

**TITLE 24
OVERLAY DISTRICT REGULATIONS**

SECTION:

24.01 Silverbell Road Corridor Overlay District

24.01 Silverbell Road Corridor Overlay District

A. Purpose

The following regulations are hereby established to promote the health, safety, general welfare and the orderly growth of the Silverbell Road corridor. These regulations were created to accomplish the following: 1.) achieve the goals and policies defined within the Town of Marana General Plan; 2.) establish basic development standards for structures, as well as landscaping, and other improvements within the corridor; and 3.) promote good quality and innovative site design while encouraging the efficient use of land and capital investment and promoting safe and efficient traffic circulation.

This title further seeks to encourage and promote commercial development which is oriented to serve the adjacent neighborhoods. This overlay district is intended to provide for specific uses in a planned commercial setting which will be compatible with, and complimentary to, adjacent uses including nearby residential neighborhoods. The Overlay District will promote a high level of architectural and landscaping excellence. More specifically, the creation of this special district shall be encouraged through a coordinated set of design principles for site planning, structures, architecture, landscaping, and signage. These principles are intended to guide development activity in a manner that results in compatibility in terms of land use, site design, and aesthetics.

No land use or development within the Silverbell Road Corridor Overlay District boundaries, subject to these regulations, shall commence or be approved except in conformance with the provisions of this title. This title shall regulate all land use and development within the overlay district and shall supplement the provisions of the underlying zoning district and/or the applicable specific plan(s) that comprise the area.

The Silverbell Road Corridor Overlay District provides for a variety of uses such as multi-family residential, offices, commercial retail and commercial services on undeveloped and previously developed commercial property. Compatibility with existing land uses is intended for new development.

B. Applicability

The regulations for the Silverbell Road Corridor Overlay District shall apply to all commercial and multi-family developments within the district and to any property within the district subsequently changed to a commercial or high

density residential land use designation as a result of rezoning or a specific plan amendment. This title applies to any commercial land, parcel, lot or project site lying adjacent to Silverbell Road between Cortaro Road and Twin Peaks Road. These regulations shall also apply to any commercial or multi-family residential project site contiguous to any applicable land, parcel, lot or project site adjacent to Silverbell Road.

The regulations contained herein shall apply to the area known as the Silverbell Road Corridor Overlay District, the boundaries of which are shown on Exhibit 1, herein, and on the Town of Marana Zoning Map.

C. Interpretation, Scope of Regulations

The regulations set forth by this title shall be minimum regulations for new or proposed commercial or multiple family developments and shall apply uniformly to each class of use, structure or land, except as hereinafter provided.

For building and development occurring subsequent to the enactment of this title, no building structure or land shall be used or occupied and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein. These regulations shall not apply to properties for which development approval has been obtained prior to the effective date of this ordinance.

D. Definitions

Certain words used in this Chapter shall be interpreted as defined within this Section or as defined in Chapter 3 of The Marana Land Development Code.

Abutting: The condition of two (2) adjoining properties having a common property line or boundary, including cases where two (2) or more lots adjoin only corner or corners, but not including cases where adjoining lots are separated by a street or alley.(also see adjacent/adjoining; contiguous).

Adjacent/Adjoining: The condition of being near to or close to but not necessarily having a common dividing line, *i.e.*, two (2) properties which are separated only by a street or alley shall be considered as adjacent to each other. (Also, see abutting; contiguous).

Compatible: Capable of existing together in harmony and without conflict or ill effects.

Contiguous: Next to, abutting, or touching and having a boundary, or portion thereof which is common or coterminous, as distinguished from being adjacent. (also see abutting; adjacent/adjoining).

E. Effect of Other Provisions

These provisions are intended to supplement the requirements of the underlying zoning district or specific plan. If any provision of this Chapter is found to be in conflict with any other provision of the Marana Land Development Code or with any provision of the Continental Ranch Specific Plan, Pima Farms Specific Plan or Pima Farms North Specific Plan, the provision that establishes the higher and/or more restrictive standard shall prevail.

F. Design Review Overlay District

1. Purpose

To guide the general appearance of buildings and improvements and achieve the stated objectives of the Silverbell Road Corridor Overlay District. The Design Review (DR) Overlay District is superimposed over the Silverbell Road Corridor Overlay District.

