

ORDINANCE NO. 3290

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING SECTIONS 35-200 OF ARTICLE II, SECTION 35-2100 OF ARTICLE XXI, AND SECTION 35-1902 OF ARTICLE XIX OF CHAPTER 35 (ZONING CODE) OF THE CHANDLER CITY CODE, BY ESTABLISHING THE DEFINITION, LOCATIONAL CRITERIA, AND DESIGN STANDARDS FOR LARGE SINGLE USE RETAIL DEVELOPMENT.

WHEREAS, In accordance with A.R.S. 9-462, the legislative body may adopt by ordinance, any change or amendment to the regulations and provisions as set forth in the Chandler Zoning Code; and,

WHEREAS, this amendment, including the draft text, has been published as an 1/8-page display ad in a local newspaper with general circulation in the City of Chandler, giving thirty (30) days notice of time, place and date of public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code, on June 20, 2001;

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

SECTION I. Section 35-200 of Article II, Chapter 35, Chandler City Code, is hereby amended by adding a new definition to read follows:

Large Single Use Retail: Any single use building, whether stand alone or within a multi-building development, wherein said single use building occupies at least one-hundred fifty thousand (150,000) square feet of building coverage primarily devoted to, or intended for, the sale or display of goods and merchandise for consumption by the general public, including any outdoor sales and display area(s) and storage/stockroom area(s) but excluding any outdoor area for sale of cars, trucks, boats, recreational vehicles, or manufactured dwellings. For the purposes of this definition, calculation of such building coverage shall include all other indoor and outdoor sales areas or customer service area(s) that may be incidental to, but nevertheless share customer walking aisles or store entrances with the large single use retail operator, whether or not such area(s) are under the same management as the large single use retail operator.

SECTION II. The Table of Permitted Uses to Section 35-2100, Article XIX, Chapter 35, Chandler City Code, is hereby amended to read as follows:

TABLE OF PERMITTED USES FOR NONRESIDENTIAL DISTRICTS

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Airport			UP	UP	UP
Alcoholic beverage package store		UP	UP	UP	UP
Ambulance service		X	X	UP	
Amusement arcade		UP	UP		

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Permitted only by use permit for a period of one (1) year, renewable upon application and approval by the City Council for such period of time and manner of extension as prescribed in Council action. Such use permit shall be nontransferable for persons and/or building location					
The proposed location must be in conjunction with:					
(a) A major recreational use, such as a bowling alley, skating rink, theater complex; or					
(b) A community or regional shopping center when the hours are restricted to the prevailing shopping hours, or as prescribed by Council; or					
(c) A neighborhood shopping center, when the hours are the same as the supermarket, or as prescribed by Council; or					
(d) Commercial centers (a planned center of five (5) or more commercial uses)					
Amusement arcades shall not be located closer than three hundred (300) feet to another amusement arcade, church, public or parochial school or playground					
Any proposed location would be considered on an individual basis. In addition to Code requirements and restrictions, the following will be considered:					

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
(1) Adjacent uses					
(2) Neighborhood protest					
(3) Adequate bicycle and auto parking					
(4) Proposed management and hours					
(5) Police Department recommendation					
(6) Type of games					
(7) Security, other than provided by the shopping center					
(8) Provision of restrooms for men and women					
Amusement park		UP	UP		
Apparel and clothing store <u>(see footnote #2 at end of table)</u>	X	X	X		
Appliance repairer	UP	X	X	UP	UP
With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment					
Art galleries	X	X	X	UP	
Artistic programs or events	UP	UP	UP	UP	UP
Assembly hall, coliseums and stadiums		X	X	UP	UP
Owned by nonprofit organizations or by the State, municipal or County government					
Automobile accessories (sales)		X	X	UP	
Automobile racing				UP	UP
Automobile and truck sales			X	UP	UP

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
With inventory, rental with inventory and repair when carried on entirely within the principal building and incidental to the principal use					
Automobile washateria	UP	X	X	UP	UP
Bakery (goods baked and sold on premises)	X	X	X	UP	
Bakery, wholesale			UP	X	X
Bank	X	X	X	UP	UP
Bar, cocktail lounge		UP	UP	UP	UP
Excluding adult service business (Ord. No. 2413, § 4.B, 11-18-93)					
Barbershops	X	X	X	UP	
Beauty shops	X	X	X	UP	
Beauty and barbershop supplies		X	X	UP	
Billiard or pool hall		X	X		
Boat building, repair, service and storage			X	X	X
Boat sales		X	X	UP	
With inventory, rental with inventory and repair when carried on entirely within the principal building and incidental to the principal use					
Bottling works for soft drinks			X	X	X
Brick, tile and terra cotta manufacturing					X
Broker, investments, loans	X	X	X		
Building contractors		X	X	X	X

