

Section 663. Interim Transit-Oriented Zoning Overlay District Two (TOD-2)

A. ~~Purpose and Intent.~~ The PRIMARY purpose of the Transit-Oriented District Two (TOD-2) District is to encourage an appropriate mixture and density of activity around transit stations to increase ridership along the Central Phoenix/East Valley CP/EV Light Rail Corridor and promote alternative modes of transportation to the automobile. The secondary PURPOSE OF THE TOD-2 ~~intent~~ is to decrease auto-dependency, and mitigate the effects of congestion and pollution. These regulations seek to achieve this TYPE OF DEVELOPMENT by providing a pedestrian, bicycle, and transit supportive environment development integrating auto uses with a complementary mix of land uses, where streets have a high level of connectivity and the blocks are small, all within a comfortable walking and bicycling distance from light rail stations.

Transit-oriented development often occurs as infill and reuse within areas of existing development. The regulations within this ordinance vary in some cases from other ordinances, such as the Urban Residential (UR) District, related to infill development in the City, because of the additional need to support transit ridership. The Transit-Oriented District prohibits uses that do not support transit ridership.

The specific objectives of this district are to:

- Encourage people to walk, ride a bicycle or use transit;
- Encourage outdoor pedestrian activities within public rights-of-way;
- Allow for a mix of uses designed to attract pedestrians;
- Achieve a compact pattern of development more conducive to walking and bicycling;
- Provide a high level of amenities that create a comfortable environment for pedestrians, bicyclists, and other users;
- Maintain an adequate level of parking and access for automobiles and integrate this use safely with pedestrians, bicyclists, and other users;
- Encourage uses that allow round-the-clock activity around transit stations;
- Provide sufficient density of employees, residents and recreational users to support transit; and,

1
2 - Generate a relatively high percentage of trips serviceable by transit.
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4 **Definition section is being consolidated with Section 202 of the Zoning Ordinance.**
5

6
7 ~~B. Definitions. These definitions shall apply only to the Transit-Oriented District Two (TOD-2) Overlay District. (* Definition currently found in Phoenix Zoning Ordinance.)~~
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11 ~~*Accessory dwelling.* A subordinate dwelling situated on the same lot with the main dwelling and used as an accessory use.*~~
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14 ~~*Accessway.* A formalized path, walkway, or other physical connection that allows pedestrians to directly reach destinations.~~
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16
17 ~~*Arcade.* A covered walkway attached to a building and supported on the sides but not attached to the building by columns.~~
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19
20 ~~*Articulation.* The visible expression of architectural or landscape elements through form, structure, or materials that "break up" the scale of buildings and spaces to achieve a "human scale."~~
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23
24 ~~*Balcony.* An exterior platform that projects from or into the facade of a building and is surrounded by a railing, handrail, or parapet.~~
25

26
27 ~~*Bay window.* A large window or grouping of windows projecting from the outer facade of a building and forming an alcove in the interior of the building.~~
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31 ~~*Mound.* An artificial bank of earth. Mounds can physically and visually separate areas and provide visual and physical level changes by raising landscape elements above grade.~~
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35 ~~*Bulk retail use or bulk sales.* A retail or wholesale facility that serves the general public, selling primarily institutional sized or multi-pack products in bulk quantities.~~
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39 ~~*Build to line.* A given distance from a property line where the facade of the building within that property must be located.~~
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41
42 ~~*Clear window.* The amount of glass surface of a window that allows 100% visual permeability.~~
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45 ~~*Commercial parking facility.* A parking structure or a surface parking lot operated for profit that has parking spaces that are not accessory to a~~
46

1 ~~primary use. This term does not include a park-and-ride lot.~~

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3 ~~*Compact development.* The planning concept of using site design and~~
4 ~~urban design techniques to decrease the amount of land needed to~~
5 ~~develop a given amount of land use. In the case of TOD, this is done with~~
6 ~~the goal of improving transit access.~~

7
8 ~~*Density.* The number of dwelling units divided by the gross area. *~~

9
10 ~~*Drive-through facility.* Facilities only allowing transactions for goods or~~
11 ~~services without leaving a motor vehicle. This type of facility does not~~
12 ~~provide for any walk-in service.~~

13
14 ~~*Fast food establishment.* A food service business that offers relatively~~
15 ~~immediate service of semi-prepared or prepared foods for take-out or in-~~
16 ~~house consumption in disposable containers and serving walk-in and/or~~
17 ~~drive-through customers.~~

18
19 ~~*Finished floor.* The ultimate grade at which a structural floor will be~~
20 ~~constructed including added decorative and finished surfaces.~~

21
22 ~~*Floor area ratio (FAR).* The ratio of the gross floor area of the building,~~
23 ~~excluding those parts of the building specifically excluded, to the gross~~
24 ~~land area of the site which gross land area may include one-half of all~~
25 ~~abutting streets and alleys which are dedicated to public use. *~~

26
27 Floor area ratio (FAR)

28
29 GRAPHIC UNAVAILABLE: [Click here](#)

30
31 0.5 FAR — 1.0 FAR — 1.0 FAR

32
33 ~~*Frontage.* The linear edge of a property adjacent to the property line~~
34 ~~abutting a street, or public right of way.~~

35
36 ~~*Greenway.* A singular or a series of vegetative, linear corridors, natural or~~
37 ~~man-made, which may contain active or passive recreational uses or~~
38 ~~which may prohibit human activity altogether in order to preserve sensitive~~
39 ~~areas. These are usually associated with riparian systems, but may also~~
40 ~~include transportation corridors.~~

41
42 ~~*Large retail commercial.* Commercial development located within the~~
43 ~~Transit-Oriented Zoning Overlay District with primary buildings greater~~
44 ~~than 80,000 square feet gross business area is a single freestanding use~~
45 ~~or in conjunction with other uses in a lot(s) or parcel(s). *3~~

