

Telephone: 520-299-8766
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May 5, 2022

Email: acasadei@sahuaritaaz.gov

Anna Casadei
Planning and Building Director
Town of Sahuarita, Arizona
375 W. Sahuarita Center Way
Sahuarita, Arizona 85629

Re : Request for Applicability of Section 18.75.030 A, C & G of Sahuarita Ordinance Number 2012-075 (Amended)

Dear Ms. Casadei:

Interchange Opportunity Fund Limited Liability Limited Partnership, LLLP, an Arizona limited liability limited partnership, as sole beneficiary of Fidelity National Title Agency, Inc., Trust No. 30,007, Rancho Sahuarita XX, L.L.C., an Arizona limited liability company, and Rancho Sahuarita Management Company, LLC, an Arizona limited liability company, ask that the amendments to Section 18.75.030.A, C and G of the Sahuarita Town Code, which amendment is contained in Sahuarita Ordinance No. 2012-075, be applicable to the Property as defined in the Development Agreement with the Town of Sahuarita as recorded in Docket 10470, Page 670, Instrument No. 97012637 in the official records of Pima County, Arizona.

Consistent with Section 1.2.(ii) of the Development Agreement whereby the Developer may agree in writing to have certain land use regulations apply to the Property, this letter is a request by the Developer that such amendments outlined in Section 18.75.030.A, C and G, as outlined in Sahuarita Ordinance No. 2012-075 be applicable to and govern the development of the Property.

The table below lists existing land use provisions applicable to the Property. The land use regulation noted in this letter has been added as Exhibit F and has been attached to the letter.

Exhibit	Date	Ordinance	TOS Code Section	Topic
A	11-Aug-11	2011-056	18.69.060.F 18.71.040.B	Review Procedures Review Procedures
B	19-Sep-12	2012-067	18.69.060	Review Procedures
C	12-Nov-12	2012-073	18.79	Sign Standards
D	11-Jan-16	2015-106	18.73.030 18.79.040	Landscape, Buffering, and Screening Sign Standards Prohibitions
E	24-Oct-16	2016-115	18.79.240	Electronic Message Sign
F	16-May-22	2012-075	18.75.030.A, C & G	Nonresidential Parking Requirements

Sincerely,

Interchange Opportunity Fund Limited Liability Limited Partnership, LLLP, an Arizona limited liability limited partnership

By Sharpe & Associates, Inc., an Arizona corporation, its General Partner

By: [Signature]
Jeremy N. Sharpe, President

Rancho Sahuarita XX, L.L.C., an Arizona limited liability company

By Interchange Opportunity Fund Limited Liability Limited Partnership, LLLP, an Arizona limited liability limited partnership, Member

By Sharpe & Associates, Inc., an Arizona corporation, its General Partner

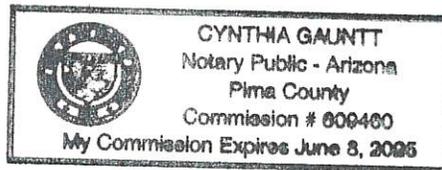
By: [Signature]
Jeremy N. Sharpe, President

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me this 5th day of May, 2022, by Jeremy N. Sharpe as President of Sharpe & Associates, Inc., an Arizona Corporation, separately and as General Partner of Interchange Opportunity Fund Limited Liability Limited Partnership, LLLP, an Arizona limited liability limited partnership.

[Signature]
Notary Public

My Commission Expires:
June 8, 2025



With the consent and agreement of:

Fidelity National Title Agency, Inc. an Arizona corporation, Trust No. 30,007, and not in its corporate capacity

By: Rachel Turnipseed

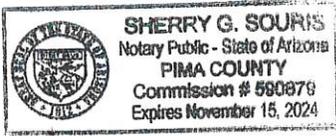
Its: TRUST OFFICER

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me this 5 day of May, 2022 by RACHEL TURNIPSEED as Trustee of Fidelity National Title Agency, Inc., an Arizona corporation, Trust No. 30,007, and not in its corporate capacity.

[Signature]
Notary Public

My Commission Expires: 11.15.2024



Rancho Sahuarita Management Company, L.L.C., an Arizona limited liability company

By MKS Equitas Investment Group, Ltd., an Arizona corporation, Member

By: [Signature]
Fred Lewis, President

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

The foregoing was acknowledged before me this 5th day of May, 2022 by Fred Lewis as President of MKS Equitas Investment Group, Ltd., an Arizona corporation, Member, as the Member of Rancho Sahuarita Management Company, L.L.C., an Arizona limited liability company.

