

SECTION 1. Marana Town Code Title 17 (Land Development) is hereby amended by deleting existing Chapter 17-1 (Title, Intent, Purpose and Definitions) in its entirety and replacing it with new Chapter 17-1 as follows:

CHAPTER 17-1. TITLE, INTENT, PURPOSE AND DEFINITIONS

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17-1-1 Title

This title is known as the Marana land development code.

17-1-2 Intent and purpose

The intent and purpose of this title is to promote the health, safety, order, and general welfare of the present and future inhabitants of the town, and specifically to accomplish the following:

- A. Encourage and facilitate orderly growth and development within the town.
- B. Secure economy in municipal expenditures and facilitate adequate provision for transportation, water, sewerage, parks, schools, and other public requirements.
- C. Lessen congestion in the streets, prevent the overcrowding of land, and provide adequate light and air.
- D. Secure safety from fires, floods, traffic hazards, and other dangers.
- E. Stabilize and improve property values.
- F. Promote the development of a more attractive, wholesome, and serviceable town, including vibrant downtown, and pedestrian-oriented mixed-use standards for new development.
- G. Create conditions favorable to economic, recreational, educational, cultural, and civic opportunities.

17-1-3 Compliance

No one is permitted to develop or use any land, building, or structure within the town in violation of this title.

17-1-4 Transition from previous regulations

- A. An application for a permit or development approval that has been accepted by the town as complete prior to the effective date of this title will be reviewed based on the standards in effect when the application was accepted as complete.
- B. An application for a permit or development approval that has not been accepted by the town as complete prior to the effective date of this title, or that is submitted after that effective date, must be processed in compliance with the requirements of this title.
- C. Any permit or development that was approved before the effective date of this title will remain valid.
- D. Any violation of the town zoning, subdivision, or land development code in effect prior to the effective date of this title will continue to be a violation unless the activity does not violate this title.

17-1-5 Interpretation

These provisions are the minimum requirements to promote the public health, safety, order, and general welfare of the inhabitants of the town. This title is not intended to interfere with or annul any easement, covenant, or other agreement between parties. However, where this title imposes a greater restriction than is required by any other provision, this title governs.

17-1-6 Definitions

- A. The following definitions are used in this title, unless a different meaning is clearly indicated by the context or by a more specific definition:
 - 1. Abutting: Properties having a common property line or boundary.
 - 2. Access: The place, means, or way by which pedestrians and vehicles must have safe and usable ingress and egress to a property.
 - 3. Accessory structure: A detached subordinate structure or building, the use of which is customarily incidental to the main building or to the principal use of land and which is located on the same parcel with the main building or principal use.
 - 4. Accessory: A use customarily incidental and subordinate to the main building or principal use.
 - 5. Acre: 43,560 square feet of land area.

6. Adjacent: Near or close to, but not necessarily touching or abutting or having a common dividing line, such as two properties separated by a street, alley, easement, or common area.

7. Adult day health care facility: Has the same meaning as defined in A.R.S. § 36-401.

A.R.S. § 36-401 includes the following definitions:

4. "Adult day health care facility" means a facility that provides adult day health services during a portion of a continuous twenty-four-hour period for compensation on a regular basis for five or more adults who are not related to the proprietor.

5. "Adult day health services" means a program that provides planned care supervision and activities, personal care, personal living skills training, meals and health monitoring in a group setting during a portion of a continuous twenty-four-hour period. Adult day health services may also include preventive, therapeutic and restorative health-related services that do not include behavioral health services.

6. "Adult foster care home" means a residential setting that provides room and board and adult foster care services for at least one and no more than four adults who are participants in the Arizona long-term care system pursuant to [A.R.S. § 36-2931 et seq.] or contracts for services with the United States department of veterans affairs and in which the sponsor or the manager resides with the residents and integrates the residents who are receiving adult foster care into that person's family.

7. "Adult foster care services" means supervision, assistance with eating, bathing, toileting, dressing, self-medication and other routines of daily living or services authorized by rules adopted pursuant to § 36-405 and § 36-2939, subsection C.

8. Adult foster care home: Has the same meaning as defined in A.R.S. § 36-401.

9. Amusement, indoor: Enclosed facilities for the purpose of sports, game playing or similar amusements, including but not limited to skating rink, bowling alley, billiards, ping pong, and mechanical, electronic, card, or board games.

10. Amusement, outdoor: An establishment that offers games, rides, or other similar activities in a fixed location, including but not limited to miniature golf, amusement park, water slide, amphitheater, stadium, track, and drive-in theater.

11. Apiary: Where bees are kept for their honey, generally consisting of a number of hives.

12. Articulated: Divided into joints or segments.

13. Assisted living center: Has the same meaning as defined in A.R.S. § 36-401.

A.R.S. § 36-401 includes the following definitions:

8. "Assisted living center" means an assisted living facility that provides resident rooms or residential units to eleven or more residents.

9. "Assisted living facility" means a residential care institution, including an adult foster care home, that provides or contracts to provide supervisory care services, personal care services or directed care services on a continuous basis.

10. "Assisted living home" means an assisted living facility that provides resident rooms to ten or fewer residents.

14. Assisted living home: Has the same meaning as defined in A.R.S. § 36-401.

15. Automobile fuel station: A retail establishment primarily engaged in selling automobile fuel, but not including auto repair shops, body and fender works, and similar repairing and painting uses.

16. Aviary: Large cage or building specifically designed for keeping birds.
17. Awning: An architectural projection or shelter projecting from, and supported by the exterior wall of, a building and composed of a covering of rigid or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable.
18. Bar: Premises used primarily for the sale or dispensing of alcoholic beverages by the drink for on-site consumption and where food may be available for consumption as an accessory use. Includes retail micro-brewery or micro-distillery.
19. Barn: A large accessory building used exclusively for the storage of grain, hay, and other farm products or farm equipment, or the sheltering of livestock.
20. Batching plant: Manufacturing facilities for the sorting, grading, and storage of aggregates as construction materials; includes concrete and asphalt batching plants.
21. Bed and breakfast: An owner-occupied residence where four or fewer rooms are offered for short-term rental, and provides meals only to its transient lodgers.
22. Berm: An earthen mound designed to provide visual interest, screen undesirable views, decrease noise, and/or control or manage surface drainage.
23. Board of adjustment: The town board of adjustment.
24. Buffer: Open spaces, landscaped areas, fences, walls, berms, or any combination of them, used to physically separate or screen one use or property from another to visually shield or block noise, lights, buildings, other nuisances, or provide privacy.
25. Buildable area: The lot area where a building can be placed after yard setbacks and easements are deducted.
26. Builder: The builder is the purchaser of a development area, or portions of a development area who will build or provide for building within their areas of ownership.
27. Building: Any structure having a roof and walls built and maintained for the support, shelter, or enclosure of persons, animals, or things.
28. Building height: The vertical distance between the finished floor elevation and the highest point of the building, excluding chimneys, vents and antennae.

29. Building mass: The three-dimensional bulk of a building measured in height, width, and depth.
30. Building site: The ground area of a building or buildings together with all adjacent open spaces.
31. Business or commercial: The purchase, sale or other transaction involving the handling or disposition, other than that included in the term "industry" as defined in this section, of any article, substance or commodity for profit or gain.
32. Camp, farm labor: A building or complex of buildings located on an operating farm that is intended to house farm workers and/or their families on a seasonal basis.
33. Caretaker quarters: Accessory dwelling unit that is either built into or onto an existing primary building or is placed on the same parcel and adjacent to the primary building, and whose occupants are responsible for providing security for the property or complex (commercial or industrial uses) or for providing living or health care assistance to a resident of the primary dwelling unit (residential uses).
34. Carport: An attached or detached roofed structure providing space for the storage of one or more motor vehicles and enclosed on not more than three sides by walls.
35. Character: Attributes, qualities, and features that give function, definition, and uniqueness to a development project.
36. Chicken: A female chicken.
37. Child care facility: Has the same meaning as defined in A.R.S. § 36-881.
38. Child care home: A single-family residence where child care is regularly provided during a portion of a day for four or fewer children not related to the proprietor
39. Colony: A controlled honey bee brood including a single queen bee, drones, and workers.
40. Commercial center: A development containing one or more retail stores, restaurants, hotels, motels, and similar businesses within a single building or multiple buildings.

A.R.S. § 36-881 includes the following definitions:

1. "Child" means any person through the age of fourteen years. Child also means a person who is under eighteen years of age if the child has a developmental disability as defined in § 36-551 or has at least one of the disabilities listed in § 15-761, paragraph 2 and requires special education as defined in § 15-761.

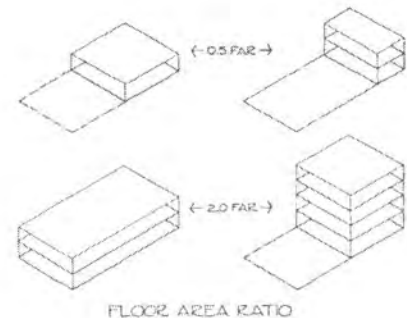
2. "Child care" means the care, supervision and guidance of a child or children, unaccompanied by a parent, guardian or custodian, on a regular basis, for periods of less than twenty-four hours per day, in a place other than the child's or the children's own home or homes.

3. "Child care facility" means any facility in which child care is regularly provided for compensation for five or more children not related to the proprietor.

41. Commercial vehicle: Any motor vehicle, trailer, or semi-trailer designed or used to carry freight, passengers for a fee, or merchandise in the furtherance of any commercial enterprise and having a gross weight of more than 10,000 pounds. Includes heavy machinery equipment, dump trucks, tractor and trailer rigs, either as one unit or separately, vehicles having more than two axles on the road, and similar vehicle not ordinarily used for personal transport.
42. Common area: An area of common access or use designed to serve two or more separate dwelling units which may or may not be under separate ownership.
43. Community garden: A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.
44. Community recreation: Community facilities for a specific subdivision and common to a homeowner's association, including sports courts, swimming pools, spas, recreation buildings, patio shelters and similar uses.
45. Compatible: Capable of existing together in harmony and without conflict or ill effects.
46. Composting facility: A facility to process raw organic by-products into biologically stable organic material.
47. Condominium: A form of real estate ownership as defined in A.R.S. § 33-1202.
48. Condominium project: A project that includes a condominium.
49. Contractor's yard: A facility or area for the storage of materials, equipment, and commercial vehicles utilized by building and construction contractors, craftsmen, and tradesmen.
50. Corral: A pen or enclosure for confining animals.
51. County: Pima County, Arizona, or Pinal County, Arizona, as applicable to the particular geographic area.
52. Cul-de-sac: A local street with only one outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement.
53. Curbway: The landscaped area between the outside edge of a sidewalk and the inside edge of a curb.
54. Dairy farm: Area where dairy animals are kept for milking and from which a part or all of the milk is sold, offered for sale or supplied for human consumption, and includes all

- buildings, yards and premises occupied or used in connection with the production of milk.
55. Density: The number of dwelling units that may be constructed per a unit of measure of land area. Usually expressed using the acre as the unit of measure.
 56. Designated commercial area: A lot in zone A where the only building or buildings were originally designed and constructed to accommodate business, commercial, office, industrial, or warehousing uses and not residential uses.
 57. Developer: Any person, group or entity proposing or constructing a development as defined by the land development code.
 58. Development: The act of bringing about growth; to construct or alter a structure, to make a change in use or appearance of land, to divide land into parcels, or to create or terminate rights of access. When appropriate to the context, development refers to the act of development or to the result of development within the town.
 59. Development plan: A dimensioned presentation of the proposed development of a parcel of land that depicts the location of buildings, easements, parking arrangements, public access, street pattern, and other similar features.
 60. Distribution center: A specialized place in a building or a warehouse used in the order fulfillment process to receive, store temporarily, and redistribute goods to resellers or wholesalers, or directly to consumers.
 61. Donation bin: A container used for the collection of items donated by the general public for reuse by others.
 62. Driveway: A private method of vehicular access contained fully within a lot.
 63. Drought tolerant vegetation: Low water use plants, which after established, survive within the Sonoran desert climate with little or no supplemental watering.
 64. Duplex: A residential building containing two dwelling units.
 65. Dwelling: A building or portion thereof, designed and used exclusively for residential occupancy, including single-family, duplex, and multi-family, but not including hotels, boarding or lodging houses.
 - a. Multi-family dwelling: A residential building containing three or more dwelling units, each designed for occupancy by an individual or one family as a residence.

- b. Single-family dwelling: A building designed for occupancy by one family as a residence.
 - c. Two-family dwelling: See duplex.
66. Easement: A nonpossessory interest in another's land entitling the holder to a specific limited right, use, or enjoyment; including public utilities, ingress and egress, access control, drainage, or other specific purposes.
 67. Facade: Any side of a building that faces a street or other open space. The front facade is the front or principal face of a building.
 68. Family: Any number of related persons living together within a single dwelling unit and living as a single house-keeping unit, except that "family" shall not include more than six persons unrelated by blood, marriage, or adoption.
 69. Farmers market: A structure or place where agricultural produce is brought for the purpose of retail sale.
 70. Farming: The growing of crops in the soil in the customary manner in the open. Does not include the raising of livestock.
 71. Feedlot: Any fenced area used commercially for the purpose of fattening livestock for slaughter or sale.
 72. Fence: An upright structure of non-cementitious material, serving to enclose, divide, protect, or screen.
 73. Fitness center: An establishment that provides exercise facilities such as running, jogging, aerobics, weight lifting, court sports, and swimming, as well as locker rooms, showers, massage rooms, saunas and related accessory uses.
 74. Floor area ratio: A ratio expressing the amount of square feet of floor area permitted for every square foot of land area within a site. The floor area ratio is usually expressed as a single number.
 75. Food processing facility: Manufacturing establishment producing or processing food and related products. Includes production or processing of any of the following:
 - a. Bakery, sugar and confectionery products (except facilities where the products are primarily sold on-site).
 - b. Dairy products.
 - c. Fats and oil products (excludes rendering plant).
 - d. Fruits and vegetables.
 - e. Grain mill products and by-products.



f. Meat, poultry, and seafood (excludes slaughterhouse).

76. Foster home:
Has the same meaning as defined in A.R.S. § 8-501. Includes group foster home, regular foster home, and special foster home, all as defined in A.R.S. § 8-501.

A.R.S. § 8-501 includes the following definitions:

6. "Foster home" means a home that is maintained by any individual or individuals having the care or control of minor children, other than those related to each other by blood or marriage, or related to such individuals, or who are legal wards of such individuals.

8. "Group foster home" means a licensed regular or special foster home that is suitable for placement of more than five minor children but not more than ten minor children.

13. "Regular foster home" means a licensed foster home that is suitable for placement of not more than five minor children.

16. "Special foster home" means a licensed foster home that is capable of handling not more than five minor children who require special care for physical, mental or emotional reasons or who have been adjudicated delinquent. Special foster home includes any home handling foster children aged twelve through seventeen.

77. Four-sided architecture: Multiple architectural details on all sides of a building.

78. Fowl: A bird used to produce meat or eggs, including, but not limited to, chickens, ducks, turkeys, and peacocks.

79. Frontage:

a. Building frontage: The exterior side of a building that faces and is most nearly parallel to a public or private street; or the total length of that exterior side. In case of ambiguity, the planning manager shall determine the building frontage based on the visual width of the building as viewed from the street.

b. Frontage buildout: The ratio of the building frontage to the street frontage.

c. Street frontage: Where the property line abuts a road right-of-way other than an alley; or the length of that portion of the property line that abuts a road right-of-way other than an alley.

80. Garage: A fully enclosed accessory building or portion of the main building, designed or used for the shelter or storage of vehicles owned or operated by the occupants of the main building.

81. General plan: The town general plan.

82. Grade: The average of the finished ground level at the center of all of the exterior walls of a building. In case the front wall is parallel to and within five feet of a sidewalk, the grade must be measured at the sidewalk at the centerline of the front of the lot.

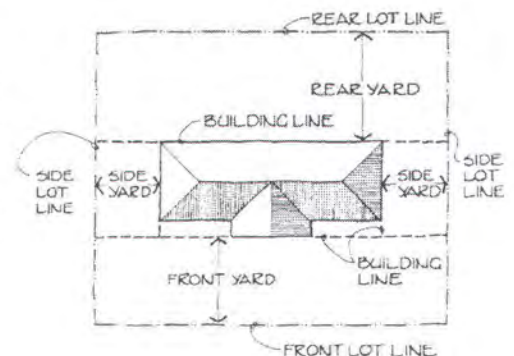
a. Existing grade: The actual, current ground surface as of January 1997.

- b. Finished grade: The final grade conforming to the approved grading plan.
 - c. Rough grade: The stage at which grading substantially conforms to the approved grading plan.
83. Grading: The initial clearing, brushing, or grubbing, and subsequent excavating or filling, of a site.
 84. Greenhouse: A building or structure devoted to the protection or cultivation of plants and constructed chiefly of glass, glasslike or translucent material, cloth, or lath.
 85. Gross floor area: The sum of the areas of all horizontal surfaces of a building, measured from outside surface to outside surface.
 86. Guest quarters: Living quarters for guests, relatives, or servants in an accessory building or within the principal residence and not used for income-producing purposes.
 87. Helistop: An area designed to be used for the landing or takeoff of one helicopter, the temporary parking of one helicopter, and other facilities as may be required by federal and state regulations, but not including operation facilities such as maintenance, storage, fueling, or terminal facilities.
 88. Hive: A movable-frame receptacle used for keeping bees which may consist of one or more frames on a single box stand.
 89. Home occupation: Any activity conducted by a resident for gain as an accessory use in the resident's dwelling unit.
 90. Hospital: Any building used for overnight accommodation and medical care of human patients, but excluding clinics, long-term care facilities, and convalescent homes.
 91. Hotel: A building containing six or more guest rooms, in which lodging is provided and offered to the public for compensation and which is open to transient guests, together with commercial accessory uses operated primarily for the convenience of the guests thereof.
 92. Household pet: Any animal commonly accepted as a domesticated pet and typically housed within the primary residential structure.
 93. Improvement: Any man-made immovable item which becomes part of, places upon, or is affixed to real estate. Improvements are typically required to be installed as a condition of approval or acceptance of a development. They may include, but are not limited to, roads, water facilities,

easements, traffic control devices, utility lines, and other similar facilities.

94. Indoor assembly: Enclosed facilities for the purpose of (but not limited to) banquet halls, auditoriums, clubs and lodges, conference centers, and theaters, including kitchen for the preparation of food to be consumed at the premises.
95. Industry: The manufacture, fabrication, processing, reduction or destruction of any article, substance or commodity, or any other treatment that changes its form, character, or appearance.
96. Ingress: Access or entry.
97. Invasive species: A non-native species whose introduction does or is likely to cause economic or environmental harm, or harm to human, animal, or plant health.
98. Junkyard: A place where scrap, waste, discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled, handled, or stored in the open, including, but not limited to, automobile wrecking yards, used lumber yards, and places or yards for the storage of salvaged house wrecking and structural steel materials, and equipment. Excludes farming operations, or activities conducted entirely within a completely enclosed building and where salvaged materials are kept incidental to manufacturing or other industrial or agricultural operations conducted on the premises.
99. Kennel: Any enclosure, premises, building, structure, lot or area where dogs, cats, or other animals are kept, raised, sold, boarded, bred, shown, or groomed for compensation.
100. Laboratory: A building or group of buildings whose primary use is medical or scientific research, investigation, testing or experimentation.
101. Landscaping: The use and arrangement of living vegetation, such as trees, bushes, and groundcovers, together with inert materials such as wood, rocks, brick, and decomposed granite.
102. Land split: The division of improved or unimproved land whose area is two and one-half acres or less into two or three tracts or parcels of land for the purpose of sale or lease.
103. Land use: A description of how land is occupied or utilized.
104. Livestock auction yard: A parcel of land and accompanying buildings used for the sale by auction of livestock offered on consignment.

105. Livestock, large: Includes cattle, horses, oxen, donkeys, mules, llamas, and other similar animals.
106. Livestock, small: Includes sheep, goats, miniature horses and other similar animals.
107. Long-term care facility: A facility in a nonresidential setting that provides continuous inpatient beds, medical supervision, and medical care for a period exceeding 72 hours to eight or more residents who do not require hospital care or direct daily care from a physician.
108. Lot: A tract of land bounded on all sides by property lines, of sufficient size to meet minimum zoning requirements, of use, coverage, area, setbacks, and other areas as required by these regulations with legal access to a public street.
109. Lot area: The total land area, measured in a horizontal plane, included within the lot property lines.
 - a. Lot, corner: A lot located at the intersection of two or more streets.
 - b. Lot, interior: A lot other than a corner or key lot.
 - c. Lot, key: Any lot where the side lot line abuts the rear lot line of other lots.
110. Lot coverage: The area of a site occupied by structures and other buildings.
111. Lot depth: The horizontal distance between the front and rear lot lines.
112. Lot improvement: Any building, structure, work of art, or other object or improvement of the land on which they are situated constituting a physical betterment of real property, or any part of such betterment.
113. Lot line: A line of record bounding a lot.
 - a. Common lot line: Any side or rear property line that abuts another side or rear property line, not including side or rear property lines abutting a street or alley.
 - b. Front lot line: The lot line separating a lot from the street and providing sole or primary access to the property.
 - c. Rear lot line:
 - i. The lot line which is opposite and most distant from the front lot line.
 - ii. The rear lot line of an irregular lot is a line:



- a) Entirely within the lot,
 - b) At least ten feet long, and
 - c) Parallel to and most distant from the front lot line.
- d. Side lot line: Any lot line not a front lot line or a rear lot line.
- i. A side lot line separating a lot from a street is a street side lot line.
 - ii. A side lot line separating a lot from another lot is an interior side lot line.
114. Lot width: The mean horizontal width of the lot measured at right angles to the lot depth.
115. Main building: A building where the principal permitted use of a lot or parcel is conducted.
116. Manufactured home:
- a. A single-family dwelling structure transportable in one or more sections manufactured after June 15, 1976, to standards established by the U.S. department of housing and urban development. The structure is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities.
 - b. A single-family dwelling structure transportable in one or more sections manufactured before June 15, 1976, and still legally permissible for residential occupancy.
 - c. Does not include a "recreational vehicle."
117. Manufactured home park: A residential use in which more than two manufactured home spaces are located on a single site area. The spaces may be leased, rented or sold. If the individual spaces are sold, the remainder of the use must be in the common ownership of all unit owners.
118. Manufacturing:
- a. Light manufacturing: The manufacturing, production or assembly of products predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, where all manufacturing activities are contained entirely within a building and do not endanger neighboring properties. Includes large-scale printing and publishing.