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Including electrical and plumbing contractors with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings					
Building contractors			UP	X	X
Including electrical and plumbing contractors with storage of goods, materials and equipment and processing and manufacturing utilizing outside storage					
Building materials companies		X	X	UP	UP
With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings					
Building supplies and materials, glass sales, and installation with outside storage yard for lumber, bricks, cement blocks or other materials			X	X	X
Building supplies and materials, glass sales, and installation without outside storage of lumber, brick cement blocks or other materials (<u>see footnote #2 at end of table</u>)		X	X	X	X
Bus passenger station (inter-City)			X	X	X
Bowling alley		X	X		
Candy manufacture			X	X	X
Candy (manufactured and sold on the premises)	X	X	X		
Carnival, fair, rodeo, etc.		UP	UP	UP	UP

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Caterers		X	X	X	X
Cemeteries, mausoleums			UP	UP	UP
Charitable and philanthropic organizations	X	X	X	UP	UP
Churches and other places of worship	X	X	X	UP	UP
Including Sunday School buildings, parish houses, rectories and other residences of clergy					
Cleaners, dryers, clothing storage establishments (all including pickup station) or self-service laundromat, all performing services entirely for retail trade on the premises	X	X	X	UP	
Cleaning of building exteriors, disinfecting or exterminating establishments with all materials and equipment completely enclosed within the principal building and the entire establishment occupying no more than two thousand (2,000) square feet of net floor space		X	X	X	X
Clothing and apparel store (see footnote #2 at end of table)	X	X	X		
Clothing manufacturer	X	X	X		
Clubs, membership (not operated for profit), excluding adult service business (Ord. No. 2413, § 4.B, 11-18-93)		X	X		
Cocktail lounge, bar, excluding adult service business (Ord. No. 2413, § 4.B, 11-18-93)		UP	UP	UP	UP
Cold storage facility			X	X	X

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Coliseums, stadiums, assembly halls owned by nonprofit organizations or by the State, municipal or County government		X	X	UP	UP
College (business college, only)		X	X		
Community centers	X	X	X	UP	
Convalescence homes, nursing homes and homes for the aged		X	UP		
Cosmetic store, including sale of goods and services customarily incidental thereto	X	X	X		
Credit bureaus		X	X		
Dairy products, processing, bottling and distribution, cream manufacturing, all on a wholesale basis			X	X	X
Dance hall, club, excluding adult service business (Ord. No. 2413, 4.B, 11-18-93)		X	X		
Dancing or music schools	X	X			
Delicatessen, grocery, supermarket or other store carrying a variety of food and related goods	X	X	X	UP	
Dental and medical offices and clinics (excluding veterinarians)	X	X	X	UP	UP
Dental supplies		X	X	UP	
Department store (<u>see footnote #2 at end of table</u>)	X	X	X		
(Including sale of items shown elsewhere in this table if customarily sold in such a store)					
Diaper service			X	X	X
Dressmaker	X	X	X	UP	

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Drive-in, drive-up, and all fast-turnover establishments defined as businesses that include in their design and function the use of drive-in windows, curb service, express lines and/or layout of retail stock and checkout facilities to facilitate the rapid delivery of goods and services to customers, such as but not limited to cleaners, banks, liquor stores, fast-food restaurants, service stations, convenience markets and similar uses (see footnote #1 at end of table)	X	X	X	UP	UP
Drive-in theater		X	X	UP	UP
Excluding the showing of films involving specified sexual activities and specified anatomical areas [defined in section 200]					
Driving school		X	X		
Drugstore or cosmetic store	X	X	X		
Including sale of goods and services customarily incidental thereto					
Dry cleaning, laundering (industrial)			X	X	X
Dwellings (single-family and multi-family)	UP	UP	UP	UP	UP
Dyeing plant			UP	UP	UP
Educational facilities and industrial research (technical)		X	X	X	X
Electrical equipment assembly			UP	X	X
Electrical and industrial equipment repair			X	X	X
Express office			X	X	X

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Exterminating establishment			X	X	X
With materials and equipment completely enclosed within the principal building and the entire establishment occupying no more than four thousand (4,000) square feet of net floor space					
Fair, carnival, rodeo, etc.		UP	UP	UP	UP
Farm equipment sale and rental, with inventory and repair			X	UP	UP
Farm machinery repair			X	X	X
Farmer's market		X	X		
Feed and grain sales and storage			X	X	X
Florist	X	X	X		
Food or drink sales for immediate consumption within the principal building and excluding all types of drive-in establishment serving food or drink outside of a building or catering to the takeout trade	X	X	X	UP	UP
Food processing in wholesale quantities, except meat, fish, poultry, vinegar and yeast			X	X	X
Food specialty store	X	X	X	UP	
Including but not limited to the following lines: meat (excluding slaughtering and eviscerating), fish, eggs, poultry (excluding slaughtering), fruit, vegetables, candy, nuts, coffee, tea, confection, dairy products, health foods, bakery (retail)					