[Signature]
Notary Public

My Commission Expires: June 8, 2025

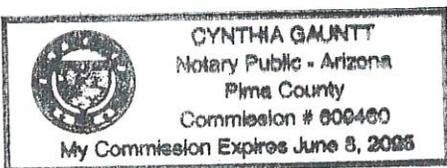


EXHIBIT F

TOS SECTION 18.75.030 / ORDINANCE NO. 2012-075

SAHUARITA ORDINANCE NO. 2012-075

AN ORDINANCE OF THE TOWN OF SAHUARITA, ARIZONA, AMENDING TITLE 18 (ZONING) OF THE SAHUARITA TOWN CODE BY AMENDING CHAPTERS 18.73 (LANDSCAPING, BUFFERING AND SCREENINGS STANDARDS) AND BY ADOPTION OF "THE DECEMBER 2012 AMENDMENTS TO TITLE 18 (ZONING) OF THE SAHUARITA TOWN CODE: CHAPTER 18.75 (OFF-STREET PARKING AND LOADING STANDARDS)" BY REFERENCE, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, the Sahuarita Town Code has been adopted by the Town Council, amended from time to time, and on February 13, 2006, pursuant to Ordinance No. 2006-02, the Sahuarita Town Code was codified and renumbered; and

WHEREAS, Title 18 of the Sahuarita Town Code contains the Zoning Code of the Town of Sahuarita; and

WHEREAS, Chapter 18.73 of the Sahuarita Town Code provides for landscaping, buffering and screening standards and Chapter 18.75 of the Sahuarita Town Code provides for off-street parking and loading standards within the Town; and

WHEREAS, the Mayor and Council desire to update the Sahuarita Town Code standards for parking for the purpose of simplifying and modernizing the parking standards contained in the Town Code, while providing additional flexibility for an individual business to determine its own parking requirements; and

WHEREAS, the Mayor and Council desire to update the Sahuarita Town Code by adoption of the amendments to Chapter 18.73 (Landscaping, Buffering and Screening Standards) contained herein, and "The December 2012 Amendments to Title 18 (Zoning) of the Sahuarita Town Code: Chapter 18.75 Off-street Parking and Loading Standards," three copies of which are on file in the office of the Town Clerk, having been made a public record by Sahuarita Resolution No. 2012-0329.

WHEREAS, the Mayor and Council of the Town of Sahuarita have determined that the adoption of said amendments will be in the best interests of the residents of the Town of Sahuarita.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Sahuarita, Arizona, as follows:

Section 1. Chapter 18.73 (Landscaping, Buffering and Screening Standards) of the Sahuarita Town Code, is hereby amended as follows, showing added language in

UNDERLINED CAPITAL LETTERS or numbers, and deleted language by ~~strikeout~~, with paragraphs and sub-paragraphs being re-numbered and re-lettered as necessary:

STC Section 18.73.020 Definitions.

...

~~2. "Amenity landscaping" means any landscaping that is provided in addition to the screening requirements of this chapter."~~

...

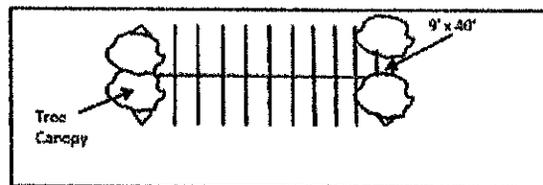
~~9. "Gross parking area" means the total square footage of the development site minus the first floor square footage of all buildings and storage yards.---~~

...

STC Section 18.73.030 Performance standards.

...

N. Parking Lot Standards. Each parking row of 10 spaces shall be separated with a depressed island at least nine feet in width and equal in length to the adjacent parking space(s), measured from outside edge to outside edge of curb, containing a tree canopy and appropriate groundcover. The island may be protected from vehicles by a perforated curb with periodic openings to filter stormwater runoff from the paved parking surface. The edge of the island must have a concrete header or thickened asphalt edge. A design in context with the natural setting is desired (see diagram below).



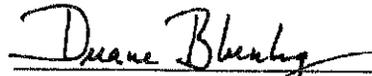
~~1. The number of parking spaces required as established by Chapter 18.75-
STC shall be reduced by five percent.~~

Section 2. That certain document known as "The December 2012 Amendments to Title 18 (Zoning) of the Sahuarita Town Code: Chapter 18.75 Off-street Parking and Loading Standards," three copies of which are on file in the office of the Town Clerk of the Town of Sahuarita, Arizona, which document was made a public record by Sahuarita Resolution No. 2012-0329, is hereby referred to, adopted by reference pursuant to A.R.S. § 9-802, and made a part hereof as if fully set out in this ordinance.

Section 3. The Sahuarita Town Code is amended as set forth above, effective January 10, 2013.

- Section 4.** All tables of contents shall be modified to reflect the changes set forth in this Ordinance.
- Section 5.** The various town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this Ordinance and sections of the Town Code.
- Section 6.** All ordinances, resolutions, or motions and parts of ordinances, resolutions or motions of the council in conflict with the provisions of this Ordinance are hereby repealed, effective as of the date of this Ordinance. All internal references within the town code to any affected provision are hereby updated.
- Section 7.** If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of these amendments to "The December 2012 Amendments to Title 18 (Zoning) of the Sahuarita Town Code; Chapter 18.75 (Off-street Parking and Loading Standards)" adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Sahuarita, Arizona, this 10th day of December, 2012.