1 ~~Light rail transit (LRT). A fixed guideway transit system.~~
2
3 ~~Liner retail. A retail building adjacent to a street and serving pedestrian~~
4 ~~traffic. It is located at the front of a larger retail site that may also contain~~
5 ~~large format or large scale retail uses.~~
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7 ~~Live-work. A residential unit that is also used for commercial purposes for~~
8 ~~a time, with minimum of 25% of the total building area given to the~~
9 ~~commercial use within the same structure as the residential component.~~
10
11 ~~Loggia. A roofed, but open arcade along the front or side of a building on~~
12 ~~an upper story.~~
13
14 ~~Mixed use. Development contained within a single parcel (horizontally or~~
15 ~~vertically) or adjacent parcels that contains different uses that are~~
16 ~~complementary to each other and provide activity throughout the day.~~
17
18 ~~Open space. Open space, active; open space, common; open space,~~
19 ~~passive; and open space, usable as defined in Section 202 of the Zoning~~
20 ~~Ordinance of the City of Phoenix.*~~
21
22 ~~Overhang. The architectural elements of a building that extends~~
23 ~~horizontally beyond the wall.~~
24
25 ~~Parking structure. A parking garage located above ground or underground~~
26 ~~consisting of one or more levels, not surface parking.~~
27
28 ~~Park and ride lot. A parking structure or surface parking lot intended~~
29 ~~primarily for use by persons riding transit or carpooling, and that is owned~~
30 ~~or operated either by a transit agency or by another entity with the~~
31 ~~concurrence of the transit agency.~~
32
33 ~~Parking, off street. Marked or unmarked parking located within a parcel~~
34 ~~and outside a private or public right of way.~~
35
36 ~~Parking, on street. Marked or unmarked parking located within a private or~~
37 ~~public right of way and outside of a parcel.~~
38
39 ~~Pedestrian. A person who walks, sits, stands, or uses a wheelchair in~~
40 ~~public spaces.~~
41
42 ~~Pedestrian activity. The congregation in an area of persons whose primary~~
43 ~~means of transportation is by foot.~~
44
45 ~~Pedestrian oriented design. The design of communities, neighborhoods,~~
46 ~~streetscapes, sites, and buildings that emphasizes pedestrian access,~~

1 comfort, and visual interest. Transit-oriented design is a particular type of
2 pedestrian-oriented design that includes design and intensity of land use
3 to support transit in addition to pedestrians.

4
5 *Pedestrian-oriented street.* A street where adjacent uses generate and
6 encourage foot traffic.

7
8 *Pedestrian scale.* The size and proportion of a physical element that
9 closely relates to the human body e.g., a 16-foot lamp post vs. a 30-foot
10 lamp post, and a facade with vertically oriented framed windows vs. a
11 facade with a continuous and unarticulated window wall.

12
13 *Pedestrian way.* A linear space or an area where the primary users are
14 pedestrians and that may also accommodate bicyclists.

15
16 *Pergola.* An arbor or passageway with a roof or trelliswork on which
17 climbing plants can be trained to grow.

18
19 *Portico.* A porch or walkway with a roof supported by columns, often
20 leading to the entrance of a building.

21
22 *Porch.* An open building used solely for ingress and egress and not
23 occupancy, at least two sides of which shall be at least 50% open.*

24
25 *Primary front facade.* The facade of a building fronting onto a public or
26 private street or pedestrian accessway.

27
28 *Setback.* The required minimum distance between the building line and
29 the related front, side or rear lot line over which no part of any building
30 may extend, except as otherwise provided.*

31
32 *Shared parking.* Parking that is utilized by two or more uses taking into
33 account the variable peak demand times of each use; the uses can be
34 located on more than one parcel.

35
36 *Station area.* The core area of the TOD closest to the transit platform e.g.,
37 within 500 feet of the platform.

38
39 *Street-facing facade.* The facade of a building that is adjacent to a public
40 or private right-of-way.

41
42 *Telecom hotel.* A structure dedicated to containing high-tech equipment
43 often supporting remote users.

44
45 *Transit-Oriented Development (TOD).* A development pattern
46 characterized by a mix of uses surrounding a transit platform where

1 streets have a high level of connectivity, blocks are small, and
2 streetscape, buildings, and uses cater to the pedestrian.

3
4 ~~Transit platform.~~ A designated transit loading and waiting area as
5 assigned by the public transit agency.

6
7 ~~Transit station.~~ The area including the platform which supports transit
8 usage and that is owned by the transit authority.

9
10 ~~Transit street.~~ A street that contains S transit line.

11
12 ~~Visual permeability.~~ The ability of vertical surfaces to allow viewers to see
13 through to the other side e.g., windows and open fencing.

14
15 ~~Walking radius.~~ The distance beyond a central point from which a person
16 is willing to walk. This distance will vary depending on existing barriers,
17 the walking environment, and the availability of destinations.

18
19 (* Definition currently found in Phoenix Zoning Ordinance.)

20
21 ~~BC. Applicability and General Provisions.~~ The City of Phoenix's Transit-
22 Oriented Development Overlay District(s) (TOD-2) shall apply to lands
23 delineated on the City's Official Supplementary Zoning Map No. 1086 as
24 adopted on November 19, 2003., ~~except that existing large scale~~
25 ~~retail/mixed use centers of 40 acres or more within primary village cores~~
26 ~~as described in Section 3 below.~~ All land uses and development including,
27 but not limited to buildings, drives, parking areas, landscaping, streets,
28 alleys, greenways, and pedestrian/bicycle ways designated to be within
29 this district, shall be located and developed in accordance with the
30 following provisions.

31
32 1. ~~For all projects for which preliminary or final Development Services~~
33 ~~Department site plan or subdivision approval has been obtained~~
34 ~~prior to the effective date of this overlay district, the standards of~~
35 ~~the TOD-2 shall not apply. However, if an action (i.e., appeal,~~
36 ~~modification of stipulations, site plan amendment) alters a~~
37 ~~stipulated site plan, these standards should be applied in a manner~~
38 ~~consistent with the subject of the change.~~

39
40 2. ~~For all projects for which preliminary or final DSD site plan or~~
41 ~~subdivision approval has not been obtained prior to the effective~~
42 ~~date of the overlay district, all overlay district standards shall apply.~~

43
44 13. For all existing large scale retail/mixed use centers of 40 acres or
45 more within primary village cores the TOD-2 shall not apply where
46 development is proposed which does not result in a net increase of

1 the total area of the existing building footprint in the center.
2 Repaving or restriping of parking lots is not intended to be covered
3 by the TOD-2. When development of such property results in a net
4 increase of the total area of the existing building footprint the
5 following shall apply:
6

- 7 a. Where redevelopment is proposed that results in a net
8 increase of less than 30 percent of the area of the existing
9 building footprint on the total site as of the effective date of
10 the ordinance, TOD-2 Sections F, H, J and K shall be
11 applied as considerations rather than as regulatory
12 provisions.
13
- 14 b. Where development is proposed that results in a 30 percent
15 net increase or more in the area of the existing building
16 footprint on the total site as of the effective date of the
17 ordinance, the site plan for that phase of the proposed
18 development will be subject to review by the Planning and
19 Development Services Departments and the TOD-2
20 Sections F, H, J and K shall be applied as presumptions.
21 The applicant shall have the right to appeal the stipulations
22 of the Planning and Development Services Departments to
23 the Planning Commission and City Council.
24
- 25 c. Where redevelopment is proposed for 100 percent of the
26 area of the existing buildings footprint on the total site, all
27 standards and regulations of the TOD-2 shall be applied as
28 requirements.
29