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Foundaries (producing iron and steel products)					UP
Fuel dispensing equipment	UP	UP	UP	UP	UP
Pumps shall not be located closer than twenty (20) feet to a right-of-way or ten (10) feet to a property line					
Furniture and appliance repairer		X	X	UP	UP
Home improvement company, upholsterer, general contractor or workman, building materials company, sign-making company with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than five thousand (5,000) square feet of net floor area					
Furniture manufacturing				X	X
Funeral parlors, mortuaries		X	X		
Garden shop	X	X	X		
Gas, natural and propane bulk storage			UP	UP	X

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
One hundred (100) gallons to five hundred (500) gallons may be granted an administrative use permit by the Zoning Administrator when requirements of section 2206-2(c) [sic] have been met. Less than one hundred (100) gallons is not construed to be bulk storage. Note: This does not exempt/supersede Fire Department approval of fuel storage tanks					
Gasoline dispensing (other than service station)	UP	UP	UP	UP	UP
Fuel shall not be located closer than twenty (20) feet to a right-of-way line or ten (10) feet to a property line					
Gasoline or chemical bulk terminal plants for wholesale storage					UP
Receiving, storage, handling and distribution areas shall not be located closer than one hundred (100) feet to the front property line and no closer than fifty (50) feet to side rear property lines. Storage areas for containerized liquids shall be covered and screened from public view. Setback areas may be used for parking retention, or nonhazardous uses as defined by the UBC consistent with the I-2 Zone setback regulations, but a minimum of one thousand (1,000) feet from any existing or planned residential area. (Ord. No. 1353, § II, 8-25-84)					

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
General contractor or workman with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings		X	X	X	X
Gift shop	X	X	X		
Golf courses, miniature golf and driving ranges	X	X	X	UP	UP
Government buildings used exclusively by the Federal, State, County or City Government purposes except for garages, repair or storage yards, warehouses and buildings used for industrial type operations, or for operations requiring heavy and frequent movement of trucks	X	X	X	X	X
Greenhouse and nursery, commercial	UP	X	X	X	X
Grocery, delicatessen, supermarket or other store carrying a variety of food and related goods (<u>see footnote #2 at end of table</u>)	X	X	X	UP	UP
Gymnasium health center, commercial or skating rink		X	X		
Handicrafts			X	X	X
Manufacture and sale of, at retail or wholesale which are manufactured predominantly by hand and involve the application of artistic skills					
Hardware store (<u>see footnote #2 at end of table</u>)	X	X	X		
Hatcheries					X
Health centers	X	X	X		

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Heliports			UP	UP	UP
Hobby shop	X	X	X		
Home improvement company		X	X	UP	UP
With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than two thousand (2,000) square feet of net floor area					
Hospitals (excluding animal hospitals)	X	X	X		
Hospital supplies		X	X	UP	
Hotels, motels, tourist homes		X	X	UP	UP
Household appliance store <u>(see footnote #2 at end of table)</u>	X	X	X		
Ice manufacturer (excluding ice machines)			UP	X	X
Incinerators; landfill	UP	UP	UP	UP	UP
Industrial equipment machinery repair and service			UP	X	X
Industrial			UP	X	X
Light operations or light mechanical, not offensive, obnoxious or detrimental to neighboring uses by reason of dust, smoke, vibration, noise, odor or effluents					
Insurance company or agency	X	X	X		
Interior decorator	X	X	X		
Jewelry store	X	X	X		
Junk yards					UP

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Providing all conditions set forth below are met:					
(1) No material which fails to meet the conditions set forth in the definition of a junk yard in section 200 of this Code					
(2) No material shall be placed in any junk yard in such a manner that it is capable of being transferred out of the junk yard by wind, water or other causes					
(3) Any land or structure which has not been used as a junk yard and has been abandoned for a period of at least 3 months shall not be used as a junk yard except by use permit					
(4) All paper, rags, cloth and other fibers and activities involving the same, other than loading or unloading, shall be fully within enclosed buildings					
(5) In order to lessen the adverse affect on adjoining property, reduce wind-blown trash, prevent hazards to children and create a more healthful environment, suitable screening such as a masonry wall or solid fencing shall be required as a condition set in approving a junk yard by use permit					
Kennel, commercial			UP		