2. Applicability

The Design Review (DR) Overlay District includes the entire Silverbell Road Corridor Overlay District. Such development includes, but is not limited to, new commercial, institutional, office, multi-family residential projects, proposed conversions, exterior remodeling, exterior restoration, enlargement or expansion of existing buildings, and requires the submittal of a design review plan pursuant to this Chapter. The development or modification of an individual single family detached dwelling on a single parcel is specifically excluded from the requirements of the Design Review Overlay District.

3. Standards

No new land use or development within the boundaries of the Silverbell Road Corridor Overlay District shall commence or be approved except in conformance with the provisions of this title.

G. Design Guidelines, Objectives and Considerations

Town staff will review all design review applications and evaluate each application for compliance with standards that address the following: 1.) Site Design; 2.) Site Landscaping and Buffering; 3.) Site Grading and Drainage; 4.) Signage; 5.) Utilities; and 6.) Building Design.

- 1. Site Design Considerations:** How the site design impacts adjacent residences and neighborhoods, sensitive lands, viewsheds, adjacent streets, pedestrian needs, and parking lot function and safety.

- a. Compatibility: Examine the functional relationship of the site to its surroundings. Protection of adjacent residential neighborhoods is the Town's primary concern. Particular attention should be given to the location of parking, driveways, outdoor lighting, outdoor use areas and compatibility of uses. Adjoining residential areas should be protected by maintaining a landscape buffer edge and directing building openings away from residential areas; and,
- b. Traffic Patterns: Evaluate the separation or integration of vehicular, pedestrian and bicycle traffic patterns. The development of land in cooperation with owners of adjoining properties is encouraged where parking, driveways, plazas and entries can be shared. Pedestrian and vehicular safety should be maximized by carefully siting and limiting the number of driveways; and,
- c. Off-Street Parking: Evaluate the arrangement and adequacy of off-street parking facilities and access points. Parking should be safe, easily accessible and not allowed to dominate the entire development. Plant materials should accent and define entries. Large paved areas should be scaled down by introducing different materials. Whenever possible, parking should be located to the rear or side of buildings to provide screening and a strong architectural street edge. Paving materials should be compatible with other on-site materials. Additional specialty paving materials such as tile, brick and exposed aggregate should be introduced where appropriate; and,
- d. Loading Areas: The location, arrangement, and dimensions of loading ramps, docks and bays should minimize visual and noise impacts on adjacent residential areas; and,
- e. The location of trash receptacles and screening of such. Careful screening of undesirable elements such as loading, trash receptacles, mechanical equipment, etc., is critical; and,
- f. The illumination plans and hours of operation; and,
- g. Circulation Visibility: Evaluate the site distance requirements of the streets and driveways. Adequate site distance for motorists and pedestrians entering and exiting the site must be ensured. Landscaping should not interfere with circulation effectiveness; and,
- h. The coordination of the site development with the planned right-of-way alignments, acquisitions and street improvements; and,

- i. Urban design and aesthetic considerations; and,
 - j. Solar considerations: Trees and architectural features such as overhangs, trellises and awnings are encouraged to provide shade from the summer sun; and,
 - k. Any sensitive lands located on the property or possibly affected by the proposed development must be avoided, mitigated or otherwise resolved per Town, County, State or Federal requirements and recommendations.
- 2. Site Landscaping and Buffering:** The site landscaping should provide a highly attractive landscaping that buffers unwanted views and sound, creates an interesting streetscape, and provides a safe transition between contrasting uses.
- a. Evaluate the location, height, and materials of walls, fences and screen plantings. Selection of plant materials should be based on year-round interest, color, branching pattern, etc. Parking lots should be broken up with landscaped buffers. Trees should provide a lush overhead canopy for solar control. The overall effect of both the perimeter landscaping and the interior landscaping should be one of a relatively consistent tree cover which will shade the pavement and vehicles; and,
 - b. Evaluate plans for the on-going maintenance of the finished landscaping; and,
 - c. Evaluate plans for safe sound and site buffers in consideration of the preservation of adjoining residential neighborhoods relative to view sheds, ambient noise levels, light and air, both on the site and on adjacent property. Earth berming, fences or dense landscaping should be used at the perimeter of the parking areas to provide for visual enclosure and screening; and,
 - d. The design and utilization of open spaces and trails, if applicable.
- 3. Site Grading and Drainage:** The on-site grading and drainage shall provide slope and soil stabilization, prevent soil erosion, and minimize off-site impact.
- a. Evaluate plans for soil removal, fill work, soil stabilization, and erosion control; and,
 - b. Evaluate plans for plantings, ground covers, or shrubbery as a means to prevent dust, stabilize soils and control erosion.