30 ~~CD.~~ Inconsistencies of Underlying Districts. In the event that the underlying
31 zoning district standards, or other ordinance or regulations are
32 inconsistent with these overlay Zoning Ordinance standards or any other
33 provisions herein, the standards of the TOD-2 ~~Overlay Two (TOD-2)~~
34 ~~District~~ shall apply.
35

36 ~~DE.~~ Prohibited Uses. For property within the Transit-Oriented Development
37 ~~Two (TOD-2) Overlay District~~ the following uses are prohibited, ~~unless the~~
38 ~~use already requires a special permit:~~
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- 40 1. Car washes;
- 41
- 42 2. Cemeteries;
- 43
- 44 3. Drive-in businesses;
- 45
- 46 4. Exterior display of goods;

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- 5. Funeral homes and mortuaries;
- 6. Golf courses including miniature golf courses;
- 7. RV parks or mobile home parks and campgrounds;
- 8. ~~Solid waste transfer stations.~~

For sites with existing structures/facilities, these uses shall not be prohibited until January 1, 2014. After January 1, 2014 property owners within the TOD-2 District may request that the Planning Commission initiate an application for a special permit to permit uses otherwise prohibited by this paragraph DE, but which are allowed by the underlying zoning. (See Section 647.A.2.hh)

- E. USES ALLOWED AS A MATTER OF RIGHT IF ALONG A LIGHT RAIL TRANSIT STREET. UNLESS PROHIBITED BY SECTION 662.D. OR RESTRICTED BY SECTION 662.F.
 - 1. ALL USES IN THE UNDERLYING ZONING DISTRICT.
 - 2. AUTOMOBILE LEASING OR RENTAL, SUBJECT TO THE FOLLOWING LIMITATIONS:
 - a. ON UNDERLYING COMMERCIAL ZONED PROPERTY ONLY.
 - b. USE PERMIT REQUIRED SUBJECT TO THE PROVISION OF THIS ORDINANCE.
 - c. PARKING AND RETURN OF VEHICLES SHALL OCCUR ON PRIVATE PROPERTY.
 - d. MAXIMUM OF TEN (10) AUTOMOBILES MAY BE STORED ON SITE.
 - 3. OUTDOOR DINING OR SEATING AS AN ACCESSORY TO A RESTAURANT, SUBJECT TO THE FOLLOWING LIMITATIONS:
 - a. NO CONSUMPTION OF ALCOHOLIC BEVERAGES UNLESS AN USE PERMIT IS OBTAINED.
 - b. ON UNDERLYING COMMERCIAL ZONED PROPERTY ONLY.

1 F. Uses Requiring ~~Conditional Use~~ or A Use Permit.

- 2
3 1. For property within the TOD-2 ~~Overlay District TWO (TOD-2)~~ the
4 following uses ~~are considered uses that are conditional and that~~
5 require use permits AND MUST BE ALLOWED IN THE
6 UNDERLYING ZONING DISTRICT.
7
8 a. ~~4.~~ AUTOMOBILE LEASING/RENTAL, SUBJECT TO THE
9 FOLLOWING LIMITATIONS:
10
11 (1) PARKING AND RETURN OF VEHICLES SHALL OCCUR
12 ON PRIVATE PROPERTY.
13
14 (2) PARKING AND STORAGE SPACES FOR VEHICLES
15 SHALL REQUIRE 1.5 SPACES PER LEASING OR RENTAL
16 VEHICLE.
17 ~~Drive-through facilities WITH WALK-IN OR WALK-UP~~
18 ~~SERVICE;~~
19
20 ~~2.~~ ~~Fast-food establishments;~~
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22 b. ~~3.~~ Grocery stores with building footprints over 50,000 square
23 feet;
24
25 c. ~~4.~~ Liquor, retail sales and package retail sales;
26
27 d. ~~5.~~ OUTDOOR DINING OR SEATING AS AN ACCESSORY TO
28 A RESTAURANT OR BAR WITH ALCOHOLIC BEVERAGE
29 CONSUMPTION.
30
31 e. ~~5.~~ Outdoor recreational uses;
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33 f. ~~6.~~ Parking, accessory to a permitted use, that exceeds
34 automobile parking maximum regulations as outlined within
35 Section K.1 automobile parking requirements per floor area
36 or unit size and land use type.
37
38 g. ~~7.~~ Parking facilities (commercial) AS A PRIMARY USE ~~or~~
39 ~~principal use parking (structured or surface).~~
40
41 2. USE PERMITS ~~Conditional uses~~ are subject to Section 307.A.7.b.--
42 h., 8, 11--13 and the following criteria with review and approval of
43 the Zoning Administrator. The Zoning Administrator shall grant
44 those special exceptions designated as use permits where required
45 upon a finding that the use covered by the permit, ~~or the manner of~~
46 ~~conducting the same:~~

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- a.8. Will provide a minimum density of ONE (1) employee and/or user for every 500 square feet of gross building area exclusive of any parking facilities.
- b.9. Will provide architectural materials and/or landscape elements that "break up" the scale of buildings and spaces to achieve a pedestrian scale.
- c.10. Will be built in a compact form or manner to decrease the amount of land needed to develop the given amount of land use.
- d.11. Will provide building(s) that emphasizes pedestrian access, comfort and visual interest with safe and comfortable separation from vehicle access to the building and site.
- e.12. Will not contribute in a measurable way to the deterioration of the neighborhood or area, or contribute to the downgrading of property values.

G. Non-conforming Uses. Uses prohibited in the ~~Transit Oriented Development Two (TOD-2)~~ District which existed legally prior to the effective date of the overlay district and became non-conforming due to the overlay district may expand on the same or adjacent parcel under the following conditions:

- 1. Either owned or leased prior to January 1, 2014, and
- 2. Be developed under the conditions and development standards of this district, and
- 3. The underlying zoning permits the use.

~~If the adjacent parcel was not owned or leased prior to January 1, 2014. The property owner may apply for a special permit (See Section 647.A.2.ii).~~

H. MEASUREMENTS.

- 1. THE DISTANCE FROM A LIGHT RAIL STATION OR LIGHT RAIL LINE SHALL BE MEASURED FROM THE CLOSEST POINTS FROM THE STATION PLATFORM TO THE LOT LINE.

