (4) feet from grade of the driving lane, and situated so as not to disrupt safe traffic flow. Queuing lanes for fast food and similar high turnover uses shall be a minimum of fourteen (14) feet in width and at least one hundred fifty (150) feet in length from drive-up window to start of lane with queuing. Queuing shall be provided to accommodate a minimum of six (6) vehicles from the start of lane to the menu board. This queuing length standard is not intended for such uses as drug stores, banks, dry cleaners, etc.
2. General design: All pads, though isolated from the main complex, shall be designed to provide a landscape and architectural setting to the larger complex. Any pad building(s) twelve thousand (12,000) square feet or greater in building area, located within any commercial site that is ten (10) acres or greater in size, shall be allowed to be constructed prior to the balance of the commercial center. Any pad buildings twenty-five thousand (25,000) square feet or less in building area, located within any commercial site that is less than ten (10) acres in size, shall be constructed concurrently or subsequently with at least twelve thousand (12,000) square feet of additional building area in the commercial center.

Freestanding building adjacent to the main complex structures will not be considered pads if the freestanding building is not separated from the larger complex by vehicular movement, improved vehicular surfaces, or retention area.

Pad buildings shall portray detailed exteriors on all sides to avoid blank or monotonous faces: wall perimeters shall be landscaped. In no case shall parking areas or other improved surfaces for vehicles extend to building walls. Pads shall not exceed one (1) story in height.

3. Any high turn-over uses (fast food, convenience stores, service stations, etc.) must be integrated within larger planned commercial and office centers. However, on sites where the contiguous area is generally insufficient to allow a larger planned

center, relief may be considered through the provisions of the Planned Area Development (PAD) process, subject to approval by City Council.

- (d) Deceleration lanes: Each perimeter curb cut shall have a deceleration lane in length approved by the City Engineer. The City Engineer may waive this requirement upon making the finding that such lanes are not feasible or necessary.
- (e) Architectural Standards: The intent of the following standards is to encourage creative and innovative design techniques, quality and merit.
 - 1. Building features that are used for advertising or national image (corporate stylized architecture), shall be prohibited.
 - 2. Building architecture shall promote consistent architectural character and detail on all sides of the structure, including the use of building materials, and not merely limited to color changes only.
 - 3. Where applicable, building mass shall be broken by dividing into smaller components and creating functional open space and pedestrian oriented areas between buildings.
 - 4. Any one (1) building material shall be limited to a maximum of sixty-five percent (65 %) of the total area of each building façade, unless dictated by an architectural style that prescribes a particular building material as the dominant feature (e.g., Pueblo, Santa Fe style, etc.).
 - 5. Flat walls on buildings shall be minimized by incorporating such techniques as pop-outs or pilasters or recessed features or other vertical relief elements at a minimum interval of every twenty-four (24) feet.
 - 6. Rooflines shall be varied in height, form, and materials. Parapet rooflines shall be varied by stepping up and down or incorporating pitched roof elements.
 - 7. Covered canopies shall be provided at tenant entries.
 - 8. At least one common pedestrian seating area shall be provided in a landscape setting on site for every seventy-five thousand (75,000) square feet of building area. Developments that have less than seventy-five thousand (75,000) square feet of building area shall provide at least one common pedestrian seating area.
 - 9. Drive-through menu boards shall be screened from street view, and architecturally integrated with building design through the use of common materials and colors.

