

(Repeal and replace Sec 122-67 in its entirety with below text)

Code of Ordinances

Part II – Land Development Ordinances

Chapter 122 – Surprise Unified Dev. Code

Article 6 – Zoning Districts

Division 9 Flexible Zoning

SEC 122-69.1 SURPRISE HERITAGE DISTRICT (SHD)

- A. SHD Description.** The “Surprise Heritage District” (“SHD”) is an umbrella district that includes the existing zoning regulations at the time the Ordinance is adopted and carries them forward. The SHD is a hard zone that replaces and repeals the existing Original Townsite (“OTS”) overlay zoning district. The SHD is specifically the area bounded by Bell Road on the north, Greenway Road on the south, El Mirage on the east and Dysart Road on the west. The City will not support any further rezoning in this area other than into one of the two overlay zoning districts specifically associated with the SHD Zoning District.
- B. Purpose.** The purpose of this district is to enhance and protect the historic character of the residential core while providing infill opportunities and encouraging redevelopment for both residential and commercial uses that further reflect the historic character of the area. Further it is intended to promote the ability to live, work, and play within the heritage neighborhood by allowing for a refined mix of land uses and cottage industry that will revitalize and serve the neighborhood while maintaining both the scale and cultural character of the neighborhood.
- C. Establishment of Zoning Districts.** The SHD shall be applied to all properties within this very specific geographic area and in conjunction with either the existing zoning present on the property at the time of the adoption of this zoning ordinance or one of the two overlay zoning districts specifically associated with the SHD Zoning as further described herein.

 - 1. The zoning regulations at the time this Ordinance takes effect shall continue to govern unless the parcel/lot is rezoned to one of the overlay zones associated with the SHD Zoning District as described below.
 - 2. In association with the SHD zone, is the creation of two overlay zoning districts to be known as; a) the “Surprise Heritage District/Residential Overlay” (“SHD/RO”) and, b) the “Surprise Heritage District/Commercial Overlay” (“SHD/CO”).

- a. SHD/RO: This overlay is designed to preserve, protect and enhance the types of uses that are indicative of historic residential neighborhoods and the small scale cottage industry uses that are pedestrian-oriented and support the residents and allow for them to live, work, and play within their neighborhood. Limited multi-family uses that are designed to match the scale, massing, and appearance of the single-family neighborhood may be appropriate on infill parcels. The density of the multi-family use may be increased if the parcel is located at the fringe of the neighborhood and the architectural design, scale, and massing is harmonious with the adjacent neighborhood. Overall density for the SHD/RO zoning district is compliant with the Suburban Development Type in the General Plan 2035 up to 8 dwelling units per acre.
- b. SHD/CO: This overlay is designed to provide and promote the local arts and culture as well as business opportunities that are compatible with and supportive of the Residential Overlay. A mix of neighborhood-scale commercial, retail, entertainment, live/work and mixed-use development shall be the primary land uses. Attached multi-residential complexes may also be permitted within this overlay district if appropriately located at the fringes of the district to serve as a buffer to the adjacent residential neighborhood. Overall density for the SHD/CO zoning district is compliant with the Mixed Use Residential and Commercial Development Types in the General Plan 2035 up to 10 dwelling units per acre.

D. Specific Terms Defined. The following words, terms and phrases, when used in this section, shall have the following meanings ascribed to them.

1. Adaptive Reuse: The conversion of historic or obsolescent building(s) from their original or most recent use to a new use representing compatible and appropriate change.
2. Cottage Industry: A small business, owned and operated by the residential occupant, in a residential area conducted within the dwelling or in an accessory building. The business may have employees and customers but must be clearly incidental and secondary to the use of the property for single-family residential purposes as well as adhere to the Use Specific Standards in Sec 122-69.1(G) below.
3. Community Garden: Land gardened collectively by a group of people. Gardening may include, but is not limited to, all types of horticulture such

as flowers, vegetable or field crops, and orchards containing berry, bush or tree crops.

E. Development Incentives. Development within the SHD shall be eligible for those specific incentives as outlined below.

1. All Properties: Within the SHD Zoning District any new development or redevelopment, including resolution of existing non-conformance issues, shall be eligible for the following incentives:
 - a. A reduction in the front yard setback, for the front porch portion of the structure only, by five (5) feet.
 - b. The maximum square footage of an individual accessory structure shall be 800 square feet; with the total number of such structure(s) limited by the maximum lot coverage.
2. Overlay Properties: In addition to any incentives permitted in section 1 above, development that is zoned one of the two overlay zoning districts associated with the SHD Zoning District (SHD/RO or SHD/CO) shall also be eligible for any of the following incentives:
 - a. New mixed-use projects and multi-residential projects shall be eligible for up to a twenty percent (20%) increase in permitted density when the development provides recreational facilities, community space, and connectivity to existing adjacent developments and the greater neighborhood.
 - b. In lieu of providing on-site parking, participation in a joint use parking lot project or a parking improvement district shall be permitted.