- b. Heavy manufacturing: The manufacturing, production, assembly, or processing of products where noise, odor, vibration, illumination, or particulate matter may be offensive or obnoxious to adjacent land uses. Includes any establishment or facility using unscreened outdoor structures that cannot be integrated into the building design, such as conveyor belt systems, cooling towers, cranes, storage silos, or similar equipment. Includes uses with large scale outdoor storage or storage of on-site hazardous materials.
- 119. Maximum extent practicable: Under the circumstances, reasonable efforts have been undertaken to comply with the regulation or requirement, that the cost of additional compliance measures clearly outweigh the potential benefits to the public, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from the noncompliance.
- 120. Medical clinic: A building containing an association or group of physicians, dentists, clinical psychologists, or similar professional health care practitioners, including allied professional assistants who are assembled for the purpose of carrying on their professions. The health care facility may include pharmacy, dental and medical laboratories, tissue labs, and/or X-ray facilities, but shall not include inpatient care or operating rooms for major surgery.
- 121. Medical marijuana dispensary: A nonprofit medical marijuana dispensary duly registered and certified pursuant to A.R.S. § 36-2804.
- 122. Micro-hospital: A medical facility providing services offered by a traditional full-service hospital but located in a smaller-scale facility of 15,000 to 50,000 square feet.
- 123. Mixed-use: Development physically and functionally integrating at least one primary residential use with at least one primary non-residential use.
- 124. Model home: A dwelling unit used initially for display purposes which typified the type of units that will be constructed in the subdivision.
- 125. Modular home: A dwelling unit which is either wholly or in substantial part manufactured at an offsite location to be assembled on site, and which complies with the building code adopted by the town.
- 126. Motel: A facility offering transient lodging accommodations of six or more rental units. A majority of all rental units have

direct access to the outside without the necessity of passing through the main lobby of the building. Guests are generally traveling by automobile and parking is located convenient to each unit.

127. Native vegetation: Plants indigenous to an area.
128. Natural features: Include but are not limited to floodplains and surface drainage channels, washes, stream corridors and other bodies of water, steep slopes, prominent ridges, bluffs, or valleys, and existing trees and vegetation.
129. Nearby land: For purposes of significant land use change notice and protest requirements applicable in zones A-E, land lying within (a) one-quarter of a mile of a proposed significant land use change on a lot containing 2.5 acres or less, (b) one-half mile of a proposed significant land use change on a lot containing more than 2.5 acres but less than 25 acres, or (c) one mile of a proposed significant land use change on a lot containing 25 acres or more.
130. Nonconforming: A parcel of land, or a building or structure, or portion thereof, or a use, which does not conform to the provisions of this land development code, and which was legally established prior to the effective date of the provision of this land development code to which it does not conform.
131. Nuisance: Annoying, unpleasant or obnoxious and out of character with the neighboring area.
132. Nursery: A place where young trees or other plants are raised for transplanting or for sale, but does not include commercial fertilizer yard or processing plant.
133. Office: A building or portion of a building where predominantly administrative, professional, or clerical services are performed.
134. Off-site: Any premises not on-site.
135. Off-street parking: Parking of motor vehicles in a location other than a street or public way.
136. On-site: Of or pertaining to a space within the boundaries of a subdivision lot or parcel.
137. Open space:
 - a. General: Any area to be kept in open uses including recreational lands such as golf courses and parks, desert, floodways, floodplains, greenbelts, common areas, and other unbuilt, vegetated areas.

- b. Natural undisturbed open space (NUOS): An area of land with natural vegetation that is unimproved and not occupied by structures or man-made impervious surfaces that is set aside, dedicated or reserved in perpetuity as a conservation area.
138. Open storage: The use of premises for keeping or storing goods, commodities, containers or equipment other than in a wholly enclosed building. Public parking, or the parking or storing of an operable vehicle in a parking space, is not open storage.
139. Orient: To bring in relation to, or adjust to, the surroundings, situation, or environment; or to set or arrange in a determinate position.
140. Pad site building: A commercial building that is physically separate from the principal or primary building.
141. Parcel: An area of land defined by a legal description and recorded with the county recorder.
142. Parking lot: Any area of a site or structure used as a parking area for more than four motor vehicles.
143. Parking space: A space for the parking of a motor vehicle, exclusive of driveways and ramps.
144. Permitted use: A land use allowed as a property right within a zoning category subject only to the requirements listed for that use.
145. Person: Any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity, or any other legal entity; or their legal representatives, agents, or assigns.
146. Personal service: A business that provides personal services directly to customers at the site of the business, or which received goods from or returns goods to the customer which have been treated or processed at another location. Includes but is not limited to travel agency, dry-cleaning and laundry drop-off and pick-up station, tailor, hair stylist, cosmetician, toning or tanning salon, branch office of financial institution, photocopying service, postal substation, package delivery drop-off and pick-up station, shoe repair shop, haberdashery, interior design studio, domestic pet grooming and care service, and art, music, dance and martial arts school.
147. Phase: A portion of a development project scheduled for construction and occupancy as an entity apart from other phases of the development.

148. Place of worship: A building or group of buildings used primarily as a place of communion or worship. Includes convents, religious educational buildings and parish houses, but not parochial schools.
149. Planning commission: The town planning commission.
150. Plat: A map of a subdivision.
 - a. Final plat: A map of all or part of a subdivision essentially conforming to an approved preliminary plat, and prepared in accordance with the provisions of the town subdivision regulations.
 - b. Preliminary plat: A preliminary map, including supporting data, indicating a proposed subdivision design prepared in accordance with the provisions of the town subdivision regulations.
 - c. Recorded plat: A final plat bearing all of the approvals required by state law and local regulations and recorded in the office of the recorder of the county where the land shown on the plat is located.
151. Power plant: A facility that converts one or more energy sources, including but not limited to water power, fossil fuels, nuclear power, or solar power, into electrical energy or steam. A power generation plant may also perform either or both of the following: (a) operation of a transmission system that conveys the energy or steam from the generation facility to a power distribution system; (b) operation of a distribution system that conveys energy or steam from the generation facility or the transmission system to final consumers.
152. Premises: A lot and the buildings and other structures located on it.
153. Principal building: The building or structure on a commercial development site with the greatest amount of gross floor area.
154. Primary material: Material covering 75% or more of the wall elevation or the individual material that constitutes the majority.
155. Principal use: The primary or predominant use of any lot or parcel.
156. Private school: A privately funded primary, secondary, post-secondary, or vocational educational facility.
157. Quasi-public land use: Use of the land by private, not-for-profit institutions or organizations for purposes which may,

in fact, be public uses, or which may be restricted to a particular group, but which generally involve the use of the land or the facility located thereon by a large number of people; including but not limited to churches, private schools, not-for-profit social organizations, hospitals, welfare organizations, or non-profit medical centers.

158. Ratite: Members of the group ratitae; large flightless birds, including emus and ostriches.
159. Recreational vehicle (RV): Any type of vehicle used primarily for recreational pleasure. Examples include but not limited to travel trailers, motor homes, boats, snowmobiles, etc. Recreational vehicles shall include any mobile structure designed for temporary occupancy, but shall exclude manufactured homes.
160. Redevelopment: Development on a tract of land with existing structures where all or most of the existing structures would be razed and a new structure or structures built.
161. Registered engineer: An engineer properly licensed and registered in the state of Arizona.
162. Registered land surveyor: A land surveyor properly licensed and registered in the state of Arizona.
163. Rendering plant: A facility where packing house waste, kitchen grease, and dead animals are processed into industrial fats and oils (such as tallow for soap) and various other products (such as fertilizer, food, or biodiesel).
164. Residences per acre: The permitted number of residences per gross acre (43,560 square feet of land area).
165. Resort. A building or group of buildings containing five or more guest rooms, other than a hotel, and including amenities and outdoor recreational activities intended for the primary use of its guests such as, but not limited to, horseback riding, golf course, swimming, sports courts, and dining facilities.
166. Restaurant: An establishment where food and beverages may be purchased and consumed.
167. Retail establishment: A building, property, or activity whose principal purpose is the sale of goods, products, or materials directly to the consumer. Includes but is not limited to clothing stores, appliance stores, bakeries, food stores, grocers, caterers, pharmacies, book stores, florists, furniture stores, hardware stores, pet stores, toy stores, indoor tool and equipment rental, and variety stores. Does not

include restaurants, personal service, commercial amusements, or cleaning or processing establishments.

168. Riding arena: An area used for riding and training horses or other livestock.

169. Right-of-way:

a. General: A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special use.

b. Public: Same as above, but owned by a government entity.



170. Rodent: Any member of the order rodentia, such as, but not limited to: mice, rabbits, and hares.

171. Rodeo grounds: An area used for riding, training, or showing horses or livestock, or for competition involving those animals.

172. Roof: The outside top covering of a building.

173. RV park: A parcel of land under single or common ownership where two or more spaces are leased, rented or sold for occupancy of a recreational vehicle. A fee may or may not be charged for the use of the individual space.

174. RV space: An area within the RV park for the placement of a recreational vehicle, in addition to any exclusive use area adjacent to the unit set aside for the occupants of the recreational vehicle, such as patio or parking space.

175. Screen: A barrier that functions to shield, protect or conceal.

176. Setback: The minimum distance a building must be set back from a property line of a parcel or a specified point.

177. Sexually oriented business: Any business regulated by town code chapter 9-6 (sexually oriented businesses).

178. Sign: See definition in chapter 17-10.

179. Single-family dwelling: A dwelling unit with kitchen and sleeping facilities, designed for occupancy by and occupied by one family. Includes "adult developmental home," "child developmental certified home," "child developmental home," "group home," and "intermediate care facility for individuals with intellectual disabilities," each as defined in A.R.S. § 36-551; includes "residential facility" as defined in A.R.S. § 36-581; and includes "child care group home" as defined in A.R.S. § 36-897.

a. Attached single-family dwelling: A dwelling unit attached to one or more dwelling units by structural elements common to the attached units with each dwelling unit located on its own individual lot. The structural elements include common wall construction, roof, or other similar improvement. Elements like trusses, beams, and patio walls are not included.

b. Detached single-family dwelling: A dwelling unit which is not attached to any other dwelling unit by any structural elements and located on its own separate lot.

180. Site: The land area designated for a development project, exclusive of any abutting public right-of-way. The land area can be a portion of a lot, a single lot, or can consist of more than one lot.

A.R.S. § 36-551 includes the following definitions:

2. "Adult developmental home" means a residential setting in a family home in which the care, physical custody and supervision of the adult client are the responsibility, under a twenty-four-hour care model, of the licensee who, in that capacity, is not an employee of the division or of a service provider and the home provides the following services for a group of siblings or up to three adults with developmental disabilities:

- (a) Room and board.
- (b) Habilitation.
- (c) Appropriate personal care.
- (d) Appropriate supervision.

11. "Child developmental certified home" means a regular foster home as defined in § 8-501 that is licensed pursuant to § 8-509 and that is certified by the department pursuant to § 36-593.01.

12. "Child developmental home" means a residential setting in a family home in which the care and supervision of the child are the responsibility, under a twenty-four-hour care model, of the licensee who serves as the developmental home provider of the child in the home setting and who, in that capacity, is not an employee of the division or of a service provider and the home provides the following services for a group of siblings or up to three children with developmental disabilities:

- (a) Room and board.
- (b) Habilitation.
- (c) Appropriate personal care.
- (d) Appropriate supervision.

23. "Group home" means a community residential setting for not more than six persons with developmental disabilities that is operated by a service provider under contract with the department and that provides room and board and daily habilitation and other assessed medically necessary services and supports to meet the needs of each person. Group home does not include an adult developmental home, a child developmental home or an intermediate care facility for individuals with intellectual disabilities.

28. "Intermediate care facility for individuals with intellectual disabilities" means a facility that primarily provides health and rehabilitative services to persons with developmental disabilities that are above the service level of room and board or supervisory care services or personal care services as defined in § 36-401.

A.R.S. § 36-581 includes the following definitions:

1. "Developmental disability" means autism, cerebral palsy, epilepsy or cognitive disability.

2. "Residential facility" means a home in which persons with developmental disabilities live and that is licensed, operated, supported or supervised by the department.

A.R.S. § 36-897 includes the following definition:

1. "Child care group home" means a residential facility in which child care is regularly provided for compensation for periods of less than twenty-four hours per day for not less than five children but no more than ten children through the age of twelve years.

181. Site plan: A drawn-to-scale plan of a site showing the location of existing and proposed uses, structures, lot lines, streets, open spaces, landscape features, and utilities.
182. Slaughterhouse: A facility for the slaughtering and processing of animals and the refining of animal byproducts.
183. Special event venue: A location primarily devoted to special events such as weddings, large parties, and banquets.
184. Specific plan: A precise plan for a specific piece of property, or properties, typically under single ownership, which contains all the elements as specified within these regulations, and which has been adopted by the council, and which may supersede these land use regulations as they might otherwise apply to the specified property.
185. Specimen plant: A plant that is grown in relatively open ground with little competition and therefore develops an unnaturally (in most cases) broad spread and dramatic form. Contrast with masses, drifts, thickets, or groves of plants, in which individual specimens intermingle with each other and may even be hard to distinguish from each other.
186. Sports court: Improved athletic space, typically constructed outdoors, where such games as basketball, volleyball, paddle tennis and other racquet sports and other games and activities can be played.
187. Stables: Structures where animals are kept.
 - a. Private stables: Structures where animals are kept for private use.
 - b. Public stables: Structures where animals are kept for sale or hire; breeding, boarding, and or training.
188. Standards: Mandatory regulations. Standards are indicated by use of the term "must."
189. Stockyard: A penned enclosure, or structure, where small or large livestock are maintained temporarily for the purpose of slaughtering, marketing or shipping.
190. Story: A space in a building between the surface of any floor and the surface of the floor next above, or if there is no floor above, then the space between such floor and the ceiling or roof above.
191. Street: Any existing or proposed street, avenue, boulevard, road, land, parkway, place, bridge, viaduct or easement for public vehicular access or a street shown in a plat approved

pursuant to town, county, state of Arizona or other governmental unit regulations, or a street on a plat which has been approved by a unit of government and duly filed and recorded in the office of the county recorder. A street includes all land within the street right-of-way whether improved or unimproved, and includes such improvements as pavement, shoulders, curbs, gutters, sidewalks, parking space, bridges and viaducts.

- a. Arterial: A street that serves or is intended to serve as a major way by which traffic may be conveyed between the town and other communities as well as between major population or activity concentrations within the town. Arterials are designated in the transportation plan element of the town general plan, and are generally one-mile apart on section lines.
 - b. Collector: A street that is supplementary to an arterial and serves, or is intended to serve, to convey traffic between neighborhoods or similar areas within town. Collectors are typically at half-mile points within a section.
 - c. Half street: A right-of-way dedicated for a new street by a developer equal to only one-half of the total right-of-way width required.
 - d. Local street: A street used primarily to gain access to the property bordering it. Does not include arterials or collectors.
 - e. Major street: A street shown on the future circulation map.
 - f. Minor street: A street not shown on the future circulation map.
 - g. Primary arterial: A road intended to move traffic to and from such major attractions as villages, regional shopping centers, colleges and/or universities, major industrial areas and similar traffic generators within the town and/or as a route for traffic between communities or large areas.
 - h. Walkable mixed-use street: A local multi-modal thoroughfare with a range of speeds and capacities.
192. Street center line: The centerline or monument line of a street or road right-of-way as established by an official survey.
193. Street right-of-way width: The distance between property lines measured at right angles to the center line of the street.

The future circulation map is figure 2-4 of the Marana General Plan

194. Streetscreen: An evergreen hedge, opaque fence, wall, or similar feature built along a street frontage that screens a parking lot from the street, provides privacy to a side yard, or delineates the public right-of-way.
195. Structure: Anything constructed or erected which requires location on or in the ground or is attached to something having a location on the ground. Structures do not include ditches and their appurtenances, poles, lines, cables, or transmission or distribution facilities of public utilities, free-standing mailboxes, on grade slabs, walks, driveways, landscaping materials and fences.
196. Subdivider: Has the same meaning as in the definition of "subdivider" under Arizona law.
197. Subdivision: A division of land that meets the definition of "subdivision" under Arizona law.
198. Subdivision design: Street alignment, grades and widths, alignment and widths of easements and rights-of-way for drainage and sanitary sewers and the arrangement and orientation of lots as set forth in the town subdivision regulations or design manuals, or both.
199. Subdivision improvements: Infrastructure and improvements required to be constructed or installed as a condition of subdivision approval pursuant to town subdivision regulations or state law, including but not limited to grading, sewer and water utilities, streets, easements, and traffic control devices.
200. Swine: Any hooved animal of the porcine species, such as a pig.
201. Temporary retail: A temporary retail activity, including but not limited to:
 - a. Automobile, boat, or RV sales;
 - b. Seasonal sale of products, such as Christmas trees, pumpkins, and fireworks;
 - c. Street vendors. Does not include "mobile food vendors" as defined in section 9-13-2(C); and
202. Temporary use: Any use allowed for a specified period of time. A use not of a permanent nature.
203. Television, radio, or film studio: A facility for the production of films and/or the production and broadcast of television and radio programs including but not necessarily limited to offices, dressing rooms, studios, sound stages, file

"Subdivider" is defined at A.R.S. § 33-1202 paragraph 55

The municipal definition of "subdivision" may be found at A.R.S. § 9-463.02

rooms, and set stage, but not including transmitting facilities, unless a conditional use permit is obtained under chapter 17-18.

204. **Townhouse:** A single-family dwelling in a row of at least three, attached, in which each unit has its own separate front entrance, and no unit is located over another unit.

205. **Transitional housing:** A single-family dwelling where supervised, residential living is provided to not more than ten individuals who do not require institutional treatment and who have common needs for alternatives to incarceration or homelessness or who need treatment or rehabilitation for substance abuse, and where appropriate transitional living services are provided, including but not limited to substance abuse treatment or rehabilitation, or life skills assistance. Examples of transitional housing include halfway houses, homeless shelters, sober living homes as defined in A.R.S. § 36-2061, and adult behavioral health therapeutic homes as defined in A.R.S. § 36-401.

A.R.S. § 36-2061 includes the following definition:

"Sober living home" means any premises, place or building that provides alcohol-free or drug-free housing and that:

- (a) Promotes independent living and life skills development.*
- (b) May provide activities that are directed primarily toward recovery from substance use disorders.*
- (c) Provides a supervised setting to a group of unrelated individuals who are recovering from substance use disorders.*
- (d) Does not provide any medical or clinical services or medication administration on-site, except for verification of abstinence.*

A.R.S. § 36-401 includes the following definition:

3. "Adult behavioral health therapeutic home" means a residence for individuals who are at least eighteen years of age, have behavioral health issues and need behavioral health services that does all of the following for those individuals:

- (a) Provides room and board.*
- (b) Assists in acquiring daily living skills.*
- (c) Coordinates transportation to scheduled appointments.*
- (d) Monitors behaviors.*
- (e) Assists in the self-administration of medication.*
- (f) Provides feedback to case managers related to behavior.*

206. **Transportation corridor:** Land occupied by transportation facilities, including airports, railroads, roads, irrigation canals, or public utility line, or which is immediately adjacent to such facilities, and which has been designated for the purpose of accommodating such modes of transportation and related uses.

207. **Truck stop:** A vehicle fueling station along or near an interstate highway; may include a restaurant, sleeping and showering rooms, a store selling basic items, and similar uses.

208. **Use:** The purpose for which land or a building is arranged designed or intended, for which either land or building is or may be occupied or maintained.

209. **Utilities:** Services such as natural gas, electricity, water, telephone, and cable television.

210. **Utility facility:** Building, structure, or land used by a utility, railroad, or governmental agency for uses such as, but not necessarily limited to, water or sewage treatment plants or pumping stations, substations, telephone exchanges, and resource recovery facilities, but not including a power plant

and land, buildings, or structures used solely for storage and maintenance of equipment and materials.

211. Vacation rental: Has the same meaning as in the definition of "vacation rental" under Arizona law. *"Vacation rental" is defined at A.R.S. § 9-500.39*
212. Variance: An exception to the provisions of these regulations.
213. Veterinary clinic: Any establishment maintained and operated by a licensed veterinarian for the diagnosis and treatment of diseases and injuries of animals and for short-term boarding incidental to treatment.
214. Wall: An upright opaque structure of stone, brick, block, or similar cementitious material, serving to enclose, divide, support, protect, or screen.
215. Warehouse: A building where goods are received and stored indoors for distribution or wholesale sale.
216. Water harvesting: The capture and storage of water, especially rainwater, for later agricultural, industrial, or domestic use.
217. Wireless communication facility: A facility used for the transmission and reception of radio or microwave signals or for commercial wireless communications.
218. Yard: Any open space other than a court on the same lot with a building or dwelling group which open space is unoccupied and unobstructed from the ground upward to the sky except for the projecting and/or accessory buildings permitted by these regulations.
- B. The definitions set forth in this section supplement the definitions set forth in chapter 1-3 of this code.
- C. Additional definitions that apply to specific chapters of this title may be found in the applicable chapter.

SECTION 2. Marana Town Code Title 17 (Land Development), Chapter 17-3 (Administration and Enforcement) is hereby amended by deleting existing section 17-3-1 (Amendment procedure) in its entirety and replacing it with new section 17-3-1 (Amendment and rezoning) as follows:

CHAPTER 17-3. ADMINISTRATION AND ENFORCEMENT

17-3-1 Amendment and rezoning

A. Application

1. Any person may request an amendment of the text of this land development code by filing a written application with the development services department.
2. An owner of real property within the town, or that owner's authorized representative, may apply for a rezoning of that property by filing a written application with the development services department.

B. Rezoning. The town has three broad rezoning categories:

1. Translational or non-site analysis rezoning: A simplified rezoning with flexible application requirements for a rezoning that does not require a site analysis as described in subparagraph 2 below; primarily used to rezone properties zoned in one of the legacy zones described in sections 17-4-16 through 17-4-26.
2. Site analysis rezoning: A rezoning used in all of the following circumstances:
 - a. Property greater than one acre in size to be developed for nonresidential uses.
 - b. Property greater than one acre in size to be developed at a residential density of two or more residences per acre.
 - c. Property greater than five acres in size.
3. Specific plan: A specific plan, as defined in section 17-1-6(A), contains unique development and design standards specific to a rezoning site on a parcel of five acres or more, with either single- or multi-phased development. See section 17-4-15 for further requirements regarding specific plans.