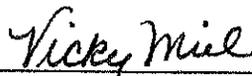
Mayor Duane Blumberg

APPROVED AS TO FORM:

ATTEST:



Daniel J. Hochuli
Town Attorney



Vicky Miel MMC
Town Clerk

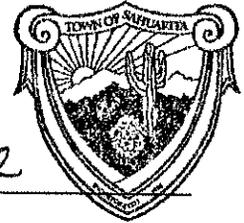


EXHIBIT "A"

"THE DECEMBER 2012 AMENDMENTS TO TITLE 18 (ZONING) OF THE SAHUARITA TOWN CODE: CHAPTER 18.75 (OFF-STREET PARKING AND LOADING STANDARDS)"

**THE DECEMBER 2012 AMENDMENTS TO CHAPTER 18.75 (OFF-STREET
PARKING AND LOADING STANDARDS) OF THE SAHUARITA TOWN CODE**

Chapter 18.75
OFF-STREET PARKING AND LOADING STANDARDS

Sections:

- 18.75.010 Purpose and scope.
- 18.75.020 Definitions.
- 18.75.030 Off-street parking requirements.
- 18.75.040 Development standards.
- 18.75.050 Administrative modification of parking requirements.
- 18.75.060 Off-street loading requirements.

18.75.010 Purpose and Scope.

A. Purpose. This chapter provides standards for the development of parking and loading facilities, in order to:

1. Ensure sufficient off-street vehicle and bicycle parking facilities by establishing parking requirements for land uses.
2. Reduce excessive off-street parking by encouraging the shared use of vehicular areas and the use of public transit.
3. Promote pedestrian safety by separating vehicular use areas from pedestrian areas.
4. Encourage safe, convenient, and efficient design of parking spaces, circulation, and access areas.
5. Improve air quality by requiring paving of vehicular use areas.
6. Promote enhancement of the community identity and the appearance of town roadways and development areas.

B. Scope. The provisions of this Chapter apply to:

1. New development.
2. New uses replacing existing uses. Whenever the use of an existing development is changed to a new use which requires more parking spaces under this Chapter than were required for the prior use, additional parking spaces shall be provided in accordance with the requirements of this Chapter. No occupancy permit shall be issued until the planning director has approved the parking requirement for the new use. Shared parking arrangements will be considered in accordance with STC 18.75.050.B.
3. Expansions.
 - a. All projects that propose an expansion of 25 percent or more, or a series of expansions cumulatively resulting in a 25 percent or greater expansion in square footage, gross floor area, etc. shall meet the requirements of this Chapter for the entire property.
 - b. If an expansion is less than 25 percent or if a series of expansions cumulatively results in less than a 25 percent expansion in square footage, gross floor area, etc., the requirements of this Chapter apply only to the proposed expansion.

18.75.020 Definitions

A. Certain terms in this chapter shall be defined, for purposes of this chapter only, as follows:

1. "Bicycle rack" means a device for the secured temporary storage of one or more bicycles, which permits convenient locking of the bicycle frame and both front and rear wheels.
2. "Gross floor area" means the total floor area within the walls of, or under the roof (excluding roof overhang) of, any building or structure.
3. "Parking area" means any public or private land area designed and used for off-street parking.

- 4. "Parking area, private" means:
 - a. A parking area for the private use of the owners or occupants of the lot on which the parking area is located; this does not include parking on sidewalks or streets;
 - b. This includes "reserved" designations.
- 5. "Parking area, public" means a parking area available to the public, with or without compensation, or used to accommodate clients, customers, employees, guests or visitors.
- 6. "Parking lot" means an improved off-street ground level area, usually surfaced and improved, for the temporary storage of vehicles.
- 7. "Parking space" means a space for the parking of a vehicle within a public or private parking area.

18.75.030 Off-street parking requirements.

A. General Provisions.

- 1. For uses not specifically mentioned, the requirements are based on a listed use which is similar in type and intensity. Such determination shall be made by the planning director.
- 2. Where a fractional space is computed, the requirement will be based on the nearest whole number.

B. Residential Parking Requirements. Residential uses shall provide a minimum number of parking spaces as defined by the standards below. Any increase or decrease in parking shall be in accordance with STC 18.75.050.

1. Attached dwellings.

a. For each two-family and multi-family dwelling, there shall be parking spaces provided as indicated by the following table:

Table 18.75-1

Number of Bedrooms / Dwelling Unit	Parking Spaces per Dwelling
One or less	1.5
Two	1.75
Three	2.0
Four or more	2.5

b. Guest Parking.

- i. For each four units, there shall be at least one guest parking space.
- ii. Off-street guest parking spaces in multi-family developments shall be distributed proportionally to effectively serve the dwelling units that they are intended to serve. Such parking shall not be located more than two hundred feet from any dwelling unit that is intended to be served.

2. Single-family detached, except mobile homes.

a. For each single-family dwelling, there shall be at least two resident parking spaces. Driveway space or carports/garages may be considered as resident parking spaces where minimum dimensional standards are met.

b. Guest parking.

- i. For each four single-family dwellings, there shall be at least one guest parking space.

ii. Guest parking may be provided within common areas or on-street where residential street design allows.

iii. The planning director may approve alternate guest parking locations. An applicant desiring alternate guest parking locations may submit a written request with justification to the planning director. Appeals of the director's decision shall be to the Board of adjustment.

