

**“BIG BOX” ORDINANCES
COMPARISON BETWEEN TUCSON, PIMA COUNTY, CHANDLER, GLENDALE, AND SCOTTSDALE**

TUCSON	PIMA COUNTY	CHANDLER	GLENDALE	SCOTTSDALE
DEFINITION AND APPLICATION				
<p><u>Large Retail Establishment:</u> One retail use over 100,000 square feet in area.</p>	<p><u>Large Scale Retail Establishment:</u> One building over 80,000 square feet under one roof and in one ownership.</p>	<p><u>Large Single Use Retail:</u> Any single use building of at least 150,000 square feet of building coverage.</p>	<p><u>Single Retail Use:</u> Single retail use greater than 75,000 square feet.</p>	<p><u>Big Box:</u> Single retail space with a footprint equal to or greater than 75,000 square feet.</p>
<p><u>Large Retail Establishment:</u> Allowed in Commercial zoning (RVC, C-1, C-2, C-3), Office/Commercial/Residential zoning (OCR-1, OCR-2), and Industrial zoning (I-1), through review and approval by Mayor and Council, through Special Exception Land Use or rezoning process.</p>	<p><u>Large Scale Retail Establishment:</u> Allowed in Commercial zoning (CB-2) and Industrial zoning (CI-1 and CI-2) if design criteria are met, but exceptions may be granted by Design Review Committee (DRC). Subdivision and Development Review Committee (SDRC) may modify parking requirements.</p> <p><u>Regional Shopping Center:</u> Allowed in Commercial zoning (CB-2) and Industrial zoning (CI-1 and CI-2) and in Commercial zoning (CB-1) if no single building occupies more than 80,000 square feet.</p> <p>Board of Supervisors may allow a Large Scale Retail Establishment or Regional Shopping Center in CB-1 zone after a noticed public hearing.</p>	<p><u>Large Single Use Retail:</u> Allowed only on property zoned as a Planned Area Development (PAD) (requires a rezoning process).</p>	<p><u>Single Retail Use:</u> Conditional Use in SC (Shopping Center); C-1 (Neighborhood Commercial); C-2 (General Commercial); CSC (Community Shopping Center); C-3 (Heavy Commercial).</p>	<p><u>Big Box:</u></p> <p>Permitted Use in PRC (Planned Regional Center) and D (Downtown) – RCO (Regional Commercial Office Subdistrict).</p> <p>Permitted Use in the C-S (Regional Shopping Center), C-2 (Central Business District), C-3 (Highway Commercial District), C-4 (General Commercial District), and PCC (Planned Community Center) zones if: (1) Primary access is not on a local collector street, and (2) residential zoned property is not located within 1,300 feet of the Big Box property line.</p> <p>Conditional Use Permit in the C-S, C-2, C-3, C-4, and PCC zones if: (1) Primary access is on a local residential street, or (2) residential zoned property is located within 1,300 feet of the Big Box property line.</p>

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<p><u>Shopping Centers:</u> <i>Land Use Code</i> does not regulate shopping centers under the Large Retail Establishment ordinance unless a Large Retail Establishment is included in the center.</p>	<p>County ordinance also regulates Neighborhood Shopping Centers, Regional Shopping Centers, and Small Shopping Centers.</p>			
<p><u>(Neighborhood Shopping Center:</u> A center which occupies up to ten acres and has up to 100,000 square feet of gross leasable area.)</p>	<p><u>Neighborhood Shopping Center:</u> One or more retail or service uses at neighborhood scale with no single building occupant exceeding 80,000 square feet and total area on-site not exceeding 150,000 square feet.</p>			
<p><u>(Regional Shopping Center:</u> Same as a Regional Mall, which contains more than 500,000 square feet of gross floor area, providing a mix of uses.)</p>	<p><u>Regional Shopping Center:</u> A regional shopping development which may contain a major commercial anchor or large retail establishment and may contain one or more attached or detached buildings. Total floor area may exceed 150,000 square feet.</p>			
<p>(The <i>Land Use Code</i> does not define Small Shopping Center.)</p>	<p><u>Small Shopping Center:</u> May contain one or more small scale commercial buildings with no single building exceeding 35,000 square feet in area and total site floor area not exceeding 100,000 square feet.</p>			