F. Design Standards for all new development in the SHD Zoning District.

1. These Design Standards shall apply to any and all new development in the SHD and supersedes any conflicting design standards in other parts of the Surprise Unified Development Code (SUDC).
2. Prior to any permits being issued for new development, or renovation of existing building, the architectural, site, and landscape plans shall be reviewed by Development Services for adherence to the following Design Standards, in addition to other adopted regulations.
3. Plants and landscape materials shall be drought-tolerant. All areas of bare soil shall be covered with grass, drought tolerant plantings or decomposed granite to discourage weeds and control dust. Edible citrus

and nut trees are permitted. All landscaping shall be well-maintained with diseased and/or dead plant material removed and replaced promptly.

4. Trellis work, open front porches, and cloth shade sails will not be counted as part of the lot coverage allowance.
5. Architectural features of all buildings and structures shall reflect the historical character of Phoenix-valley architecture from the 1880's to the 1950's. These architectural features shall be present on all elevations, and include: projections and reveals; back and side porches on residential structures; roof and cornice lines; doors, windows, and window treatments such as shutters, awnings, and lintels; and other architectural features such as porte-cocheres, garage doors, dormers, chimneys, and patios etc. This also includes the types of building materials, textures, roof treatments and pitches, building heights, building mass, and proportions indicative of historical Phoenix-valley architecture.

Architectural Styles that Reflect the History of the Southwest



California Bungalow



Craftsman Bungalow



Spanish Colonial Revival



Classical Bungalow



Southwest Style



Pueblo Revival

6. An open and covered porch on the front elevation for all new residential development shall be required as a means to help create a pedestrian scale connection to the street and permit interaction with neighbors, enhance citizen Block Watch programs, and enhance the sense of neighborhood. Building orientation shall consider the existing environmental conditions and solar orientation.
7. Although not required, residential walls and fences may be built to a height not exceeding six (6') feet in a side or rear yard or thirty-six (36") inches in a required front yard. The wall or fence material shall be compatible with the design style and material of the main structure,

preferably masonry, wrought iron, painted wood. The use of chain link fencing (with or without slats) is prohibited.

8. All non-residential land uses that abut residential properties are required to provide visual screening from those residences by an opaque wall or landscaping of approved drought-tolerant plant materials in combination with a wall. This screening shall include accessory uses, loading and unloading areas, and trash receptacles. The use of concertina wire is prohibited when adjacent to a public right-of-way.
9. On-site retention shall be required for all non-residential properties, all multi-family residential properties, and residential properties with more than one (1) single-family dwelling. Rainwater harvesting for plant irrigation is encouraged.
10. A color palette of earth tones shall be the predominate color used. The use of accent colors is encouraged to provide a festive and lively streetscape. Accent color, different from the predominate wall color, should be used to accent entryways and special architectural and trim elements (i.e. columns, trellises, lintels, sills, door and window frames, cornices and moldings).
11. Roof-mounted mechanical equipment shall be screened from public view and designed to appear as an integral part of the building, with the exception of solar panels. Mechanical equipment, propane tanks, water filters, coolers and air conditioning units and similar utility equipment installed at ground level or wall mounted shall be screened from public view.

G. Land Use Matrix for the SHD-RO and SHD-CO Zoning Districts.

1. For those properties not in one of the overlay zones associated with the SHD, the Land Use Matrix in Sec 122-43 shall apply.
2. The following Land Use Matrix, **Table No. 1**, describes land uses that are allowed in the SHD-RO and SHD-CO overlay zones.
 - a. Those uses delineated as needing a Conditional Use Permit (CUP) shall be processed as a Type III development application (see Sec 122-154).
 - b. Those uses delineated as needing an Administrative Use Permit (AUP) shall be processed as a Type I development application (see Sec 122-152).
 - c. Those uses delineated as Permitted (P) uses shall be permitted by-right within the specific zoning district as listed in **Table No 1**.

Permitted uses are subject to all applicable standards of this Chapter and the Surprise Unified Development Code (SUDC).

- d. All other uses are prohibited (indicated by a double-hyphen "--").