4. **Signage:** Commercial signage should provide business identification, minimize clutter and confusion and comply with provisions herein as well as Chapter 16 of the Marana Land Development Code.
 - a. Evaluate the size, location, lighting, and hours of operation of all signs and advertising features to achieve compliance with this chapter. Signage plans for the entire site should indicate how signs will be illuminated, their design and spatial relationship to other site amenities, including buildings. Signage, window designs and awnings are most effective when color coordinated with the building façade. Darker, deeper and brighter colors on these elements create interest on the facade and call attention to windows and doorways; and,
 - b. Evaluate the function and maintenance aspects of signs and other advertising features.

5. **Utilities:** Utility systems should not detract from building or site appearance. The size and location of all service systems should be appropriate and maintainable.
 - a. Electrical and telephone service systems shall be underground; and,
 - b. Transformers and pad-mounted mechanical and electrical equipment shall be screened.

6. **Building Design Considerations:** The Commercial Design Standards defined in Section 08.07 of the Marana Land Development Code shall be used in conjunction with the following building design considerations.
 - a. **Building Mass:** Evaluate the building mass and its relationship to surrounding development and its proposed use. The relationship to the surrounding uses shall be considered in respect to the scale and massing of the proposed uses; and,
 - b. **Proportion of Building:** Evaluate the height to width relationship of new structures for compatibility with the proposed use; and,
 - c. **Building Openings:** Evaluate openings. They should provide interest through the use of such features as balconies, bays, porches, covered entries, overhead structures, awnings, changes in building facade and roofline alignment; and,
 - d. **Relationship of Exterior Materials:** Evaluate the appropriateness of exterior materials and color to reduce

apparent building mass and blend with the surrounding area. Exterior building materials should be genuine and not simulated. Shadow patterns created by architectural elements such as overhangs, trellises, projections and awnings are encouraged to contribute to a building's character while aiding climate control; and,

- e. **Building Color:** Building color should be compatible with the neighborhood and should reinforce the visual character of the proposed building. Warm muted shades should be used as the body or overall building background color. Brighter, more intense and richer hues of related or contrasting color should be used as accent colors and highlight colors for architectural elements; and,
- f. **Building Elevations:** Building elevation treatments should be carried to all sides of the building. Building construction and design shall be used to create a structure with substantially equal attractive sides of high quality, rather than placing emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. The character of the surrounding residential development should be incorporated into the architectural design and materials. Production designs common to fast food restaurants, convenience markets, etc., are strongly discouraged; and,
- g. **Roofline:** Rooflines of buildings on adjacent properties should be considered in the design to avoid clashes in style and materials. All roof materials and colors should complement the primary building material and color; and,
- h. **Accessory Buildings:** Accessory structures and /or additions should utilize the same materials and design as the primary structure; and,
- i. Evaluate compliance of architectural design with the requirements of the appropriate specific plan, when applicable.

H. Application Requirements

Prior to the approval of a Development Plan application or issuance of a building permit to erect, construct, alter, remodel, move or otherwise change the use of a building or structure within the Silverbell Road Corridor Overlay District, an applicant must submit a complete design review application to the Planning Department and receive approval of the application.

All applications shall be submitted in accordance with the Development/ Site Plan Review Procedural Guide and Application and shall be in compliance with Section 08.07 (Commercial Design Standards) of the Land Development Code.

1. **Architectural Plans:** In addition to the development plan, architectural plans are required that include the following:
 - a. Building materials; and,
 - b. At least four (4) elevations, so that all sides of the development are presented. Perspectives, models or other graphic materials may be submitted at the option of the applicant and the Planning Director; and,
 - c. Proposed color scheme of the entire building, including roof; and,
 - d. Site photographs of the site and adjacent properties; and,
 - e. Color and texture chips of actual sample materials may be submitted at the option of the applicant or as may be required by the Planning Director; and,
 - f. Scale drawings of all signs showing size, material, text or other graphic symbols, colors and illumination.
2. **Landscape Plans:** Landscape Plans shall be submitted in accordance with the Landscape Plan Procedural Guide and Application, as well as Title 17 of the Land Development Code.
3. **Existing Structures and Sites:** Applicants proposing conversion, remodeling, renovation, enlargement or expansion of existing structures or sites shall submit sufficient information and detail so that the Planning Department may determine compliance with the provisions of this title.