<i>DESIGN CRITERIA</i>				
<p><u>Vehicular Access.</u> Must be from major street or from a non-major street if negative impacts are mitigated.</p>	<p><i>For Large Scale Retail Establishment and Regional Shopping Center:</i> Access is to be from a roadway with not less than four lanes or through a commercial or industrial subdivision with access to at least one four-lane roadway existing or planned.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center:</i> Not addressed.</p>	<p>Adjacent to a freeway interchange or along intersection of two major arterials or within an area plan that provides for Large Single Use Retail development.</p>	<p>(The Single Retail Use ordinance does not address vehicular access.)</p>	<p>Access cannot be from local collector street for a permitted use but can be from local residential street with Conditional Use Permit.</p>

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<p><u>Buffers.</u> Visual and noise buffers for adjacent residential uses or zones require 200-foot building setback, 8-foot-high wall, and 20-foot-wide landscape border with canopy trees at 20- to 30-foot intervals.</p>	<p><i>For Large Scale Retail Establishment and Regional Shopping Center:</i> Setback is 200 feet if building has loading space facing residential use; 100 feet if building has non-exposed loading space; and zero if adjacent to commercial or industrial.</p> <p>Contiguous to residential use requires 60-foot-wide landscape bufferyard, with fifteen trees per 100 feet and 6-foot-high wall.</p> <p><i>For Neighborhood Shopping Center:</i> Contiguous to existing residential use requires 60-foot setback; 30-foot-wide landscape bufferyard with ten trees per 100 feet; and minimum 6-foot-high wall.</p> <p><i>For Small Shopping Center:</i> Setback is 40 feet contiguous to residential property, with 14 feet between buildings, or 60 feet if less than 14 feet.</p> <p>Adjacent to residential or rural zone, 15-foot-wide landscape bufferyard required with six trees per 100 feet and minimum 6-foot-high wall.</p>	<p>Setback of 1,500 feet from property line of residentially zoned parcel to nearest wall of Large Single Use Retail building.</p> <p>Setback of 1,320 feet from Large Single Use Retail parcel to public or private elementary, middle, junior high, or high school.</p> <p>All yard setbacks increased 2 feet for every 10,000 square feet of building coverage over 150,000 square feet.</p>	<p>SC and CSC: Setbacks include 25 feet of landscaping.</p> <p>CSC: Abutting a residential street, a 50-foot landscape buffer required. Adjacent to a residential district, a 20-foot landscape buffer required.</p> <p>SC, C-1, C-2, CSC, and C-3:</p> <p><u>Walls/Landscaping/Buffering:</u> Abutting residential property requires an 8-foot-high wall, with a minimum 20 percent of the site landscaped.</p>	<p>Landscaping and buffering plans are required.</p>
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<p><u>Outdoor Storage Areas.</u> Must be on-site 200 feet from residential use or zone and enclosed or screened with 8-foot-high wall.</p>	<p><i>For Large Scale Retail Establishment and Regional Shopping Center:</i> Outdoor storage to be screened and adjacent to the building.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center:</i> No outdoor storage areas to be located within 100 feet of public street or public sidewalk or contiguous residential use.</p>	<p>Outdoor storage of merchandise or other miscellaneous material shall be screened with 6-foot wall.</p>	<p>C-1 and CSC: No outside storage permitted.</p> <p>SC: Recycling containers are allowed subject to the design. Any outside storage area may be completely enclosed.</p>	<p><i>Conditional Use Permit:</i></p> <p>Display and storage areas within enclosed walls and screened from view from any residential property.</p>
<p><u>Trash Collection Areas.</u> Must be on-site 200 feet from residential use or zone or adjacent street, enclosed or screened with 8-foot-high wall. No trash collection between 4:00 p.m. and 9:00 a.m.</p>	<p><i>For Large Scale Retail Establishment and Regional Shopping Center:</i> Setback is 100 feet from contiguous residential use.</p> <p>Trash areas to be screened from adjacent residential view.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center:</i> No trash collection or compaction within 100 feet of public sidewalk or contiguous residential use.</p>	<p>(The Large Single Use Retail ordinance does not address trash collection areas.)</p>	<p>(The Single Retail Use ordinance does not address trash collection areas.)</p>	<p>(The Big Box ordinance does not address trash collection areas.)</p>