C. Procedures

1. Before any application for a text amendment or rezoning is accepted by the development services department, the applicant shall submit an application for a pre-application meeting. The purpose of the pre-application meeting is to discuss, in general, the procedures and requirements for an amendment request pursuant to this section.

2. All applications shall follow the requirements defined in the town's applications, checklists, and process guides on file with the development services department. The planning manager may waive the requirement to provide any information required by an application, checklist, or process guide by making a written finding specifying the reasons the information is not needed for a thorough review of the proposed amendment or rezoning. The waiver shall be included in the materials submitted to the planning commission and the council.
 3. The planning commission shall hold a public hearing on the application and shall recommend to the town council approval, approval with conditions, or denial of the rezoning or text change. Prior to the public hearing, public notice shall be given in the manner provided in A.R.S. § 9-462.04 (A).
 4. After the public hearing before the planning commission, the planning manager shall schedule the application for hearing before the town council.
 5. The town council shall hold a public hearing on the application and shall approve, approve with conditions, or deny the rezoning or text change. Prior to the public hearing, public notice shall be given in the manner provided in A.R.S. § 9-462.04 (A).
 6. When a rezoning application is accompanied by an application for a conditional use permit applications may be processed and reviewed concurrently.
 7. If the proposed rezoning is inconsistent with the land use designation in the general plan, an application for an amendment to the general plan shall be submitted by the applicant in accordance with the requirements of the general plan. Amendments to both the official zoning map and the general plan may be considered concurrently.
- D. Approval criteria. The planning commission and town council shall consider the following questions, at a minimum, in reviewing an application for a rezoning:
1. Any change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, and development;
 2. The degree to which the proposed zoning will benefit the community; whether there will be benefits derived by the community, or area, by granting the proposed rezoning;
 3. Whether the proposed rezoning is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new use will generate such an excessive storm runoff,

water, air, or noise pollution, excessive nighttime lighting, or other nuisances;

4. Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the general plan, other adopted plans, and the goals, objectives and policies of this land development code, and other town regulations and guidelines, including goals and policies relating to economic development;
5. The zoning districts and existing land uses of the surrounding properties;
6. That the existing and proposed transportation infrastructure is suitable and adequate to serve the traffic anticipated to be generated by the proposed development.
7. Whether the existing and proposed utility infrastructure, public facilities, and public services are suitable and adequate to serve the proposed rezoning area;
8. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification;
9. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character;
10. If applicable, the length of time the subject property has remained vacant as zoned; and,
11. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.

SECTION 3. Marana Town Code Title 17 (Land Development) is hereby amended by deleting existing Chapter 17-4 (Zoning) in its entirety and replacing it with new Chapter 17-4 as follows:

CHAPTER 17-4. ZONING

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17-4-1 Zone districts and zoning groups established

- A. The zones and zoning groups listed in table 1 (zone districts and zoning groups summary) are established by this section.
- B. Table 1 also shows the consolidation of certain residential zoning districts into zoning groups as of the effective date of this chapter. These zoning groups combine zones that allow the same uses in the use matrix table (table 2) and the conditions per use table (table 3). In some cases, a zoning group label is used for ease of reference in table headings and cross-references (for example, "ER" in place of "R-36").
- C. Official zone map. The location and boundaries of each of the zones are shown on the official zone map of the town, and the map is a part of this code. Whenever amendments or changes are made in zone boundaries, the amendments or changes must be made by

ordinance and recorded on the official zone map. The official zone map data layer maintained by and located in the office of the technology services department is the final authority in determining current zoning status.

D. Zone districts and zoning groups summary table. The following table shows the town’s zone districts and zoning groups.

Table 1. Zone districts and zoning groups summary	
Agricultural zone	
AG	Agricultural
Ranchette residential zoning group (RA)	
R-180	R-180 residential
R-144	R-144 residential
R-80	R-80 residential
Estate residential zoning group (ER)	
R-36	R-36 residential
Neighborhood residential zoning group (NR)	
R-16	R-16 residential
R-10	R-10 residential
R-8	R-8 residential
R-7	R-7 residential
R-6	R-6 residential
Garden residential zoning group (GR)	
R-5	R-5 residential
R-4	R-4 residential
R-3	R-3 residential
Multi-family residential zoning group (MR)	
MR-1	Multi-family residential (high density)
MR-2	Multi-family residential (medium density)
Commercial zones	
RR	Resort and recreation
NC	Neighborhood commercial
VC	Village commercial
Industrial zones	
LI	Light industrial
HI	Heavy industrial
Mixed-use zones	
DMO	Downtown Marana overlay
DT	Downtown
DN	Downtown neighborhood
BU	Blended-use
Specific plan zone	
SP	Specific plan

17-4-2 Use matrix

A. Table 2 (use matrix) identifies the permissiveness of uses in all residential zoning groups and zoning districts other than the mixed-

use districts and the SP zone. (Uses for the mixed-use districts are set forth in the mixed-use zoning district use matrix found at table 8.)

B. The notations in table 2 have the following meanings:

1. "P" means the use is permitted subject to design standards.
2. "A" means the use is permitted as an accessory use located on the same lot with a permitted use.
3. "C" means the use is allowed upon approval of a conditional use permit (see section 17-3-2).
4. "U" means the use is allowed upon meeting the conditions set forth in table 3 below.
5. "T" means the use is allowed upon approval of a temporary use permit (see section 17-3-3).
6. "X" means the use is prohibited.

C. Uses not mentioned.

1. General presumption. Uses not listed shall be presumed to be prohibited, unless the planning manager determines that the use is materially similar to a listed use.
2. Planning manager determination. If a use is not listed in table 2 and is not otherwise prohibited by law, the planning manager shall determine whether the use is materially similar to a use listed in table 2, using as a guide the type of business, industry, or governmental activity as classified and defined by the two-digit sector number of the most recently published north American industry classification system (NAICS) as established by the United States census bureau.
3. Materially similar uses. If the planning manager finds that the use is materially similar, the regulations governing that use shall apply to the use not listed and the planning manager's decision shall be filed in the office of the town clerk.
4. Not materially similar uses. If the planning manager determines that a materially similar use does not exist, the planning manager may consider submitting an amendment to this section to establish a specific listing for the use in question by legislative action of the town council upon recommendation by the planning commission.

Table 2. Use matrix

Uses	AG	RA	ER	NR	GR	MR	RR	NC	VC	LI	HI
Residential											
Single-family detached	P	P	P	P	P	C	C	U	U	X	X
Duplex	X	X	C	C	P	P	C	P	P	X	X
Townhouse	X	X	X	X	P	P	P	P	P	X	X

Table 2. Use matrix											
Uses	AG	RA	ER	NR	GR	MR	RR	NC	VC	LI	HI
Multi-family	X	X	X	X	X	P	P	U	P	P	P
Manufactured home	P	U	U	X	X	X	X	X	X	X	X
Modular home	P	P	U	U	U	X	X	X	X	X	X
Accessory structure	A	A	U	U	A	A	A	A	A	A	A
Assisted living home	P	P	P	C	C	C	C	C	C	X	X
Adult foster care home	P	P	P	C	C	C	C	C	C	X	X
Caretaker quarters	A	A	A	X	X	A	A	A	A	A	A
Carport	A	A	A	X	X	A	A	A	A	A	A
Child care home	U	U	U	U	U	U	U	X	X	X	X
Community recreation	P	P	P	P	P	P	P	P	P	X	X
Fences or walls	A	A	A	A	A	A	A	A	A	A	A
Foster home	P	P	P	P	P	C	C	C	C	X	X
Garage	A	A	A	A	A	A	A	A	A	A	A
Guest quarters	A	A	A	U	U	U	X	X	X	X	X
Home occupation	U	U	U	U	U	U	U	U	U	X	X
Model home	A	A	A	A	A	A	A	A	A	X	X
Real estate sales trailer	T	T	T	T	T	T	T	T	T	T	T
Single-family dwelling in temporary structure	T	T	T	T	T	T	T	T	T	T	T
Sports court	A	A	A	A	A	A	A	A	A	A	A
Swimming pool or spa	A	A	A	A	A	A	A	A	A	A	A
Transitional housing	C	C	C	C	C	C	C	C	C	X	X
Agricultural											
Apiary	U	U	U	X	X	X	X	X	X	X	X
Aviary	U	U	U	X	X	X	X	X	X	U	U
Chickens	U	U	U	U	X	X	X	X	X	X	X
Community garden	P	P	P	P	P	P	P	P	P	P	P
Composting facility	A	X	X	X	X	X	A	X	X	X	C
Corral or barn	P	A	A	X	X	X	A	X	C	X	X
Dairy farm	C	X	X	X	X	X	X	X	X	X	X
Farming	P	A	X	X	X	X	X	X	X	X	X
Feedlot	C	X	X	X	X	X	X	X	X	X	X
Roosters and other fowl, ratites, or rodents	U	U	X	X	X	X	X	X	X	X	X
Greenhouse	P	A	A	A	A	A	A	P	P	P	P
Household pets	P	P	P	P	P	P	P	P	P	P	P
Livestock auction yard	C	X	X	X	X	X	X	X	X	X	X
Livestock	U	U	X	X	X	X	U	X	X	X	X
Medical marijuana dispensary offsite cultivation	X	X	X	X	X	X	X	X	X	X	X
Nursery	P	C	X	X	X	X	X	P	P	P	P
Riding arena	P	U	U	X	X	X	A	X	X	X	X
Rodeo grounds	C	C	C	X	X	X	A	X	X	X	X
Stable, private	U	U	U	X	X	X	U	X	X	X	X
Stable, public	P	C	X	X	X	X	C	C	C	C	C
Swine	U	C	X	X	X	X	X	X	X	X	X
Lodging											
Bed and breakfast	P	P	P	C	C	X	P	P	P	X	X

Table 2. Use matrix											
Uses	AG	RA	ER	NR	GR	MR	RR	NC	VC	LI	HI
Campground	C	X	X	X	X	X	P	X	X	X	X
Hotel	X	X	X	X	X	X	P	C	P	P	P
Resort	C	C	X	X	X	X	P	C	P	C	X
RV park	C	X	X	X	X	X	P	C	P	X	X
Vacation rental	P	P	P	P	P	P	P	P	P	X	X
Entertainment											
Amusement, indoor	X	X	X	X	X	X	A	U	P	P	P
Amusement, outdoor	C	X	X	X	X	X	A	C	P	P	P
Golf course	P	P	P	P	P	P	A	X	X	X	X
Sexually oriented business	X	X	X	X	X	X	X	X	U	U	U
Shooting range, indoor	C	X	X	X	X	X	C	C	C	C	C
Shooting range, outdoor	C	X	X	X	X	X	X	X	X	X	X
Special event venue	C	X	X	X	X	X	A	X	C	P	P
Zoo; petting zoo	C	X	X	X	X	X	C	X	X	X	X
Service											
Adult day health care facility	X	X	X	X	X	X	A	P	P	X	X
Assisted living center	X	X	X	X	X	X	P	P	P	X	X
Automobile paint or body shop	X	X	X	X	X	X	X	X	X	P	P
Automobile service facility	C	X	X	X	X	X	X	C	P	P	P
Automobile fuel station	X	X	X	X	X	X	A	P	P	P	P
Bar	X	X	X	X	X	A	A	P	P	P	P
Car wash	X	X	X	X	X	X	X	C	P	P	P
Child care facility	C	C	C	C	X	X	A	P	P	C	C
Commercial vehicle service facility	A	X	X	X	X	X	X	X	X	P	P
Donation bin	X	X	X	X	X	X	X	T	T	T	T
Financial institution	X	X	X	X	X	X	X	P	P	P	P
Fitness center	X	X	X	X	X	X	A	U	P	P	P
Helistop	X	X	X	X	X	X	C	X	A	P	P
Laundry or dry cleaner	X	X	X	X	X	X	X	U	U	P	P
Kennel	C	X	X	X	X	X	X	X	U	U	U
Medical clinics	X	X	X	X	X	X	A	P	P	P	P
Parking lot	A	A	A	A	A	A	A	P	P	P	P
Personal service	X	X	X	X	X	X	A	P	P	P	P
Public horse track	C	X	X	X	X	X	X	X	X	X	X
Restaurant	C	X	X	X	X	A	A	P	P	P	P
Mobile food vendor	X	U	U	U	U	U	U	U	U	U	U
Truck stop	U	X	X	X	X	X	X	X	U	U	U
Veterinary clinic	C	X	X	X	X	X	X	P	P	P	P
Office											
Office	A	X	X	X	X	A	A	P	P	P	P
Television, radio, or film studio	X	X	X	X	X	X	C	U	U	P	P
Retail											
Agricultural, industrial, or commercial vehicle sales or lease	C	X	X	X	X	X	X	X	X	P	P
Auto/vehicle sales	X	X	X	X	X	X	X	X	P	P	P

Table 2. Use matrix											
Uses	AG	RA	ER	NR	GR	MR	RR	NC	VC	LI	HI
Farmers market	P	X	X	X	X	X	P	P	P	P	P
Medical marijuana dispensary/marijuana establishment (dual licensee)	X	X	X	X	X	X	X	X	C	C	C
Package liquor store	X	X	X	X	X	X	X	P	P	P	P
Retail establishment, under 30,000 sq. ft., no open storage	X	X	X	X	X	A	A	P	P	P	P
Retail establishment, 30,000 sq. ft. and larger, no open storage	X	X	X	X	X	X	X	X	P	P	P
Retail establishment with open storage	X	X	X	X	X	X	X	X	C	P	P
Temporary retail	T	X	X	X	X	T	T	T	T	T	T
Open space											
Public park or playground	P	P	P	P	P	P	P	P	P	P	P
Institutional											
Cemetery or mausoleum without crematory	P	C	X	X	X	X	X	C	P	P	P
Cemetery or mausoleum with crematory	C	X	X	X	X	X	X	X	C	C	P
Hospital	X	X	X	X	X	X	X	C	C	C	C
Indoor assembly	C	X	X	X	X	X	A	U	P	P	P
Long-term care facility	X	X	X	X	X	X	C	P	P	P	P
Place of worship	P	P	P	P	P	P	P	P	P	P	P
Private school	C	C	C	C	C	C	A	P	P	P	P
Utilities											
Power plant	C	C	X	X	X	X	X	X	X	C	C
Utility facility	C	C	C	C	C	C	C	P	P	P	P
Wireless communication facility	U	U	U	U	U	U	U	U	U	U	U
Industrial											
Batching plant	C	X	X	X	X	X	X	X	X	X	C
Construction equipment sales, service, storage or distribution	X	X	X	X	X	X	X	X	X	C	P
Contractor's yard	X	X	X	X	X	X	X	X	X	P	P
Distribution center	X	X	X	X	X	X	X	X	C	P	P
Dog and cat food processing	X	X	X	X	X	X	X	X	X	X	X
Explosive materials manufacturing or storage	X	X	X	X	X	X	X	X	X	X	C
Fertilizer plant	X	X	X	X	X	X	X	X	X	X	X
Food processing facility	C	X	X	X	X	X	X	C	C	C	P
Foundry	X	X	X	X	X	X	X	X	X	X	C
Heavy manufacturing	X	X	X	X	X	X	X	X	X	C	C
Junkyard	X	X	X	X	X	X	X	X	X	X	C
Laboratory	X	X	X	X	X	X	X	A	C	P	P
Light manufacturing	X	X	X	X	X	X	X	X	X	P	P
Mineral extraction or borrow pit	C	X	X	X	X	X	X	X	X	X	C
Rendering plant	X	X	X	X	X	X	X	X	X	X	X
Rubber reclaiming or processing	X	X	X	X	X	X	X	X	X	X	X
Self storage, indoor	X	X	X	X	X	X	X	C	P	P	P
Self storage, outdoor	X	X	X	X	X	X	X	X	X	P	P
Slaughterhouse	X	X	X	X	X	X	X	X	X	X	X

Table 2. Use matrix

Uses	AG	RA	ER	NR	GR	MR	RR	NC	VC	LI	HI
Tar or asphalt processing (excluding batching plant)	X	X	X	X	X	X	X	X	X	X	X
Warehouse	X	X	X	X	X	X	X	X	X	P	P

17-4-3 Use conditions matrix

The following table lists the conditions that apply to uses marked with a "U" in Table 2 (Use matrix). Where a zoning group is listed in the "zone(s)" column, the conditions apply to all zoning districts in that zoning group.

Table 3. Conditions per use

USE	ZONE(S)	CONDITION(S)
Residential		
Single-family detached	NC, VC	Must comply with the development standards for R-3 zone as set forth in section 17-4-5(B)(7) Table 4 (Development standards per residential zone)
Multi-family	NC	Must comply with the development standards for MR-2 zone as set forth in section 17-4-6(D) Table 5 (Development standards per MR zone)
Manufactured home	RA ER	Shall be fully skirted unless placed at ground level
Modular home	ER NR GR	Architectural similarity and compatibility for the purpose of blending into the existing neighborhood
Accessory structure	ER	Shall consist of a maximum of 2,500 total square feet per parcel
	NR	Shall consist of a maximum of 1,500 total square feet per parcel
Child care home	AG RA ER NR GR MR RR	Must be conducted in a single-family dwelling by a full time occupant of the dwelling During operating hours, the entire property may be devoted to the use An opaque five-foot fence or wall shall screen outdoor activity and equipment areas from any adjacent residential use
	AG RA ER NR GR	Shall not employ more than one nonresident of the premises All parking shall be on site and shall not include commercial parking features such as wheel stops, parking lanes or striping Shall maintain the required residential off-street parking Any new structure or proposed changes to an existing single-family dwelling used as a child care home must be consistent with the residential character of the single-family dwelling as it appeared before operation of the child care home
Guest quarters	GR MR	Must be located within the principal residence
	NR	Must be located within the principal residence on lots smaller than 16,000 square feet
Home occupation	AG RA ER NR GR MR RR NC VC	Must be conducted by a full time occupant of the dwelling Shall not exceed 25% of the gross floor area of a dwelling Shall not employ more than one nonresident of the premises

Table 3. Conditions per use

USE	ZONE(S)	CONDITION(S)
		<p>Exterior public display of stock-in-trade, external evidence of the home occupation, and outdoor storage of equipment or material associated with the home occupation are prohibited</p> <p>All parking shall be on site and shall not include commercial parking features such as wheel stops, parking lanes or striping</p> <p>Shall maintain the required residential off-street parking</p> <p>Shall not create more parking demand or vehicular or pedestrian traffic than a typical residential use</p> <p>No more than one vehicle shall be used in conjunction with the home occupation</p> <p>Shall not cause any sustained, unpleasant, or unusual noises or vibrations; noxious fumes or odors; or other nuisances in the immediate neighborhood</p> <p>Shall serve no more than five clients per day</p> <p>Shall serve no more than two clients at a time</p> <p>Any new structure or proposed changes to an existing structure used in conjunction with the home occupation must be consistent with the residential character of the dwelling</p> <p>Prohibited home occupations include auto repair and service; veterinarian service, kennels, and pet grooming; commercial food preparation; mortuary or embalming service; tattoo parlor; welding service; and any commercial use not customarily incidental to a residential use</p> <p>Does not include specific uses regulated by other provisions of this title</p>
Agricultural		
General	All	<p>Lot area and fenced area for one type of animal shall not also be counted for any other type of animal</p> <p>Minimum fenced area is included in minimum lot area</p>
Apiary	AG RA ER	<p>Colonies shall be maintained in movable-frame hives</p> <p>Hives shall be erected using a hive stand which separates the hive's bottom boards from directly contacting the ground</p> <p>Colonies shall be maintained to reasonably prevent undue swarming or aggressive behavior</p> <p>Four colonies shall be permitted for every 10,000 square feet of parcel area</p> <p>Shall be set back a minimum of 100 feet from any adjacent residential property line and a minimum of 60 feet from all other property lines</p>
Aviary	AG RA ER LI HI	<p>No more than 40 birds permitted on any property within a residential district or adjacent to a residential district</p> <p>Must be set back a minimum of 60 feet from any property line and 20 feet from any residential structure or aviary</p> <p>Length or width shall not exceed 50 linear feet except in the AG zone</p>

Table 3. Conditions per use		
USE	ZONE(S)	CONDITION(S)
		<p>Shall not exceed the maximum building height of the applicable zoning district</p> <p>Shall not exceed 2,000 square feet</p>
Chickens; roosters; other fowl	AG RA	<p>No more than 40 animals per acre</p> <p>Structures shall be set back a minimum of 60 feet from any property whose zoning does not allow roosters or other fowl, and a minimum of 30 feet from any property line</p>
Chickens	ER NR	<p>One chicken permitted for every 1,000 square feet of lot area</p> <p>Chickens and associated structures prohibited in the area extending the full width of the lot between the main building and the front street lot line</p> <p>Structures six feet or less in height and 16 square feet or less in area are not required to be set back from the side or rear property line, but must be behind the main building</p> <p>Structures more than six feet in height or larger than 16 square feet in area are subject to accessory building setback requirements</p> <p>All structures must be at least 20 feet from any offsite dwelling unit</p> <p>A setback is not required from property lines abutting alleys, rights-of-way, access easements, or nonresidential uses, or with the consent of the adjacent property owner</p> <p>The maximum permitted height of a structure is 12 feet</p>
Livestock, large or small	AG RA RR	<p>Animals shall be confined within a stock-tight fence or corral</p> <p>Animal structures shall be set back a minimum of 60 feet from all property lines</p> <p>Corrals shall be set back a minimum of 30 feet from the front property line</p> <p>No barn, shed, corral, fence, or other structure for the housing or confinement of one or more large livestock or more than three small livestock, shall be erected, constructed, or moved to within 100 feet of a human residence, except the on-site residence of the owner of the animals</p>
Livestock, large	AG RA RR	<p>One animal shall be permitted for every 10,000 square feet of lot area</p> <p>A minimum of 400 square feet of fenced area shall be provided for each animal</p>
Livestock, small	AG RA RR	<p>One animal shall be permitted for every 5,000 square feet of lot area</p> <p>A minimum of 200 square feet of fenced area shall be provided for each animal</p>
Ratites	AG RA	<p>One permitted for every 10,000 square feet of lot area</p> <p>Animals shall be confined within minimum six-foot-high stock-tight fenced corrals</p> <p>Structures shall be set back a minimum of 60 feet from any property line</p>

Table 3. Conditions per use		
USE	ZONE(S)	CONDITION(S)
		Corrals shall be set back a minimum of 30 feet from any property line
Riding arena	RA	Allowed only with a conditional use permit, except that a private and unlighted riding arena is allowed as an accessory use if it is set back a minimum of 100 feet from any adjacent residential property line and a minimum of 60 feet from all other property lines
	ER	A private and unlighted riding arena is allowed as an accessory use if it is set back a minimum of 100 feet from any adjacent residential property line and a minimum of 60 feet from all other property lines A private and lighted riding arena is allowed only with a conditional use permit
Rodents	AG RA	A maximum of 40 animals permitted per acre Structures shall be set back a minimum of 60 feet from any property line
Stable, private	AG	Unlighted only
	RA ER RR	Allowed only as an accessory use Unlighted only
Swine	AG	Minimum lot size shall be one acre One swine per acre shall be permitted for a parcel smaller than five acres The minimum setback for a swine related structure and or pen on a lot less than five acres shall be 100 feet from any property line On a parcel five acres or greater, all swine related structures and or pens shall be located on the half of the property opposite of the highest classified street adjacent to the subject property The minimum required setback for any pen or structure on a lot containing five or more swine shall be 300 feet from any property line No barn, shed, corral, fence, or other structure for the housing or confinement of one or more swine shall be erected, constructed, or moved to within 100 feet of a human residence, except the on-site residence of the owner of the animals
Entertainment		
Amusement, indoor	NC	Shall not exceed 30,000 sq. ft.
Sexually oriented business	VC LI HI	Shall meet all of the setbacks and other requirements set forth in A.R.S. § 13-1422 as it may be amended from time to time
Service		
Fitness center	NC	Shall not exceed 10,000 sq. ft.
Laundry or dry cleaner	NC	Shall not exceed 10,000 sq. ft.
Laundry or dry	VC	Shall not exceed 30,000 sq. ft.