I. **Restrictions on Other Required Documents**

1. **Building Permits:** The Town of Marana Building Services Department shall not issue a building permit to any applicant within the Silverbell Road Corridor Overlay District until the design review application has been accepted by the Planning Department.
2. **Certificate of Occupancy:** The Town shall not issue a final Certificate of Occupancy to the applicant until all of the requirements of the design review process have been met.

J. Silverbell Road Corridor Overlay District Development Plan Procedures

1. Development Plan Review

Development Plan Review, in accordance with the Town of Marana Development/Site Plan Review Procedural Guide, is required for any non-single family development within the Silverbell Road Corridor Overlay District.

2. Planning Commission Action Required

Upon the completion of the Development Plan Review, applications for development within the Silverbell Road Corridor Overlay District shall be scheduled for consideration and action by the Planning and Zoning Commission, subject to the requirements of the underlying Specific Plan or zoning district, as well as the Commercial Design Standards. The Commission may, if satisfied that all the objectives of the Marana Land Development Code and Town standards have been met, approve the Development Plan, or approve with conditions. If the Commission finds that the Development Plan requires revision, the plan may be continued pending revision.

3. Appeal Procedure

The action of the Planning Commission may be appealed to the Town Council by the applicant. Requests for appeal must be filed on an application form provided by the Planning Department, and must include the appropriate fee as established by the Town Council. Requests for appeal must be filed within ten (10) days following the date of the Planning Commission action. The Town Council shall act to affirm or reverse in whole or in part, or modify the Commissions decision including the addition or deletion of conditions or restrictions.

4. Modifications

A request to modify, expand, or otherwise change an approved development plan application, not in substantial conformance with the Planning Commission approval, shall be processed according to the provisions of this title.

a. The following modifications shall require an amended application:

- (1) A request that would significantly alter the design of the site and/or buildings / structures.
- (2) A request to change or delete a condition approved by the Planning Commission or Town Council.

- b. Minor modifications to an approved plan may be approved by the Planning Director as specified below:
 - (1) Minor relocation of building pads provided that the modification does not significantly alter the site design in terms of parking layouts, vehicular circulation, landscape design and other similar components of the development plan provided that ordinance requirements are still met.
 - (2) An increase or decrease in a proposed setback provided that the ordinance requirements are still met.
 - (3) A minor change to landscape design and plant material changes.
 - (4) A minor change to parking lot / site plan.

K. Use Regulations

The allowable uses within the Silverbell Road Corridor Overlay District were selected to permit a full range of retail sales, as well as personal, professional and business services required to meet the demands of a developing local market. The uses are intended to promote attractive development, an open and pleasant street appearance, and compatibility with adjacent residential areas. It is recognized that certain uses may be appropriate within the District; however, may have unique characteristics such as proposed location, site and/or building design, or standards of operation that may have a greater impact than other uses upon adjoining properties, businesses or residences. These uses have been designated as conditional uses and will require a Conditional Use Permit. Limitations are imposed upon uses within the District which limit the full range of uses permitted within the underlying zone or specific plan. It is recognized that some of the uses allowed within the underlying zones or specific plans may not be compatible with the intent of the District and compliance with architectural guidelines would not be practical.

- 1. **Permitted Uses.** The following land uses are permitted in the Silverbell Road Corridor Overlay District, subject to the provisions of this Chapter.
 - a. Community, multiservice, neighborhood or senior citizens center.
 - b. Daycare Center (adult, child or handicapped).
 - c. Health Services (excluding Hospitals and Substance Abuse Centers).
 - (1) Blood Donor Stations.
 - (2) Convalescent or nursing home.
 - (3) Medical or dental labs.