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<p><u>Pedestrian Flows.</u> Sidewalks must be 8 feet wide, connecting to public street sidewalks, main entrances to stores, transit stops on- and off-site, and other buildings on-site and must provide access to adjacent residential neighborhoods. Must be provided along full length of building adjacent to parking lot and be landscaped for entire length, including trees or shading devices to shade 65-75 percent of sidewalk.</p>	<p><i>For Large Scale Retail Establishment and Regional Shopping Center:</i> Sidewalks along buildings abutting public street must be 4 feet in width, with 8 feet of width along the façade with the primary customer entrance, with a 4-foot walk from public sidewalk or right-of-way to principal entrance.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center:</i> Same as above, plus internal pedestrian walkways to provide weather protection.</p>	<p>Sidewalks must be not less than 6 feet in width within the development, providing direct pedestrian access from the arterial sidewalks to primary customer doors, with a minimum 10-foot-wide sidewalk parallel to the entire front elevation of the Large Single Use Retail building.</p>	<p>(The Single Retail Use ordinance does not address pedestrian flows.)</p>	<p><i>Conditional Use Permit:</i></p> <p>Requires addressing impact of parking, vehicle circulation, pedestrian circulation, and transit service plans.</p>
<p><u>Central Features and Community Spaces.</u> Must provide pedestrian-scale features, spaces, and amenities. Entrances and parking lots should be associated with pedestrian access. Bus stops and drop-off and pick-up points should be an integral part of the design. Pedestrian ways should include features defining circulation paths and outdoor spaces, such as towers, arcades, porticos, light fixtures, planter walls, and seating areas, with a minimum of two such features in each development.</p>	<p><i>For Large Scale Retail Establishment and Regional Shopping Center: "Design Manual"</i> to be used as guideline in site planning.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center: "Design Manual"</i> to be used as guideline in site planning.</p>	<p>(The Large Single Use Retail ordinance does not address central features and community spaces other than as herein listed.)</p>	<p>SC and CSC: The shopping center must include plazas containing a total of at least 1,000 square feet per net acre of the site. The plazas shall include shade trees, seating areas, tables, and trash receptacles.</p>	<p>(The Big Box ordinance does not address central features and community spaces.)</p>

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<p><u>Delivery and Loading Spaces.</u> 200 feet from residential use or zone, unless within an enclosed building, with no operation between 10:00 p.m. and 7:00 a.m.; no trucks running unless 300 feet from residential property, unless screened by main building. Spaces to be enclosed or screened with 10-foot-high wall.</p>	<p><i>For Large Scale Retail Establishment and Regional Shopping Center:</i> Setback is 200 feet if building has loading space facing residential use, 100 feet if building has non-exposed loading space, and zero if building is adjacent to commercial or industrial.</p> <p>Loading area to be screened by 14-foot-high wall.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center: "Design Manual"</i> to be used as guideline in site planning. For Neighborhood Shopping Center, if loading area perpendicular to and opens toward contiguous residential property, a noise plan is required.</p>	<p>(The Large Single Use Retail ordinance does not address delivery and loading spaces.)</p>	<p>SC, C-1, C-2, CSC, and C-3: Any loading docks within 100 feet of a residential district must have a separate 8-foot-high wall to screen dock area.</p> <p>CSC: Loading areas, building service areas, and drive-thru service windows must be oriented away from streets and screened from public view.</p>	<p><i>Conditional Use Permit:</i></p> <p>An outdoor activity plan describing the location, use, and characteristics of all outdoor activities and a service areas plan documenting hours of service area operations and activities are required.</p>
<p><u>Traffic Impacts.</u> Requires Traffic Impact Analysis for trip generation, showing flow impacts on public streets, recommend mitigation measures, and show how improvements are to be provided. Permits parking requirement based on parking analysis to be presented to Mayor and Council for consideration.</p>	<p><i>For Large Scale Retail Establishment and Regional Shopping Center:</i> Traffic impact analysis required, using Institute of Transportation Engineers (ITE) Trip Generation guidelines.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center: "Design Manual"</i> to be used as guideline in site planning.</p>	<p>Requires a traffic study be submitted for approval by the City Transportation Engineer; recommended measures and improvements to mitigate traffic impacts are the developer's responsibility.</p>	<p>(The Single Retail Use ordinance does not address traffic impacts.)</p>	<p><i>Conditional Use Permit:</i></p> <p>A traffic control plan including traffic generated by the use compiled into a traffic impact study and circulation study which documents how these impacts are mitigated is required.</p>