10. Design of gas canopies shall be integrated with adjacent building architecture through the use of similar materials, colors and roof forms.
 11. Gas canopy lights shall be flush with the bottom of canopy. Gas canopy bottom edge shall be a maximum of fourteen feet six inches (14'-6") above finish grade, unless canopy is integrated into convenience store building.
 12. All gas tank vent piping shall be screened from arterial streets and public view.
 13. Screening shall be architecturally integrated for the service entrance section (SES) and all utilities. All ground-mounted equipment shall be screened from public view by a concrete or masonry wall or landscaping, equal to or greater in height than the height of the mechanical equipment.
 14. All transformer boxes, meter panels and electric equipment, back-flow devices and any other utility equipment, not able to be screened by landscaping or walls, shall be painted to match the building color.
 15. Any roof access ladders shall be located inside the building. Roof drainage shall utilize interior roof drains or be architecturally integrated into the building design. Architecturally integrated roof drains shall require additional articulation beyond paint accents.
- (f) Project design guidelines and specifications: Project design guidelines and specifications shall be developed by the applicant, submitted with the earliest zoning application, and approved by the approving authorities (Council, Planning Commission, and Staff), but no later than the site development plan submittal preceding the issuance of the building permit. These guidelines and specifications shall describe how the site development plan design standards in section 1902 shall be met in any particular project. Once approved by the approving authority, these guidelines and specifications shall become binding on all development and construction within this project. The Zoning Administrator may accept minor departures from such approved guidelines and specifications when such request is made in writing and upon finding that:
1. The departure is minor and does not change basic intent or quality; or
 2. An alternate which on balance is greater in quality than previously approved.

Any other changes shall be approved only by the approving authority. The above design criteria specifications shall include consideration of adjoining existing or approved projects to avoid clashing and to promote identity. This shall be observed also by all developers at the intersections of arterial streets.

It is not the intent of this provision to promote or attain similarity or sameness. The intent of this provision is to attain identity for a project and to attain identity at intersections at arterial streets so that such intersections could become unique and readily perceivable nodes in Chandler. The developer's responsibility and creativity are relied upon in fulfilling these purposes.

(g) Additional quality standards: The intent of the following standards is to encourage creative and innovative design techniques, quality and merit. A minimum of six (6) of the following items shall be achieved for shopping centers, office and commercial centers.

1. Provide direct collector street access to commercial center.
2. Locate at least fifty (50) percent of freestanding pads within a landscape setting along an arterial streetscape.
3. Provide angled building orientation to achieve varied alignment of building fronts and site design features, that in turn creates functional outdoor spaces, and/or enhanced intersection feature.
4. Provide tree lined "boulevard" at median break(s), with detached sidewalks and landscaping that lead directly into a pedestrian plaza or other amenity.
5. Stagger parking setback by at least ten (10) feet or vary orientation of parking lot along arterial streetscape, while maintaining a minimum twenty (20) foot setback from the right-of-way.
6. Incorporate unique planter and seating features, recurring in pedestrian areas throughout site, including areas along the front of buildings.
7. Develop an overall character theme that incorporates unique amenities (i.e., signage, light fixtures, screen walls/seat walls, etc.).
8. Provide public artwork or other pedestrian features in common landscape areas in addition to the required special features, such as seat wall planters, or other pedestrian oriented features.
9. Provide at least two (2) unique freestanding architectural site features that reflect the building architecture in addition to the required special features, such as entry arches, trellises, clock towers, rail fencing, etc.
10. Develop unique water features in a pedestrian setting internal to the site development, in addition to the required special features.

11. Any other design amenity, which is otherwise not required but which meets the general intent for design innovation, may be substituted for any of the above additional quality standards.

35-1903. Landscaping.

(6) Standards: All turf areas equal to or greater than five (5) acres in size shall be watered exclusively with reclaimed water when reclaimed water is available in the arterial street. All infrastructure need to accept reclaimed water when it is available in the arterial street shall be installed as a part of the development. When effluent is used, all turf areas equal to or greater than five (5) acres in size shall be overseeded with a winter lawn. All new developments shall be landscaped in accordance with the following minimum standards.

(a) Plant material:

1. Low-water-use plants required: Except when reclaimed water is used, plant material species (trees, shrubs, ground cover, vines, etc.) shall be limited to those which are included within the latest amended edition of the "Low-Water-Using Plant List" approved by the Director of the Phoenix Active Management Area of the Arizona Department of Water Resources (appendix A). Any plant material species may be used if irrigated by a reclaimed water source.
2. Arizona Nursery Association- Tree specifications: All trees shall comply with the latest amended edition of the "Arizona Nursery Association- Recommended Tree Specifications" (appendix D).
3. Minimum planting size: Unless specified elsewhere, all plant material shall be of the following minimum sizes:

Plant Type	Minimum Planting Size
Trees (for office and commercial development adjoining arterial streets)	24-inch box (50% of required trees) 36-inch box (25% of required trees)* 48-inch box (25% of required trees)*
Trees (interior of office and commercial development)	15-gallon (50% of required trees) 24-inch box (50% of required trees)
Trees (for non-commercial development)	15-gallon (50% of required trees) 24-inch box (50% of required trees)

Trees (quantities that exceed minimum code standards)	15-gallon
Shrubs	5-gallon
Ground Cover	1-gallon
Vines	1-gallon
Annuals	4-inch pots or flats

*Date palm or fan palm trees in excess of fifteen (15) feet in trunk height may qualify as a required 36-inch box or 48-inch box planting size.

(b) Landscape area requirements: All portions of a development site not utilized for building development, service areas, paved or improved storage areas, parking driveways, etc., shall be landscaped. Minimum areas of landscaping are as follows:

1. Front yard/street right-of-way areas: All front yard areas and street right-of-way areas located between developed on-site improvements and the back of existing or future public sidewalks or street curbs, except needed access driveways, shall be fully landscaped.

All street frontage landscaping located adjacent to driveway exits and street intersections shall be designed, installed and maintained in accordance with the height, location and sight visibility requirements of the City of Chandler Standard Details (detail C-246).

2. Parking lot area: A minimum of ten (10) percent of the interior surface area of all parking lots shall be landscaped. Planter islands, uniformly distributed throughout the interior parking area, a minimum of nine (9) feet in width (measured from outside face of curb to outside face of curb) and protected by raised curbs. Diamond planters shall be installed in commercial and office development and uniformly distributed between planter islands. Such planters shall be a minimum of five (5) feet square in size, oriented in a diagonal fashion, and shall occur at the following minimum frequencies:

Frequency	Type of Development
1 planter/10 spaces	Multi-family Residential
1 planter and 2 diamond planters/ 12 spaces	Commercial
1 planter and 2 diamond planters/ 12 spaces	Office
1 planter/20 spaces	Industrial

Note: Planters, as required above, may not meet the ten (10) percent planting requirement. The deficiency shall be made up by increasing the size of the planter islands and/or increasing the width of perimeter landscape areas created by building and parking setback requirements.

3. Landscape buffers/perimeter landscape strips: A landscape strip a minimum of ten (10) feet in width shall be provided along all site boundary lines.

4. Building structures: Foundation planting shall be provided at walkways adjacent to buildings and planters up to building edge, where appropriate.

(c) Landscape improvement requirements: the following minimum landscape improvements are required within the following several different landscape areas:

1. Single- and multi-family residential developments:

a. Common open space/retention basins: A minimum of one (1) tree and six (6) shrubs per five hundred (500) square feet of open space plus such additional vegetative ground cover, including turf subject to the limitations established within subsection (6)(d) of these standards, needed to cover a minimum of fifty (50) percent of the total landscaped area with shrubs and ground cover.

b. Arterial and collector street rights-of-way: Arterial and collector street rights-of-way adjacent to and within single- and multi-family residential developments shall be landscaped at a rate of one (1) tree and six (6) shrubs per thirty (30) lineal feet plus such additional shrubs and vegetative ground cover, excluding turf which is prohibited within street rights-of-way (unless reclaimed water is utilized), necessary to cover a minimum of fifty (50) percent of the total landscaped area with shrubs and ground cover.

2. Commercial/office/institutional developments: One (1) tree and six (6) shrubs per seven hundred fifty (750) square feet of interior open space plus such additional ground cover, including turf subject to the limitations established within subsection (6)(d) of these standards, that upon maturity a minimum of fifty (50) percent of all interior "nonhardscape" open space surfaces shall be covered with shrubs and ground cover.

3. Industrial developments: One (1) tree and six (6) shrubs per one thousand (1,000) square feet of interior open space plus such additional vegetative ground cover, including turf subject to the limitations established within subsection (6)(d) of these standards, that upon maturity a minimum of fifty (50) percent of all interior open space surfaces shall be covered with shrubs and ground cover.