I.H. Development Standards For Permitted Uses. ~~For the purpose of Sections H.1 and H.2, distances shall be measured from the entrance to the station~~

platform to the parcel line.

1. Setbacks and build-to lines.

- a. ~~Setbacks and build-to lines for non-residential and mixed uses~~ ALONG A TRANSIT STREET. The standards in Table 1 shall apply to new ~~non-residential and mixed use~~ development within the TOD-2 ~~Overlay Two (TOD-2) District~~.

~~TABLE 1:
Non-Residential and Mixed-Use Setbacks and Build-To Lines~~

DISTANCE FROM STATION	MAX. BUILDING SETBACK
0 - 1,000 FEET	6 FEET
1,000 - 2,000 FEET	12 FEET

- (1) Where ground level retail uses are present, setback may be increased up to 12 feet for outdoor seating, patio dining, or retail sales by securing a use permit in accordance with provisions of paragraph F above.
- (2) Features such as ~~overhangs, porticos, balconies, loggias,~~ arcades, AWNININGS, TRELLISSIS, COVERED WALKWAYS, covered (non-enclosed) bicycle parking, pergolas, and similar architectural features placed on the front (street-facing) side of the building are allowed within the setback.
- (3) WHERE THERE ARE EXISTING OR PROPOSED EASEMENTS THAT RESTRICT CONSTRUCTION THAT ARE GREATER THEN THE BUILD-TO-LINES, THE MEASUREMENTS SHALL BE FROM THE EASEMENT LINE.
- (4) NON-STREET SIDE SETBACKS, ADJACENT TO PARCELS WITHIN THE TOD-2 SHALL COMPLY WITH THE SETBACK STANDARDS IN TABLE 1.
- (5) NON STREET SIDE SETBACKS ADJACENT TO PARCELS NOT WITHIN THE TOD-1 SHALL COMPLY WITH UNDERLYING ZONING SETBACK STANDARDS.
- (6) DEVELOPMENT SETBACKS ADJACENT TO A FULLY DEDICATED ALLEY AS DETERMINED BY

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THE SUBDIVISION ORDINANCE MAYBE
MEASURED FROM THE CENTERLINE OF ALLEY.

TABLE 1:

<u>STANDARDS</u>	<u>TOD-1 SETBACKS</u>			
<u>STREET SETBACKS</u>	DISTANCE FROM STATION		MAX. BUILDING SETBACK	
	0--1,000 FEET		6 FEET	
	1,000--2,000 FEET		12 FEET	
<u>INTERIOR SETBACKS</u>	<u>WHERE A SITE BOUNDARY ABUTS ANY OF THE FOLLOWING DISTRICTS:</u>			
	Building height*	S-1, S-2, RE-43 to R-2, PAD 1-11	R-3,R-3A, R-4, R-4A, R-5,R-O, MUA, PAD 12-15	CO, CO/GO, CO/MO, PSC, RSC, DC, GC, RH, UR, C-1, C-2, C-3 A-1, A-2, CP, Ind. Pk., P-1, P-2
	0-30'	30'	10'	0'
	31'-45'	45'	10'	0'
	46'-60'	60'	20	0'
	61' AND ABOVE	75'	30' PLUS 1 FOOT SETBACK FOR EACH 2 FEET IN HEIGHT INCREASE, UP TO 75' SETBACK	0'

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**Building heights must be allowed within underlying zoning.*

b. ~~Setbacks and build-to lines for residential uses. The following in Table 2 shall apply to new residential development within the TOD Overlay Two (TOD-2) District except where the underlying district is the Urban Residential (UR) District.~~

TABLE 2:
Residential Setbacks and Build-To Lines

DISTANCE FROM STATION	MAX. BUILDING SETBACK
0-1,000 FEET	8 FEET
1,000-2,000 FEET	18 FEET

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2
3 Features such as front porches, overhangs, porticos,
4 balconies, loggias, arcades, covered (non enclosed) bicycle
5 parking, pergolas, and similar architectural features placed
6 on the front (street facing) side of the building are allowed
7 within the setback.
8

9 2. Building frontage, facade, and entry regulations.

- 10
11 a. *Building frontage and facades.* In order to support the
12 pedestrian-oriented environment within the TOD-2 station
13 area, building frontages onto streets and open spaces shall
14 be maximized. Building frontage within the TOD-2 Overlay
15 Two (TOD-2) District shall achieve the requirements as
16 outlined in the Table 2:
17

18 TABLE 2

19 Building Frontage

20

DISTANCE FROM STATION	MIN. BUILDING FRONTAGE AS A PERCENTAGE OF LOT FRONTAGE ALONG A TRANSIT STREET
0--500 FEET	75%
500--2,000 FEET	65%
DISTANCE FROM STATION	MIN. BUILDING FRONTAGE AS A PERCENTAGE OF LOT FRONTAGE NOT ALONG A TRANSIT STREET
0-2000 FEET	50%

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22
23 All structures except WHERE residential uses ARE ON THE
24 GROUND FLOOR, shall UTILIZE require clear windows. A
25 CLEAR WINDOWS SHALL ALLOW A MINIMUM OF 75%
26 OF THE VISIBLE LIGHT (AS SPECIFIED BY THE
27 MANUFACTURER) TO BE VISIBLE ON EITHER SIDE OF
28 THE WINDOW. Clear windows shall encompass, at a
29 minimum, 50% 60% of the building facade length fronting
30 onto a street within the area from 3 feet to 6 feet-8 inches
31 above adjacent interior finished floor and adjacent sidewalk
32 grade. Blank walls without doors and windows shall not
33 occupy over 30% of the principal frontage for non-residential

1 buildings and 50% for residential buildings, and a section of
2 blank wall shall not exceed 20 linear feet without being
3 interrupted by a window or entry.
4

- 5 b. *Building entry.* If a building lot or parcel abuts a transit
6 platform, transit station, transit street, or a major pedestrian
7 accessway, at least one main building entry shall be oriented
8 to the adjacent transit platform, transit station, transit street
9 and/or primary pedestrian accessway. A pedestrian way
10 shall be provided from the building entry to the transit
11 platform, transit station, transit street or major pedestrian
12 accessway.
13

14 To allow for their use, residential porches of single-family
15 detached units, located at ground level, shall have a
16 minimum depth of 6 feet and shall be a minimum of 50
17 square feet.
18