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<p><u>Outdoor Lighting.</u> Requires photometric plan and lighting report to mitigate negative impacts on adjacent residential uses or zones, also between 10:00 p.m. and 7:00 a.m., which is limited to low-pressure sodium lighting.</p>	<p><i>For Large Scale Retail Establishment, Regional, and Neighborhood Shopping Center:</i> Light trespass plan must be prepared and implemented, and avoid lighting encroachment onto adjacent residences.</p> <p><i>For Small Shopping Center:</i> (Apparently intended to be addressed by code amendment, but language does not include applicable criteria.)</p>	<p>Requires a photometric plan be approved by the Zoning Administrator. Plan to demonstrate illumination level in the range of 1.5 to 2.0 foot-candles; lighting fixtures to have shields to conceal point sources of light and have no overspill onto adjoining properties.</p>	<p>(The Single Retail Use ordinance does not address outdoor lighting.)</p>	<p><i>Conditional Use Permit:</i></p> <p>An outdoor lighting and mitigation plan documenting all aspects of lighting and its impacts in context with surrounding property characteristics and how those impacts are not intrusive upon those properties is required, including: hours of illumination, photometric analysis, and light fixture details for all lighting.</p>
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<p><u>Outdoor Sales Display/Ancillary Uses.</u> Must have 250-foot setback from residential use or zone, oriented to face away from use or zone, unless screened by a building.</p>	<p><i>For Large Scale Retail Establishment and Regional Shopping Center:</i> From residential use, 250 foot setback if temporary outdoor display, and 100 feet if permanent outdoor sales, with permanent displays to be screened.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center: "Design Manual"</i> to be used as guideline in site planning.</p>	<p>Outdoor display areas shall be enclosed by 4-foot-high fence walls.</p>	<p>C-1 and CSC: All retail and service activities within an enclosed building, unless customary, accessory, and incidental to the primary business and they do not interfere with pedestrian access ways, fire lanes, required parking spaces, driveways, landscape areas, or traffic visibility at driveway entries and street intersections.</p> <p>SC: Sales or displays within an enclosed building.</p> <p>C-1: No outside mechanical repair or service permitted.</p> <p>C-2: Outdoor sales and display are prohibited, unless customary, accessory, and incidental to the primary business and they do not interfere with pedestrian access ways, fire lanes, required parking spaces, driveways, landscape areas, or traffic visibility at driveway entries and street intersections.</p> <p>C-2: All retail and service activities must be within an enclosed building, except automotive service stations, parking lots, drive-ins or drive-thru facilities, amusement and recreational uses, and plant material nurseries.</p>	<p><i>Conditional Use Permit:</i></p> <p>Requires an outdoor activity plan describing the location, use, hours of operation, and characteristics of all outdoor activities.</p> <p>Display and storage areas within enclosed walls, screened from adjacent residential.</p>
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<p><u>Hazardous Materials.</u> Requires hazardous Materials Management Plan and Hazardous Materials Inventory Statement.</p>	<p><i>For Large Scale Retail Establishment, Regional, Neighborhood, and Small Shopping Center:</i> Not addressed by Pima County Ordinance.</p>	<p>(The Large Single Use Retail ordinance does not address hazardous materials.)</p>	<p>C-3: No use is permitted which will emit any offensive odor, dust, noxious gas, noise, vibration, smoke, heat, or glare beyond the boundaries of the lot of which such use is conducted.</p>	<p>(The Big Box ordinance does not address hazardous materials.)</p>
<p><u>Noise Abatement.</u> Requires noise abatement plan to mitigate negative impact. Trucks cannot idle between 6:00 p.m. and 7:00 a.m.</p>	<p><i>For Large Scale Retail Establishment, Regional, Neighborhood, and Small Shopping Center:</i> When adjacent to existing residential use, deliveries, loading, idling, or similar operations cannot occur between 10:00 p.m. and 6:00 a.m., unless located within loading bay or on street side of the building.</p> <p>Exception: A noise plan may be submitted to evaluate noise impacts and propose mitigation measures.</p>	<p>(The Large Single Use Retail ordinance does not address noise abatement.)</p>	<p>CSC: Noise level from mechanical equipment cannot exceed 55 dBA at the property line.</p> <p>C-3: No use permitted which will emit any offensive odor, dust, noxious gas, noise, vibration, smoke, heat, or glare beyond the boundaries of the lot of which such use is conducted.</p>	<p><i>Conditional Use Permit:</i></p> <p>Requires noise control and mitigation plan documenting impacts in context with surrounding property and how impacts are lessened. Shall include either acoustical planning documentation for new development or acoustical retrofitting documentation for alteration of existing development.</p>
<p><u>Combination of Retail with Food and Beverage Sales.</u> When both land uses in same building, one Land Use Class must be less than 10 percent of the gross floor area.</p>	<p><i>For Large Scale Retail Establishment:</i> Food and beverage sales cannot exceed 10 percent of the general merchandise and retail sales area of the establishment.</p>	<p>(The Large Single Use Retail ordinance does not address the combination of retail with food and beverage sales.)</p>	<p>(The Single Retail Use ordinance does not address the combination of retail with food and beverage sales.)</p>	<p>(The Big Box ordinance does not address the combination of retail with food and beverage sales.)</p>