4. Parking areas: Normal-size single-row planter islands (nine (9) x nineteen (19) feet) shall contain a minimum of one (1) tree and five (5) shrubs. Double-row planter islands (nine (9) x thirty-eight (38) feet) shall contain a minimum of two (2) trees and ten (10) shrubs. Planter island larger than those described above shall contain one (1) additional shrub per each additional twenty-five (25) square feet of area. Trees shall have a minimum clear canopy distance of five (5) feet and achieve a mature canopy width of twenty (20) feet. Diamond planters (five (5) feet square and oriented diagonally) shall contain a minimum of one (1) tree. Angled parking shall include diamond planters (five (5) feet by seven (7) feet and oriented diagonally) and shall contain a minimum of one (1) tree.

5. Front yard/street right-of-way areas:

- a. Twenty-foot setback areas: Landscaping shall be provided at a minimum rate of one (1) tree and six (6) shrubs per thirty (30) lineal feet of frontage plus sufficient ground cover, to provide a combined shrub and ground cover coverage of half of the total landscaped area.
- b. Intersection setback areas (section 1902(4)(a)2.). Landscaping shall be provided at a minimum rate of one (1) tree and six (6) shrubs per eight hundred (800) square feet plus sufficient ground cover plantings to provide a combined shrub and ground cover coverage of half of the total landscaped area.

6. Landscape buffer areas/dissimilar land uses:

- a. A six-foot masonry wall reflecting the design, material and/or color of the primary structures within the project, excluding approved gated openings; and
- b. Evergreen trees a minimum of seven (7) feet in height; twelve (12) feet in height if abutting existing or planned residential development, planted at a maximum spacing of twenty (20) feet on center and shrubs planted at a rate of five (5) per one hundred (100) lineal feet.

7. Other perimeter landscape strips: All other perimeter landscape strips shall be landscaped at a rate of one (1) tree and six (6) shrubs per thirty (30) lineal feet.

8. Parking lot screening: When parking areas abut a front yard or road frontage landscaped area, such parking area shall be screened with a decorative masonry wall(s) and earth berm(s) ranging between thirty (30) and forty-two (42) inches in height. Horizontal and vertical variation in the design of screening wall is required whenever linear alignments exceed eighty (80) feet.

Tree, shrub and ground cover planting shall be as required in paragraph 5., "Front yard/street right-of-way areas," listed above.

9. Front yard/setback grading: Front yard areas shall be graded in a manner which creates natural and pleasing ground forms in accordance with the following guidelines:

- a. A maximum of fifty (50) percent of the front yard setback area (that area which is behind the street frontage) may be used for stormwater retention.
- b. Soil excavation to create needed retention basins shall, within the slope limitations established below, be used to create complimentary earth mounds elsewhere within the same front yard/setback area. Height of earth berms shall be measured from adjacent street curb elevation.
- c. Earth mounds, natural and pleasing in size and shape, with a maximum slope ratio of 4 to 1 (horizontal/vertical) shall be located and designed to minimize street views into retention basins.
- d. Rain and/or irrigation water run-off from landscaped surfaces onto paved surfaces is prohibited.
- e. Stormwater retention is prohibited against retaining walls when adjacent to a street/right-of-way. Retention basins shall be designed to appear natural and pleasing, avoiding rectangular shapes or straight side slopes. Retention basins may be allowed to immediately adjoin retaining walls where they are located along side or rear property lines, only if they are not visible from any street frontage.

10. Protection of landscaped areas: Landscaped areas adjacent to vehicular drives or parking areas shall be protected by a six-inch vertical curb. Areas surfaced with different materials (i.e. lawn and decomposed granite) shall be separated by masonry, wood or steel headers. Steel headers shall not be used to edge turf areas within residential or recreational projects and developments.

11. Finished grade surfaces: All landscape areas shall be graded so that finished grade surfaces of all nonliving materials (i.e. decomposed granite, crushed rock, mulch, etc.) are one and one-half (1 ½) inches below concrete or other paved surfaces.