3. Mobile homes. There shall be two parking spaces per dwelling unit and one space per four units for guest parking.

4. Adult care homes, group foster homes, sanatoriums/rest homes, and other quarters in which residents do not have the capacity to operate a vehicle.

a. There shall be one space per each two persons employed; and

b. Guest parking. One space for each four beds.

5. Group quarters, boarding/rooming houses, residence halls, membership lodging, religious quarters.

a. There shall be one space per bed; and

b. Guest parking. One space for each eight beds.

C Non-Residential Parking Requirements.

1. One parking space per company vehicle shall be provided in addition to the parking requirements in Table 18.75-2.

2. Non-residential uses shall provide parking spaces in the following amounts:

Table 18.75-2

<u>Land Use</u>	<u>Maximum</u>	<u>Minimum</u>
Civic and Assembly Uses		
Educational – K-8	1 space per 8 students plus 5 spaces per 1,000 sq. ft. of floor area in office use	1 space per 15 students plus 3 spaces per 1,000 sq. ft. of floor area in office use
Educational – 9-12	1 space per 3 students	1 space per 6 students
Educational – postsecondary and instructional	5 spaces per 1,000 sq. ft. GFA	2.5 spaces per 1,000 sq. ft. GFA
Places of Worship or Assembly*	1 space per 3 seats in main assembly area, plus 1 space per each 4 students for accessory educational uses	1 space per 4 seats in main assembly area
Museums and Libraries	3 spaces per 1,000 sq. ft. GFA	1 spaces per 1,000 sq. ft. GFA
Social Clubs and Organizations	4 spaces per 1,000 sq. ft. GFA	3 spaces per 1,000 sq. ft. GFA
Industrial Uses		

Manufacturing, Warehousing, and Heavy Industrial	5 spaces per 1,000 sq. ft. GFA of office space, plus 1 space per 5,000 sq. ft. GFA of warehouse space	2 spaces per 1,000 sq. ft. GFA of office space, plus 1 space per 5,000 sq. ft. GFA of warehouse space
Light Manufacturing, Assembly, and Research	5 spaces per 1,000 sq. ft. GFA of office space, plus 1 space per 500 sq. ft. GFA of assembly space	2 spaces per 1,000 sq. ft. GFA of office space, plus 1 space per 500 sq. ft. GFA of assembly space
Mini-Warehouse Facilities	1 space for every 30 storage units	1 space for every 40 storage units
Restaurant and Bar Uses		
Bars, Taverns, and Nightclubs without Dance Floor	12 spaces per 1,000 sq. ft. GFA	6 spaces per 1,000 sq. ft. GFA
Bars, Taverns, and Nightclubs with Dance Floor	20 spaces per 1,000 sq. ft. GFA	12 spaces per 1,000 sq. ft. GFA
Drive-ins, drive-throughs, fast food, and other convenience restaurants	15 spaces per 1,000 sq. ft. GFA	10 spaces per 1,000 sq. ft. GFA
Standard restaurants	11 spaces per 1,000 sq. ft. GFA	8 spaces per 1,000 sq. ft. GFA
Commercial Retail Uses		
Commercial Kennel	3 spaces per 1,000 sq. ft. GFA	1 spaces per 1,000 sq. ft. GFA
Shopping Centers 50,000 square feet or more, 50% or greater retail uses	5.5 spaces per 1,000 sq. ft. GFA	4 spaces per 1,000 sq. ft. GFA
Shopping Centers less than 50,000 square feet, 50% or greater retail uses	6.5 spaces per 1,000 sq. ft. GFA	5 spaces per 1,000 sq. ft. GFA
Discount Superstores/clubs (freestanding)	5 spaces per 1,000 sq. ft. GFA	4 spaces per 1,000 sq. ft. GFA
General Retail	4 spaces per 1,000 sq. ft. GFA	2 spaces per 1,000 sq. ft. GFA
Grocery Store/Supermarket	6.5 spaces per 1,000 sq. ft. GFA	4.5 spaces per 1,000 sq. ft. GFA
Commercial Service Uses		

Child Care Centers	1 space per 4 children at max. capacity	1 space per 8 children at max. capacity
Gymnasiums, Health Spas	5 spaces per 1,000 sq. ft. GFA	2 spaces per 1,000 sq. ft. GFA
Vehicle Servicing and Maintenance	5 spaces per 1,000 sq. ft. GFA	3 spaces per 1,000 sq. ft. GFA
Financial Services	4 spaces per 1,000 sq. ft. GFA	2 spaces per 1,000 sq. ft. GFA
Personal Services	4 spaces per 1,000 sq. ft. GFA	2 spaces per 1,000 sq. ft. GFA
Repair Service	3 spaces per 1,000 sq. ft. GFA	2 spaces per 1,000 sq. ft. GFA
Theaters	1 space per 2 seats	1 space per 3 seats
Hotel, Motel, and similar Lodging Facilities	1.5 spaces per unit	1 space per unit
Office and Medical Uses		
General Office	5 spaces per 1,000 sq. ft. GFA	2 spaces per 1,000 sq. ft. GFA
Medical Facilities		
a. Medical Office	8 spaces per 1,000 sq. ft. GFA	4 spaces per 1,000 sq. ft. GFA
b. Hospitals	2 per bed	1 per bed
c. Long-term Care Facilities	3 spaces per 1,000 sq. ft. GFA	2 spaces per 1,000 sq. ft. GFA
Recreation		
Indoor Recreation	5 spaces per 1,000 sq. ft. GFA	4 spaces per 1,000 sq. ft. GFA
Bowling Alleys	6 per lane	3 per lane
Commercial Outdoor Recreation	2 spaces per 1,000 sq. ft. of recreational area	0.5 spaces per 1,000 sq. ft. of recreational area