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<p><u>Landscaping of Parking Lot.</u> Landscaping per <i>Land Use Code</i>, Article III, Division 7, Landscaping and Screening Requirements.)</p>	<p><i>For Large Scale Retail Establishment and Regional Shopping Center:</i> Landscaping of parking lot to comply with Pima County Code Section 18.75.040B3.</p> <p>Internal walkway to be parallel to minimum total 6-foot-wide landscaped area using the landscaping standards of the parking lot.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center:</i> Landscaping of parking lot to comply with Pima County Code section 18.75.040B3.</p>	<p>Landscaping per Sec. 35-1903, Chapter 35 Land Use and Zoning, Chandler City Code.</p>	<p>Landscaping per Sec. 7.200 of the Glendale Zoning Ordinance.</p>	<p>Landscaping per the City of Scottsdale Zoning Ordinance, Article X.</p>
<p><u>Odors.</u> (<i>Land Use Code</i> does not address odors.)</p>	<p><i>For Large Scale Retail Establishment, Regional, Neighborhood and Small Shopping Center:</i> When adjacent to existing residential use, odor plan required to evaluate potential odor emissions from food preparation or chemicals that may be offensive or create a nuisance beyond the property line.</p>	<p>(The Large Single Use Retail ordinance does not address odors.)</p>	<p><i>For Single Retail Use:</i> C-3: No use permitted which will emit any offensive odor, dust, noxious gas, noise, vibration, smoke, heat, or glare beyond the boundaries of the lot of which such use is conducted.</p>	<p>(The Big Box ordinance does not address odors.)</p>
<p><u>Design Manual.</u> (<i>Land Use Code</i> includes design guidelines.)</p>	<p><i>For Large Scale Retail Establishment and Regional Shopping Center:</i> Adopted "<i>Design Manual</i>" to provide guidelines and procedures for implementation of the development standards of General Commercial Standards, Section 18.39, Pima County Zoning Code.</p>	<p>(The Large Single Use Retail ordinance includes design guidelines.)</p>	<p>(The "<i>Commercial Design Expectations</i>" list provides developers with the criteria used by the City of Glendale in reviewing commercial development applications.)</p>	<p>(All site, structure, and building design shall be in substantial conformity with the "<i>Commercial Design Guidelines.</i>")</p>