Table 3. Conditions per use		
USE	ZONE(S)	CONDITION(S)
cleaner		
Kennel	VC LI	Boarding allowed only in fully enclosed building Not permitted within 1,000 feet of any existing residence
Kennel	HI	Not permitted within 1,000 feet of any existing residence
Mobile food vendor	RR NC VC LI HI	Shall comply with the requirements of chapter 9-13
	RA NR ER GR MR	Shall comply with the requirements of chapter 9-13 A mobile food vendor selling only ice cream may operate on public rights-of-way in residential zoning districts May operate on private property in a residential zoning district with a separate agreement with the property owner; maximum of six hours within a 24 hour period
Truck stop	AG VC LI HI	Only permitted with a conditional use permit (see section 17-3-2) near an interstate highway interchange
Office		
Television, radio, or film studio	NC VC	Shall not exceed 10,000 sq. ft. except upon issuance of a conditional use permit (see section 17-3-2)
Institutional		
Indoor assembly	NC	Shall not exceed 30,000 sq. ft.
Utilities		
Wireless communication facility	All	See chapter 17-18

17-4-4 Agricultural (AG)

- A. Properties in the agricultural (AG) zoning district are regulated based on their primary use as set forth in the use matrix set forth in section 17-4-2.
- B. The purpose of the AG zone is to accommodate agricultural, rural, and open space uses and related activities. This zone will minimize adverse impacts on rural and agricultural lands from development of incompatible land uses and urban encroachment.
- C. Development standards:

Lot area (minimum)	5 acres
Setbacks (minimum)	Front - 40 ft.
	Side - 40 ft.
	Rear - 60 ft.
Building height (maximum)	30 ft.
	Accessory building, not for agricultural use - 30 ft.
	Accessory buildings, for agricultural use - 50 ft.
Lot coverage (maximum)	40% of the total lot area

17-4-5 Residential zoning districts R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3

- A. The R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3 residential zones consist primarily of single-family homes, with one dwelling and accessory buildings on an individual lot.
- B. The following development standards apply in the R-180, R-144, R-80, R-36, R-16, R-10, R-8, R-7, R-6, R-5, R-4, and R-3 zones:
 - 1. Minimum lot sizes for each zone are determined by the number following the dash multiplied by one thousand square feet. For example, the minimum lot size of the R-180 zoning district is 180,000 square feet.
 - 2. Properties are regulated based on their primary use as set forth in the use matrix set forth in section 17-4-2.
 - 3. Only one primary use is permitted.
 - 4. No accessory buildings may be located within the minimum front setback.
 - 5. Lot widths and depths.
 - a. Each lot must have a width-to-depth ratio of between 3.0 and 0.33. Therefore, the average depth of the lot must be at least one-third its average width, and the average width of the lot must be at least one-third its average depth.
 - b. When the ratio set forth in the preceding paragraph provides a lot width or depth less than the minimum lot widths and depths set forth in table 4 (development standards per residential zone), the minimum lot widths and depths set forth in table 4 apply.
 - 6. Utilities. All utilities must be undergrounded.
 - 7. Table 4 (development standards per residential zone) establishes the site development standards of the residential zones (with the column headings deleting the "R-" portions of the zone designations, and where "B" signifies that the item is governed by minimum building code requirements only):

Table 4. Development standards per residential zone

Development standard	Zone R-											
	180	144	80	36	16	10	8	7	6	5	4	3
Minimum lot width (feet) ^a	175	175	120	100	80	70	65	55	50	45	40	35
Minimum lot depth (feet)	275	200	200	100	100	95	90	85	80	77	74	70
Minimum lot boundary setbacks (feet) –												
Main building [†] –												
Front	40	40	30	30	20	16	16	16	16	10	10	10
Front-loading garage	40	40	30	30	25	20	20	20	20	20	20	20
Side abutting a street	30	30	30	20	15	10	10	10	10	10	10	10
Side	30	30	30	15	10	5	5 ^Δ	5 ^Δ	5 ^Δ	B	B	B

Table 4. Development standards per residential zone

Development standard	Zone R-											
	180	144	80	36	16	10	8	7	6	5	4	3
Rear	50	50	40	30	20	15	15	15	15	10	10	10
Rear and side – covered patio structure open on at least three sides	20	20	20	10	5	5	5 ^Δ	5 ^Δ	5 ^Δ	5 ^Δ	5 ^Δ	5 ^Δ
Accessory building	30	30	30	20	10	5	5 ^Δ	5 ^Δ	5 ^Δ	B	B	B
Minimum building separation (in feet) between –												
Principal buildings	20	20	20	20	15	10	10	10	10	B	B	B
Principal and accessory building	10	10	10	10	10	5	5	5	5	B	B	B
Accessory buildings	10	10	10	10	10	5	5	5	5	B	B	B
Maximum building height (feet) –												
Main building	30	30	30	30	30	30	30	30	30	30	30	30
Accessory building [†]	30*	30*	30*	25	25	25	25	25	25	25	25	25
Maximum lot coverage (percent of total lot area) [√]	40	40	40	40	50	50	50	50	50	75	75	75

[◊] Corner lots shall be at least five feet wider than the minimum lot width of the zone to permit conformance with the required street side yard requirements and sight visibility triangles.

[‡] In subdivisions containing one or more lots 16,000 square feet or smaller, the residential design guidelines allow smaller setbacks in certain situations.

^Δ Side setbacks of individual lots in these zones may be reduced so long as the total separation between buildings on adjacent lots is not less than ten feet.

[†] Accessory building height shall be the lesser of the actual height of the main building or the accessory building height shown here. This does not apply to accessory buildings used for agricultural purposes in the R-180, R-144, and R-80 zones.

* Accessory buildings used for agricultural purposes shall be limited to 50 feet in height.

[√] In subdivisions containing one or more lots 16,000 square feet or smaller, the residential design guidelines allow greater lot coverage in certain situations.

17-4-6 Multi-family residential (MR) zoning group

- A. Description. The MR zoning group consists of the MR-1 and MR-2 zones.
- B. Density. Undevelopable areas such as washes and slopes over 15% shall be excluded when calculating density in the MR zoning group net developable area.
- C. Design standards. All pertinent requirements of chapter 17-8 (multi-family, commercial, and industrial design standards) apply in the MR zoning group.

D. The following development standards apply in the MR zones:

Table 5. Development standards per MR zone		
Development standard	MR-1	MR-2
Density	20 units per acre minimum	20 units per acre maximum
Site setbacks (minimum)	Front - 20 ft.	Front - 20 ft.
	Side - 20 ft.	Side - 20 ft.
	Rear - 20 ft.	Rear - 20 ft.
Building height (maximum)	50 ft.	35 ft.
Lot coverage (maximum)	75% of the total lot area	70% of the total lot area
Recreational or active common area (minimum)	Apartment or condominium: 100 square feet per unit Town home or patio home: 140 square feet per unit (See section 17-5-3(B)(12))	Apartment or condominium: 100 square feet per unit Town home or patio home: 140 square feet per unit (See section 17-5-3(B)(12))
Private patio, balcony, or combination (minimum)	N/A	75 sq. ft. per unit

17-4-7 Commercial zoning districts

A. General. The commercial zoning districts are the RR, NC, and VC zones.

1. Properties are regulated based on their primary use as set forth in the use matrix set forth in section 17-4-2.
2. A single parcel may have multiple permitted uses.

B. Purpose.

1. Resort and recreation zone (RR). The resort and recreation zone provides for the development and operation of temporary lodging, recreation opportunities and associated specialized guest facilities while protecting adjacent land uses from inappropriate and adverse impacts.
2. Neighborhood commercial (NC) zone. The neighborhood commercial (NC) zone accommodates businesses serving neighborhood residential needs including retail sales and professional services and ensures compatibility with adjacent residential uses.
3. Village commercial (VC) zone. The village commercial (VC) zone is a community level commercial zone intended to provide for business serving the town and surrounding communities providing the sale of goods and services and a variety of commercial and professional activities as well as higher-density residential opportunities.

C. Landscaping: See section 17-11-7 (landscape requirements) and the landscaping provisions of chapter 17-8 (multi-family, commercial, and industrial design standards).

D. Design standards. See chapter 17-8 (multi-family, commercial, and industrial design standards).

E. The following development standards apply in the commercial zones:

Table 6. Development standards per commercial zone

Development standard	RR	NC	VC
Site area	10 acres min.	1 acre min., 20-acre max.	10 acres min.
Floor area ratio (maximum)	0.25	0.5	0.5
Density	4.36 units per acre	10 dwelling units per acre	20 dwelling units per acre
Site setbacks (minimum) ^o	Arterial or collector – 40 ft. Other roads – 25 ft. Side – 25 ft. Rear – 25 ft.	Front – 20 ft. Street side – 20 ft. Side – 20 ft. Rear – 20 ft. Abutting residential zone property line – 25 ft.	Front 30 ft. (commercial) 20 ft. (residential) Street side 30 ft. (commercial) 20 ft. (residential) Side – 20 ft. Rear – 20 ft.
Building height (maximum)	50 ft. Accessory buildings – 40 ft. 50% height increase may be approved with a conditional use permit (see section 17-3-2, conditional use permits) Height must match adjacent parcel permitted height within 75 ft. of site property line	30 ft. Accessory buildings – 25 ft.	50 ft. (commercial) 40 ft. (residential) Accessory buildings – 30 ft.
Lot coverage (maximum)	40% of the total lot area	40% of the total area (commercial) 50% of the total area (residential)	55% of the total area
Landscape area requirements (minimum; site)	25 ft. front, street side, and abutting residential zones Street frontages require trees planted at no more than 40 ft. on center with 25% in a 24-inch box or greater Landscaping must cover at least 15% of the site Landscaping and trees must cover at least 15% of, and be evenly distributed throughout, parking areas	N/A	N/A

^o When commercial or industrial development is adjacent to AG, RA, ER, NR, and GR zones or groups, side and rear setbacks must equal or exceed the height of the primary building on the site. See 17-8-2(B)(6).

17-4-8 Industrial zoning districts

- A. The industrial zoning districts are the LI and HI zones. Properties in industrial zoning districts are regulated based on their primary use as set forth in the use matrix set forth in section 17-4-2.
- B. Purpose.
 - 1. Light industrial (LI). The light industrial (LI) zone provides for manufacturing, processing, research, science, engineering, wholesale trade, services, general commercial, institutional and retail sales.
 - 2. Heavy industrial (HI). The heavy industrial (HI) zone provides for manufacturing, processing, research, science, engineering, and wholesale trade.
- C. Design standards. See chapter 17-8 (multi-family, commercial, and industrial design standards).
- D. Storage: Outdoor storage must be screened on all sides by opaque fencing and solid gates. In the LI zone, outdoor storage areas are only permitted as an accessory use and the total area may not exceed 20% of the floor area of the parcel's buildings.
- E. The following development standards apply in the industrial zones:

Table 7. Development standards per industrial zone		
Development standard	LI	HI
Site area (minimum)	One acre (no minimum lot size)	One acre (no minimum lot size)
Floor area ratio (maximum)	0.75	1.00
Site setbacks (minimum) ^o	Residential street – 50 ft.	Residential street – 50 ft.
	Non-residential street – 20 ft.	Non-residential street – 20 ft.
	Where abutting a residentially-zoned parcel – 30 ft. or the height of the building, whichever is greater, and the entire setback shall be landscaped	Abutting a residentially-zoned parcel – 30 ft. or the height of the building, whichever is greater
	All other situations – 15 ft.	All other situations – 15 ft.
Building height (maximum)	50 ft.	55 ft.
Lot coverage	No maximum	No maximum

^o When commercial or industrial development is adjacent to AG, RA, ER, NR, and GR zones or groups, side and rear setbacks must equal or exceed the height of the primary building on the site. See 17-8-2(B)(6).

17-4-9 Mixed-use zoning districts

- A. General. The mixed-use zoning districts are the BU, DO, DT, and DN zones. Properties in mixed-use zoning districts are regulated primarily on the physical form, intensity, character, and size of buildings

and uses. Use restrictions in the mixed-use zoning districts are found in the use matrix set forth in table 8 below.

B. Purpose. The mixed-use zoning districts promote walkable, compact, downtown and neighborhood development. The zones will vary the intensity of land use, variety of land uses, scale and size of buildings, and other factors according to the context.

1. The BU zone is implemented through a blended-use plan, approved with the rezoning to BU, comprised of a combination of the three intensities described below and regulated by section 17-4-11.

- a. Low intensity: Consists of single-family residential areas, with some mix of uses, home occupations, and accessory buildings.

- b. Medium intensity: Consists of a mix of uses but is primarily blended density residential. It contains a wide range of building types—houses, courtyard housing, townhouses, duplexes, triplexes, small apartment buildings, and live-work units.

- c. High intensity: Consists of higher density mixed-use buildings that accommodate retail, offices, institutions, and apartments or condominiums.

2. The DT and DN zones are implemented through a downtown implementation plan, submitted by one or more owners of land located in the DO district. Until submission and approval of a downtown implementation plan, the underlying zoning entitlements remain in place. Upon town approval of a downtown implementation plan, the underlying zoning entitlements are replaced with the zoning entitlements set forth in the DT and DN zones.

C. Use. Mixed-use districts are subject to the requirements of table 8 below, where the notations have the following meanings:

1. "P" means the use is permitted subject to design standards.

2. "A" means the use is permitted as an accessory use located on the same lot with a permitted use.

3. "C" means the use is allowed upon approval of a conditional use permit (see section 17-3-2).

4. "U" means the use is allowed upon meeting the conditions set forth in table 9 below.

5. "T" means the use is allowed upon approval of a temporary use permit (see section 17-3-3).

6. "X" means the use is prohibited.

D. Uses not mentioned.

1. General presumption. Uses not listed in Table 8 and not otherwise prohibited by law shall be presumed to be permitted subject to the conditions and restrictions that apply to the most similar use, as determined by the planning manager. A use shall be prohibited only if the planning manager determines that the use is not similar to any listed use.

2. Planning manager determination. In making the determination required by paragraph 17-4-9 D. 1 above, the planning manager shall use as a guide the most recently published north American industry classification system as established by the United States census bureau.

3. Notice of determination. The planning manager's determination under paragraph 17-4-9 D. 1 above shall be filed in the office of the town clerk, with copies provided to the council and manager.

4. Ratification or modification. The planning manager's determination may be ratified or modified by legislative action of the town council upon recommendation by the planning commission.

5. No similar uses. If the planning manager determines that a similar use does not exist, the planning manager may submit an amendment to this section to establish a specific listing for the use in question by legislative action of the town council upon recommendation by the planning commission.

Table 8. Mixed-use zoning district use matrix

Use	Blended use zone (BU) intensity			Downtown overlay (DO)	
	Low	Medium	High	DN	DT
Residential					
Single-family detached	P	P	X	P	X
Two-family	P	P	X	P	X
Three-family	X	P	P	P	P
Townhouse	X	P	P	P	P
Multi-family	X	U	P	U	P
Live-work	X	P	P	P	P
Accessory dwelling	P	P	P	P	P
Detached accessory structure	A	A	A	A	A
Group home	C	C	C	C	C
Home occupation	A	A	A	A	A
Model home	A	A	A	A	A
Modular home	C	X	X	X	X
Sales office	T	T	P	T	P
Sports court, unlighted	A	A	A	A	X
Civic space					
Park	P	P	U	P	U
Green	P	P	U	P	U
Square	P	P	P	P	P
Plaza	X	P	P	P	P
Multipurpose field	P	P	X	P	X
Playground	P	P	P	P	P
Community garden	P	P	P	P	P
Agricultural					
Corral, barn, or other animal-keeping structure	A	X	X	X	X
Greenhouse	P	U	U	U	U
Kennel	A	X	X	X	X
Stables	A	X	X	X	X
Lodging					
Bed and breakfast	U	U	X	U	P
Hotel	X	X	P	U	P
Resort	X	X	P	U	X
Entertainment					
Adult entertainment	X	X	X	X	X
Bowling center	X	X	P	X	P
Theater, excluding drive-in	X	X	P	X	P

Table 8. Mixed-use zoning district use matrix

Use	Blended use zone (BU) intensity			Downtown overlay (DO)	
	Low	Medium	High	DN	DT
Automotive					
Automobile service facility	X	X	C	X	X
Automobile fuel station	X	X	C	X	X
Auto sales	X	X	X	X	X
Car wash	X	X	C	X	X
Drive-thru facility	X	X	C	X	X
Office					
Live-work	U	U	P	U	P
Office	U	U	P	U	P
Service					
Business service	X	U	U	U	U
Commercial laundry	X	X	U	U	X
Child care home provider	P	P	P	P	X
Day care center	C	C	C	C	C
Donation bin	X	X	X	X	X
Financial institution	X	X	U	U	U
Hospital	X	X	P	X	X
Medical clinic	X	U	U	U	C
Medical marijuana dispensary	X	X	C	X	C
Mini-storage	X	X	X	X	X
Personal service	X	P	P	P	P
Veterinary clinic	X	X	U	C	C
Retail					
Bar, pub, tavern, micro-brewery	X	U	U	U	U
Live-work	X	P	P	P	P
Package liquor store	X	X	U	X	U
Restaurant	X	U	U	U	U
Retail facility	X	U	U	U	U
Institutional					
Cemetery or mausoleum	U	U	X	U	X
Club or meeting hall	X	U	U	X	X
Funeral home	X	U	U	U	U
Museum	X	U	U	U	U
Place of worship	U	U	U	U	U
Education					
Elementary or middle school	U	U	U	U	X
High school	X	U	U	U	X
Utilities					
Communications facility	C	C	C	C	C

Table 8. Mixed-use zoning district use matrix

Use	Blended use zone (BU) intensity			Downtown overlay (DO)	
	Low	Medium	High	DN	DT
Utility facility	C	C	C	C	C

6. Multiple uses. Multiple uses within a single site or building are permitted in all mixed-use districts and areas.
7. Conditional uses. Conditional uses listed in table 8 above are limited for size or intensity per table 9 below.

Table 9. Conditions per area

	BU low intensity	BU medium intensity; DN	BU high intensity; DT
Civic space	None	None	Parks and greens permitted along the perimeter
Agricultural	Not applicable	On-site parking may not exceed 20 spaces	On-site parking may not exceed 30 spaces
Residential	Not applicable	Six dwelling units maximum	No maximum
Lodging	Six rooms maximum	12 rooms maximum	No maximum
Office	600 sq. ft. maximum	6,000 sq. ft. per floor maximum	No maximum
Service & retail	Not applicable	10,000 sq. ft. maximum; no open storage	30,000 sq. ft. maximum; no open storage
Institutional	On-site parking may not exceed 20 spaces	On-site parking may not exceed 30 spaces	On-site parking may not exceed 50 spaces
Education	Not applicable	Childcare facilities may have no more than four parking spaces; elementary schools may not exceed five acres unless playground has 24-hour access	

- E. Civic space. The purpose of civic space is to ensure civic amenities are appropriate in type and location. Civic space is required per the standards below.
1. At least 5% of the net developable area of all blended-use plans and of downtown implementation plans five acres or larger must be dedicated to civic space.

2. Civic spaces are identified and located in the blended-use plan or downtown implementation plan, and are permitted by location per table 8 above.
3. Each blended-use plan or downtown implementation plan 40 acres or more in area must have at least one green, square, or plaza (see 2, 3, or 4 of table 10). The main civic space must be located within 800 feet of the geographic center of the plan and may be adjusted up to 25% in length from the center by the planning manager for topographical conditions, or existing street alignment.
4. A square or plaza (3 and 4 of table 10) must have a minimum of 50% of its perimeter bounded by streets.
5. Civic spaces are designed per table 10.