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Or other establishment where the care, breeding or sale of animals is the principal purpose of the enterprise, with no animals to be located within five hundred (500) feet from any residentially zoned property or one hundred (100) feet from any property line					
Kindergartens and day nurseries	X	X	UP		
Meeting all requirements of appropriate State and local regulations and standards					
Laboratories serving professional requirements, dentist, medical, etc.		X	X	X	UP
Laboratory supplies		X	X	UP	UP
Laundering plant, dry cleaning, diaper service (industrial)			X	X	X
Laundromat, self-service	X	X	X	UP	
Performing services entirely for retail trade					
Leather goods manufacturer			UP	X	X
Letters, duplicating and mailing		X	X	UP	UP
Libraries	X	X	X	UP	
Liquor, wine, beer sales	UP	UP	UP	UP	UP
Lodges, fraternal and social organizations, headquarters for scout and other youth organizations		X	X		
Machine tool manufacturing				UP	X
Machine shops			UP	X	X
Magazine or newspaper distribution, excluding adult bookstores		X	X	UP	UP

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Manufacturing uses not otherwise named herein upon the approval of Zoning Administrator				UP	UP
Provided that no use shall be permitted in this section which is likely to be dangerous, offensive or detrimental to the health, safety, welfare or general character of this zoning district or of the community by reason of the emission of dust, gas, smoke, noise, fumes, odors, vibration, glare or otherwise (Ord. No. 1506, 8-11-85)					
Meat processing and packing				UP	UP
Mechanical (light)			UP	X	X
Light industrial operation, not offensive, obnoxious or detrimental to neighboring uses by reason of dust, smoke, vibrations, noise, odor or effluents					
Medical and dental offices and clinics, excluding veterinarians	X	X	X		
Mobile homes, campers, prefabricated home manufacture				UP	UP
Mobile home sales and rental, but not including occupancy on the site			X	UP	UP
Monument sales establishment		X	X	UP	
With incidental processing to order but excluding the shaping of stones and similar processes					
Motels, hotels, tourist homes		X	X	UP	UP
Motorcycle sales, rental and repair			X	UP	

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
When repair is carried on within the principal building					
Motor vehicle repairs, wholesale and retail		X	X	UP	UP
Excluding full body paint spraying and body and fender work except replacement, carried on completely within a structure and having no outside storage of vehicles or parts of vehicles except those to be serviced or repaired for retail customers. Such storage shall be clearly incidental to the principal business and time of such outside storage shall not exceed 1 week for each vehicle (Ord. No. 1942, 3-10-88; Ord. No. 1995, § I, 7-25-88)					
Motor vehicle repairs, wholesale and retail			X	UP	UP
Including full body paint spraying and body and fender work carried on within a structure with storage of wrecked vehicles or parts permitted only behind the principal building. Such storage of vehicles or their parts will be incidental to the principal business and will not constitute a junkyard as defined in section 200 of this Code (Ord. No. 1942, 3-10-88; Ord. No. 1995, § I, 7-25-88)					
Moving, storage or warehousing establishments			UP	X	X
Museums, art galleries	X	X	X	UP	

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Music or dancing school	X	X	X		
Newspaper or magazine distribution, excluding adult bookstores		X	X	UP	UP
Newspaper publishing			X	UP	UP
Nurseries (day) and kindergartens					
Meeting all requirements of appropriate State and local regulations and standards	X	X	UP		
Nursery and greenhouse, commercial	UP	X	X	X	X
Offices					
Any of which is incidental to use otherwise permitted in the district or which functions itself as all or part of a use otherwise permitted within the district	X	X	X	X	X
Office equipment and supplies, restaurant supplies, dental, hospital, beauty and barber supply store, or laboratory supply and incidental services associated with sale thereof		X	X	UP	
Office	X	X	X	UP	UP
Professional, business, administrative, executive and other offices having no storage of stock-in-trade (other than samples) or heavy equipment and no sale of commodities on the premises					
Optical and scientific instrument manufacturer		UP	X	X	X
Orthopedic braces, artificial limbs, etc., (sales)		X	X		

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Outside displays	X	X	X	X	X
Shall be limited to boats, trailers, trucks, and other vehicles, products and materials not normally or in limited numbers found exhibited in stores within retail and wholesale establishments. Items such as food, furniture, tools, appliances, bag materials such as cement, fertilizer, etc., shall not be displayed outside. Outside displays shall not be located within fifteen (15) feet to any property line					
Parking lot	X	X	X	X	X
On-site or off-site or parking structure for employees, customers or visitors for any business or industrial use or commercial or public parking lot or parking structure					
Parks, public	UP	UP	UP	UP	UP
Patrol system and burglar alarm watching service		X	X	X	X
Pawn shop		X	X		
Penal and correctional institutions	UP	UP	UP	UP	UP
Personal service establishments	X	X	X	UP	
Providing but not limited to barber and beauty shops, shoe repair shop, travel agencies, photographers, reducing salons, tailors, dressmaker					
Pharmaceutical manufacture			UP	X	X