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<p><u>Economic Impact.</u> (<i>Land Use Code does not address economic impacts.</i>)</p>	<p><i>For Large Scale Retail Establishment:</i> Requires economic impact statement to assess impact of cost of emergency services and ratio of existing and potential commercial development available to the target population.</p>	<p>(The Large Single Use Retail ordinance does not address economic impacts.)</p>	<p>(The Single Retail Use ordinance does not address economic impacts.)</p>	<p>(The Big Box ordinance does not address economic impacts.)</p>
<p><u>Shopping Cart Containment Areas.</u> (<i>Land Use Code does not address shopping cart containment.</i>)</p>	<p><i>For Large Scale Retail Establishment:</i> Not addressed by Pima County ordinance.</p>	<p>Any areas used for shopping cart containment adjacent to buildings shall be fully enclosed and screened by a 4-foot-high wall.</p>	<p>(The Single Retail Use ordinance does not address shopping cart containment areas.)</p>	<p>(The Big Box ordinance does not address shopping cart containment areas.)</p>
<p><u>Overnight Parking of RVs.</u> (<i>The Land Use Code does not address overnight parking of RVs in Large Retail Establishments.</i>)</p>	<p><i>For Large Scale Retail Establishment:</i> Not addressed by Pima County ordinance.</p>	<p>Overnight parking of recreational vehicles anywhere within the site development shall be prohibited.</p>	<p>(The Single Retail Use ordinance does not address overnight parking of RVs.)</p>	<p>(The Big Box ordinance does not address overnight parking of RVs.)</p>

AESTHETIC CHARACTER OF BUILDINGS

<p><u>Façades and Exterior Walls Including Sides and Back.</u> Requires design to mitigate massive scale and uniform appearance and provide visual interest. Long walls must be broken by depth changes equal to 3 percent of the length. Façade visible from street must have windows, arcades, or awnings equal to 60 percent of the length. Sides and rear must be similar to front façade.</p>	<p><i>For Large Scale Retail Establishment and Shopping Centers:</i> Not addressed by Pima County Ordinance.</p>	<p><i>For Large Single Use Retail:</i> The architecture of the Large Single Use Retail building, together with any pad buildings or in-line shops, must demonstrate visual interest on all exterior sides to integrate the building mass with its surroundings and bring proportion to the horizontal and vertical dimensions.</p>	<p>(The Single Retail Use ordinance does not address façades and exterior walls.)</p>	<p><i>Conditional Use Permit:</i> All structures and buildings shall be of a design character, including mass, scale, height, colors, and other elements, compatible with the area in which the site is located.</p>
<p><u>Detail Features.</u> All building façades must have features that add visual interest, such as color, texture change, wall offsets, reveals, or projecting ribs.</p>	<p><i>For Large Scale Retail Establishment and Shopping Centers:</i> Not addressed by Pima County Ordinance.</p>	<p>Visual interest must be demonstrated through the use of wall plane changes, color and material changes, pop-outs, reveal lines, scoring, varied roof lines and slopes, recessed features, articulated customer entrances, canopies, colonnades, etc.</p>	<p>(The Single Retail Use ordinance does not address detail features.)</p>	<p><i>Conditional Use Permit:</i> All site, structure, and building design shall be in substantial conformity with the "<i>Commercial Design Guidelines.</i>"</p>
<p><u>Roofs.</u> Roof lines must vary and complement character of adjoining neighborhoods. Roofs must have two or more planes. Parapet walls must be treated to avoid plain look, unless the building style requires a plain look.</p>	<p><i>For Large Scale Retail Establishment and Shopping Centers:</i> Not addressed by Pima County Ordinance.</p>	<p>Visual interest must be demonstrated through the use of wall plane changes, color and material changes, pop-outs, reveal lines, scoring, varied roof lines and slopes, recessed features, articulated customer entrances, canopies, colonnades, etc.</p>	<p>(The Single Retail Use ordinance does not address roofs.)</p>	<p>(The Big Box ordinance does not address roofs.)</p>