TABLE NO. 1 LAND USE MATRIX FOR THE SHD OVERLAY ZONING DISTRICTS (P = Permitted; AUP = Administrative Use Permit; CUP = Conditional Use Permit; "--" = Prohibited)			
LAND USE GROUP		SHD/RO	SHD/CO
Agricultural, Ranching and Open Space Uses			
1.	Animal Hospitals, Clinic, and Boarding Facilities (refer to Sec 122-74)	--	P
2.	Community Garden (refer to Use Specific Standards of Sec 122-69.1G2 below)	P	P
3.	Farmers Market (refer to Sec 122-82)	AUP	P
4.	Parks, Recreation, and Open Lands	P	P
Residential Uses			
5.	Assisted Living Center	AUP	P
6.	Assisted Living Home (refer to Sec 122-99)	P	--
7.	Bed And Breakfast Establishments (refer to Sec 122-76)	AUP	--
8.	Caretaker, Guest or Granny Flat Dwelling (refer to Sec 122-83)	P	--
9.	Group Home (refer to Sec 122-84)	P	--
10.	Home Occupations (refer to Sec 122-86)	P	P
11.	Hotels, Timeshares (refer to Sec 122-88)	--	P
12.	Manufactured Homes (refer to Use Specific Standards of Sec 122-69.1G5 below)	P	--
13.	Multi-Family Dwellings (refer to Use Specific Standards of Sec 122-69.1G3. below)	CUP	P
14.	Nursing Care Institution	CUP	P
15.	Single-Family Dwellings (detached)	P	--
16.	Single-Family Dwellings (detached with multiple single-family structures on 1 lot of record)	AUP	--
17.	Single-Family Dwelling (attached) (refer to Use Specific Standards of Sec 122-69.1G4. below)	AUP	--
Retail and Service Uses			
18.	Alcohol—Bar and/or Tavern, Microbrewery (refer to Sec 122-104)	CUP	P
19.	Animal Hotel/Overnight stay (refer to Sec 122-74)	--	P
20.	Banks	--	P
21.	Day Care Center - Child and/or Adult Care (refer to Sec 122-80)	AUP	CUP
22.	Drive-Through Facilities (refer to Sec 122-78)	--	P
23.	Funeral Home, Mortuary	--	P
24.	Linen/Uniform/Diaper Service (Pickup and Supply Only)	--	P
25.	Massage - Therapeutic	--	P

TABLE NO. 1
LAND USE MATRIX FOR THE SHD OVERLAY ZONING DISTRICTS
(P = Permitted; AUP = Administrative Use Permit; CUP = Conditional Use Permit; "--" = Prohibited)

LAND USE GROUP		SHD/RO	SHD/CO
Retail and Service Uses (continued)			
26.	Medical Clinic or Laboratory	--	P
27.	Medical Office	--	P
28.	Mobile Vending	P	P
29.	Nursery (display & sale of plants, seeds, or other horticultural items) (refer to Sec 122-93)	CUP	P
30.	Personal Services Establishment (Typical personal service uses include arts and craft studios, barber/beauty shops, locksmith, shoe repair, tailors, photo studios, cleaning pickup and receiving station, travel agencies, printing or copy shops)	--	P
31.	Personal Services Establishment (Uses Listed Above) - as a "cottage industry" (refer to Sec 122-69.1D and Sec 122-69.1.G1 below)	AUP	P
32.	Restaurant, Sit-down (Principally for the sale and consumption of food on the premises)	--	P
33.	Restaurant, Convenience (Sale and consumption of food which has direct window service allowing customers to pick up food for off-premise consumption) (refer to Sec 122-78)	--	P
34.	Restaurant, Sit-down or Convenience (excluding drive-thru) - as a "cottage industry" (refer to Sec 122-69.1D and Sec 122-69.1G1 below).	AUP	--
35.	Retail Shopping Establishment limited to under 45,000 sf (Typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gifts, flowers and household plants, dry goods, food and/or alcohol, home décor, home improvements, toys, furniture, antiques, books and stationery, pets, and similar consumer goods. Food store uses include grocery, delicatessen, catering, and specialty foods stores.)	--	P
36.	Retail Shopping Establishment – Less than 3,000 sq. ft. (Uses Listed Above)	AUP	P
37.	Retail Shopping Establishment (Uses Listed Above) - as a "cottage industry" (refer to Sec 122-69.1D and Sec 122-69.1G1 below).	AUP	--
38.	Vehicle Fueling Stations (refer to Sec 122-106)	--	P
Office Uses			
39.	Call Center - as a "cottage industry" (refer to Sec 122-9.1D and Sec 122-69.1G1 below).	AUP	--
40.	Call Center	--	P
41.	General Office	--	P
42.	Professional Office - as a "cottage industry" (refer to Sec 122-69.1D and Sec 122-69.1G1 below).	AUP	--
Public/Quasi-Public Facility Uses			
43.	Business/Technology Incubator Space	--	P
44.	Library	P	P
45.	Post Office	P	P
46.	State and County Facilities	--	P
47.	Utility Equipment Infrastructure	P	P