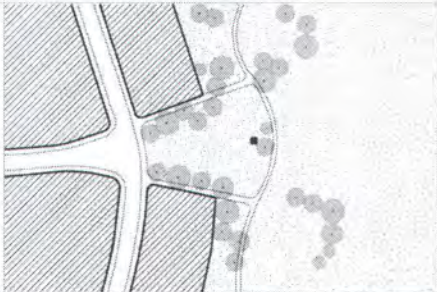
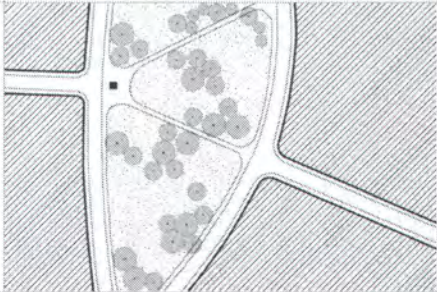
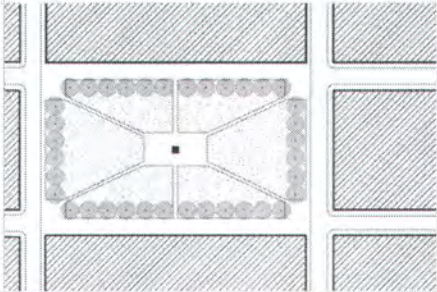
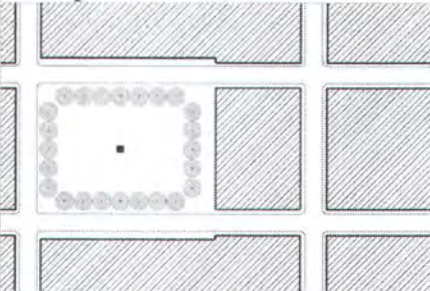
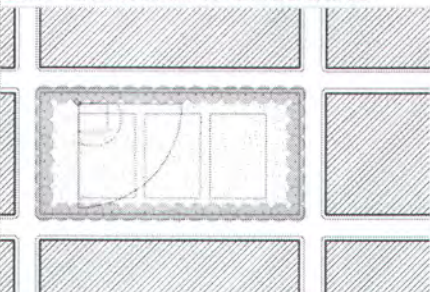
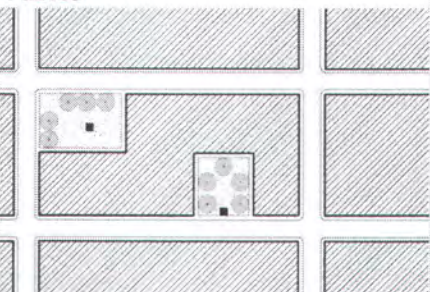
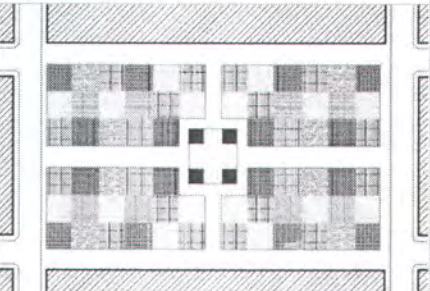
Table 10. Civic space types	
1. Park	
Area	Three acres, minimum
Standard: A space independent of surrounding buildings. Landscape must consist of paths and trails, fields, and open shelters, all naturalistically disposed.	
2. Green	
Area	One to five acres
Standard: An open space spatially bounded by landscaping rather than buildings. Character consists of landscaping and trees, naturalistically disposed.	
3. Square	
Area	One-half to five acres
Standard: An open space spatially bounded by buildings. Landscape consists of paths, landscaping and trees, formally disposed. Squares are located at the intersection of major streets.	

Table 10. Civic space types	
4. Plaza	
Area	One-quarter to four acres
Standard: A plaza is formed by building fronts. Landscape consists primarily of pavement. Shade is required for 30% of the space. Plazas must be located at the intersection of major streets.	
5. Neighborhood multipurpose field	
Area	One and a half to three acres
Standard: There must be a 20-ft. clear zone at the perimeter landscaped with canopy trees. If adjacent to a street, the street trees may provide the required shade. The multipurpose field may also serve as a stormwater basin.	
6. Playground	
Area	Varies
Standard: A playground must be fenced and may include an open shelter or shade structure. Playgrounds are located within residential areas and may be placed within a block or as part of another civic space.	
7. Community garden	
Area	Varies
Standard: Community gardens consist of land used for the cultivation of fruits, vegetables, plants, flowers, or herbs by multiple users.	

F. Development standards.

1. Site standards.

- a. Setbacks. Buildings must be set back from parcel boundaries according to table 16, table 17, table 18, table 19, and table 20 below.

- b. Lot coverage. Lot coverage by buildings is limited to the maximum percentage specified in to table 16, table 17, table 18, table 19, and table 20 below.
- c. Yards. Yard types must be assigned according to table 11 below.
- d. Landscaping. Landscaping is subject to the requirements of table 11, table 16, table 17, table 18, table 19, and table 20 below. Where the minimum number of required trees cannot be reasonably planted in a yard, they may be accommodated with additional streetscape improvements.
- e. Buffers are not required within blended-use plans or downtown implementation plans, except as specifically required by table 16, table 17, table 18, table 19, and table 20 below. Street frontage buffers are not required in blended-use plans or downtown implementation plans.

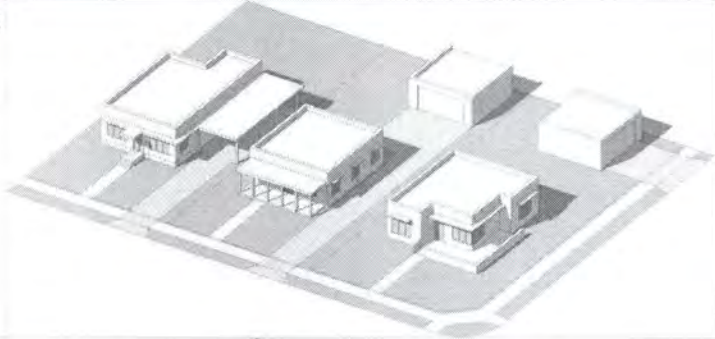
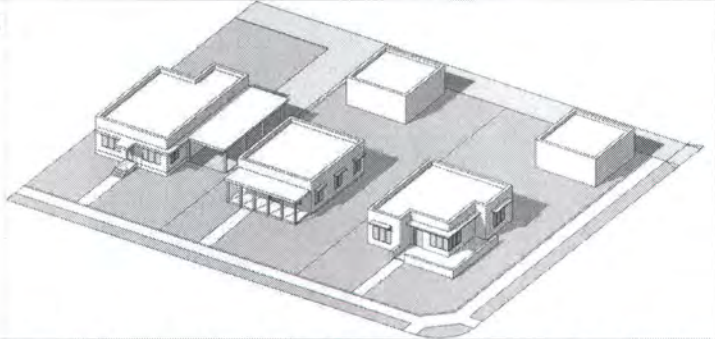
Table 11. Yard types	
1. Common	
Illustration (BU low intensity)	
Illustration (BU medium intensity; DN)	
Planting	See table 16, table 17, table 18, table 19, and table 20; trees should shade the sidewalk
Surface	70% minimum must be landscaped; paving is limited to sidewalks and driveways
Walkways	One per street frontage; must access building entries
Fencing	Not permitted

Table 11. Yard types

2. Fenced

Illustration
(BU low
intensity)

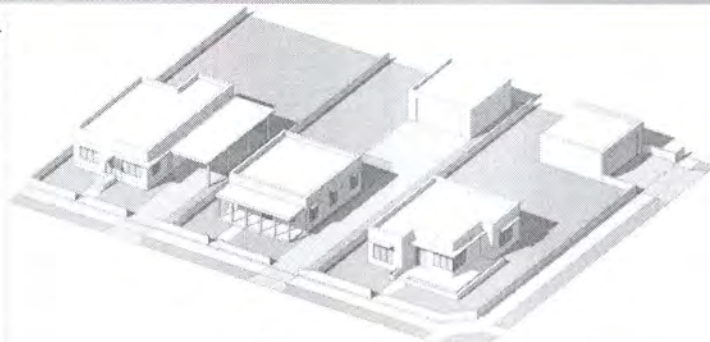
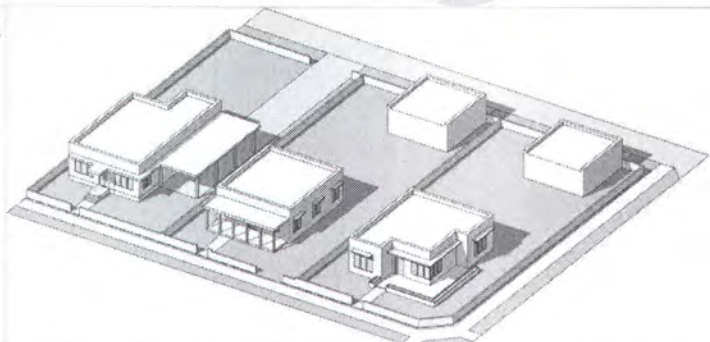


Illustration
(BU
medium
intensity;
DN)



- Planting See table 16, table 17, table 18, table 19, and table 20; trees should shade the sidewalk
- Surface 50% minimum must be landscaped; paving is limited to sidewalks and driveways
- Walkways One per street frontage; must access building entries
- Fencing Required at or along all property lines; three feet minimum and four feet maximum in height

3. Shallow

Illustration

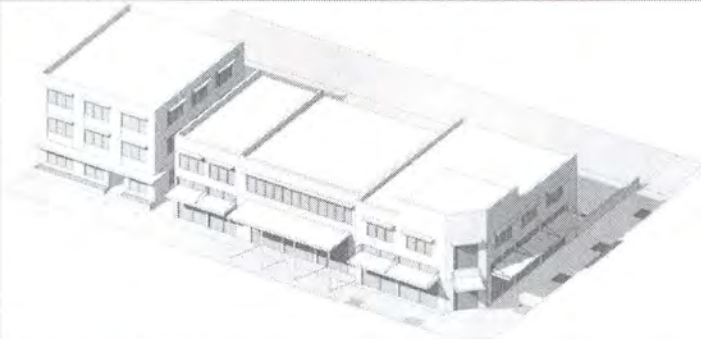


- Planting See table 16, table 17, table 18, table 19 and table 20
- Surface Landscaped in BU medium and DN; paved in BU high and DT (vegetation is permitted in raised containers)
- Walkways One per building entry
- Fencing Permitted at building setback line or at outdoor seating areas; three feet maximum in height

Table 11. Yard types

4. Urban

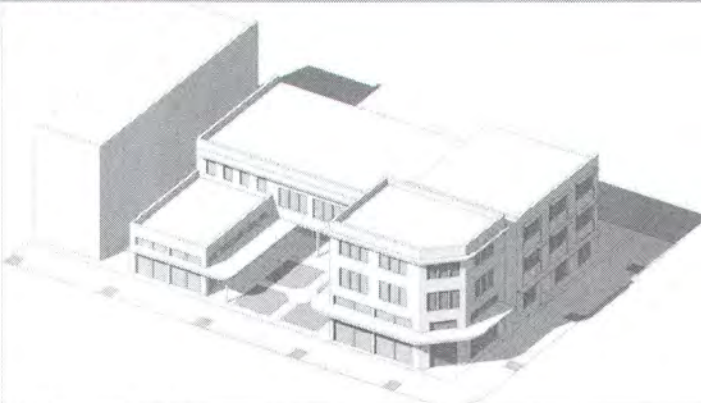
Illustration



Planting	Not applicable
Surface	Must be paved; vegetation is permitted in raised containers
Walkways	Not applicable
Fencing	Permitted outdoor seating areas only; three feet maximum in height

5. Pedestrian forecourt

Illustration



Planting	Not applicable
Surface	Must be paved; vegetation is permitted in courtyard or containers
Fencing	Permitted outdoor seating areas only; three feet maximum in height
Area	1,800 sq. ft. maximum
Activation	Must be bordered by habitable spaces on three sides, or on two sides at corner sites

Table 11. Yard types

6. Vehicular forecourt

Illustration



Planting	Not required
Surface	Driveway must be paved; the remainder of the yard may be paved or landscaped
Fencing	Permitted outdoor seating areas only; three feet maximum in height
Area	3,000 sq. ft. maximum
Activation	Must be bordered by habitable spaces on three sides, or on two sides at corner sites

f. Parking location. Parking on the site must comply with the following:

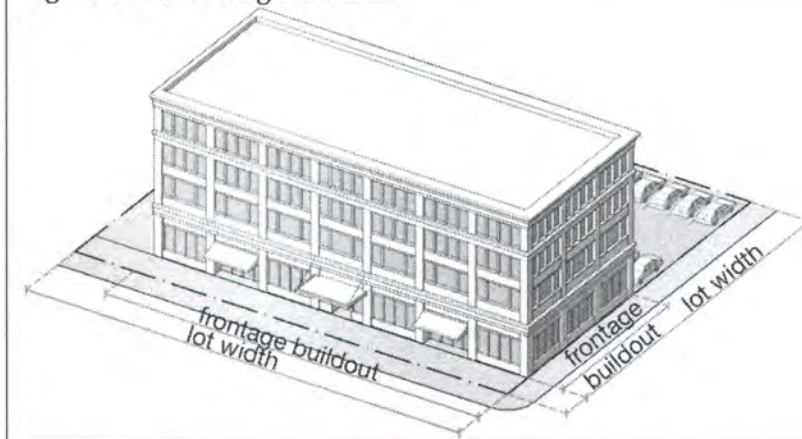
- i. Parking is required to be behind the building.
- ii. Parking must be accessed from an alley or rear lane in the BU medium and high intensity areas and in the DN and DT zones.
- iii. Open parking areas must be screened from the street by a building or streetscreen.
- iv. A streetscreen must have openings no wider than the driveway or sidewalk, plus a setback of 18 inches at driveway intersections.
- v. A streetscreen shall be no less than 42 inches and no more than six feet in height.

g. Parking requirements. No minimum parking requirements apply in the mixed-use zones. Maximum parking requirements apply to certain uses (see table 9).

2. Building standards.

a. Minimum frontage buildout. Building facades must be built along the prescribed length of each street frontage as regulated by table 16, table 17, table 18, table 19, and table 20 and as illustrated in figure 17-a.

Figure 17-A. Frontage buildout



- b. Height. Building heights are measured in stories with the following restrictions:
 - i. Stories are measured from finished floor to finished ceiling.
 - ii. Stories may not exceed 14 feet in height, except that a commercial use on the first floor has a minimum height of 12 feet and a maximum height of 25 feet.
 - iii. Height limits do not apply to attics or raised basements, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.
 - iv. Edge conditions. Height is limited to adjacent parcel zoning height within 50 feet of the lot line in all mixed-use zones.
- c. Equipment screening. All outdoor electrical, plumbing, and mechanical equipment must be located behind the front facade, or concealed from street view with a screen or wall.
- d. Accessory dwelling. The habitable area of an accessory dwelling may not exceed 800 sq. ft. or 30% of a principal dwelling, whichever is greater. Garages are not considered habitable area.
- e. Facades
 - i. The facade must conform to table 12 and is permitted as specified by table 16, table 17, table 18, table 19, and table 20.
 - ii. Building entries must be provided as follows:
 - a) The main entrance to the principal building must be located on the primary facade.
 - b) One entry must be provided for every 80 feet of facade leading to habitable space.
 - 1) Buildings on corner lots are exempt from entry frequency requirements if the facade is under 50 feet in length.
 - iii. Glazing.
 - a) At least 15% of each story of each facade must be glazed with clear glass.
 - b) At least 50% of the first story of buildings facing Marana Main Street must be glazed with clear glass.
 - c) Additional glazing requirement apply to shopfronts per table 12.
 - iv. Buildings may include multiple facade types along their length, each type no less than 30 feet in width.

- v. A shopfront is required for all ground floor commercial uses in the BU high intensity area and in the DT zone except for lodging and office.

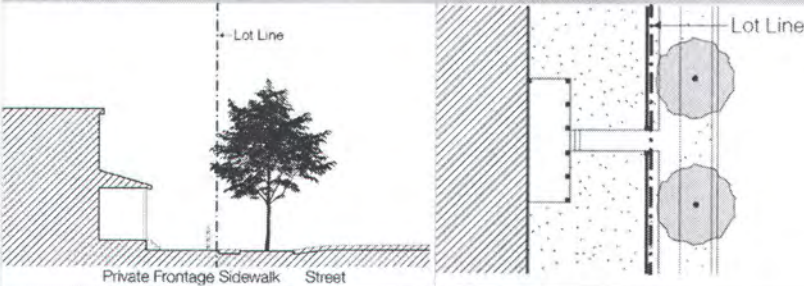
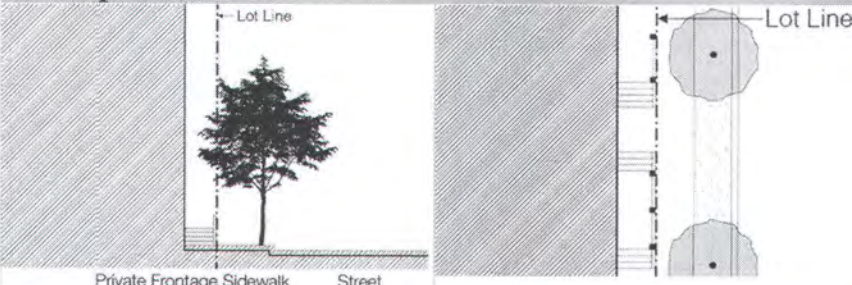
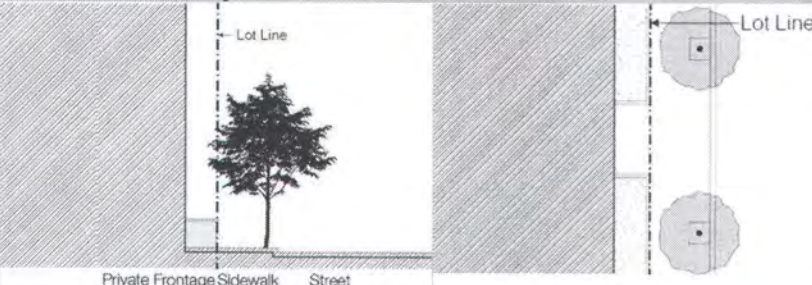
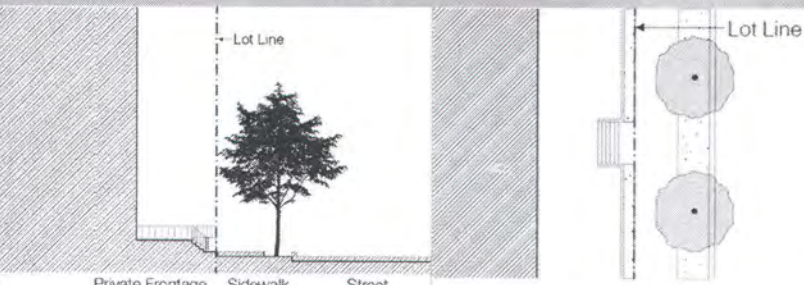
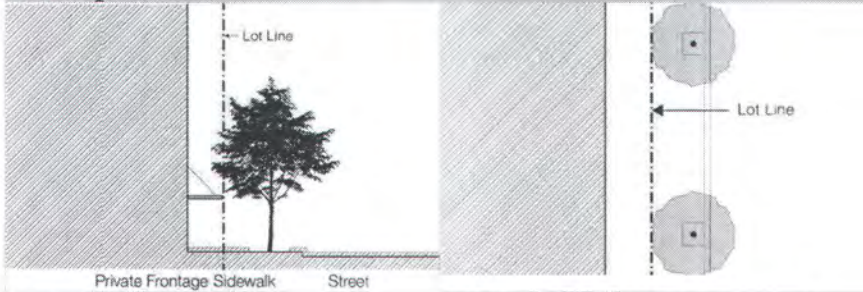
Table 12. Facade types	
1. Porch	
	
Requirement	Minimum depth of six feet
2. Stoop	
	
Requirement	Minimum of one foot above highest adjacent sidewalk grade
3. Common entry	
	
Awnings and canopies should encroach into the right-of-way	
4. Terrace	
	
Requirement	Minimum eight inches above highest adjacent sidewalk grade

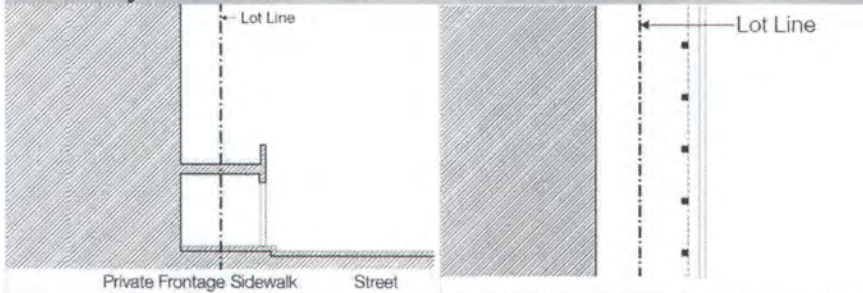
Table 12. Facade types

5. Shopfront



Requirement At least 50% of each ground floor facade must be glazed with clear glass

6. Gallery



Requirements

- At least 50% of each ground floor facade must be glazed with clear glass
- Must be at least eight feet deep with at least ten feet of vertical clearance

17-4-10 Mixed-use streets

The requirements of this section, rather than the town’s subdivision street standards manual, apply within the BU, DN, and DT zones.

- A. Centerlines of offset thoroughfares entering onto a collector or arterial must be at least 300 feet apart.
- B. Streets must connect to other streets, forming a network. The planning manager is authorized to permit a deviation to this requirement, thereby allowing a dead-end street terminating in a cul-de-sac, consistent with the following requirements:
 1. The planning manager, in consultation with the town engineer, makes one or more of the following determinations:
 - a. The physical terrain will make connection to other streets cost-prohibitive or unsafe.
 - b. Existing development physically blocks connection to other streets.
 - c. Access restrictions or standard traffic engineering considerations make connection impossible or unsafe.
 2. Connectivity for bicycles and pedestrians should be created and maintained whenever possible, even when there is no vehicular connectivity.

3. No cul-de-sac may exceed the greater of 300 feet to the center of the bulb or one-half block in length.

C. Block standards.

1. Blocks consist of lots surrounded by streets.

a. Lengths of block faces may not exceed the maximum length of a block face, measured along lot lines, per table 13, except the planning manager may increase the maximum length by up to 10% to accommodate specific site conditions.

Table 13. Maximum block face length

Zone or Intensity	Length in feet
BU low intensity	500
BU medium intensity	400
BU high intensity	300
DT	300
DN	400

b. Where two or more zones or intensities occur on the same block face, the block face length may not exceed the shortest required length.

2. The planning manager may exempt blocks adjacent to undeveloped land, areas unsuitable for development, or pre-existing incomplete blocks from a limitation on block length.

3. Block faces exceeding 500 feet must be subdivided with a sidewalk extending through the block that is 12 feet wide, minimum.