Community Parks		
a. Up to 10 acres	2 spaces per acre, plus parking for each additional amenity as required by this Chapter	1 space per acre, plus parking for each additional amenity as required by this Chapter
b. 10 acres or greater	10 spaces for the first acre plus 7 spaces for each additional acre, plus parking for each additional amenity as required by this Chapter	5 spaces for the first acre plus 4 spaces for each additional acre, plus parking for each additional amenity as required by this Chapter
c. Picnic Tables	2 per picnic table	1 per picnic table
Tot Lots/Playgrounds	1 spaces per 125 sq. ft. of playground area	1 space per 175 sq. ft. of playground area
Athletic fields	75 spaces per athletic field	40 spaces per athletic field
Sport Courts	4 per court	2 per court
Indoor Recreation Centers	5 spaces per 1,000 sq. ft. GFA	3 spaces per 1,000 sq. ft. GFA
Multi-purpose Recreation Centers	10 spaces per 1,000 sq. ft. GFA	5 spaces per 1,000 sq. ft. GFA
Pools/Swimming Clubs	1 per each 50 sq. ft. of pool area	1 per each 100 sq. ft. of pool area
Driving range and miniature golf	2 per tee or hole	1 per tee or hole
Golf Course	6 per green	4 per green

* For assembly areas without fixed seating, seat count shall be determined based on occupant load. For fixed seating without dividing arms, seat count shall be based on one seat per 18 inches of seating length.

~~D. Mobility-Impaired Accessible Parking. Mobility-impaired accessible spaces shall be functionally located as near as possible to the main entrances of the establishments served, with a barrier-free path, and shall be posted with permanent signs in accordance with the Manual on Uniform Traffic Control Devices (Federal Highway Administration). Number and dimension shall be per the adopted building code(s) at the time of application.~~

E. Bicycle Parking.

1. Bicycle parking shall be located adjacent to pedestrian walks, in view of building occupants, and located away from motor vehicle driveways.

2. Bicycle parking spaces shall be provided at a rate of one bicycle parking space per 20 minimum required vehicular parking spaces, but in all cases a minimum of two bicycle spaces shall be provided.

F. Motorcycle parking.

1. Motorcycle parking shall be provided at a rate of one space per 50 minimum required vehicular parking spaces.

2. Two motorcycle spaces may substitute for one required vehicular space.

3. Each space shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted.

G. Review. The planning director shall be responsible for the review of off-street parking proposals and may allow modification of specific requirements in certain site specific instances per STC 18.75.050, consistent with the purpose of this chapter.

18.75.040 Development standards.

A. Scope. This section provides general criteria and requirements for the development of off-street parking areas. Specific design standards are provided to ensure sound engineering and aesthetic design for the development of off-street parking.

B. Parking Lot Design

1. Parking area dimensions. Refer to Table 18.75-3 for parking area dimensions and guidelines.

2. Minimum Dimensions for Parking Space Types.

a. Standard car space:

i. Retail, consumer service, and single-family residential uses: 9 feet by 20 feet

ii. All other uses: 8.5 feet by 18 feet

iii. Where a parking space abuts a landscape area or sidewalk, the front two feet of the parking space may overhang the planter or sidewalk, provided wheel stops or curbing is provided and the width of the affected landscape area or sidewalk is increased by two feet in areas with vehicular overhang.

b. Motorcycle space: 4 feet by 8 feet

c. Bicycle space: 3 feet by 8 feet

3. Passenger Drop-off Points. Drop-off points, separated from street traffic and readily accessible without hazardous maneuvering, shall be provided in conjunction with the following uses: hotels, motels, and resorts, hospitals and clinics, educational facilities with 50 or more students, day care centers, libraries, religious facilities with 100 or more seats, transit terminals, major recreational facilities, commercial airports, public buildings, offices and financial services greater than 5,000 square feet of gross floor area, shopping centers, and standard restaurants.

4. Carpools. Off-street parking provided for office and industrial facilities requiring 80 or more spaces shall provide at least 10 percent of the total parking area as designated for use by carpools, and be clearly signed and managed to that end. Carpool parking shall be as close to the building as possible, without impeding visitor or mobility-impaired accessible parking. Where carpool parking is provided per this Section, the required minimum parking may be reduced by five percent.

5. Emergency and Service Vehicle Access. All parking areas shall be designed to permit free access by emergency and service vehicles commonly in use by public and private emergency and service operators.