12. Irrigation systems: All landscaping shall be serviced with a permanent underground automated irrigation system designed in compliance with the

“Minimum Standards for Landscape Irrigation” by the Arizona Chapter, American Society of Irrigation Consultants, three (3) copies of which are on file with the City Clerk, and which is hereby adopted by reference and made a part hereof as if set forth at length herein.

(d) Additional quality standards: The intent of the following standards is to encourage creative and innovative design techniques, quality and merit. A minimum of four (4) of the following items shall be achieved for shopping centers, office and commercial developments.

1. Provide alternative means for surface storm water storage in addition to or in lieu of surface retention basins along all arterial street frontage areas.
2. Common open space/retention basins: A minimum of one (1) tree and six (6) shrubs per five hundred (500) square feet of open space, plus such additional vegetative ground cover, including turf subject to the limitations established within subsection (6)(d) of these standards, needed to cover a minimum of fifty percent (50%) of the total landscaped area with shrubs and ground cover.
3. A maximum of twenty percent (20%) of the front yard setback area (that area which is behind the public right-of-way) may be used for stormwater retention.
4. Provide placement of turf next to retention basins that are completely visible from all arterial streets.
5. Provide landscape berms that are a minimum of two (2) feet in height along at least fifty percent (50%) of all adjacent arterial streetscapes outside the right-of-way. Berms shall maintain a maximum slope ratio of four to one (4:1) (horizontal/vertical).
6. Provide enhanced landscape planters at base of screen walls at each entry to commercial center.
7. Provide enhanced design configuration of screen walls adjoining arterial streets.
8. Provide at least one (1) landscape focal point element that serves as a terminus feature for a vehicular entry or pedestrian walkway.
9. Any other design amenity, which is otherwise not required but which meets the general intent for design innovation, may be substituted for any of the above additional quality standards.

(e) Limitations on use of turf: Unless watered with “reclaimed” water, use of turf shall be limited to the following:

Land Use/Area	Turf Permitted as a Percent of Total Landscape Area
*Street rights-of-way	0 %
Commercial/office/ Institutional	10%
Industrial	10%
Multi-family residential	40%
Common open space/retention basins	40%
Within SF Residential Developments	No limitation
**Parks, Schools, golf course and cemeteries	No limitation

*Landscape extensions of residential lots are excepted from the turf limitations. Turf is prohibited in all rights-of-way; however, when reclaimed water is used the following shall apply:

Turf is prohibited in all arterial street medians. Turf is allowed in arterial street rights-of way from the back of sidewalk to the right-of-way line. No turf shall be installed in arterial streets from back of street curb to the sidewalk.

On streets other than arterial streets, when reclaimed water is used, the following shall apply if the landscaping is maintained by a homeowners association:

Turf may be installed in the street right-of-way. All landscaping shall be designed and installed such that the final median and street landscape elevation is two (2) inches below the top of curb.

**Although the area of turf is not limited, the amount of water which can be applied to it shall be subject to the limitations of the Second Management Plan for the Phoenix Active Management Area as adopted by the Director of the Arizona Department of Water Resources.

(f) Limitations on use of decorative water/water features: Except when serviced with reclaimed water, and unless a part of a publicly oriented outdoor recreation facility, water features (i.e. pools, ponds, fountains, streams, waterfalls, etc.), shall be allowed only within small-scale pedestrian/oriented places. Water feature design which reduces

evaporation, e.g. cascading rather than vertical sprays, is required. Entrance water features placed to be seen and enjoyed primarily from moving vehicles are prohibited.

(g) Model home complexes: Model home complexes, unless they are utilizing “reclaimed water,” shall be landscaped in accordance with xeriscape landscape principles and shall meet the following minimum requirements:

1. Plant Materials: Plant materials shall be limited to those contained within the “Low-Water-Use Plant List” referred to in these standards (app.A).

2. Turf and water surfaces/features: Combined turf* and water surfaces of all water features, except for swimming pools which shall be exempt from these calculations, shall not occupy more than twenty (20) percent of the landscapable area within each lot in the model home complex. All water intensive landscaped areas shall be located immediately adjacent to the model homes.