4. Rear alleys are required for medium and high intensity areas in the BU zone and in DT and DN zones. Rear alleys are not mandatory where the rear lot lines are at the edge of the site to be subdivided or where the block has been previously subdivided.

D. Intersection sight visibility distances are determined based on the subdivision street standards, except that sight visibility zones are not required for mixed-use zone intersections controlled by a traffic signal or stop sign.

E. Streets in mixed-use zones must be designed as follows:

1. Streets classified as arterials shall use the avenue street cross section (table 14, cross section 1)

2. Streets classified as collectors shall use the avenue or street cross section (table 14, cross section 1, 2, 3, or 4).

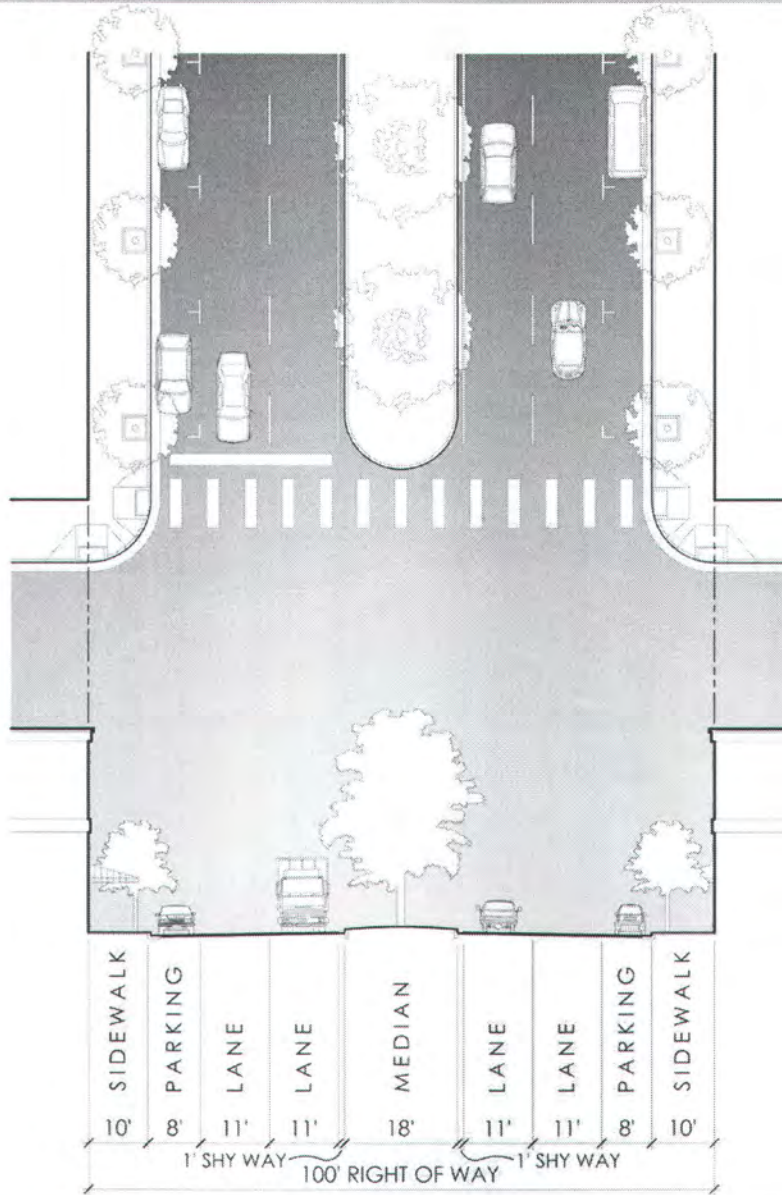
3. Streets classified as local roadways shall use the street cross section (table 14, cross section 2, 3, or 4).

4. As an alternative to the above, streets in the BU high intensity area and in the DT zone may use the commercial street – mixed parking or parking plaza street cross sections (table 14, cross section 7 or 8).

5. The alley cross section (table 14, cross section 5) may be used for secondary, service, or parking access.

Table 14. Mixed-use street cross sections

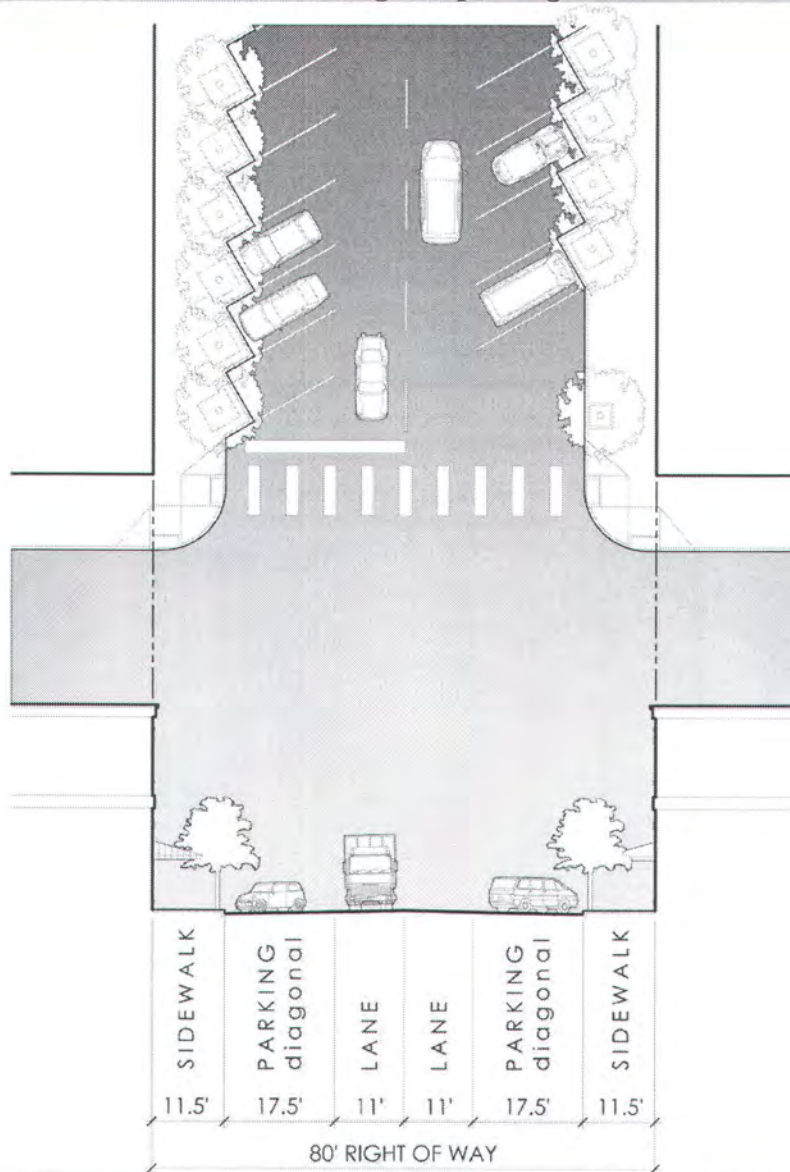
1. Avenue



Street type	Avenue
Right-of-way width	100 feet
Pavement width	62 feet total (31 feet each)
Movement	Free movement, inner lanes
Travel lanes	Four
Parking lanes	Parallel both sides, eight feet
Curb radius, effective	Ten feet
Walkway type	Sidewalk, ten feet
Planter type	Four-foot by seven-foot tree well
Curb type	Vertical, with gutter
Street trees	Maximum 30 feet on center

Table 14. Mixed-use street cross sections

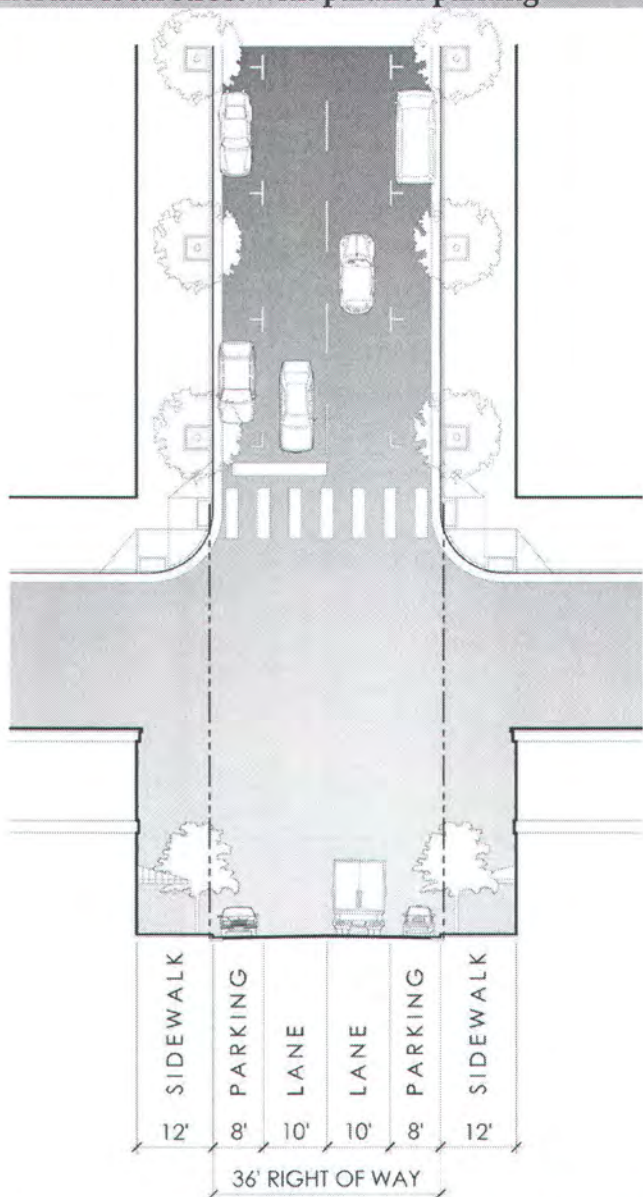
2. Commercial street with diagonal parking



Street type	Commercial street with diagonal parking
Right-of-way width	80 feet
Pavement width	57 feet
Movement	Free movement
Travel lanes	Two
Parking lanes	Diagonal both sides, 17.5 feet
Curb radius, effective	Ten feet
Walkway type	Sidewalk, 11.5 feet
Planter type	Four foot by seven foot tree well
Curb type	Curb with gutter and/or ribbon gutter
Street trees	Maximum 30 feet on center

Table 14. Mixed-use street cross sections

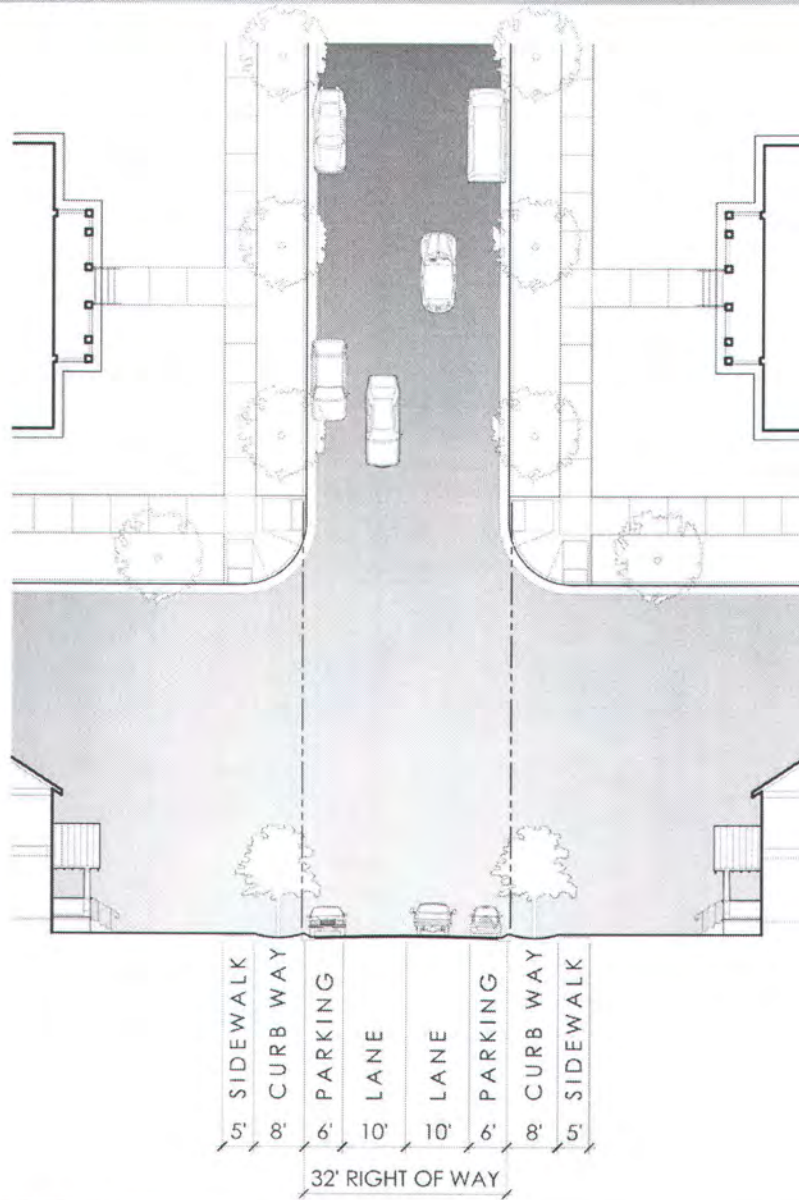
3. Commercial local street with parallel parking



Street type	Commercial local street with parallel parking
Right-of-way width	36 feet; utility and access easement in the sidewalks
Pavement width	36 feet
Movement	Free
Travel lanes	Two
Parking lanes	Parallel both sides, eight feet
Curb radius, effective	Ten feet
Walkway type	Sidewalk, 12 feet
Planter type	Four-foot by seven-foot tree well
Curb type	Vertical, with gutter
Street trees	Maximum 30 feet on center

Table 14. Mixed-use street cross sections

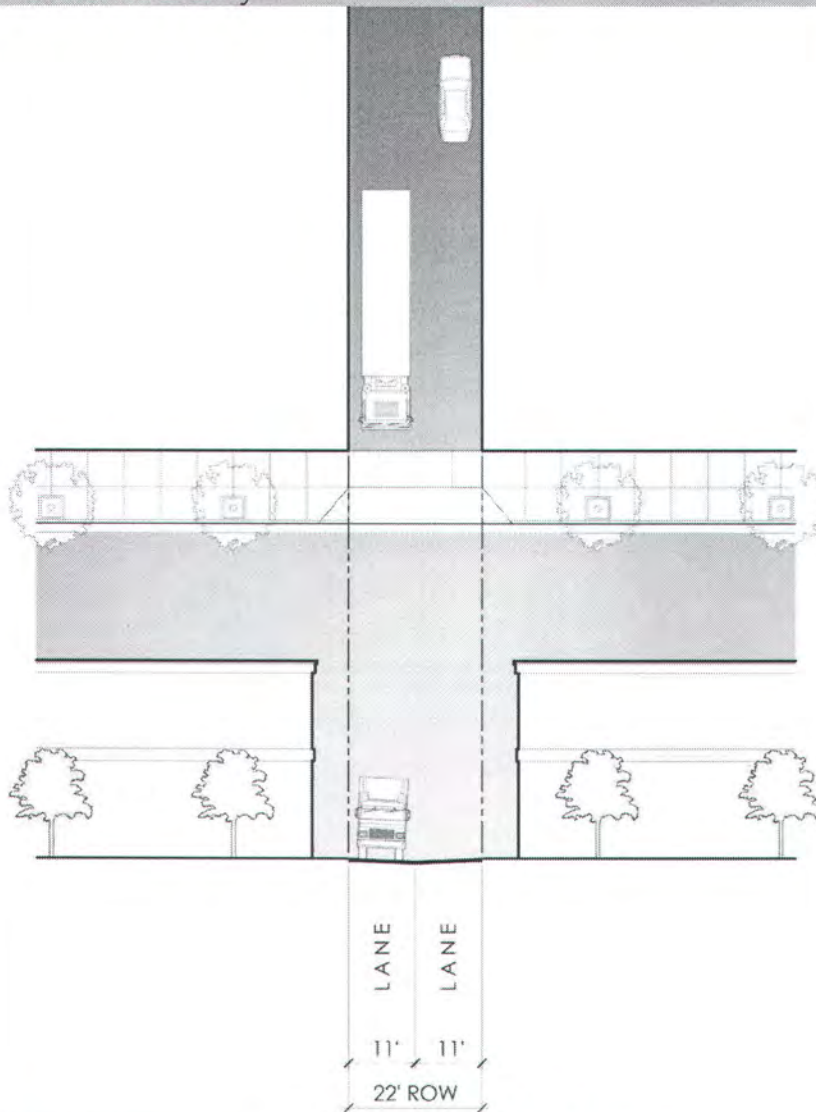
4. Street



Street type	Street
Right-of-way width	32 feet; utility and access easement in curb ways
Pavement width	32 feet
Movement	Slow
Travel lanes	Two
Parking lanes	Parallel both sides, six feet. Omit mid-block for 40 foot long staging area.
Curb radius, effective	Ten feet
Walkway type	Sidewalk, five feet
Planter type	Curbway, eight feet landscaped
Curb type	Mountable, with gutter
Street trees	Maximum 40 feet on center

Table 14. Mixed-use street cross sections

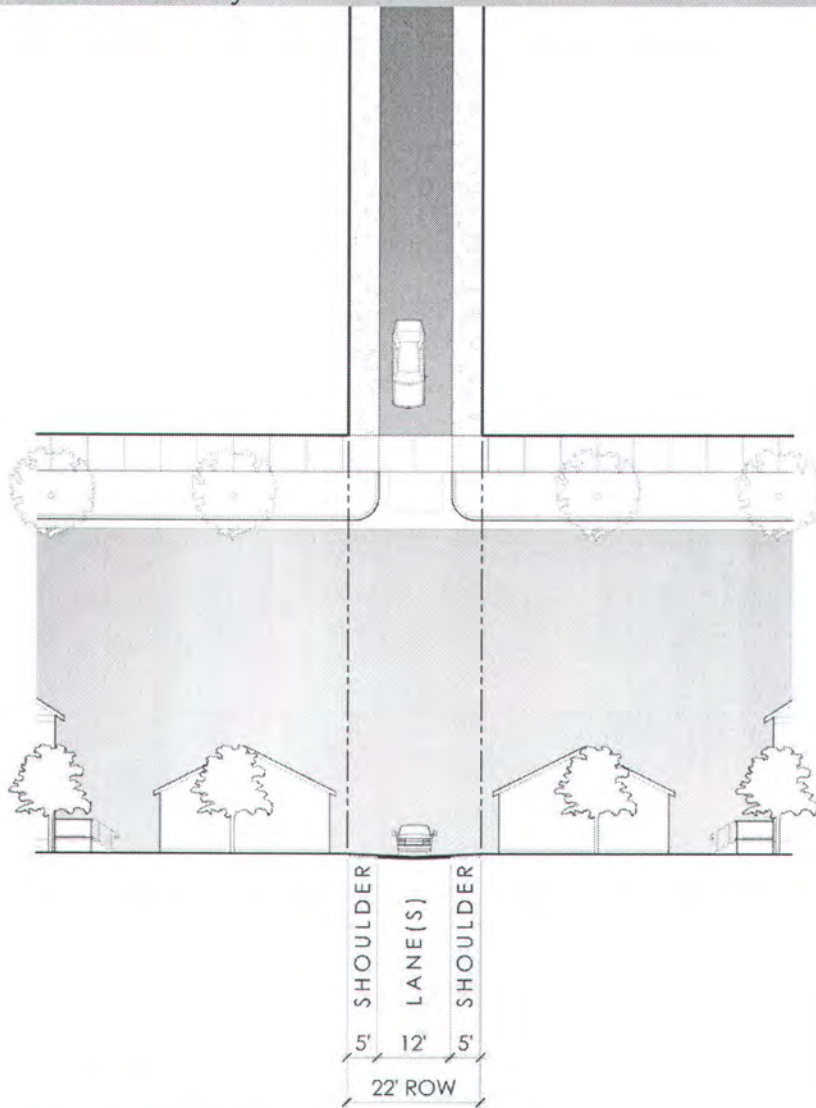
5. Commercial alley



Street type	Commercial alley
Right-of-way width	22 feet
Pavement width	11 feet
Movement	Slow
Travel lanes	Two
Parking lanes	None
Curb radius	Four feet chamfer
Walkway type	Not applicable
Planter type	Not applicable
Curb type	Not applicable
Landscape	Not applicable

Table 14. Mixed-use street cross sections

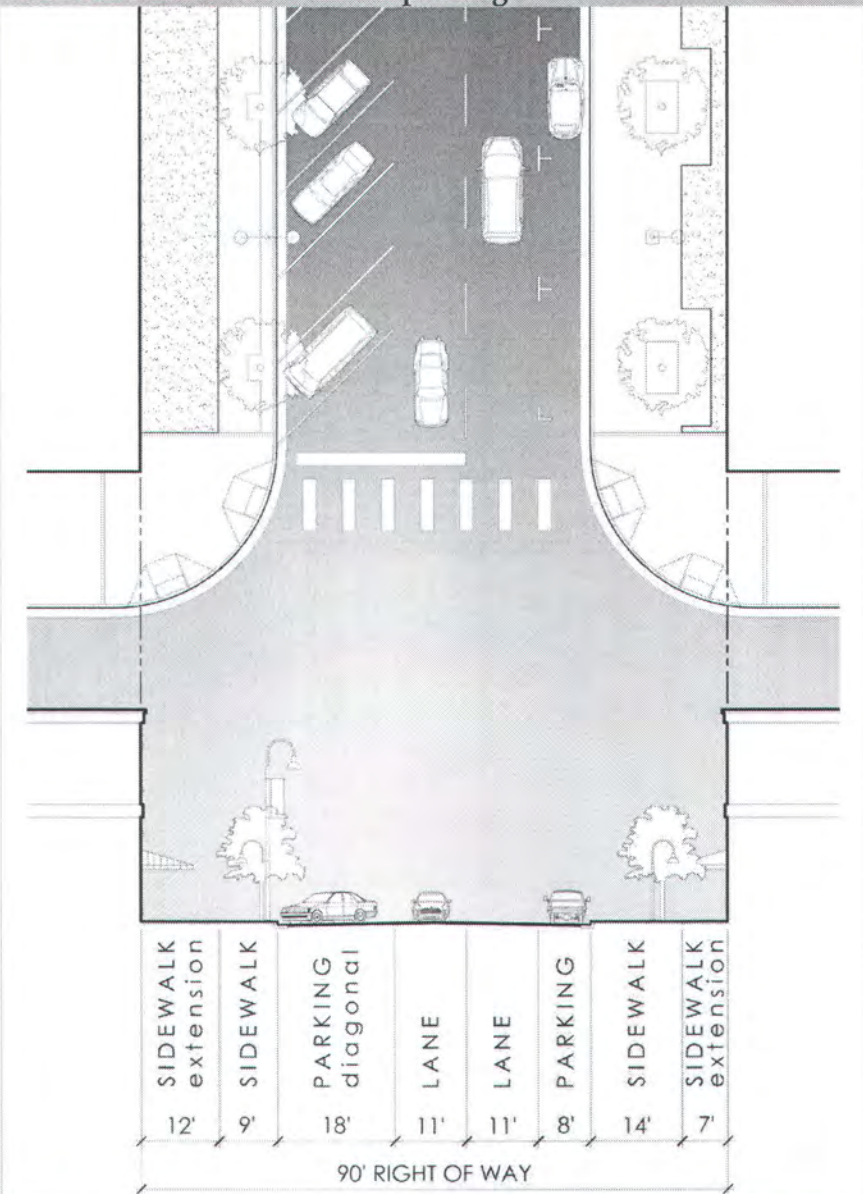
6. Residential alley



Street type	Residential alley
Right-of-way width	22 feet
Pavement width	12 feet
Movement	Yield
Travel lanes	One
Parking lanes	None
Curb radius	Four feet
Walkway type	Not applicable
Planter type	Not applicable
Curb type	Not applicable
Landscape	Not applicable