- 19 c. ~~*Building and shade:* Development directly abutting a
20 sidewalk or pedestrian way shall provide structured shading.
21 Shading shall be provided for the entire length of the
22 building. A minimum of 50% of the length of the building
23 should be shaded with methods such as awnings and
24 arcades. The remaining sidewalk shall be shaded with
25 structures or other methods including landscaping. Shading
26 shall be positioned to shade the sidewalk from April 15th
27 through September 30th. Where landscaping is used, trees
28 shall be a minimum 2 inch caliper or as otherwise approved
29 by the Development Services Department.~~
30

31 THE FRONTAGE SHALL INCLUDE SHADING ALONG ITS
32 ENTIRE RIGHT-OF-WAY FRONTAGE, EXCLUDING
33 DRIVEWAYS, LOADING AND SERVICE BERTHS.
34 ANY PROJECTIONS INTO PUBLIC RIGHT-OF-WAY
35 SHALL BE PERMITTED ONLY UPON ISSUANCE OF A
36 REVOCABLE PERMIT OR SIMILAR APPROVAL AS
37 ADMINISTERED BY THE CITY OF PHOENIX.
38 THE FRONTAGE SHALL INCLUDE A MINIMUM OF ONE
39 (1) OR A COMBINATION OF THE FOLLOWING
40 METHODS. A MINIMUM OF 75% OF THE SIDEWALK OR
41 PEDESTRIAN WAY SHALL BE SHADED.
42

- 43 (1) ARCADES, AWNINGS, TRELLISES OR COVERED
44 WALKWAYS ATTACHED TO THE PRIMARY BUILDING
45 SHALL BE A MINIMUM OF 12 FEET IN DEPTH,
46 MEASURED FROM ANYPOINT OF GROUND FLOOR

1 FAÇADE TO THE EXTERIOR COLUMN OR VERTICAL
2 PLANE OF THE OVERHANG. THE MAXIMUM HEAD
3 CLEARANCE SHALL NOT EXCEED 20 FEET,
4 MEASURED FROM FINISH GRADE. LANDSCAPING
5 SHALL INCLUDE A ROW OF TREES (A MINIMUM OF
6 2-INCH CALIPER) PLACED 20 FEET ON CENTER AND
7 RUN PARALLEL WITH THE ARCADE OR AWNING.
8 (SEE FIGURE 1)
9

10 FIGURE 1:
11 GRAPHIC UNAVAILABLE:
12

13 (2) DETACHED SHADE STRUCTURES SHALL BE A
14 MINIMUM OF 12 FEET IN DEPTH AND 15 FEET IN
15 HEIGHT. IT SHOULD ALSO INCORPORATE
16 ARCHITECTURAL ELEMENTS AND DESIGN OF THE
17 PRIMARY STRUCTURE. LANDSCAPING SHALL
18 INCLUDE A ROW OF TREES (A MINIMUM OF 2-INCH
19 CALIPER) PLACED 20 FEET ON CENTER AND RUN
20 PARALLEL WITH THE ARCADE OR AWNING. (SEE
21 FIGURE 2)
22

23 FIGURE 2:
24 GRAPHIC UNAVAILABLE:
25

26 (3) A DOUBLE ROW OF TREES A MINIMUM OF 2-INCH IN
27 CALIPER SPACED 20 FEET ON CENTER SHALL BE
28 PROVIDED. THE ROWS SHALL BE PLACED
29 PARALLEL ON EITHER SIDE OF THE SIDEWALK AS
30 REQUIRED IN SECTION 663.I.1. THE ROWS SHALL
31 BE STAGGERED TO PROVIDE MAXIMUM SHADING.
32 (SEE FIGURE 3)
33

34 FIGURE 3:
35 GRAPHIC UNAVAILABLE
36

37 3. LOT COVERAGE
38

- 39 a. THERE SHALL BE NO MAXIMUM LOT COVERAGE FOR
40 PARCELS FRONTING A TRANSIT STREET.
41
42 b. A MAXIMUM OF 75% LOT COVERAGE IS ALLOWED FOR
43 ALL PARCELS NOT ALONG A TRANSIT STREET.
44

45 4. OPEN SPACE OR PRIVATE AREAS FOR RESIDENTIAL
46 MULTIFAMILY DEVELOPMENT INCLUDING MIXED USE

1 DEVELOPMENT SHALL BE A MINIMUM OF FIVE PERCENT (5%)
2 OF THE GROSS AREA. A COMBINATION OF COMMON AND
3 PRIVATE AREAS TO ACHIEVE THE MINIMUM REQUIREMENT
4 IS ALLOWED. A COMBINATION OF 662.H.5.a AND 662.H.5.b
5 CAN BE USED.
6

7
8 a. ACTIVE AND PASSIVE OPEN SPACE SHALL BE
9 PROVIDED AND MAINTAINED IN ONE OR MORE
10 CENTRAL LOCATION(S) FOR USE BY THE RESIDENTS
11 OF THE MULTIFAMILY DEVELOPMENT.
12

13 (1). THE OPEN SPACE AREAS SHALL BE A MINIMUM
14 DIMENSION OF NO LESS THAN 200 SQUARE
15 FEET AND NOT LESS THEN 10 FEET IN WIDTH
16 AND DEPTH. AREAS MAY INCLUDE THE
17 FOLLOWING:
18

19 (a) INDOOR COMMUNITY/RECREATION AREAS

20 (b) SWIMMING POOLS

21 (c) GREEN ROOFS

22 (d) COMMON COURT YARDS

23 (e) BARBECUE AND PICNIC AREAS

24 (f) TOT LOT

25 (g) LAWN AND TURF AREAS

26 (h) ENTRY LOBBIES AND SHALL CONTAIN A
27 MINIMUM OF SIX SEATS.
28

29
30
31
32
33 5. OPEN SPACE/COMMON OR PRIVATE AREA FOR
34 COMMERCIAL DEVELOPMENT SHALL BE A MINIMUM OF FIVE
35 PERCENT (5%) OF THE GROSS SITE AREA IN SQUARE FEET.
36 A COMBINATION OF COMMON AND PRIVATE AREAS TO
37 ACHIEVE THE MINIMUM REQUIREMENT IS ALLOWED. AREAS
38 MAY INCLUDE THE FOLLOWING:
39

40 a. ENTRY LOBBIES (MUST CONTAIN A MINIMUM OF SIX
41 SEATS)
42

43 b. COURT YARDS
44
45
46

1
2 c. OUTDOOR SEATING AREAS
3

4 ~~3. Large retail commercial: (See Figure 1.4)~~

5
6 ~~a. Large retail commercial stores in excess of 80,000 square~~
7 ~~feet shall not front the street with parking lots. Instead, "liner"~~
8 ~~buildings shall be required and shall front onto pedestrian~~
9 ~~oriented streets, and shall follow setback and build to~~
10 ~~regulations as outlined within Section 663.H.1~~