- (4) Offices and clinics of MD's, dentists, optometrists or chiropractors.
- (5) Outpatient clinics.

d. Office Uses

- (1) Business or personal service.
- (2) Governmental.
- (3) Financial.
- (4) Social services.
- (5) Veterinarian (including kennel for indoor inpatient hospitalization services of small animals).

e. Public and Semi-Public

- (1) Art gallery.
- (2) Civic clubs.
- (3) Churches and religious institutions.
- (4) Library.
- (5) Museum.
- (6) Schools: public and private.

f. Personal Service Establishments

- (1) Barber and beauty shop.
- (2) Carpet cleaning establishments (provided that no on-site cleaning is conducted).
- (3) Interior decorator.
- (4) Dry cleaning and laundry and garment pressing establishments (non-industrial service to the general public only).
- (5) Locksmith.
- (6) Parcel packing/mailing service.
- (7) Pet grooming, (provided that no animals shall be kept on the premises overnight).
- (8) Photography studio, photo finishing.
- (9) Tailor, seamstress.
- (10) Tanning salon.

g. Repair of:

- (1) Bicycles.
- (2) Cameras.
- (3) Clocks, watches, jewelry.
- (4) Computers.
- (5) Household appliances.
- (6) Musical instruments.
- (7) Optical goods.
- (8) Radios, televisions and electronics.
- (9) Shoes

h. Retail Uses

- (1) Antique stores.
- (2) Appliance Stores (household or minor).
- (3) Art stores or galleries.
- (4) Arts and crafts shops.
- (5) Auto parts/supply stores (no installation).
- (6) Bakery shop, bagel shop.
- (7) Banks, financial institutions and similar uses, provided drive-thru facilities and queuing lines are located a minimum of seventy-five (75) feet from a residential district.
- (8) Bicycle shops.
- (9) Book Stores (new or used).
- (10) Camera and photographic supply stores.
- (11) Candy, Nut or confectionary stores.
- (12) Card Stores.
- (13) Carpet and floor covering stores.
- (14) Clothing, apparel or accessory stores.
- (15) Computer and computer software stores.
- (16) Convenience stores.
- (17) Drugstores.
- (18) Fabric Stores.
- (19) Florist and plant shops.
- (20) Food store and markets.
- (21) Frame shops.
- (22) Furniture and appliance rental center.
- (23) Gift shops.
- (24) Grocery stores.
- (25) Hardware, paint stores.
- (26) Hobby shops.
- (27) Ice cream shops.
- (28) Jewelry stores.
- (29) Laundromats, automatic self-service (provided that the establishment is operated exclusively as a retail business and laundry machines are of an automatic type, capable of being operated by the public and shall not include machines ordinarily found in industrial laundries).
- (30) Lighting stores.
- (31) Liquor stores.
- (32) Luggage and leather goods.
- (33) Music stores.
- (34) Office supply stores.
- (35) Optical goods.
- (36) Pet/pet supplies.
- (37) Photocopying services.
- (38) Record, tape or CD stores.
- (39) Religious goods.

- (40) Restaurants, cafes, delicatessens or coffee shops, including outdoor seating areas.
- (41) Second hand stores and thrift stores, provided there is no outside display or storage of merchandise.
- (42) Shoe stores.
- (43) Sporting goods stores.
- (44) Stamp and coin shops.
- (45) Stationery stores.
- (46) Tobacco stores.
- (47) Toy stores.
- (48) Variety stores.
- (49) Video tape/DVD rentals.
- (50) Other uses which the Planning Director determines to be similar in nature, function and operation to listed permitted uses.
- (51) Accessory uses and structures, subordinate, appropriate and incidental to the above permitted uses, including supportive services directly related to and located within the same building as the primary use. Automated Teller Machines (ATMs) are permitted accessory uses provided they are not free standing.

2. Permitted Temporary Uses and Structures

The following temporary uses and structures shall be permitted subject to the issuance of a Temporary Use Permit in accordance with Section 09.01.04 of the Marana Land Development Code.

- a. Contractor's office and/or storage. Temporary structures for the storage of tools and equipment or containing supervisory offices of the minimum necessary in connection with a project on site may be established and maintained only during the progress of active construction under an effective grading, building or other development permit. Such temporary structure(s) shall be immediately removed upon project completion or upon expiration of the applicable permits.
- b. Holiday related sales lots.