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Philanthropic and charitable organizations	X	X	X	UP	UP
Photographers	X	X	X	UP	
Plastics manufacturing				UP	X
Playgrounds	UP	UP	UP	UP	UP
Pottery and porcelain manufacturer				X	X
Pottery, porcelain and vitreous china manufacturing					X
Prefabricated homes, mobile homes, camper manufacture				UP	X
Prefabricated home sales			X	X	X
Printing, blueprinting, engraving			X	X	X
Or other reproduction services with no limit as to floor area. (Ord. No. 1506, 8-11-85)					
Radio and television stations and transmitting towers			UP	X	X
Radio and television stations excluding transmitting towers		X	X	X	X
Railroad passenger station			X	X	X
Reducing salons		X	X	UP	
Repair shop for repairs or adjustments to bicycles, small appliances, watches, locks, musical instruments, guns and similar items conducted wholly within a building with no outside storage of materials or equipment	X	X	X		
Research (industrial) and educational facility			X	X	X
Rescue service		X	X	X	X
Residential (single- and multiple-family)	UP	UP	UP	UP	UP

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Restaurant or drive-in	X	X	X	UP	UP
Food or drink sales for immediate consumption within principal building and all types of drive-in establishments serving food or drink outside of a building or catering to takecut trade, but not featuring adult service (Ord. No. 2413, § 4.D, 11-18-93)					
Restaurant supplies		X	X	UP	
Retail stores selling or renting goods predominantly at retail on the premises, including but not limited to the following: <u>(see footnote #2 at end of table)</u>					
(1) Hardware, paint, wallpaper, fabrics, supplies, curtains, linens, knitting supplies, china, glass, pottery	X	X	X		
(2) Furniture, floor covering, appliances		X	X		
(3) Farm and garden supplies, including nursery stock, feed and grain	UP	X	X		
(4) Antiques and secondhand goods, excluding materials held only for discard or repossessing		X	X		
Roofing			UP	X	X
Service station (gasoline) complying with the following conditions:		UP	UP	UP	UP
(1) Does not perform body work, painting or dismantling and/or salvage work					
(2) Does not store any vehicle for more than five (5) days					

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
(3) Provides amenities and safeguards of such dimensions that occupants adjoining or adjacent structures are not unreasonably disturbed, either day or night, by the movement of vehicles and lighting facilities					
(4) Has at least one (1) street frontage having a minimum width of one hundred fifty (150) feet					
(5) No pump island or part of a canopy shall be located or extended within twenty (20) feet of a right-of-way, or ten (10) feet to a property line					
(6) Any service station which remains vacant for a period of ninety (90) consecutive days shall be considered "abandoned." In the event of abandonment, all tanks shall be removed or safeguarded in accordance with the Uniform Fire Code					
Service station (gasoline, self service) complying with the following conditions:	UP	UP	UP	UP	UP
(1) Limited to the dispensing of fuels, oil, antifreeze and other minor accessories				1	
(2) Does not rent or sell motor vehicles, trailers or general replacement parts, nor do any type of vehicle repair or maintenance work				1	
(3) Does not provide for the storage or parking of vehicles for a period in excess of twenty-four (24) hours				1	

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
(4) Provides amenities and safeguards of such dimensions that occupants in adjoining or adjacent structures are not unreasonably disturbed, either day or night, by the movement of vehicles and lighting facilities				1	
(5) Has at least one (1) street frontage having a minimum width of one hundred fifty (150) feet				1	
(6) No pump island or part of a canopy shall be located or extended within twenty (20) feet of a right-of-way line				1	
(7) Any service station which remains vacant for a period of ninety (90) consecutive days shall be considered "abandoned." In the event of abandonment, all tanks shall be removed or safeguarded in accordance with the Uniform Fire Code				1	
Sexually oriented business (adult bookstore, adult service business, and adult video facility)					
Permitted by an adult use permit in C-2, C-3, I-1 and I-2 districts only, subject to conditions or limitations in section 305(2)(c)1 (Ord. No. 2413, § 4.A, 11-18-93)					
Sheet metal products, tinsmithing			X	X	X
(Light, such as ventilating ducts and eaves), with all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building					