6. Tandem Parking. Required parking spaces within a parking area or garage shall be individually accessible, except that vehicles may be parked in tandem in the following instances:

a. In a public parking area that provides attendants to park vehicles who are present at all times the area is open for use;

b. In a garage or carport serving a single-family home, duplex dwelling, multiple dwelling or mobile home park or subdivision; provided, that both spaces are for the same dwelling unit, that required aisle widths are maintained and the tandem parking is not more than two cars in depth.

7. Cart Corrals. Where shopping carts are offered to customers, shopping cart corrals or similar temporary shopping cart storage facilities shall be provided intermittently throughout the parking areas. Such shopping cart facilities shall not be provided in lieu of required parking spaces and shall be indicated on all development plans.

8. Pedestrian Access Design Standards.

a. Pedestrian walkways within a site shall be a minimum of six feet in width, unobstructed, and clearly demarcated by the use of techniques such as special paving, grade separation, or pavement marking of a permanent nature, except that pedestrian walkways may be reduced to four feet in width at planting areas for a maximum distance of 10 feet,

b. Pedestrian walkways shall be lined with adjacent shade trees spaced approximately 35 feet on center and placed within defined planting areas that have a minimum interior dimension of 36 square feet and a minimum width of four feet.

c. Pedestrian walkways shall be provided from all street sidewalks to the principal customer entrance(s) of the nearest building(s) on a site.

d. All buildings within a site shall be connected to each other with pedestrian walkways. The connections shall be as direct as possible.

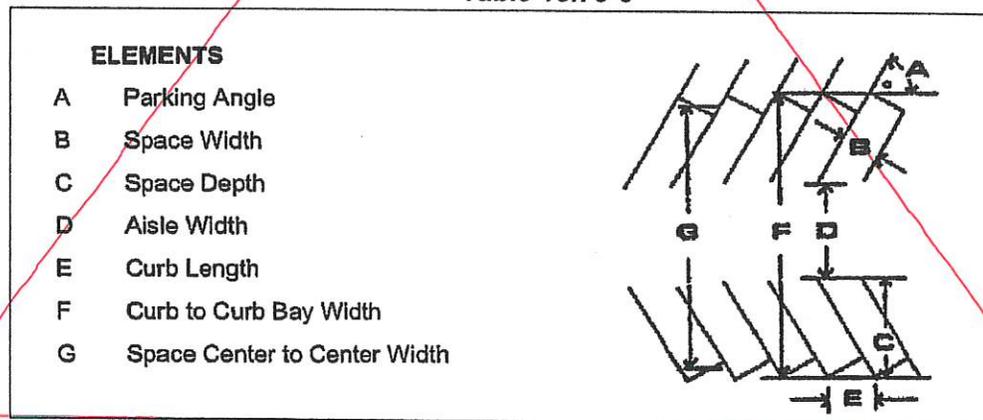
e. Where building façades abut parking areas, pedestrian sidewalks, no less than eight feet in width, shall be provided adjacent to and along the full length of the building. A minimum width of six feet shall remain clear and unobstructed at all times for pedestrian use.

f. Parking areas shall be visually and functionally segmented into smaller subareas separated by landscaping and/or pedestrian walkways. No single subarea shall exceed 250 parking spaces.

g. Parking subareas shall be linked to the main pedestrian walkway(s) leading to the main entrance(s) of the building(s) by means of pedestrian walkways.

9. Parking areas shall meet Pima County Subdivision and Development Parking Standards.

Table 18.75-3



Parking Angle	Space Width	Space Depth		Aisle Width		Curb Length		Curb to Bay Width		Space Center to Center Width	
		A	B	C	D	E	F	G	H	I	
Req. Dimension		18'	20'	18'	20'	18'	20'	18'	20'	18'	20'
0	8.5	8.5	8.5	12.0	12.0	23.0	23.0	29.0	29.0	-	-
	9.0	9.0	9.0	12.0	12.0	23.0	23.0	30.0	30.0	-	-
	9.5	9.5	9.5	12.0	12.0	23.0	23.0	31.0	31.0	-	-
	10.0	10.0	10.0	12.0	12.0	23.0	23.0	32.0	32.0	-	-
30	8.5	16.4	17.4	12.0	12.0	17.0	17.0	44.8	46.8	37.4	39.4
	9.0	16.8	17.8	12.0	12.0	18.0	18.0	45.6	47.6	37.8	39.8
	9.5	17.2	18.2	12.0	12.0	19.0	19.0	46.4	48.4	38.2	40.2
	10.0	17.7	18.6	12.0	12.0	20.0	20.0	47.4	49.2	38.7	40.5
45	8.5	18.7	20.0	13.0	13.0	12.0	12.0	50.4	54.0	44.4	48.0
	9.0	19.1	20.4	12.0	13.0	12.7	12.7	50.2	53.8	43.8	48.0
	9.5	19.5	20.6	12.0	13.0	13.4	13.4	51.0	54.2	44.3	48.0
	10.0	19.8	21.2	12.0	13.0	14.1	14.1	51.6	55.4	44.5	48.3
60	8.5	19.8	21.7	16.0	18.0	9.8	9.8	55.6	61.4	51.4	57.4
	9.0	20.0	21.9	16.0	18.0	10.4	10.4	56.0	61.8	51.5	57.5
	9.5	20.3	22.1	16.0	18.0	11.0	11.0	56.6	62.2	51.9	57.7
	10.0	20.6	22.5	16.0	18.0	11.6	11.6	57.2	63.0	52.2	58.0
90	8.5	18.0	20.0	24.0	24.0	8.5	8.5	60.0	64.0	-	-
	9.0	18.0	20.0	24.0	24.0	9.0	9.0	60.0	64.0	-	-
	9.5	18.0	20.0	24.0	24.0	9.5	9.5	60.0	64.0	-	-
	10.0	18.0	20.0	24.0	24.0	10.0	10.0	60.0	64.0	-	-