*Does not apply to turf which has been officially recognized by the Director of the Phoenix Active Management Area of the Arizona Department of Water Resources and included on the latest amended edition of the “Low Water Using Plant List.”

3. Literature package: A literature package describing water-conserving landscaping shall be on display within all model sales offices. Such display, if copies are not made available by the homebuilder, shall include information regarding where such literature is available. The following literature is suggested:

Xeriscape- Water Conservation through Creative Landscaping

Arizona Municipal Water Users Association 505 N. 2nd Street, Suite 385
Phoenix, Arizona 85004

The Unthirsty One Hundred

Reprint from Sunset Magazine- October 1988 Lane Publishing Company
Menlo Park, California 94025

(h) Landscape maintenance: All installed landscaping shall be maintained (watering, fertilizing, weeding, mowing, trash pickup, and pruning) by the landowner or the lessor in accordance with the following:

1. Sites shall be kept clean and attractive at all times. Weeds and trash shall not be allowed to accumulate on the site.
2. Living plant material shall receive sufficient water and fertilization to maintain health and vigor and shall, to the maximum extent possible, be allowed to attain its natural size and shape.
3. Pruning shall be used to maintain plant health and vigor while enhancing its form and structure. Cropping of trees, unless necessary to protect traffic safety or overhead power lines is prohibited. All pruning shall be in accordance with the adopted pruning standards of the Western Chapter of the International Society of Arboriculture (see appendix B).
4. All dead or obviously unhealthy plant materials shall be replaced with material equal to that which was originally specified on the approved landscape plan.

(i) *Landscape guaranty:* The owner shall, prior to building permit approval, provide evidence that all plant materials are guaranteed for a minimum period of sixty (60) days from the date of final approval by the city. Terms of the guarantee shall also specify that any plant materials which are not approved by the city prior to October 1 of the calendar year in which they are installed shall be further guaranteed until May 20 of the following calendar year. Trees, shrubs, vines, ground cover, and turf which have to be replaced under terms of the guarantee shall be guaranteed for an additional 60 days from the date of replacement.

All plant materials requiring replacement under the conditions of the contractor's guarantee shall be replaced within ten (10) working days from the date of written notification from the owner or the City of Chandler.

(j) *Miscellaneous provisions:*

1. *Restrictions on tree and shrub placement:* Trees measured from trunk center shall be placed a minimum of five (5) feet from sidewalks, public accessways, or rear of fire hydrants. Shrubs as measured from their mature perimeter shall be located a minimum of five (5) feet from the rear of a fire hydrant. In no case shall any material other than ground cover be placed between the street or roadway and fifteen (15) feet either side of a fire hydrant.
2. *Spacing of massed shrubs/ground cover plantings:* The spacing of all massed shrubs and living ground cover plant materials shall be in accordance with appendix C, Recommended Spacing of Massed Shrubs and Ground Covers.
3. *Paving against building and screening walls prohibited:* Paving of sidewalk, access driveways and parking surfaces adjacent to building or screen walls, unless part of a screened service area, is prohibited.
4. *Plastic under ground cover areas prohibited:* Use of plastic under ground cover materials is prohibited.

5. *Inorganic ground cover*: Inorganic ground covers (decomposed granite, crushed stone, etc.) shall be of a natural color harmonious with other site and architectural materials and shall be installed to a minimum depth of two (2) inches.

6. *Plant cover/dust control*: All portions of a development site (including future building pads) not occupied by buildings, structures, paved improvements, and required landscape areas shall be temporarily landscaped with plant materials in accordance with these standards or treated with an appropriate inorganic ground cover and maintained in a weed-free condition.

7. *Cacti and succulents*: Cacti and succulents, while being low-water users, shall be limited to a maximum of fifty (50) percent of the required shrub material.