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Sheet metal products, tinsmithing			UP	X	X
(Light, such as ventilating ducts and eaves), with all storage of goods, materials and equipment and processing and manufacturing, utilizing outside storage					
Shoe repair shop	X	X	X	UP	
Sign-making company		X	X	UP	UP
With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than four thousand (4,000) square feet of net floor area					
Sign manufacturer				X	X
Signs conforming to requirements of sign code [chapter 24]	X	X	X	X	X
Skating rink		X	X		
Social and fraternal organizations and lodges, headquarters for scouts and other youth organizations		X	X		
Specialty stores (<u>see footnote #2 at end of table</u>)	X	X	X		

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Selling or renting goods predominantly at retail on the premises, including but not limited to the following lines: tobacco, newspapers, books, stationery, gifts, cards, novelties, flowery jewelry, luggage, optical goods, sporting goods, bicycles, pets, hobby supplies, toys, coins, stamps, photo supplies, art supplies, works of art, music, musical instruments, sewing machines, radio and TV sales and service, but excluding adult bookstores (Ord. No. 2413, § 4.E, 11-18-93)					
Stadiums, coliseums, assembly halls owned by nonprofit organizations or by State, Municipal or County government		X	X	UP	UP
Storage and moving warehousing establishment			UP	X	X
Storage of commercial vehicles			UP	X	X
(Where not an accessory use to another use which is permitted)					
Storage (outside) of heavy materials and equipment				UP	X
Supermarket, grocery, delicatessen, or other store carrying a variety of food and related goods <u>(see footnote #2 at end of table)</u>	X	X	X	UP	
Tailors	X	X	X	UP	
Taxi dispatching station		X	X	X	X
Taxi terminal			X	X	X
Telegraph or messenger service		X	X	UP	UP

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Television and radio stations and transmitting towers			UP	X	X
Television and radio stations, excluding transmission towers		X	X	X	X
Textile manufacturer				X	X
Theaters, excluding drive-in and adult video facilities (Ord. No. 2413, § 4.F, 11-18-93)		X	X		
Theaters, legitimate, artistic programs or events		X	X	UP	
Tile, brick and terracotta manufacturing					X
Tinsmith			UP	X	X
Tire recapping and retreading (in accordance with Fire Code)			UP	X	X
Tobacco products manufacture and storage				X	X
Tourist homes, hotels and motels		X	X	UP	UP
Trade and vocational schools			X	X	X
Trailers	UP	UP	UP	UP	UP
Transient Service Facilities	UP	UP	UP	UP	UP
Travel agencies	X	X	X	UP	
Truck or rail freight yard or terminal				X	X
Upholsterer		X	X	UP	UP
With all storage of goods, materials and equipment and all processing and manufacturing kept within a completely enclosed building or buildings and the entire establishment occupying no more than two thousand (2,000) square feet of net floor area					

Uses	Districts				
	C-1	C-2	C-3	I-1	I-2
Uniforms sales or renting	X	X	X		
Utility company offices, including exchanges	X	X	X	X	UP
Utility (public)	UP	UP	UP	UP	UP
Distribution lines, transformer stations, transmission lines and towers, water tanks and towers, and telephone exchanges but not service or storage yards					
Utility (public) storage yards			UP	X	X
Variety store (<u>see footnote #2 at end of table</u>)	X	X	X		
Including sale of specific items elsewhere in this table, if customarily sold in such a store					
Veterinarian hospital or clinic		X	X		
All equipment, storage of animals and services are wholly contained within the principal building					
Warehousing or moving and storage establishment			UP	X	X
Welding shops			UP	X	X
Wholesaling or distribution			UP	X	X
Including the handling of stock and incidental retail					

Footnotes:

(1) Drive-in, drive-up, and all fast-turnover establishments may be located at the intersection of a major arterial road and any other road when it is an integral part of a larger planned commercial project and providing the driveway is at least one hundred fifty (150) feet from the intersection when approaching the intersection and at least one hundred fifty (150) feet from the intersection when leaving the intersection.

(2) Large Single Use Retail, as defined in Section 35-200 of this Code, shall only be permitted at locations specified, and when developed in accordance with Section 35-1902(9) of this Code.

SECTION III. Section 35-1902 of Article XIX, Chapter 35, Chandler City Code, is hereby amended by adding a Subsection (9) to read as follows:

- (9) Locational Criteria and Site Development Standards for Large Single Use Retail Development:
- (a) Locational Criteria: Large Single Use Retail, as defined in Section 35-200 of this Code, shall only be permitted on property zoned as Planned Area Development (PAD) for such use, in accordance with the requirements and provisions of Chapter 35, Article XVII of this Code, and further subject to all of the following location criteria. Any proposal to expand an existing retail use, which subsequently brings the total building coverage of that use to one-hundred fifty thousand (150,000) square feet or more, shall also require conformance with all of the following standards, for the entire site development. Council may approve departure from these standards upon finding that such departure is warranted, based upon consideration of mitigating circumstances, design innovation, or other meritorious feature(s), as provided for in Chapter 35, Article XVII of this Code.
1. Any parcel proposed for a Large Single Use Retail development shall be adjacent to a freeway interchange, or shall front along two (2) major arterials forming an intersection designated by the Chandler General Plan as “Commercial Node”, or as “Regional Major Commercial Development”, or other successor designation specified in the General Plan, or in an area plan approved by the Mayor and City Council, that expressly provides for such large single use retail development.
 2. A minimum distance of one-thousand five hundred (1500) feet, as measured on a straight line, shall be required from the nearest property line of any parcel currently zoned for low density single-family residential use, to the nearest exterior wall of the large single use retail building.
 - a. For purposes of this measurement, the phrase “low density single-family residential use” shall mean a subdivision of land, as defined in Section 35-200 of this Code, located within the City jurisdiction, with a net overall density in the range of 0 to 4.5 dwelling units/acre. For purposes of this measurement, neither the AG-1 (Agriculture) nor the MH-1 (Mobile Home) zoning district shall be considered as a low density single-family zoning designation.
 - b. The one-thousand five hundred (1500) ft. distance may be reduced or waived altogether by Council if based upon a finding that other mitigating circumstances already exist on, or adjacent to, the site proposed for large single use retail development. Such mitigating circumstances may involve existing non-single family land uses or zoning designations, or other physical barriers such as a major arterial right-of-way, freeway right-of-way, railroad or canal right-of-way, which Council may find achieves an effective separation

and buffer from the land use impacts of the large single use retail development.

- c. The one-thousand five hundred (1500) ft. distance may be reduced, or waived altogether, by Council if based upon a finding that the large single use retail development proposal demonstrates a combination of superior architectural or site design techniques, such as, without limitation, i) attaching other accessory retail shop space and storefronts to displace at least a portion of what would otherwise be a lengthy exterior front wall plane of the large single use retail building; ii) extensive greenbelts not less than one hundred (100) ft. in width that feature mature landscaping, architectural theme walls, and terraces that cause the finished grade of the large single use retail building to be at least six (6) ft. lower than the finished lot grade of the nearest low density single-family residential use; iii) relocation of loading docks and overhead bay doors to another side of the building which does not face any adjacent residential use, and which in turn causes elimination of any rear service drive or other means of access to the rear of the building other than pedestrian doors; iv) completely separating the large single use retail building with smaller scale buildings accommodating less intensive land use(s), which provides an effective transition to any adjoining residential use.

The requirements of this subsection 35-1902(9)(a)2 shall not apply if the developer of such low density single-family residential use, was required by condition of zoning as approved by the Chandler City Council, to give full and adequate disclosure that said residential subdivision was within one-thousand five hundred (1500) feet to another site currently designated for regional commercial use, as shown on the Chandler General Plan, wherein such designation may permit large single use retail development.

3. An application requesting zoning approval for a large single use retail component, may also request zoning for a single-family use as a component of a mixed use project only when each of the following conditions are met:
 - a. The large single use retail parcel shall be expressly identified for such use as part of a mixed use Planned Area Development (PAD) zoning application, wherein such application as approved by City Council, also depicts the single-family residential parcel(s), and any transitional land use parcels and buffers adjoining the large single use retail parcel.
 - b. Full and adequate disclosure of such large single use retail location shall be given by the developer or homebuilder of the single-family residential use within fifteen hundred (1500) feet, to any prospective homebuyer in the manner specified as

- a condition of City Council approval, for the Planned Area Development (PAD) zoning application.
- c. Preliminary Development Plan approval for the large single use retail parcel, in the manner set forth in Section 35-1706 of this Code, shall be required either prior to, or concurrent with, preliminary development plan approval for one (1) or more single-family residential parcels within said mixed use development proposal.
 - d. The required Planned Area Development (PAD) zoning application, wherein such mixed uses are identified, shall also demonstrate sufficient buffer separations using such elements as street right-of-way, storm water retention area(s), landscaping techniques, and masonry walls, in combination to achieve complete separation. In no event shall any parcel proposed for large single use retail, share a property line with any parcel proposed for low-density single-family use.
4. Any parcel proposed for large single use retail development shall be a minimum distance of one-thousand three hundred (1300) feet from any site currently zoned, or built, as a public or private elementary school, middle school, junior high, or high school.
- a. In no event shall any development site containing a large single use retail parcel, gain vehicular access from a local street, collector street, or private drive, that also provides vehicular access or frontage to a public or private elementary school, middle school, junior high, or high school.
 - b. The minimum distances required by this subsection 35-1902(9)(a)4, between the large single use retail building and any given school, shall be the shortest straight line measurement from the school property line to the nearest exterior wall of the large single use retail building.

