



# SPECIAL USE PERMIT GUIDELINES

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### Section 1            General Purpose

The following guidelines should not be construed as an ordinance. These guidelines are a result of joint discussions between the Town Planning Commission and Town Council to provide a generally-accepted vision of appropriate site, bulk, density, perimeter, parking, sign, lighting, and other related standards during the review of a new or amended Special Use Permit for a non-residential development in the Town of Paradise Valley. The nature of the request, the architecture of the development, the unique characteristics of the site, among other factors; may merit less or more restrictive standards as determined during a complete review of each individual request. It should be noted that meeting all the guidelines listed below does not obligate the Town to grant a Special Use Permit or amendment thereto. These guidelines supplement the regulations as set forth in Article XI, Additional Use Regulations and Special Uses, of the Town Zoning Ordinance.

### Section 2            Lighting

The following lighting guidelines shall apply to all non-residential properties requiring a Special Use Permit.

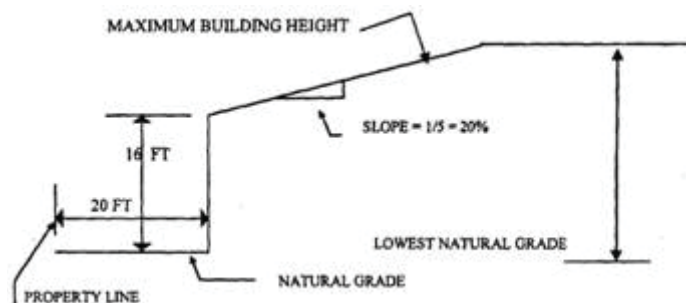
- a. **Outdoor lighting shall be permitted so long as:**
  - i. the light emitting element is shielded so that no beam of light extends above a horizontal plane placed at the lowest level of any exposed portion of the light emitting element; and
  - ii. the light emitting element and reflecting device of all lighting or illumination units is hooded or shielded so that it is not visible from any adjacent lot or real property; and
  - iii. such outdoor lighting or illuminating units do not direct light, either directly or through a reflecting device, upon any adjacent real property.
  - iv. uplighting shall be permitted so long as no light emitting device is greater than 25 watts or emits more than 250 lumens.
- b. Outdoor **pole** lighting shall be permitted **subject to the provisions of subsection A.8.a of this section** so long as:
  - i. the height of such lights or illumination does not exceed **16** feet measured from the natural ground level; and

- ii. Each lighting or illuminating device shall be set back from the nearest property line a distance equal to or greater than the height of the device above natural ground level.
- c. Outdoor light levels, measured in foot candles in accordance with Illuminating Engineering Society of North America (IESNA) standards, shall not exceed the following levels in the locations specified:
  - i. parking lots – 1.6.
  - ii. entrance roadways, interior driveways and drop off areas – 5.0.
  - iii. adjacent to service buildings and loading docks – 5.0.
  - iv. in conjunction with architectural lighting adjacent to all other structures – 3.0.
  - v. outdoor pool decks and function areas – 5.0.
  - vi. outdoor dining areas – 10.0.
- d. No outdoor lighting shall be permitted within any setback area adjacent to a residential property unless:
  - i. the lighting measured at the property line does not exceed 0.5 foot candles; and
  - ii. all light emitting elements are less than three (3) feet in height.

### Section 3 Open Space Criteria

The following Open Space Criteria shall apply to all non-residential properties requiring a Special Use Permit. To maintain view corridors around the perimeter of a property, building heights shall be limited around property lines. No building shall penetrate an imaginary plane beginning at 16 feet above the natural grade and 20 feet from exterior property lines, which plane slopes upward at a ratio of one foot vertically for each five feet horizontally measured perpendicular to the nearest property line, as illustrated in Figure 3-1. This limitation shall apply until the maximum allowable height is reached. All height measurements shall commence at the ground elevation at the 20-foot beginning line. Building height measurements shall be taken from the high points of the structure to the closest point on the 20-foot beginning line perpendicular to that portion of the structure. Notwithstanding the foregoing, no structure shall be located closer to an exterior property line than as otherwise permitted for that use.

Figure 3-1



## **Section 5      Medical Office**

### **1. Bulk and Density Standards**

#### **a. Maximum building height**

- i. *Principal Structures – 30 feet*
- ii. **Accessory structures – 24 feet**
- iii. **Service structures – 18 feet**
- iv. **Towers and other architectural features may exceed maximum building heights, subject to special use permit or major amendment approval.**
- v. **To maintain view corridors around the perimeter of a property, building heights shall be limited around property lines in accordance with the Open Space Criteria per Section 3 of the Special Use Permit Guidelines.**

#### **b. Maximum lot coverage for all buildings - 25%**

#### **c. Minimum lot area - 5 acres**

### **2. Perimeter Standards**

#### **a. Building setback when property is adjoining residentially zoned property – 60 feet**

#### **b. Building setback when property is adjoining a public street - 40 feet**

#### **c. Parking lots and internal driveways shall be set back a minimum of 60 feet from adjoining residential zoned property**

#### **d. Parking lots shall be shielded with a minimum 3 foot high wall or landscaped berm providing equivalent screening or a combination of both so that no vehicle lights shall shine onto adjacent residential property.**

#### **e. Parking lots adjoining public streets shall be screened with a minimum three foot high, solid, decorative wall or a landscaped berm providing equivalent screening or a combination of both.**

#### **f. There shall be a 40 foot wide landscaped area adjacent to an exterior property line where it abuts residentially zoned property.**

#### **g. There shall be a minimum 30 foot wide landscaped area where an exterior property line abuts a public or private local or collector street and a 50 foot wide landscaped area where an exterior property line abuts a Major or Minor Arterial.**

### **3. Parking**

#### **a. On-site parking shall be provided as follows:**

- i. **Medical offices - 1 space for each 200 square feet of interior floor area.**
- ii. **Outpatient surgical facilities - 1 space for each 2 employees plus 1 space for each surgical room.**

- iii. **Medical laboratories - 1 space for each 2 employees.**
- iv. **Physical therapy facilities - 1 space for each 1.5 employees.**
- v. **Pharmacy – 1 space for each 300 square feet of interior area.**
- b. **These requirements may be modified in conjunction with special use permit or major amendment approval based on information documenting overlapping usage of on-site facilities by staff and visitors and as contained in an approved traffic and parking analysis.**

#### **4. Signage**

**In addition to the provisions of Chapter XXV, Signs, of the Town's Zoning Ordinance, the following regulations shall apply:**

- a. **One ground sign that is no higher than 8 feet and no larger than 40 square feet in area shall be permitted at each principal entrance to the property.**
- b. **No moving or animated signs shall be permitted.**
- c. **Traffic and directional signs within the site shall not exceed 12 square feet in area or five feet in height.**

#### **5. Lighting**

Lighting as per Section 2 of the Special Use Permit Guidelines