(7) The following documents, three copies of which are on file with the City Clerk, are hereby adopted by reference and made a part hereof as if set forth at length herein: Low Water Using Plant List – Phoenix Active Management Area, August 1998 Revision, published by the Arizona Department of Water Resources; Pruning Standards, adopted by the Western Chapter ISA Executive Committee on May 18, 1988; City of Chandler Landscape Standards – Recommended Spacing of Massed Shrubs and Ground covers; Arizona Nursery Association – Recommended Average Tree Specifications, 1997 Revision published by the Arizona Nursery Association.

35-2700 Penalty; separate offenses.

Any person, firm, corporation or other legal entity who violates, disobeys, omits, neglects, refuses to comply with, or resists the enforcement of any provisions of this Code is guilty of a misdemeanor punishable as set forth in Chapter 1 of this Code. Each day that a violation is permitted to exist shall constitute a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the requirements of these regulations.

SECTION II. That Subsection 16 of Section 39-9.16, Chapter 39, Code of the City of Chandler be amended to read as follows:

39-9.16 Signs for shopping centers and other multiuser sites.

A. Sign criteria shall be established as part of a Preliminary Development Plan (PDP) or building/sign plan review process.

B. Wall mounted identification signs for shopping centers and other commercial and industrial sites shall be subject to the development standards as specified in this chapter for the particular district in which the property is zoned. Cabinet signs, other than corporate logos, shall be prohibited. Signs shall be integrated with building facades and shall be proportional to the scale of the facades so that they are not the dominant architectural features.

C. Freestanding identification signs for shopping centers and other multitenant commercial and industrial sites shall be subject to the following standards:

1. One (1) detached identification sign per arterial street, not to exceed one (1) square foot of sign face area for each linear foot of business frontage. Where the property has an excess of three hundred (300) feet of frontage along an arterial street, one (1) additional sign may be erected along such frontage, not to exceed two (2) signs per frontage and located not less than three hundred (300) feet apart.
2. Maximum sign height shall not exceed six (6) feet, except for shopping centers under the following circumstances:

No more than one (1) sign with a maximum fourteen-foot height permitted for centers located at the corner of two (2) major arterials, and a maximum ten-foot height permitted for centers at all other locations. In no instance shall any sign located at the street corner of the site, or located less than one hundred fifty (150) feet from the corner along either frontage, exceed a maximum six (6) feet in height.

3. Each identification sign as permitted herein shall feature no more than two (2) occupant names, irrespective of an occupancy being a major or minor tenant within the center, and whether located as part of the main building complex or as an independent building pad. One (1) or more of the permitted identification signs may also include, or feature exclusively, any generic name as may be chosen for the center; however, each sign need not identify the same occupant name(s). In addition, any identification sign located at the street corner of the site, featuring only the generic name of the center and not a tenant name, may be exempted from the maximum number of signs allowed along the street frontage.
4. Signage on gas canopies shall be limited to users (oil company) logo sign only.

D. Additional quality standards - The intent of the following standards is to encourage creative and innovative design techniques, quality and merit. A minimum of three (3) of the following items shall be achieved for shopping centers, office and commercial complexes:

1. Incorporate site signage on low planter walls in lieu of freestanding monument signs to create a shared identity for the site.
2. Utilize letters that are "halo" or indirectly illuminated throughout entire site.
3. Utilize individual reverse pan channel letters throughout entire site.
4. Letter size shall be limited to fifteen (15%) of the building height for all wall-mounted signs.

5. Incorporate landscape planter feature at base of all freestanding monument signs.
6. Corporate logos shall be limited to ten (10) percent of the total allowable sign size.
7. Any other design amenity, which is otherwise not required but which meets the general intent for design innovation, may be substituted for any of the above additional quality standards.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 26th day of April 2001.

ATTEST:


Carolyn Bevan CITY CLERK
July DeBruin MAYOR

PASSED AND ADOPTED by the City Council this 10th day of May 2001.

ATTEST:


Carolyn Bevan CITY CLERK
July DeBruin MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3262 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 10th day of May 2001, and that a quorum was present thereat.

Carolyn Bevan
CITY CLERK

APPROVED AS TO FORM:

Dennis M. O'Neill
CITY ATTORNEY

PUBLISHED:

5/17/01
5/24/01