Table 14. Mixed-use street cross sections

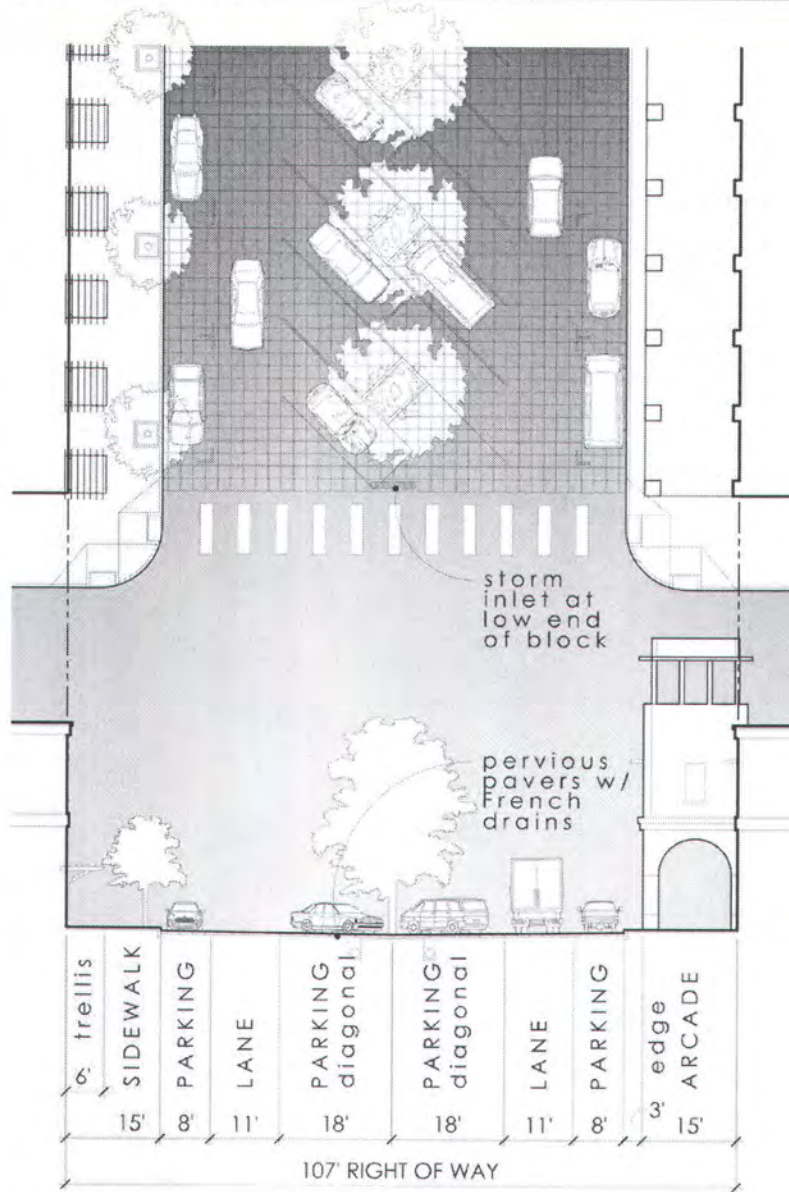
7. Commercial street – mixed parking



Street type	Commercial street – mixed parking
Right-of-way width	90 feet
Pavement width	48 feet
Movement	Free
Travel lanes	Two
Parking lanes	Diagonal, 18 feet; parallel, 8 feet
Curb radius, effective	Ten feet; 25 feet at existing intersections
Walkway type	Sidewalk, 21 feet
Planter type	Tree well, varies
Curb type	Vertical, with gutter
Street trees	Maximum 40 feet on center

Table 14. Mixed-use street cross sections

8. Parking plaza street



Street type	Parking plaza street
Right-of-way width	107 feet
Pavement width	74 feet pervious pavers
Movement	Free
Travel lanes	Two
Parking lanes	Diagonal, 18 feet center; parallel, eight feet sides
Curb radius, effective	Ten feet; 25 feet at existing intersections
Walkway type	Sidewalk, 15 feet
Planter type	4 ft. x 4 ft. tree well, 6 ft. x 9 ft. center wells
Curb type	Vertical
Street trees	Maximum 40 feet on center

17-4-11 Blended-use (BU)

The blended-use zoning district may be applied by process of rezoning to any parcel 40 acres or greater. The approval of rezoning to BU adopts the blended-use plan submitted by the applicant in conformance with this section and section 0 (Δ when commercial or industrial development is adjacent to ag, ra, er, nr, and gr zones or groups, side and rear setbacks must equal or exceed the height of the primary building on the site. see 17-8-2(b)(6).

mixed-use zoning districts).

A. Blended-use neighborhood types.

1. Aldea. This blended-use neighborhood type consists of no less than 40 acres and no more than 80 acres.
2. Pueblo. This blended-use neighborhood type has no less than 80 acres, and no more than 200 acres.

B. Multiple neighborhoods must be developed under a single application on properties larger than 200 acres.

C. Intensities. Aldeas and pueblos are comprised of land assigned to intensities rather than uses. The minimum and maximum percentage of the blended-use plan’s total land area to be assigned to each intensity is given in table 15 below.

Table 15. Neighborhood areas			
	Low intensity	Medium intensity	High intensity
Aldea	0 – 45%	25 – 75%	0 – 35%
Pueblo	0 – 30%	40 – 70%	0 – 30%

D. Development standards per intensity area.

Table 16. Low intensity	
Lot width	60 feet minimum, 120 feet maximum
Frontage buildout	Not applicable
Lot coverage	50% maximum
Setbacks	Front, primary – 20 feet minimum Front, secondary – 15 feet minimum Side – ten feet minimum Rear – 12 feet minimum, five feet minimum for accessory buildings Parking or enclosed storage – 20 feet behind front facade
Building height	Two stories maximum
Yard	Common Fenced
Facades	Porch Stoop

Table 16. Low intensity

Encroachments	Porch or patio – 40% of setback maximum, but no more than 8 feet
	Balcony or bay window – 20% of setback maximum, but no more than four feet
Landscaping	Two trees required for every 60 feet of lot width

Table 17. Medium intensity

Lot width	24 feet minimum, 96 feet maximum
Frontage buildout	60% minimum at setback
Lot coverage	70% maximum
Setbacks ^o	Front, primary – six feet minimum, 18 feet maximum
	Front, secondary – six feet minimum, 18 feet maximum
	Side – none
	Rear – three feet minimum
	Parking or enclosed storage – 20 feet behind front facade, with access from alley or rear lane (see paragraph 17-4-9 F. 1. f above)
Buildings height	Three stories maximum
Yard	Fenced
	Shallow
Facades	Porch
	Stoop
	Terrace
	Common entry
Encroachments	Porch, patio or stoop – 60% of actual setback, but no more than eight feet
	Balcony or bay window – 20% of actual setback, but no more than four feet
Landscaping	Minimum ten-foot landscaped buffer abutting non-mixed-use residential zones Minimum of one tree for every 40 feet of lot width (in addition to street trees)
Parking lots	Must have a minimum of 15% landscaped area, evenly distributed throughout the parking lot and adjacent to buildings Landscaped islands must provide one tree for every six parking stalls

^oWhen commercial or industrial development is adjacent to AG, RA, ER, NR, and GR zones or groups, side and rear setbacks must equal or exceed the height of the primary building on the site. See 17-8-2(B)(6).

Table 18. High intensity

Lot width	18 feet minimum, 180 feet maximum
Frontage buildout	80% minimum at setback
Lot coverage	80% maximum
Setbacks ^o	Front, primary – no minimum, 12 feet maximum Front, secondary – no minimum, 12 feet maximum Side – no minimum, 24 feet maximum Rear – three feet minimum Parking or enclosed storage – 20 feet behind front facade, with access from alley or rear lane (see paragraph 17-4-9 F. 1. f above)
Buildings height	Four stories maximum
Yard	Shallow Urban Pedestrian forecourt Vehicular forecourt
Facades	Stoop Common entry Terrace Shopfront Gallery
Encroachments	Awnings and galleries may encroach the sidewalk to within two feet of the curb Balcony or bay window – 100% of setback maximum
Landscaping	Minimum 20-foot landscaped buffer abutting non-mixed-use residential zones
Parking lots	Must have a minimum of 10% landscaped area, evenly distributed throughout the parking lot and adjacent to buildings Landscaped islands must provide one tree for every ten parking stalls

^oWhen commercial or industrial development is adjacent to AG, RA, ER, NR, and GR zones or groups, side and rear setbacks must equal or exceed the height of the primary building on the site. See 17-8-2(B)(6).

17-4-12 Downtown Marana overlay (DO)

- A. Purpose. The DO is an overlay designation identifying geographic areas where owners of land may opt to replace their underlying zoning entitlements with the DN and DT zone designations.
- B. Application. To obtain DN and DT zoning in the DO district, one or more property owners must submit a downtown implementation plan, showing (at a minimum) the requested locations of DN and DT zone designations on their property.

- C. Administrative approval. The planning manager is authorized and directed to approve a downtown implementation plan that conforms to the requirements of sections 0 (Δ when commercial or industrial development is adjacent to ag, ra, er, nr, and gr zones or groups, side and rear setbacks must equal or exceed the height of the primary building on the site. see 17-8-2(b)(6).
- D. mixed-use zoning districts), 0 (ΔWhen commercial or industrial development is adjacent to AG, RA, ER, NR, and GR zones or groups, side and rear setbacks must equal or exceed the height of the primary building on the site. See 17-8-2(B)(6).
- E. Downtown Marana overlay (DO)), 17-4-13 (Downtown neighborhood (DN)), and 17-4-14 (Downtown (DT)), and meets the following minimum requirements:
 1. The DT designation includes all land within 100 feet of the Marana Main Street right-of-way line.
 2. The DN designation includes all land within 100 feet of the property line of all properties containing existing single-family residences, excluding any such property for which the property owner consents in writing.
 3. The DN designation must be used for land that meets both of the previous two paragraphs.
- F. Council approval. Any downtown implementation plan not approved pursuant to paragraph C of this section may be submitted as an application for rezoning, which shall be reviewed through the normal rezoning process.

17-4-13 Downtown neighborhood (DN)

- A. Purpose. The DN zone implements the Marana general plan by providing a transition from the DT to surrounding areas. This zone consists of a mix of uses but is primarily medium density residential. It may contain a wide range of building types: houses, courtyard housing, townhouses, duplexes, triplexes, apartment buildings, and live-work units.
- B. Development standards.

Table 19. Downtown neighborhood (DN)	
Lot width	24 feet minimum, 96 feet maximum
Frontage buildout	60% minimum at setback
Lot coverage	70% maximum
Setbacks	Front – six feet minimum, 18 feet maximum
	Side - no minimum
	Rear - three feet minimum
	Parking or enclosed storage - 20 feet behind front facade
Buildings height	Three stories maximum

Table 19. Downtown neighborhood (DN)

Yard	Fenced Shallow
Facades	Porch Stoop Terrace Common entry Shopfront
Encroachments	Porch, patio or stoop – 60% of actual setback, but no more than eight feet Balcony or bay window – 20% of actual, but no more than four feet
Landscaping	Minimum ten-foot landscaped buffer abutting non-mixed-use residential zones One tree required for every 40 feet of lot width (in addition to street trees)
Parking lots	Must have a minimum of 15% landscaped area, evenly distributed throughout the parking lot and adjacent to buildings Landscaped islands must provide one tree for every six parking stalls

17-4-14 Downtown (DT)

- A. Purpose. The DT zone implements the Marana general plan by providing a mixed-use center for town. This zone consists of higher density mixed-use buildings that accommodate retail, offices, institutions, and apartments. It has a network of walkable streets that create blocks along Marana Main Street with wide sidewalks, street trees, awnings or galleries for shade, and buildings set close to the sidewalks.
- B. Development standards.

Table 20. Downtown (DT)

Lot width	18 feet minimum, 180 feet maximum
Frontage buildout	80% minimum at setback
Lot coverage	80% maximum
Setbacks	Front – no minimum, 12 feet maximum Side – no minimum, 24 feet maximum Rear – three feet minimum
Buildings height	Four stories maximum
Yard	Shallow Urban Pedestrian forecourt Vehicular forecourt

Table 20. Downtown (DT)

Facades	Common entry Terrace Shopfront Gallery
Encroachments	Awnings and galleries may encroach the sidewalk to within two feet of the curb Balcony or bay window - 100% of setback maximum
Landscaping	Minimum 20-foot landscaped buffer abutting non-mixed-use residential zones
Parking lots	Must have a minimum of 10% landscaped area, evenly distributed throughout the parking lot and adjacent to buildings Landscaped islands must provide one tree for every ten parking stalls

17-4-15 Specific plan (SP)

- A. General. Properties in each specific plan (SP) zoning district are regulated based on site-specific regulations prepared by or on behalf of the master property owner of the particular specific plan area. Each specific plan is adopted through the rezoning process set forth in section 17-3-1.
- B. Applicability. The owner or owners of one or more contiguous parcels of land totaling five acres or larger in size may apply for a specific plan.
- C. Contents of specific plan. All specific plans shall include the requirements defined in the town’s applications, checklists, and process guides on file with the development services department. At a minimum, a specific plan shall include the following elements:
 - 1. Narrative or overview of the project which identifies the primary objectives.
 - 2. Development capability inventory analysis.
 - 3. Proposed land use plan.
 - 4. Implementation and administrative regulations.
 - 5. Development and design regulations.
 - 6. The compatibility of the specific plan with adjoining land uses.
 - 7. Detailed regulations and programs for the systematic implementation of the specific plan.
 - 8. Specific development standards for the map elements.
 - 9. Hydrology analysis.

10. Standards for the phasing, construction and maintenance of major and collector streets proposed for the plan area or needed for servicing the project.
 11. Standards for the phasing, construction and maintenance of sewage disposal, effluent use, storm water drainage, solid waste disposal and public utilities
 12. Standards for the conservation, development or utilization of natural resources, including surface water, soils, vegetation and wildlife
 13. General landscape program.
 14. For single-phase plans, a draft schedule for the preservation of site features established by the plan and the construction, dedication and provision of public services.
 15. For multi-phased plans, a draft phasing schedule for the preservation of site features established by the plan, the development of the various master blocks of the specific plan, and the construction, dedication and provision of public services.
 16. How and to what extent the specific plan is to supplement or supersede the adopted land development code.
- D. Specific plan amendments. Amendments to specific plans are categorized as either administrative amendments or substantial amendments. Administrative amendments are approved by the planning manager after written application is made. Substantial amendments are approved through the rezoning process set forth in section 17-3-1.
1. The planning manager shall determine whether a proposed specific plan amendment is administrative or substantial.
 2. Categories of administrative amendments include, but are not limited to:
 - a. The addition of new information to the specific plan maps or text that does not change the effect of any regulations or guidelines.
 - b. Changes to infrastructure, such as drainage and utilities, which do not change the overall intent of the specific plan or increase the development capacity in the specific plan area.
 - c. Changes in the land use designation boundary, division of plan areas or combinations of areas.
 - d. Minor modifications or adjustments to intrusions, encroachments, easements, rights-of-way, or open spaces, so long as the modifications do not conflict with the overall intent of the specific plan.

- e. The addition of a use that is materially similar to a listed use, as determined by the planning manager pursuant to the process set forth in section 17-4-2(C).
- 3. A substantial amendment is an amendment that would result in a substantial change to the specific plan's regulations or the overall intent of the specific plan, and that is not an amendment listed in subparagraph 2 above or a materially similar amendment.

17-4-16 Legacy zones

The zoning districts set forth in sections 17-4-17 through 17-4-26 below are legacy zones. The legacy zones consist of zoning districts that currently exist within the town limits, but that are intended to be phased out over time. Each of these zoning designations is intended to be deleted when no land in the town has that zoning designation. The town will not rezone land to any of these legacy zone districts.

17-4-17 Zone A - small lot zone

- A. Permitted uses. Within zone A, residential, commercial, industrial, and quasi-public land uses shall be permitted so long as each such land use is conducted on a lot no larger than 2.5 acres. Rezoning is not required to establish a use permitted in the neighborhood commercial (NC) zone, within an existing building or suite in a designated commercial area if the use can be accommodated within the existing building or suite without requiring a new retail commercial building permit. This is not, however, to be construed to permit any land use that may be specifically prohibited within the town by this or any other ordinance of the town or by state or federal law.
- B. Density requirements. There shall be no maximum density of land use per se, except that density of land use on any parcel of land within zone A shall be determined in part by prior density of land use and by setback requirements defined in this and other titles of this code or as may be determined by other applicable federal, state and local regulations.
- C. Setbacks.
 - 1. The required front yard (setback) shall be a minimum of 20 feet.
 - 2. The required side yard (setback) shall be a minimum of five feet, with a street side yard (setback) having a minimum of ten feet.
 - 3. The required rear yard (setback) shall be a minimum of 20 feet.
- D. Building heights. Buildings and structures erected in this zone shall have a height not greater than 30 feet.
- E. Manufactured home. A manufactured home may be placed on any lot within zone A provided the following conditions are met:

1. There is an existing manufactured home on the lots adjacent to the lots in which the new manufactured home is to be placed. Adjacent, for the purposes of this section, means on either side, and means directly across the street, if one exists, and to the rear across an alley, if one exists.
2. Where the provisions of subparagraph 1 above do not exist, then a manufactured home may be placed on a lot with the issuance of a conditional use permit pursuant to the procedure set forth in section 17-3-2 (conditional use permits).

17-4-18 Zone B - medium lot zone

- A. Permitted uses. Within zone B, any residential, commercial, industrial, or quasi-public land use is permitted so long as each separate land use is conducted on a lot larger than 2.5 acres but no larger than 25 acres. This is not to be construed, however, to permit any land use that may be expressly prohibited within the town by other ordinances of the town, by other provisions of this code, or by state or federal law.
- B. Density requirements. There shall be no maximum density of land use per se in this zone, except as may be dictated by prior density of land use and by setback requirements defined elsewhere in this code.
- C. Setbacks. The setback requirements for zone B shall be the same as for zone A.
- D. Manufactured home. A manufactured home may be placed on any lot within zone B provided the following conditions are met:
 1. There is an existing manufactured home on the lots adjacent to the lots in which the new manufactured home is to be placed. Adjacent, for the purposes of this section, means on either side, and means directly across the street, if one exists, and to the rear across an alley, if one exists.
 2. Where the provisions of subparagraph 1 above do not exist, then a manufactured home may be placed on a lot with the issuance of a conditional use permit pursuant to the procedure set forth in section 17-3-2 (conditional use permits).

17-4-19 Zone C - large lot zone

- A. Permitted uses. Within zone C, any residential, commercial, industrial, or quasi-public land use shall be permitted, so long as each separate activity is conducted on a lot no smaller than 25 acres. This is not to be construed, however, to permit any land use that may be expressly prohibited within the town by other sections of this code other ordinances of the town, or state or federal law.
- B. Density requirements. The maximum density allowed shall be one dwelling unit or one commercial, industrial, or quasi-public establishment per 25 acres.

- C. Setbacks. No building or structure, except a fence or wall that is not part of a building and not over six feet in height shall be constructed closer than ten feet to any side property line or closer than 40 feet plus one foot for each foot of building height in excess of ten feet above ground level to any front or rear property line. Where a lot is situated on the corner of two dedicated streets, each of the property lines along the right-of-way line of a dedicated street shall be considered to be a front property line, and each other property line shall be considered to be a side property line in determining allowable setbacks.
- D. Manufactured home. A manufactured home may be placed on any lot within zone C provided the following conditions are met:
 - 1. There is an existing manufactured home on the lots adjacent to the lots in which the new manufactured home is to be placed. Adjacent, for the purposes of this section, means on either side, and means directly across the street, if one exists, and to the rear across an alley, if one exists.
 - 2. Where the provisions of subparagraph 1 above do not exist, then a manufactured home may be placed on a lot with the issuance of a conditional use permit pursuant to the procedure set forth in section 17-3-2 (conditional use permits).

17-4-20 Zone D - designated flood plain zone

The permitted uses, density requirements, and setbacks are the same as zone B, but the property owner's attention is drawn to the fact that this is an area at high risk of flooding and flood hazards. All uses require a floodplain use permit.

17-4-21 Zone E - transportation corridor zone

- A. Permitted uses. Within zone E, no residential land use shall be permitted except one single-family residence. Any commercial, industrial, or quasi-public land use shall be permitted which is consistent in its location with the land use element of the town's general plan. This is not to be construed, however, to permit any land use that may be expressly prohibited within the town by other sections of this code, by other ordinances of the town, or by state or federal law.
- B. Density requirements. There shall be no maximum or minimum density requirements in zone E, except as may be required by the setback requirements of this code or by other applicable federal, state and local regulations.
- C. Setbacks. The setback requirements for zone E shall be the same as for zone A.