11
12 ~~b. Setbacks and build to lines for non-residential and mixed-~~
13 ~~uses of this ordinance. Liner buildings should be a minimum~~
14 ~~depth of 30 feet.~~

15
16 ~~c. The portion of the building fronting onto a transit station, a~~
17 ~~transit street or a major pedestrian accessway (pass-~~
18 ~~throughs, sidewalks, plazas, etc.) shall follow building design~~
19 ~~regulations as set out in Section 663.H.2 building frontage,~~
20 ~~facade and entry regulations of this ordinance.~~

21
22 ~~d. Large retail commercial stores shall be lined with pedestrian-~~
23 ~~oriented retail frontages along a transit street, pedestrian~~
24 ~~accessways or sidewalks, to allow more pedestrian friendly~~
25 ~~uses to line accessways.~~

26
27 ~~Figure 1.4~~
28 ~~Large Format Store Parking Alternatives~~

29
30 ~~GRAPHIC UNAVAILABLE: Click here~~

31
32 ~~Alternative plane of a large format store using liner retail to improve its interface~~
33 ~~with the street.~~

34
35 I. Street and Sidewalk Regulation (See Figure 2.5).

36
37 1. Minimum widths. Sidewalks within the TOD-2 ~~Overlay Two (TOD-2)~~
38 ~~District~~ shall have a minimum 8-foot unobstructed width from any
39 obstruction (light poles, parking meters, other street furniture,
40 landscaping or fences) for circulation with the exception of
41 residential areas with a density of less than 12 units per acre where
42 the width may be reduced to 6 feet.

43
44 2. Private use of sidewalks. Exterior storage on sidewalks is
45 prohibited. ~~Outdoor seating for food and drink establishments and~~
46 ~~pPedestrian-oriented accessory uses, such as sales display for~~

1 flowers, small shops, food, or drink stands, are exempt from this
2 requirement subject to obtaining a use permit for sidewalks on
3 private land in public easements and a revocable permit where
4 within the public right-of-way. Outdoor service of alcoholic
5 beverages shall be clearly demarcated from public spaces. In all
6 cases, a minimum 8-foot WIDE unobstructed pedestrian circulation
7 path shall be maintained along the sidewalk.

8
9 Figure 2 5
10 Sidewalk Use

11 GRAPHIC UNAVAILABLE: Click here

12
13
14 J. Sign Regulations. New signage within the TOD-2 ~~Overlay Two (TOD-2)~~
15 ~~District~~ shall conform to the standards stated herein and Section 642.G
16 (Urban Residential) and Section 705.D.3.I of the Zoning Ordinance of the
17 City of Phoenix except for signs painted or mounted directly to the building
18 surface. These signs shall be governed as follows:

- 19
20 1. Signs painted on the building surface or letters mounted directly to
21 the building surface shall:
- 22 a. Be a maximum of one (1) square foot of signage for each
23 lineal foot of building elevation to a maximum of one hundred
24 (100) square feet for each business.
 - 25 b. Have letters AND LOGOS no larger than twelve (12) inches
26 in height for building fronts thirty (30) feet in height or less;
27 eighteen (18) inches in height for building fronts thirty (30)
28 feet, sixty (60) feet in height; twenty-four (24) inches in
29 height for building fronts sixty (60) feet in height or greater.
 - 30 c. Extend no closer than one-half (1/2) the vertical height of
31 the letters employed to a building corner (vertical edge) or to
32 a roofline.
 - 33 d. THE FOREGOING REQUIREMENTS SHALL NOT APPLY
34 TO SIGNS EXCEEDING FIFTY-SIX FEET IN HEIGHT
35 APPROVED THROUGH A COMPREHENSIVE SIGN PLAN
36 AND SUBJECT TO THE REQUIREMENTS OF SECTION
37 705, TABLE D-1, OF THE ZONING ORDINANCE.
- 38
39
40 2. Signage may be increased by up to twenty-five (25) percent by
41 submitting a comprehensive sign plan FOR PROJECTS IN WHICH
42 THE COMMERCIAL FLOOR SPACE IS 15,000 SQUARE FEET as
43 provided in the Phoenix Sign Code, Section 705.E. in addition to
44
45
46

1 the standards enumerated in Section 705.E, findings of approval
2 shall include:

- 3
- 4 a. The signs and other displays are appropriate in scale,
5 composition, and manner of display with surrounding
6 development.
 - 7
 - 8 b. Content is limited to logos, graphics, business and project
9 name.

10

11 3. Signage shall not reduce unobstructed sidewalk width to less than
12 8 feet.

13

14 4. Opaque signage shall not reduce visual permeability of street-
15 fronting windows to less than the minimum clear window
16 requirement within Section 662.1.2.b.B-a: Building frontage and
17 facade of this ordinance.

18

19 5. WINDOWS FRONTING THE PUBLIC RIGHT-OF-WAY MAY
20 INCLUDE ONLY TWO TYPES OF SIGNAGE FOR EACH
21 BUSINESS:

22

- 23 a. SIGNS ON THE GLASS SURFACE SHALL NOT EXCEED
24 A TOTAL OF MORE THAN TWENTY PERCENT (20%) OF
25 THE WINDOW PANE AREA.

26

- 27 b. NEON LETTERS, WITHIN THREE FEET OF THE INSIDE
28 OF THE GLASS SURFACE, SHALL NOT COMPRISE IN
29 TOTAL MORE THAN TWENTY PERCENT (20%) OF THE
30 AREAS OF THE WINDOW OPENING.

31

32 6. SIGNS PROJECTING MORE THAN SIX INCHES FROM THE
33 FRONT OF THE GROUND FLOOR LEVEL OF BUILDINGS
34 CONTAINING NONRESIDENTIAL USES SHALL BE
35 PERPENDICULAR TO THE STREET (I.E. NINETY-DEGREE
36 ANGLE), WITH A MAXIMUM OF ONE SIGN PER ENTRANCE.
37 ALL SIGNS THAT EXTEND INTO OR OVER THE PUBLIC RIGHT-
38 OF-WAY SHALL BE PERMITTED ONLY UPON ISSUANCE OF A
39 REVOCABLE PERMIT AS ADMINISTERED BY THE CITY OF
40 PHOENIX. EACH SIGN SHALL:

41

- 42 a. IDENTIFY ONLY ONE BUSINESS.