Minimum 2-way traffic aisle width: 24'

Minimum 1-way traffic aisle width: 12'

C. Improvement Standards.

1. The finished grade of the parking lot shall be in accordance with town standards. Grading of a site shall benefit landscaped areas and conform to the requirements of STC 18.81 (Grading Standards).

2. In addition to town drainage requirements, drainage flow shall be considered a resource and be designed to benefit landscaped areas on the development site. Erosion control measures shall be designed and implemented to control drainage flow from hard surfaced areas onto abutting soil surfaces.

3. All parking areas shall comply with the applicable Town of Sahuarita Outdoor Lighting Code.

4. Parking spaces in paved parking areas shall be permanently marked with striping in accordance with the Manual on Uniform Traffic Control Devices. Space lines shall be a minimum of three inches wide, white paint or plastic, and extend for a minimum of 10 feet for interior lines. End lines shall extend the full length of the space.

5. Barriers.

a. No barriers shall be required for head-to-head parking.

b. Parking areas and spaces shall be provided with bumper barriers, wheel stops or wheel stop curbing designed to prevent parked vehicles from extending beyond the property lines, damaging adjacent landscaping, walls or buildings, or encroaching into required sidewalk widths. Wheel stops or wheel stop curbing shall be located two feet from the front of the parking space except in cases of vehicular overhang in accordance with STC 18.75.040.B.2., where curbing or wheel stops may be provided at the edge of the landscape area or sidewalk.

6. Surfacing.

a. All non-landscaped parking areas shall be paved with a durable asphalt, concrete, stone, tile, brick, or pervious paving surface, consistent with pavement design principles and engineered according to soil conditions and wheel-loads.

b. Pedestrian use areas and crossings within parking areas shall be paved with tile, brick, concrete pavers, colored asphalt, or patterned and colored concrete.

7. Pervious Parking Area. Parking areas composed of pervious surfaces are encouraged for all land uses and lots, unless there are over-riding environmental limitations, and may be provided to meet all or part of any required parking spaces on a lot.

18.75.050 Administrative modification of parking requirements. The planning director may grant the following modifications of off-street parking requirements:

A. Calculation of Required Parking Spaces for Mixed Use Development. The total number of required spaces for a development of two or more different land uses may be reduced to 90 percent of the sum of the cumulative amount required for each separate principal use.

B. Alternative Parking Analysis for Shared Parking or Mixed Use Development. When a mix of uses creates staggered peak periods of parking demand, shared parking calculations shall be made to reduce the total amount of required parking for residential, retail, office, institutional and employment uses. A parking reduction plan reduces the total spaces required. There is no limit to the number of required spaces that may be reduced, provided the following standards are met:

1. The plan shall be prepared by a traffic engineer or similar transportation professional and approved by the development review committee;

2. The plan includes a traffic generation study and land use profile of the development;

3. The plan shows that the reduced parking will ensure sufficient parking for the proposed uses;

4. The plan does not impede safe passage of moving traffic and does not increase traffic congestion;

5. A covenant runs with the subdivision plat or development plan noting adherence to the range of uses covered by the reduction plan;

6. A future revision to the covenant restricting uses may require submittal of a revised plan or an increase in parking spaces;

7. A combined residential and nonresidential development must be in a single structure or unified development;

8. Pedestrian access is provided to and from the parking area and each building or use;

9. Parking spaces that are reserved for a specific business (e.g., reserved for doctors only) shall not be counted toward meeting the shared parking requirements; and

10. Any other factors that may be unique to the applicant's development proposal.

C. Alternative Parking Analysis for Individual Use. An individual parking reduction plan may reduce the total spaces required. There is no limit to the number of required spaces that may be reduced, provided the following standards are met:

1. The plan shall be prepared by a traffic engineer or similar transportation professional and approved by the planning director with a recommendation from the town engineer;

2. The plan includes a traffic generation study and land use profile of the development;

3. The plan shows that the reduced parking will ensure sufficient parking for the proposed uses;

4. The plan does not impede safe passage of moving traffic and does not increase traffic congestion;

5. The covenant runs with the subdivision plat or development plan noting adherence to the range of uses covered by the reduction plan;

6. A future revision to the covenant restricting uses may require submittal of a revised plan or an increase in parking spaces; and

7. Any other factors that may be unique to the applicant's development proposal.

D. Parking in Excess of the Maximum.

1. The planning director may approve:

a. Parking lots with more spaces than the allowed maximum, provided all of the spaces above the maximum number are composed of a pervious surface.

b. Parking lots with additional impervious parking spaces up to 10 percent above the allowed maximum spaces where the use of pervious spaces would not be environmentally sound and where a stormwater management plan is included with the application.

c. Parking lots with additional impervious parking spaces up to 20 percent above the allowed maximum spaces, provided:

i. Depressed landscape islands nine feet in width and containing a tree canopy and groundcover shall be provided for each row of 6 parking spaces.

ii. A stormwater management plan shall be included with the application.