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<p><u>Materials and Colors.</u> Exterior materials and colors must be pleasing and compatible with adjoining neighborhoods, including low-reflective, subtle, neutral, or earth tone colors and materials. No fluorescent or metallic colors/materials. No construction materials, such as tilt-up concrete, smooth-faced concrete block, or prefabricated steel panels, unless covered with architectural treatment.</p>	<p><i>For Large Scale Retail Establishment and Shopping Centers:</i> Not addressed by Pima County Ordinance.</p>	<p>Visual interest must be demonstrated through the use of wall plane changes, color and material changes, pop-outs, reveal lines, scoring, varied roof lines and slopes, recessed features, articulated customer entrances, canopies, colonnades, etc.</p>	<p>(The Single Retail Use ordinance does not address materials and color.)</p>	<p><i>Conditional Use Permit:</i> All structures and buildings shall be of a design character, including mass, scale, height, colors, and other elements, compatible with the area in which the site is located.</p>
<p><u>Entryways.</u> Must provide design elements to clearly define entrances.</p>	<p><i>For Large Scale Retail Establishment and Shopping Centers:</i> Not addressed by Pima County Ordinance.</p>	<p>Visual interest must be demonstrated through the use of wall plane changes, color and material changes, pop-outs, reveal lines, scoring, varied roof lines and slopes, recessed features, articulated customer entrances, canopies, colonnades, etc.</p>	<p>(The Single Retail Use ordinance does not address entryways.)</p>	<p>(The Big Box ordinance does not address entryways.)</p>
<p><u>Screening of Mechanical Equipment.</u> All equipment must be screened to mitigate noise and views in all directions. If roof mounted, must comply architecturally with building design but not with wood fence or similar. If ground mounted, screen must be masonry and high enough to block view and noise of equipment.</p>	<p><i>For Large Scale Retail Establishment and Shopping Centers:</i> Not addressed by Pima County Ordinance.</p>	<p>(The Large Single Use Retail ordinance does not address screening of mechanical equipment.)</p>	<p>(The Single Retail Use ordinance does not address screening of mechanical equipment.)</p>	<p>(The Big Box ordinance does not address screening of mechanical equipment.)</p>

<i>DEVELOPMENT REVIEW</i>				
<p>Mayor and Council review and approve all applications for Large Retail Establishment development as a Special Exception Land Use, rezoning, change of conditions of rezoning, or major change of development plan. Performance criteria may be modified during review and approval process.</p> <p>Development Review Board (DRB) reviews to make recommendation to Director of Development Services Department (DSD) based on whether project complies with performance criteria. Applicant provides sufficient information for DRB to review.</p>	<p>Design Review Committee reviews only to grant exceptions to the Development Standards.</p> <p>Board of Supervisors review at public hearing to permit Large Retail Establishment in CB-1 zone.</p> <p>Subdivision and Development Review Committee (SDRC) reviews applications for modification of parking requirements.</p>	<p>Planning and Zoning Commission acts in the capacity of a "design review board" providing a recommendation to the City Council, which approves or denies the application.</p>	<p>Design review is required for approval of a Single Retail Use of greater than 75,000 square feet as a Conditional Use Permit in the SC, C-1, C-2, CSC, and C-3 zones. Design review is conducted by Planning Department staff with a recommendation to the Planning Commission.</p> <p>The Planning Commission grants, grants with conditions, or denies applications for Conditional Use Permits following public hearing.</p> <p>Appeal of the Planning Commission decision is to the City Council.</p> <p>In the CSC zone, a Master Development Plan is required for the rezoning. The Master Development Plan is reviewed by the Planning Commission and the City Council.</p>	<p><i>Permitted Uses:</i> Review by the Development Review Board is required which approves, approves with conditions, or denies the application.</p> <p><i>Conditional Use Permits:</i> The Development Review Board reviews the application and makes a recommendation to the Planning Commission; the Planning Commission reviews the application and makes a recommendation to the City Council for decision.</p>