The requirements of this subsection 35-1902(9)(a)4 shall not apply to any elementary school, middle school, junior high, or high school located on property zoned for uses other than low density single-family residential use.

Notwithstanding conformance with all of the above locational criteria, City Council may deny an application for the Planned Area Development (PAD) zoning designation, in accordance with the provisions set forth in Section 35-1706(4) of this Code.

- (b) Site development standards: In addition to the site development and landscaping standards set forth in Sections 35-1902 and 35-1903 of this Code, large single use retail shall also be subject to conformance with the following additional standards. Council may approve departure from these standards upon finding that such

departure is warranted, based upon design innovation or other meritorious feature(s) as provided for in Chapter 35, Article XVII of this Code:

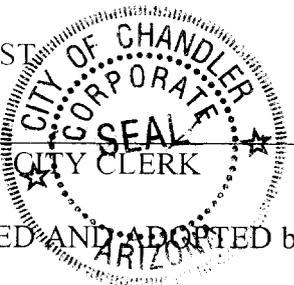
1. Maximum total site coverage of all buildings, shall not exceed 24% of the net site area.
2. Minimum front, side, and rear setbacks for all large single use retail building(s) and parking, as otherwise specified in Section 35-1902 of this code, shall be increased at the rate of two (2) additional feet for each ten thousand (10,000) square feet of building coverage over one-hundred fifty thousand (150,000) square feet. Such setbacks from any public street shall be measured from the future right-of-way line, wherein such right-of-way width is determined in accordance with the Circulation Element of the Chandler General Plan.
3. The architecture of the large single use retail building, together with any pad building(s) or in-line shops, shall demonstrate visual interest on all exterior sides through the use of such techniques, without limitation, as wall plane changes, color and material changes, pop-outs, reveal lines, scoring, varied roof lines and slopes, recessed features, articulated customer entrances, canopies, colonnades, and other elements, all of which effectively integrate the building mass with its surroundings, and bring proportion to its horizontal and vertical dimensions.
4. Entry drives shall be aligned with any point of access to an arterial street that provides full turning movements, as approved by the City Transportation Engineer. Said entry drive(s) shall be defined as a boulevard, thereby separating entry/exiting movements from parking space search maneuvers.
5. Sidewalks not less than six (6) feet in width shall be provided within the site development, providing direct pedestrian access from the arterial sidewalks to primary customer entry doors. Such on-site sidewalks shall be separate and distinct by use of landscaping, color, and material changes. In addition, a minimum ten (10) foot wide sidewalk shall be provided parallel to the front elevation of the large single use retail building for its entire length, and separate from any parking space overhang, driving aisle or landscaping as required in Section 35-1903 of this Code.
6. Any outdoor display areas for merchandise shall be enclosed by fence walls integrated with the architecture, color, and materials of the primary building, and may include wrought iron for visibility. Such fence wall enclosures shall be a minimum four (4) feet or greater in height.
7. Any areas used for shopping cart containment as may be provided adjacent to the building, shall be fully enclosed and screened by a

minimum four (4) foot high masonry wall, with berming and landscaping in the quantities set forth in Section 35-1903 of this Code.

8. Outdoor storage of merchandise or other miscellaneous material, including containment in metal bins, shall not displace any portion of the site development intended for parking, access, landscaping, or loading, and shall be screened in the manner specified in Section 1902(6)(a) of this Code.
9. A traffic study shall be submitted for approval by the City Transportation Engineer, in conjunction with the Preliminary Development Plan submittal requirements set forth in Section 35-1706 of this Code. Recommended measures and improvements to mitigate traffic impacts shall be the responsibility of the project developer.
10. A photometric plan shall be submitted for approval by the Zoning Administrator, in conjunction with the Preliminary Development Plan requirements set forth in Section 35-1706 of this Code. Said plan shall demonstrate an illumination level in the range of 1.5 to 2.0 foot-candles, for approval by the Chief of Police or designee. Such submittal shall include catalogue cuts of all lighting fixtures with shields to insure down lighting only, concealed point sources of light, and prevent overspill onto adjoining properties.
11. Overnight parking of recreational vehicles anywhere within the site development shall be prohibited.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 12th day of July 2001.

ATTEST:



MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 9th day of August 2001.

ATTEST:



MAYOR

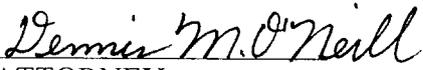
CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3290 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 9th day of August 2001, and that a quorum was present thereat.



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

PUBLISHED:

8/12/01  Inverett 
8/23/01 