3. Conditional Uses. The following uses may be permitted conditionally, subject to the provisions of Section 10.10 of the Marana Land Development Code

- a. Automobile Service Uses, including gasoline service stations, service shops performing minor auto repair, fuel sales, oil

change and lubrication shops, muffler shops, auto glass shops, auto detail shops, speedometer shops and tire shops, not to include body repair, painting, major engine or transmission repair, or radiator repair. All service, except the sale of gasoline, shall be within an enclosed building. No service bays associated with an automotive use shall be visible from a public street;

- b. Automobile and Truck Sales and Rental, new or used;
- c. Bars, taverns, cocktail lounges;
- d. Car wash establishments, including full-service and self-service, coin-operated facilities, provided a full-time attendant is on-site and wash bays are not visible from a public street;
- e. Emergency Medical Care Facility 24 hour operations;
- f. Restaurants, cafes, delicatessens or coffee shops providing drive-thru or drive-up service;
- g. Lodging facilities, including hotels and motels;
- h. Pawn Shops;
- i. Plant Nurseries, including open air display and storage;
- j. Recreational Vehicle and Boat Storage;
- k. Self-storage Facilities;
- l. Small Equipment and Light Machinery sales or rental;
- m. Tattoo establishments;
- n. Wireless communications facilities, subject to the provisions of Chapter 23 of the Marana Land Development Code;
- o. Any establishment receiving deliveries other than between the hours of 6:00 A.M. and 10:00 P.M.

4. Prohibited Uses. The following uses are not permitted uses within the Silverbell Road Corridor Overlay District:

- a. Adult Entertainment Uses;
- b. Automobile Bodywork and Painting;
- c. Bowling Alleys;
- d. Commercial Outdoor Recreation;
- e. Heavy Equipment and machinery sales or rental;
- f. Hospitals;
- g. Industrial uses;
- h. Kennels, except as permitted in S.1.d.(5);
- i. Live Entertainment Facilities, including nightclubs which include dancing and music performed by more than 1 musician;
- j. Major automobile repair facilities, including major engine, mechanical or transmission repair and radiator service;
- k. Manufactured Home Sales;
- l. Open air or outside storage uses, including swap meets and storage of inoperable or damaged vehicles, except as permitted in Section S.3.i. and S.3.j.;
- m. Recreational Vehicle Sales;
- n. Theatres;
- o. Towing businesses; and

p. Warehousing Uses, excepting self-storage facilities.

L. Performance Standards

The following limitations shall apply to the conduct of uses within the Silverbell Road Corridor Overlay District:

1. No outdoor storage of equipment or materials (except screened trash containers) or outside mechanical repair or service is permitted.
2. There shall be no manufacturing, compounding, processing or treatment of products other than that which is clearly incidental to a retail store or business, and where all such completed products are sold at retail on the premises.
3. No use shall be established, maintained or conducted within the Overlay District which may cause the dissemination of noxious smoke, gas, dust, odor or any other atmospheric pollutant outside of the building in which the use is conducted.
4. No use shall result in noise perceptible beyond the boundaries of the immediate site of the use. All noise sources shall be identified such as parking areas, trash dumpsters, mechanical equipment and loading areas. Screen walls and landscaping shall be employed which screen these areas from the adjacent residential neighborhoods.
5. No use shall result in the creation of traffic hazards or undue congestion of any public street.

M. Development Standards

The following standards shall apply to all developments within the Silverbell Road Corridor Overlay District:

1. General Development Standards

- a. All development proposed within the District shall comply with Section 08.07 Commercial Design Standards of the Land Development Code.)
- b. Commercial lots adjacent to a residential district shall require a 25 foot landscape buffer in the side and rear yards adjacent to or facing the residential area. Such buffers shall not be used for the purpose of parking, loading, servicing or any other activity. Screening shall consist of decorative screening walls or

landscaping combination that will provide a barrier of adequate height at the time of installation

2. Landscaping

The intent of the Landscaping requirements is to provide corridor residents and businesses with highly attractive landscaping that buffers unwanted views, creates an interesting streetscape, and provides a safe and effective transition between potentially incompatible land uses. In addition, these requirements regulate the protection of native vegetation as a significant natural resource. All development within the Silverbell Road Corridor Overlay District shall provide site landscaping including buffer yards, parking lot landscaping and screening as required herein and in accordance with Title 17 (Environmental Resource Preservation, Native Plant Protection, and Landscape Requirements) and Section 08.07 (Commercial Design Standards) of the Land Development Code.