43

- 44 b. PROVIDE A MINIMUM EIGHT-FOOT HEAD CLEARANCE.

45

- 1 c. BE A MAXIMUM OF THREE SQUARE FEET IN AREA PER
2 FACE.
3
- 4 d. PROJECT NO MORE THAN THREE FEET INTO THE
5 PUBLIC RIGHT-OF-WAY.
6
- 7 e. BE INDIRECTLY ILLUMINATED FROM A SHIELDED
8 LIGHT SOURCE (I.E. NOT BACKLIT OR INTERNALLY
9 ILLUMINATED). INDIRECTLY ILLUMINATED IS DEFINED
10 AS LIGHTING WHICH IS NOT IN A DIRECT COURSE OR
11 PATH, DEVIATING FROM A STRAIGHT LINE.
12
- 13 7. AWNING SIGNS SHALL BE PERMITTED BY RIGHT AND HAVE
14 LETTERS NO MORE THAN TEN INCHES IN HEIGHT. BACKLIT
15 AWNINGS ARE PROHIBITED.
16
- 17 8. SECOND-STORY OR ABOVE BUSINESSES FRONTING THE
18 PUBLIC RIGHT-OF-WAY MAY ONLY USE A SIGN IN A SECOND-
19 STORY WINDOW OR USE A WALL SIGN. AWNING SIGNS ARE
20 NOT PERMITTED ON SECOND-STORY WINDOWS.
21
- 22 9. CORNER BUILDINGS SHALL BE ALLOWED SIGNAGE ON EACH
23 STREET FRONTAGE.
24
- 25 10. FREESTANDING OR GROUND SIGNS FOR A PRIMARY USE
26 MAY BE ALLOWED TO A MAXIMUM OF THREE FEET HIGH
27 AND THIRTY SQUARE FEET IF LOCATED WITHIN THE PUBLIC
28 STREET SETBACK. IF LOCATED MORE THAN FIFTEEN FEET
29 FROM THE PROPERTY LINE, PRIMARY USE IDENTIFICATION
30 SIGNS MAY BE ALLOWED TO A MAXIMUM OF SIX FEET IN
31 HEIGHT AND SIXTY SQUARE FEET.
32
- 33 11. WALL SIGNS ON BUILDINGS IN A DESIGNATED HISTORIC
34 PRESERVATION ZONING DISTRICT EXCEEDING APPLICABLE
35 SIZE REGULATIONS MAY BE ALLOWED BY THE HISTORIC
36 PRESERVATION COMMISSION IN ACCORDANCE WITH THE
37 PROCEDURE SET FORTH IN SECTION 812.C.3 AND UPON THE
38 ADDITIONAL FINDING THAT THE PROPOSED SIGNAGE
39 REPLICATES THE SIZE, SHAPE, AND PLACEMENT OF THE
40 FIRST PERMITTED WALL SIGNAGE ON THE BUILDING.
41
- 42 12. DIRECTIONAL SIGNS FOR ACCESSORY PARKING WILL BE
43 ALLOWED TO A MAXIMUM OF SIX SQUARE FEET PER SIGN
44 PER DRIVEWAY ENTRANCE. THE SIGN SHALL BE A MAXIMUM
45 OF THREE FEET IN HEIGHT. NO MORE THAN TWENTY-FIVE

1 PERCENT OF THE AREA MAY BE DEVOTED TO BUSINESS
2 IDENTIFICATION.

3
4 13. THE PROVISIONS OF SECTION 705.C.6.D (ILLUMINATED SIGN
5 SPACING FROM RESIDENTIAL USES) SHALL NOT APPLY
6 WITHIN THE TOD-1.

7
8 14. THE FOLLOWING SIGNS ARE PROHIBITED:

9
10 a. SIGNS PLACED ABOVE OR ON TOP OF ANY PORTION
11 OF THE ROOF OR FRONT PARAPET.

12
13 b. SIGNS ADVERTISING GOODS OR SERVICES NOT
14 PROVIDED ON THE PREMISES EXCEPT FOR
15 NONCOMMERCIAL SIGNS.

16
17 c. SIGNS UTILIZING ANIMATION OR WHICH CONTAIN THE
18 OPTICAL ILLUSION OF SIGN MOVEMENT, EXCEPT AS
19 PROVIDED BY A USE PERMIT.

20
21 d. COMMERCIAL FLAGS, BANNERS, STREAMERS OR
22 OTHER SIMILAR ADVERTISING DEVICES.

23
24
25 K. Parking and Loading Regulations.

26
27 1. *Automobile parking requirements per floor area or unit size and*
28 *land use type.* For new development within the TOD-2 ~~Overlay Two~~
29 ~~(TOD-2) District~~, the number of required parking spaces ~~(on-street~~
30 ~~and off-street)~~ shall be based upon the City of Phoenix Standard,
31 Section 702.A.3. of the Zoning Ordinance or as required by the
32 underlying district if those standards are less. The maximum
33 number of spaces allowed shall not exceed 125 percent of the City
34 requirement.

35
36 a. A REDUCTION ON PARKING IS ALLOWED AS PROVIDED
37 BELOW:

38
39 REDUCTION TO RESIDENTIAL/MULTI-FAMILY PARKING
40 REQUIREMENTS:

- 41 • 25% REDUCTION OF THE REQUIRED PARKING IF
42 THE DEVELOPMENT IS WITHIN 1,320 FEET FROM
43 A LIGHT RAIL STATION.
- 44 • 10% REDUCTION OF THE REQUIRED PARKING IF
45 THE DEVELOPMENT IS GREATER THAN 1,321
46 FEET FROM A LIGHT RAIL STATION.

1
2 REDUCTION TO COMMERCIAL PARKING
3 REQUIREMENTS:

- 4 • 15% REDUCTION OF THE REQUIRED IF THE
5 DEVELOPMENT IS WITHIN 1,320 FEET FROM A
6 LIGHT RAIL STATION.
- 7 • 5% REDUCTION OF THE REQUIRED PARKING IF
8 THE DEVELOPMENT IS GREATER THAN 1,321
9 FEET FROM A LIGHT RAIL STATION.

10
11 2. *On-street parking.* For new development occurring within the TOD-
12 ~~2 Overlay Two (TOD-2) District~~, LEGALLY PERMITTED on-street
13 parking along the use's lot frontage shall count towards the parking
14 requirements for uses on the lot AS set forth within the regulations
15 of this overlay district.