2. At the planning director's discretion, a public hearing before the Board of adjustment as per STC 18.93.030 may be required for requests for parking in excess of the maximum.

E. Application. An applicant desiring one of the above modifications may submit a written request with justification to the planning director for a reduction or increase in parking space requirements. The director will consider and act on this request concurrent with and as part of the full development plan or subdivision plat application process.

F. Appeals. Any applicant or affected party aggrieved by a decision of the planning director may make an appeal to the Board of adjustment within 30 days of the date of the director's decision.

18.75.060 Off-street loading requirements.

A. Scope. This section provides general criteria and requirements for the development of off-street loading areas.

B. Off-Street Loading Required

1. Retail establishments, restaurants, industrial, manufacturing, warehouse, wholesale uses, freight terminals, or hospitals having an aggregate gross floor area 5,000 square feet or more:

Table 18.75-4

Gross Floor Area Square Feet	Number of Spaces
5,000 – 24,999	1
25,000 – 49,999	2
50,000 – 99,999	3
100,000 – 174,999	4
175,000 – 249,999	5

For each additional 75,000 square feet (or fraction thereof) of gross floor area, one (1) additional loading space shall be provided.

2. Public Assembly uses (excluding places of worship), and hotels having an aggregate gross floor area of 5,000 square feet or more:

Table 18.75-5

Gross Floor Area Square Feet	Number of Spaces
5,000 – 24,999	1
25,000 – 129,999	2
130,000 – 229,999	3

For each additional 100,000 square feet (or fraction thereof) of gross floor area, 1 additional loading spaces shall be provided.

3. Office uses shall provide 1 loading space for the first 5,000 to 10,000 square feet with 1 additional loading space for each additional 100,000 square feet of floor area or fraction thereof.

4. Office uses may, in lieu of providing loading spaces as per the above, provide loading space for UPS, FedEx, and other office supply deliveries within the passenger drop-off area, provided that the drive aisle is a minimum of 30 feet in width, or a loading zone may be designated and marked within the parking lot.

C. Siting. Loading spaces shall be located:

1. Not more than 100 feet from the facility they are designed to serve;
2. No closer than 30 feet to any property used or zoned, or officially planned by the town of Sahuarita, for residential purposes.

D. Minimum dimensions (exclusive of aisles and maneuvering area):

1. Length:
 - a. A required loading space for commercial, institutional, or office use shall be at least 35 feet in length.
 - b. A required loading space for an industrial use shall be a minimum of 45 feet in length.

2. Width: 12 feet;

3. Overhead clearance: 15 feet.

E. Access. Each loading space shall be accessible from a street or from an aisle or drive connecting with a street. Such access may be combined with access to a parking lot if designed in a manner that will not disrupt normal traffic flow within the parking lot. Access to loading spaces shall not be blocked by other loading spaces, stacked goods, permanent or movable structures of any type including trash receptacles or compactors, nor shall any loading space interfere with any fire exit or emergency access or fire lanes.

F. Maneuvering. No vehicles shall be permitted to maneuver in a public right-of-way, including public walkway easements.

G. Marking. Each loading space shall be striped or permanently designated by other suitable methods and permanently posted with a sign restricting its use to loading. Signage is to be based on the Manual on Uniform Traffic Control Devices (Federal Highway Administration). Bumper rails are to be provided where needed for safety or protection of property.

H. Paving. All loading areas shall be surfaced with a durable asphalt, concrete, stone, tile or brick surface, consistent with pavement design principles and engineered according to soil conditions and wheel loads.

I. Screening. In addition to provisions of STC 18.73 (Landscaping, Buffering and Screening Standards), loading areas shall be screened from adjoining properties and public thoroughfares with a minimum five-foot-wide landscaped area and a six-foot-high opaque screen, consisting of either a decorative wall, earth berms, vegetation or a combination of such elements.

J. Multiple Service. Loading spaces may be designed to serve two or more establishments located on the same site, except that the total combined number of spaces provided shall not be less than 50 percent of the combined total required for all such combined users. Each user shall have access to loading zones, at grade, without having to cross or maneuver on public streets, alleys, or walkways.

K. Restrictions. Loading spaces shall not be used for repair work, vehicle or general storage, or to satisfy area requirements for off-street parking.

L. Modification of Requirements for Unusual Sites. The planning director, in consultation with the town engineer, may reduce the number or location of required loading spaces where they determine an unusual situation exists.