3. Off-Street Parking and Loading

The number, size and design of all parking spaces, driveways and loading areas for all development within the Silverbell Road Corridor Overlay District shall comply with the applicable specific plan or the provisions of Title 22 (Off-Street Parking and Loading) of the Marana Land Development Code and the following requirements listed below:

- a. Access control and driveway locations will be evaluated per Town of Marana standards. Joint driveways are desirable whenever possible in order to minimize the number of access points to streets.
- b. All parking shall be off-street in paved, landscaped parking areas.
- c. No parking or maneuvering space is permitted within any required landscape buffer.
- d. Loading or service areas shall not be located adjacent to residential areas.

4. Signs

Sign standards are hereby established to: promote a high quality visual appearance throughout the Silverbell Road Corridor Overlay District; to allow individual businesses to clearly identify themselves and the goods and services offered; to create a unique environment to attract visitors; to safeguard and enhance property values; to reduce potential hazards to motorists and pedestrians; and to eliminate excessive and confusing sign displays. All signs for developments

within the Silverbell Road Corridor Overlay District shall comply with the provisions of Title 16 (Signs) of the Land Development Code

- a. Freestanding signs shall be limited to double-faced, ground-mounted monument style, with proper landscaping in accordance with Section 16-14-4. Freestanding pole signs are prohibited.

5. Screening

To create an attractive environment and visually screen land uses that are not fully compatible, the following standards shall apply to all development within the Silverbell Road Corridor Overlay District:

- a. All service entrances and loading areas must be screened from adjacent properties, and view from adjacent public streets. Such screening shall consist of decorative walls and or landscaping combination that will provide a barrier of adequate height at the time of installation.
- b. All refuse containers and trash handling areas shall be enclosed and screened from public view. All screening devices shall be constructed of materials and colors compatible with those of the primary building(s). Chain link fencing (with or without slats) is not allowed.
- c. No articles, materials, trash, debris, equipment or inoperable vehicles shall be stored or kept in the open or exposed to view from the adjacent streets, sidewalks, or adjacent properties. This limitation does not apply to temporary storage of materials, equipment and supplies needed for the construction of improvements on a site, provided such items are completely removed immediately upon completion of each phase of construction.
- d. All equipment, such as but not limited to, mechanical, electrical, communications and air conditioning shall be selected and located in a manner consistent with the architecture of the project and shall be screened from view from adjacent properties and public streets. Parapet walls, enclosing walls, louvers and grills shall be used to conceal from view all equipment on site or on the roofs of buildings. Exceptions may be made for equipment that, by nature of simple geometric shape, blends well with the architecture of the project. Satellite dishes and other communications equipment must be integrated with the architecture or screened in an acceptable manner.

- e. All utilities including electric power, telephone, gas and water shall be located underground. Utilities shall be coordinated with landscape plans to ensure proper screening and landscaping around utility vaults, box transformers, etc.

6. Lighting

Exterior lighting should be designed as part of the architectural and landscape themes. Site lighting should serve functional, safety and aesthetic purposes. Site and security lighting shall be designed to enhance the quality of the development. Screening of lights from residential areas and glare from traffic areas shall be required. All site lighting shall be in compliance with the adopted Marana Outdoor Lighting Code.

7. Design Standards

To maintain a high level of architectural quality of buildings and structures, all new development within the Silverbell Road Corridor Overlay District shall comply with the standards herein, as well as the Commercial Design Standards defined in Section 08.07 of the Land Development Code.