16
17 3. *Bicycle parking.* ~~Convenient bicycle facilities should also be~~
18 ~~provided within the TOD Overlay Two (TOD-2) District.~~ The
19 following bicycle parking requirements shall be applied within the
20 ~~TOD Overlay Two (TOD-2) District.~~ ~~Bicycle parking shall be~~
21 ~~provided at 1 space per 2,000 square feet of tenant leasable floor~~
22 ~~area.~~

23
24 a. COMMERCIAL RETAIL OR OFFICE DEVELOPMENT:
25 BICYCLE PARKING SHALL BE PROVIDED AT 1 SPACE
26 PER 2,000 SQUARE FEET OF TENANT LEASABLE
27 FLOOR AREA. MAXIMUM OF 50 SPACES.

28
29 b. RESIDENTIAL DEVELOPMENT: COMMON BICYCLE
30 PARKING SHALL BE PROVIDED AT 0.25 SPACE PER
31 EACH RESIDENTIAL UNIT. MAXIMUM OF 50 SPACES.

32
33 4. *Off-street parking location (See Figure 3 6).*

34
35 a. *Non-residential and multi-family uses.*

36
37 (1)A) *Surface parking lots.* Off-street parking location for
38 new development within the TOD-2 ~~TOD Overlay Two~~
39 ~~(TOD-2) shall~~ SHOULD BE LOCATED TO THE
40 REAR AND OR INTERIOR OF A LOT AND SHOULD
41 BE PLACED BETWEEN THE STRUCTURE AND A
42 SIDE OR REAR LOT LINE. WHERE A LOT FRONTS
43 ONTO TWO (2) OR MORE STREETS, PARKING
44 SHOULD BE LOCATED ACCORDINGLY: ~~conform to~~
45 ~~the following requirements:~~

1 1) ~~Off-street parking shall be located to the rear~~
2 ~~and/or interior of a lot such that its visibility~~
3 ~~from a street shall be minimized. At grade,~~
4 ~~above, or below ground parking structures~~
5 ~~shall be permitted.~~

6
7 (2) ~~Surface parking lots shall be placed between~~
8 ~~the structure and a side or rear lot line. Where~~
9 ~~a lot fronts onto two or more streets, parking~~
10 ~~shall be located accordingly:~~

11
12 (a) ~~a.~~ Along the street with the least amount of
13 commercial activity;

14
15 (b) ~~b.~~ Along the street with the least amount of
16 pedestrian activity if the lot is located
17 along two or more commercial streets
18 with equal amounts of commercial
19 activity.

20
21 (c) ~~c.~~ A maximum 6-foot high wall or fence
22 shall separate parking lots from abutting
23 residential uses with a minimum 5-foot
24 landscaped buffer.

25
26 Figure 3 6
27 Conventional Parking and Access
28 Configuration

29
30 GRAPHIC UNAVAILABLE: Click here

31
32
33 (2) ~~B~~ PARKING STRUCTURES ~~Structured parking.~~ For a
34 parking structure which abuts a transit station, a
35 transit street or a major pedestrian accessway, at
36 least 50 percent of the structure face, excluding
37 entrances and exits, shall have non parking use at
38 ground level and shall comply with building frontage
39 and facades and building entry requirements in
40 Section 663H.2.a and 663.H.2.b of this chapter.
41 Wherever possible, the narrow side of the parking
42 structure shall abut the transit station, transit street or
43 major pedestrian accessway.

44
45 (a) PARKING STRUCTURES WITHIN 150 FEET OF
46 A RESIDENTIAL DISTRICT, SHALL BE FULLY

1 ENCLOSED.

2
3 (b) PARKING STRUCTURES LOCATED GREATER
4 THEN 150 FEET AWAY FROM A RESIDENTIAL
5 DISTRICT SHALL BE SCREENED A MINIMUM
6 OF 42 INCHES IN HEIGHT ON EACH LEVEL
7 WITH A SOLID MATERIAL.

8
9 b. *Single-family residential uses.*

10
11 (1)A) Garages, whether attached or detached, shall be set
12 back at least 10 feet behind the primary front facade
13 of the buildings they serve. THE MINIMUM
14 DISTANCE BETWEEN THE FRONT FACADE OF
15 GARAGE AND THE CLOSEST EDGE OF THE
16 SIDEWALK SHALL BE 18 FEET.

17
18 (2)B) The primary front facade (non-garage portion of the
19 structure) shall comprise at least 50% of the overall
20 width of the primary residence and the 10-foot
21 setback shall not be measured from projections such
22 as bay windows and porches, but from the facade of
23 the wall which encloses the building.

24
25 (3)G) Using driveways as the primary access between the
26 sidewalk and the house shall be avoided. Instead, the
27 main entrance to the house shall SHOULD be from a
28 walkway or terrace directly leading to the sidewalk.

29
30 Figure 4 7
31 Preferred Single-Family Residential Garage Setback

50FT.	50 FT.	70 FT.	50 FT.
-------	--------	--------	--------

32
33
34 GRAPHIC UNAVAILABLE: [Click here](#)

35
36 5. *Location of vehicle access.*

37
38 a. Vehicle access from pedestrian-oriented streets shall be
39 prohibited unless no other reasonable access is available,
40 such as in lots with a single street frontage and no alley.
41 Where improved alleys are present, loading and service
42 areas shall MAY be accessed from the alley.

43
44 b. Lots with more than one street frontage and no alley shall
45 locate vehicular access along the street with the least
46 amount of pedestrian activity unless it is a local street.

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- c. All loading and service drives shall be of a depth that prevents loading and service vehicles from obstructing the sidewalk and roadway.
 - d. Entrances to loading and service areas shall be screened from view. For screening regulations see Section 507, Tab A of the Zoning Ordinance of the City of Phoenix.
 - e. VEHICLE ACCESS AND MANEUVERING IN A FULLY DEDICATED ALLEY MAY BE ALLOWED, AS APPROVED BY THE DRIVEWAY HEARING OFFICER AND DEVELOPMENT SERVICES DEPARTMENT.
6. *Loading and service area location.*
- a. Loading, service, and refuse areas shall not be located at the front of the lot. They shall be screened from view with walls, trellises, planting, mounds, or by integration into the design of the building. Walls shall not exceed 6 feet in height. Solid walls shall be landscaped to soften their appearance and shall be made of finished materials to match the primary building. Decorative elements, variation in materials, and articulation shall be used.
 - b. Loading areas shall be physically separated from public parking via curbs, bollards, low or high walls, raised planters, landscaping, distance, and/or elevation changes.
 - c. When using walls to separate loading areas from pedestrian areas, landscape elements (e.g. planting, trellises, arbors, etc.) shall be used on the outside of walls to soften their appearance.