17-4-22 Recreation vehicle (RV)

- A. Purpose. The purpose of the recreational vehicle (RV) zone is to provide for the development of parks which rent spaces or which

provide subdivided lots for sale, catering to the special needs of recreational vehicle environments and lifestyles within the town.

B. Location. All recreational vehicle developments shall comply with the town's general plan. In addition, recreational vehicle developments shall abut a major arterial paved all-weather street meeting town standards.

C. Permitted uses. The following uses are permitted within the recreational vehicle (RV) zone:

1. Recreational vehicle parks with one recreational vehicle per rental space.
2. Recreational vehicle subdivisions with one recreational vehicle per lot.

D. Accessory uses.

1. Accessory uses appurtenant to recreational vehicle parks include community recreation buildings, facilities, and areas, laundry facilities, manager's office and apartment, child care facilities, and similar accessory uses for the exclusive benefit of the park or subdivision residents.
2. Accessory uses appurtenant to individual recreational vehicles include carports, ramada, cabana, covered patio, storage room and similar uses. Accessory buildings shall not be used for regular occupancy or for sleeping.
3. Other customary accessory uses and buildings as may be determined by the planning manager which are incidental to the principal use and do not include any activity commonly conducted as a business. However, the occasional sale of a recreational vehicle, motor vehicle, or trailer on a lot on which the seller resides shall not be considered a business.

E. Conditional Uses. The following may be permitted subject to the issuance of a conditional use permit pursuant to the procedure set forth in section 17-3-2 (conditional use permits):

1. A boat, auto, or trailer storage area, provided they are in a completely enclosed area surrounded by not less than a six-foot fence or wall, completely screened from view from all sides.
2. Recreational uses intended primarily for the occupants of the park or subdivision, including golf courses and related facilities.
3. Model sales area, provided not more than five spaces are devoted to this use, and not to exceed 12 months, unless an extension is granted by the planning commission. The planning commission may allow an additional sales area where the park or subdivision occupies more than 100 acres.
4. Convenience market.

5. Restaurant, provided the recreational vehicle park or subdivision contain not less than 500 recreational vehicle spaces or lots.
 6. Vehicle wash.
 7. Mini-storage area, not to exceed one storage unit per 20 recreational vehicle spaces or lots.
 8. One recreational vehicle may be installed per lot on a commercial or industrial parcel or lot, provided a minimum set back of at least 20 feet from all other structures is provided. This provision is principally intended to allow for a caretaker on a commercial or industrial complex. When provided, the unit shall be entirely screened, and meet all development standards, as applicable, listed below. The planning commission shall approve the final site plan.
 9. Any use not appearing in this section which may be permitted by the planning manager, and which shall be primarily for the residents of the park or subdivision.
 10. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see section 17-3-2 (conditional use permits), paragraph P).
- F. Temporary uses. Temporary construction buildings and yards during the actual construction and development of the recreational vehicle park or subdivision, and sales offices, not to exceed 18 months, unless active construction is ongoing, in which case the planning manager may grant additional six month increments upon finding that active construction is still on-going and necessary.
- G. Prohibited uses (reserved).
- H. Site development standards.
1. Minimum project size: five acres
 2. Minimum project setback: 20 feet from all street frontages measured from the right-of-way line. This setback shall be fully landscaped and screened, and may include a perimeter masonry decorative wall and which shall contain a minimum of 15 gallon trees per 40 lineal feet of street frontage, with 65% vegetative cover in shrubs and groundcover on the exterior of the wall. The landscape and screening plan shall be approved by the planning manager. Refer to section 17-11-7 for further requirements.
 3. Parks or subdivisions:
 - a. Minimum lot size per rental unit: 1,750 sq. ft., with a minimum average lot size of 2,000 sq. ft.
 - b. Maximum density: 15 units per net acre, excluding streets and drives.

- c. Minimum common recreation area per unit: 150 sq. ft.
 - d. Minimum width per space: 35 feet
 - e. Minimum depth per space: 50 feet
 - f. Minimum distance between units (exterior of all structures, drives and accessory structures): seven feet
 - g. Minimum front yard: seven feet
 - h. Minimum rear yard: five feet
 - i. Setbacks declared a minimum. No encroachment or variance shall be allowed within five feet of the front, side or rear lot or space line required setbacks unless the building, structure, or other appurtenance meets the currently-applicable international building code requirements for a minimum two-hour fire wall rating. Setbacks established above are determined the minimum necessary for the public health, safety and general welfare.
 - j. Detached storage buildings not exceeding 120 square feet in area are permitted on each recreational vehicle space. All storage buildings shall be located in the rear of the recreational vehicle space. Detached storage buildings shall not encroach into the required setbacks without a variance, and subject to the fire wall requirements set forth above.
 - k. Certain accessory structures, which are complimentary to individual recreational vehicles and park models (i.e. covered carports, patio awnings, ramadas, storage buildings, and room additions) which are made an integral part of and are architecturally compatible with the recreational vehicle or park model itself may be permitted by the planning manager, after review of plans assuring the required compatibility, and provided, further, that the owner/developer of the park or subdivision has provided sufficient setbacks to meet the requirements of paragraph "i" above.
4. Common recreation area shall be provided both in recreational vehicle parks and subdivisions. Common recreation areas shall be owned and maintained by a property owner's association where a recreational vehicle subdivision is developed. Plans for the common recreation areas shall be approved by the town, and shall include facilities and equipment for both adults and children. Public or private streets, vehicle storage areas, exterior boundary landscaped areas and other areas shall not be included when calculating required recreational areas.
5. Access to all lots or spaces shall be from the interior of the park or subdivision.
6. Private streets shall be a minimum paved width of 28 feet including required curbs when flush with the surface of the

paving. Concrete sidewalks at least two feet in width shall be provided on each side of interior private streets. The planning manager may permit a four foot sidewalk on one side of an interior street where deemed desirable.

7. The maximum height of any habitable structure shall not exceed 20 feet. All other structures shall not exceed 15 feet in height.
8. All structures that are located on non-manufactured home spaces or lots shall not exceed 35 feet in height from grade to the highest point on the roof.
9. All utility lines shall be placed underground within the park or subdivision. Each lot shall be provided with water, sanitary sewer, electric lines, telephone lines and gas lines, as needed, in compliance with applicable town codes. Fire hydrants shall be installed as required by the building official.
10. All parks or subdivisions shall have street lighting provided along private or public streets for the safety of pedestrians, and as required by the town engineer.
11. All parks or subdivisions shall have refuse collection areas approved by the planning manager. All such refuse collection areas shall be screened from public view.
12. All parks or subdivisions shall have a minimum of two vehicular entrances. One entrance may be kept closed to the general public, but is required to meet public safety standards.
13. All parks and subdivisions shall improve, to town standards, and dedicate any abutting public street and shall dedicate all interior easements and drives for utilities and public service vehicles where required by the town engineer.

17-4-23 Manufactured housing (MH)

- A. Purpose. The purpose of the manufactured housing (MH) zone is to provide for the development of parks and subdivided lots for sale that cater to the special needs of the manufactured home environment and lifestyle within the Town of Marana.
- B. Location. All manufactured housing developments shall comply with the town's general plan. In addition, manufactured housing developments shall not be placed within the airport environs of any airport within the town. All manufactured home developments shall be served by paved all-weather roads meeting town standards.
- C. Permitted uses. The following uses are permitted within the MH zone:
 1. Manufactured housing parks with one manufactured home per rental space.
 2. Manufactured housing subdivisions with one manufactured home per lot.

D. Accessory uses.

1. Accessory uses appurtenant to manufactured housing parks include community recreation buildings and areas, accessory parking areas, laundry facilities, manager's office and apartment, child care facilities and other similar accessory uses for the exclusive benefit of the park or subdivision residents.
2. Accessory uses appurtenant to the individual manufactured home, include carports, ramada, cabana, covered patio, storage room and similar uses. Accessory buildings shall not be used for regular occupancy or sleeping.
3. Other customary uses and buildings as may be determined by the planning manager, which are incidental to the principal use and do not include any activity commonly conducted as a business. However, the occasional sale of a manufactured home, motor vehicle or trailer on a lot on which the seller resides shall not be considered a business.

E. Conditional uses. The following may be permitted with the issuance of a conditional use permit pursuant to the procedure set forth in section 17-3-2 (conditional use permits):

1. A boat or trailer storage area, provided they are in a completely enclosed area surrounded by not less than a 6 foot fence or wall, and completely screened from view from all sides, and only for the residents of the park or subdivision. Chain link fences with slat inserts are not acceptable in fulfilling this fencing requirement.
2. Recreational uses intended primarily for the occupants of the park or subdivision, including golf courses and related facilities.
3. Model home area of up to five manufactured homes, but only as part of a manufactured home subdivision, and provided at least 100 lots are subdivided or rental spaces provided.
4. Any use not appearing in this section which may be permitted by the planning manager, and which shall be primarily for the residents of the park or the subdivision.
5. One manufactured home may be installed per lot on a commercial or industrial parcel or lot, provided a minimum setback of at least 20 feet from all other structures is provided. This provision is principally intended to allow for a caretaker on a commercial or industrial complex. When provided, the unit shall be entirely screened, and meet all development standards, as applicable, listed below. The planning commission shall approve the final site plan.
6. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see section 17-3-2 (conditional use permits), paragraph P).

F. Temporary uses. Temporary construction buildings and yards during the actual construction and development of the park or subdivision, and sales office, not to exceed 18 months unless active construction is ongoing at the end of the 18 month period, in which case the planning manager may grant additional six-month increments upon finding that active construction is still on-going and is necessary for the continued development of the park or subdivision.

G. Prohibited uses (reserved).

H. Site development standards.

1. Minimum project size: ten acres

2. Minimum project setbacks: 20 feet from all street frontages measured from the right-of-way line.

a. This setback shall be fully landscaped and screened, and may include a perimeter decorative masonry wall.

b. The setback area shall also contain a minimum of one tree, not less than 15 gallons, per 40 lineal feet of street frontage, with 65% vegetative cover in shrubs and groundcover on the exterior side of the wall.

c. The landscape and screening plan shall be approved by the planning manager. Refer to section 17-11-7 for further requirements.

d. No off-street parking facilities or recreational facilities for common use shall be located in any such required exterior yard.

3. Parks and subdivisions:

a. Minimum lot size per rental unit or lot: 5000 sq. ft.

b. Maximum density: eight units per net acre.

c. Minimum common recreation area per park or subdivision space: 250 sq. ft. A homeowners association shall be established in manufactured home subdivisions to own and maintain the park/open space as may be approved by the town.

d. Minimum width per space: 55 feet.

e. Minimum depth per space: 90 feet.

f. Minimum setback between units (exterior of all structures, drives, and accessory structures): ten feet.

g. Minimum front-yard setback: 20 feet.

h. Minimum rear-yard setback: 25 feet.

i. Minimum common recreation area per rental or subdivision space: 250 sq. ft.

- j. Setbacks declared a minimum. No encroachment or variance shall be allowed within five feet of the front, side, or rear yard lot or space line, unless the building, structure, or other appurtenance meets the applicable international building code requirements for a minimum two-hour fire wall rating. Setbacks established above are determined the minimum necessary for the public health, safety, and general welfare.
 - k. Detached storage buildings not exceeding 120 square feet in area are permitted on each manufactured home space or lot. All storage buildings shall be located in the rear of the manufactured home space or lot. Detached storage buildings shall not encroach into the required setbacks without a variance, and shall be subject to the applicable international building code fire wall requirements set forth above.
 - l. Certain accessory structures, which are complimentary to individual manufactured homes (i.e. covered carports, patio awnings, ramadas, storage buildings, and room additions) which are made an integral part of and are architecturally compatible with the manufactured home may be permitted by the planning manager, after review of plans assuring the required compatibility, and provided further, that the owner/developer of the park or subdivision has provided sufficient setbacks to meet the requirements of paragraph j above.
 - m. The maximum height of any habitable structure shall not exceed 20 feet. All other structures shall not exceed 15 feet in height.
 - n. All structures that are located on non-manufactured home spaces or lots shall not exceed two stories nor shall they exceed 35 feet in height from grade to the highest point on the roof.
4. Common recreation area shall be provided both in manufactured home parks and subdivisions. Common recreation areas shall be owned and maintained by a property owner's association where a manufactured subdivision is developed. Plans for the common recreation areas shall be approved by the town, and shall include facilities and equipment for both adults and children. Public or private streets, vehicle storage areas, exterior boundary landscaped areas and other areas shall not be included when calculating required recreational areas.
5. Access to all lots or spaces shall be from the interior of the park or subdivision.
6. Private streets shall be a minimum paved width of 28 feet including required curbs when flush with the surface of the paving. Concrete sidewalks at least four feet in width shall be provided on each side of interior private streets. The planning

manager may permit a four foot sidewalk on one side of an interior street where deemed desirable.

7. All utility lines shall be placed underground within the park or subdivision. Each lot shall be provided with water, sanitary sewer, electric lines, telephone lines and gas lines, as needed, in compliance with applicable town codes. Fire hydrants shall be installed as required by the building official.
8. All parks or subdivisions shall have street lighting provided along private or public streets for the safety of pedestrians, as required by the town engineer.
9. All parks or subdivisions shall have refuse collection areas approved by the planning manager. Such refuse collection areas shall be screened from public view.
10. All parks or subdivisions shall have a minimum of two vehicular entrances. One entrance may be kept closed to the general public, but is required to meet public safety standards.
11. All parks and subdivisions shall improve to town standards and dedicate any abutting public street and shall dedicate all interior easements and drives for utilities and public service vehicles where required by the town engineer.

17-4-24 Commercial office (CO)

- A. Purpose. The CO zone is intended to provide for the use of designated properties for professional offices and limited commercial facilities to serve the residents of the town. It includes those uses related to medical, professional, financial, administrative, and interrelated uses. This zone is intended to prohibit most retail commercial uses which, more properly, belong in other commercial zones. It is also intended to provide multi-family residential opportunities and options to commercial and other higher-intensity districts.
- B. Location. The following shall be considered in establishing and maintaining the CO zone:
 1. Convenient and efficient vehicular access to an arterial or collector street.
 2. Availability of land suitable for grouping of professional activities.
 3. Availability of parcels whose general commercial use is less desirable and/or inappropriate.
- C. Permitted uses. The following uses may be permitted subject to demonstration of architectural compatibility with adjacent uses:
 1. Residential dwelling units as permitted and subject to the development standards found in section 17-4-26.

2. Professional offices: Law, architectural, engineering, planning, business and management consulting.
3. General offices: Real estate, data processing, executive suites, photographic services, travel agents, research services, and administrative offices.
4. Medical and dental: Offices, laboratories, clinics, and pharmacies; but not including drug stores.
5. Veterinary clinic, small.
6. Financial services: Accounting, auditing, bookkeeping, tax consultation, collection agencies, credit services, insurance and investment, security and commodity brokers, dealers and exchanges, insurance and financial planning.
7. Public service: Detective and protective services, employment services and public utility offices.
8. Such other comparable uses as determined by the planning manager.

D. Accessory uses (reserved)

E. Conditional uses. The following uses may be permitted with the issuance of a conditional use permit pursuant to the procedure set forth in section 17-3-2 (conditional use permits):

1. Restaurants and cafes (not to include drive-ins or carry-outs) subject to:
 - a. The facility is designed to preclude vehicular ingress and egress in conflict with existing or planned adjacent residential uses.
 - b. The facility is located and designed to eliminate noise and/or odors.
 - c. The facility is an integral part of the office building.
2. Private schools: Business, music, dance, art, and vocational, which must be an integral part of the office building.
3. Special retail: Specialty retail services such as florist, jewelry, barber and beauty shops, child care facilities, clothes cleaning and tailor shops, and such other compatible uses as may be determined by the conditional use process and which shall all be integral to the primary use as an office complex.
4. Banks and savings and loans.
5. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see section 17-3-2 (conditional use permits), paragraph P).

F. Temporary uses (reserved).

G. Prohibited uses (reserved).

H. Intensity standards.

1. Residential. On any parcel or unit of development, the following intensity standards apply:
 - a. Dwelling unit density: There shall be no more than 25 dwelling units for each acre of parcel area.
 - b. Building coverage: The sum of all buildings and structures shall cover no more than 40% of all land area developed.
2. Non-residential. The following standards shall apply:
 - a. Building coverage: The sum of all buildings and structures shall cover no more than 30% of all land area developed.
 - b. Reserved.

I. Site development standards. The following site development standards shall apply:

1. Street frontage: minimum of 100 feet.
2. Lot area:
 - a. Multifamily: minimum of 3.0 acres.
 - b. Non-residential: none
3. Front yard: minimum of 25 feet.
4. Side yard: minimum of 15 feet for residential uses. No side yard is required for non-residential uses provided minimum international building code requirements are met. However, a non-residential use adjacent to a residential zone shall have a minimum side yard of not less than 15 feet plus an additional 10 feet for each story over one story, or in excess of 18 feet in height, whichever is greater.
5. Street side yard: minimum of twenty-five feet.
6. Rear yard: minimum of twenty-five feet.
7. Building height: maximum of forty feet.

17-4-25 Mixed-use (MU-1)

A. Purpose. The purpose of the mixed use zoning district is to promote, and regulate existing low density mixed uses in areas of the Town where public facilities and utilities may be limited. The intent of this district is to encourage orderly growth in semi-rural areas, as well as provide for semi-rural residential uses. In addition, this zone is intended to allow limited commercial and industrial development where appropriate and designed to be compatible or provide the appropriate buffers where potentially incompatible uses are proposed with the surrounding uses. This zone is to be located only where existing mixed-uses are historically located and the area is transitioning into a more intensive use area.

B. Permitted uses.

1. One single-family detached home or caretakers quarters (site built or manufactured);
 2. Antique shop;
 3. Automobile repair garages, provided that no machining is conducted on the premises; no outdoor storage of parts or outdoor parking of automobiles waiting for service for more than seven days;
 4. Aviaries;
 5. Barber and beauty shop;
 6. Blacksmith shop;
 7. Carpentry, upholstery & furniture repair;
 8. Churches, synagogues, and other places of worship;
 9. Construction/contractor's yards;
 10. Crop production;
 11. Feed store;
 12. Foster and group homes;
 13. Grazing and raising of large and small livestock;
 14. Kennels;
 15. Massage therapy establishments;
 16. Plant nurseries and greenhouses;
 17. Private stables;
 18. Professional offices, not including medical (see section 17-3-2 (conditional use permits));
 19. Raising and marketing of poultry, rabbits and small animals;
 20. Repair shops for appliances, bicycles, etc.;
 21. Sales stands for the sale of agricultural and horticultural products produced or grown on the premises;
 22. Second hand store;
 23. Trucking operations and yards;
 24. Veterinary clinics, small;
 25. Uses similar to those listed above in this section, as determined by the planning manager.
- C. Accessory uses (uses incidental to a permitted established use):
1. Corrals, barns & other animal-keeping structures;
 2. Detached accessory buildings and structures;
 3. Fences and walls;
 4. Game courts, unlighted;

5. Garage, enclosed storage, or barn;
 6. Guest quarters, provided that no kitchen is provided;
 7. Home occupations;
 8. Riding arena, rodeo grounds (private, unlighted); and,
 9. Swimming pools.
- D. Conditional uses. The following may be permitted with the issuance of a conditional use permit pursuant to the procedure set forth in section 17-3-2 (conditional use permits):
1. Additional building height;
 2. Apiaries;
 3. Commercial riding stables and boarding stables;
 4. Game courts, lighted;
 5. Health care facilities, including clinics, offices and laboratories;
 6. Keeping of ratites;
 7. Keeping of swine;
 8. Livestock auction yards;
 9. Stables, public;
 10. Manufacturing, processing and assembly;
 11. Mini-storage and/or recreational vehicle storage facilities;
 12. Restaurants;
 13. Riding arena, rodeo grounds (private lighted, or any public);
 14. Sexually oriented business, subject to town code chapter 9-7;
 15. Veterinary clinic, large;
 16. Warehouse facilities; and,
 17. Upon annexation and translation of county zoning, any use or uses and densities that were permitted on the annexed property under the county zoning at the time of annexation (see section 17-3-2 (conditional use permits), paragraph P).
- E. Performance standards. The following limitations shall apply to the conduct of uses within the mixed-use zone:
1. More than one use may be permitted on a single parcel if the following criteria can be met:
 - a. The total of all uses on a single parcel, shall not exceed the Pima county department of environmental quality and other applicable codes and ordinances for individual sewage disposal system, this includes lot area, number of fixtures, required engineering plans, etc.

- b. Each type of use (residential, commercial and industrial) shall have its own separate pedestrian entrance;
 - c. Adequate bufferyards are provided between incompatible uses;
 - d. Parking and vehicular accesses are separate between incompatible uses;
 - e. The proposed use does not exceed the standards of the applicable codes and ordinances of the Town nor create any overburden of public or private streets, utilities, emergency services and/or facilities, and;
2. No outdoor storage of equipment or materials shall be permitted unless screened, by a permanent opaque decorative wall at least six feet in height or by a combination of solid wall or fence and landscape screening accepted by the town.
 3. No use shall be established, maintained or conducted within the mixed-use zone which may cause the dissemination of smoke, gas, dust, odor or any other atmospheric pollutant that is in violation of Pima county department of environmental quality. Every use shall be so operated that it does not emit dust, heat, glare or vibration in such quantities or degree as to be readily detectable on any property line of the lot upon which it is located.
 4. No use shall result in the creation of traffic hazards or undue congestion of any public street or private access.
- F. Development standards. The following standards shall apply to all developments within the mixed-use zone:
1. General development standards.
 - a. Minimum lot area shall be 43,560 square feet (one acre);
 - b. Minimum lot width shall be 100 feet;
 - c. Minimum lot depth shall be 100 feet;
 - d. Minimum required building setback abutting a street or ingress/egress easement shall be 30 feet. Fifty percent of such setback area shall be landscaped and shall remain as open space, free from structures and parking/loading areas.
 - e. Minimum side and rear setbacks shall be 25 feet. A minimum of ten feet of the setback area shall be landscaped and shall remain free from structures. This setback may be reduced to include driveways, screening walls, parking if a permanent opaque decorative screening wall five feet in height is constructed along the property line;
 - f. Building separation. The minimum distance between two primary structures shall be 20 feet. The minimum distance between all other structures shall be ten feet;