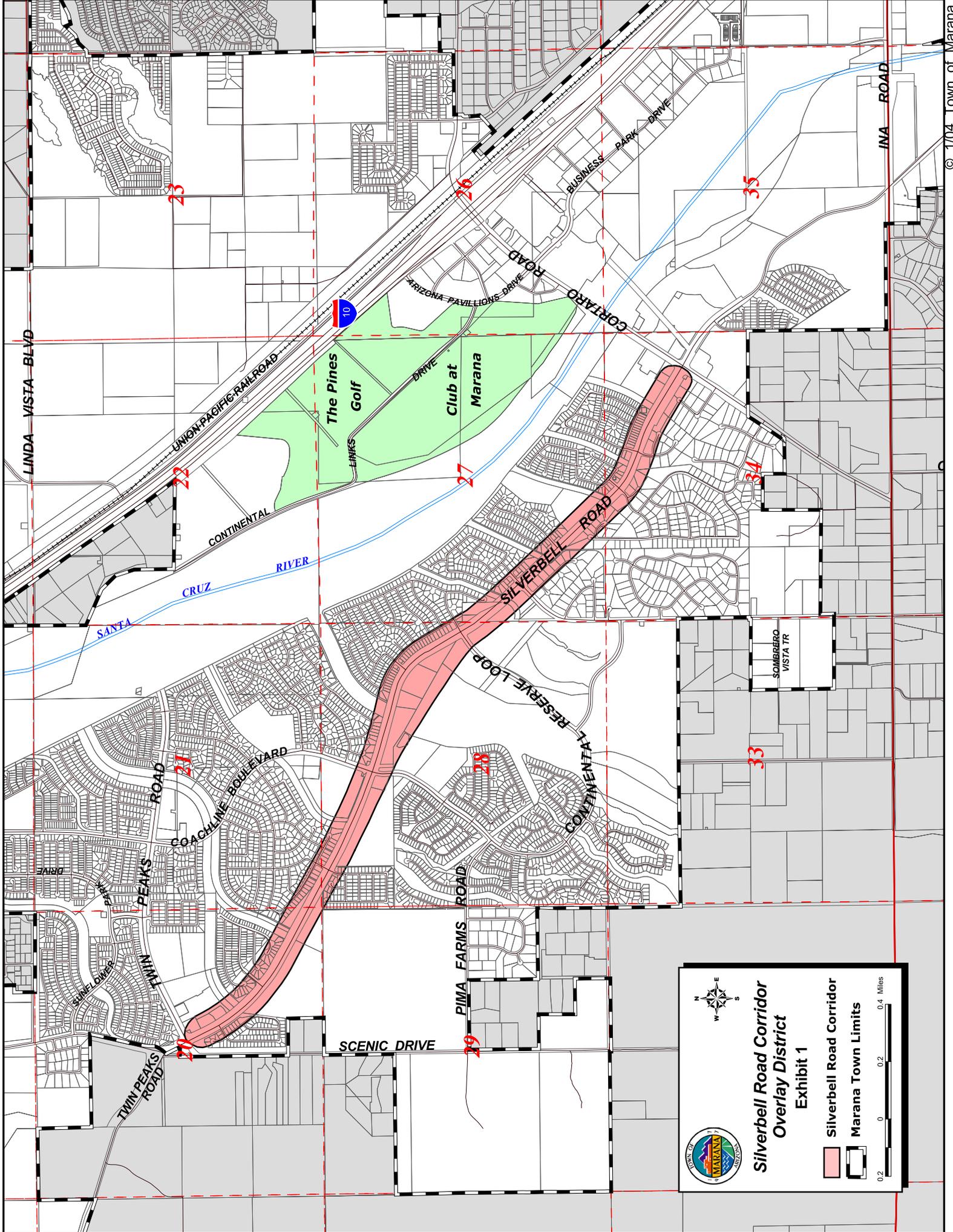
- a. Building design should reflect traditional or contemporary variations of southwestern architecture and should reflect an individual style. Reliance on or the use of standardized “corporate or franchise” style is discouraged.
- b. High-quality construction and materials should be used to ensure that the aesthetic quality of buildings will not diminish over time. Building design must be consistent in material usage and detail on all elevations. Exterior materials that may be utilized in various aspects of the building design includes brick masonry, natural stone masonry, concrete (with an approved architectural finish), glass (use of highly reflective coating may be limited), plaster, stucco, wood and cultured stone.
- c. No masonite, visible asphaltic exterior material, aluminum or steel siding, non-architectural sheet metal or other similar materials shall be used on any building except as a trim material, as approved.
- d. Materials for roofs, eaves and canopies may include tile, fireproof faux wood shakes or metal with standing rib seams.
- e. Deep eaves, overhangs, canopies and other architectural features that provide shelter from the elements and shade in the

summer shall be incorporated into the building design where feasible.

- f. Roof-top heating and air conditioning equipment and similar features shall be painted so as to be non-reflective and shall be screened from view.

TOWN OF MARANA, ARIZONA
LAND DEVELOPMENT CODE

(Blank)



**Silverbell Road Corridor
Overlay District
Exhibit 1**

- Silverbell Road Corridor
- Marana Town Limits