TABLE NO. 1 LAND USE MATRIX FOR THE SHD OVERLAY ZONING DISTRICTS (P = Permitted; AUP = Administrative Use Permit; CUP = Conditional Use Permit; "--" = Prohibited)			
LAND USE GROUP		SHD/RO	SHD/CO
Public/Quasi-Public Facility Uses (continued)			
48.	Wireless Telecommunication Facility (WTF)	refer to Sec 122-112 for permitting requirements	
Assembly Uses			
49.	Assembly Uses limited to under 5,000 sf (Private Clubhouse and Lodges, Community Facilities, Public Meeting Hall, Youth Organization Clubs & Associated Activities, Auditoriums, Places of Worship)	AUP	AUP
50.	Assembly Uses (Uses Listed Above) greater than 5,000 sf (refer to Sec 122-69.1G3 below)	CUP	CUP
51.	School—University or College (refer to Sec 122-101)	--	CUP
52.	School—Pre-K through 12 (refer to Sec 122-100)	CUP	CUP
Recreational and Amusement Uses			
53.	Athletic or Fitness Club, Commercial Recreation Facilities	--	P
54.	Athletic or Fitness Club, Commercial Recreation Facilities (Less than 5,000 gross sq. ft. and Indoor Activities Only)	P	P
55.	Athletic Fields—Non-commercial	P	P
56.	Bowling Alley, Dance Hall, Pool Hall	--	P
57.	Galleries, Museums (including display and production space)	--	P
58.	Galleries - as a "cottage industry" (refer to Sec 122-69.1D and Sec 122-69.1G1 below).	AUP	--
59.	Theater - Indoor including Dinner Theatres	--	P
Transportation Uses			
60.	Park and Ride	--	CUP
61.	Surface Parking Lot and Parking Structure	CUP	P
62.	Transit Depot	CUP	CUP
Mixed Use Buildings			
63.	Mixed Use Buildings – for uses previously listed in this Matrix (refer to Sec 122-91)	CUP	P
Manufacturing and Process Uses			
64.	Food Service Establishment under 15,000 sf that has manufacturing, on-site restaurant & retail combined as part of the establishment	--	CUP
65.	Paper Products – as a "cottage industry" (refer to Sec 122-69.1D and Sec 122-69.1G1 below).	AUP	--
66.	Warehousing, Mini	--	CUP
67.	Welding Shop in association with art gallery - as a "cottage industry" (refer to Sec 122-69.1D and Sec 122-69.1G1 below).	AUP	--

- H. **Development Standards for the SHD Zoning Districts.** The development standards shown in **Table No. 2** and **Table No. 3** below are applicable to all properties within the SHD. These tables identify the development standards for properties that either retain the standard zoning (for example: SHD-RL-5 or SHD-CN) or have been rezoned into one of the overlay zones (for example: SHD-RO and SHD-CO).

Table No. 2 – SHD Residential Neighborhood					
	Retaining Existing Zoning ⁵		Residential Overlay Zoning (RO)		
	Existing RL-5	Existing RM	Attached Product	Detached Product	Multi-Family Product
Min. Lot Area	7,000	6,000	5,000	5,000	15,000
Min. Lot Width	60'	50'	--	--	--
Min. Lot Depth	100'	60'	--	--	--
Min. Front Setback	20' w/ 5' BTL ²	20' w/ 5' BTL ²	15' ^{2,3}	15' ^{2,3}	15' ^{2,3}
Max. Front Setback	--	--	30' ⁴	30' ⁴	30' ⁴
Min. Side Setback	5'/15'	5'/10' ¹	5'/10' ¹	5' w/ 15' total ¹	20'
Min. Rear Setback	12'	12'	12'	15'	20'
Max. Bldg. Height	35'	35'	30'	30'	35'
Lot Coverage %	45%	45%	65%	65%	65%

Notes:

- 0 feet; side yard setback permitted for common wall attached dwelling option. End units shall maintain minimum total yard setback on one side of building.
- Only a covered front porch may encroach closer to the street by up to 5 feet.
- Front facing garage doors shall be setback a minimum of 20 feet.
- Measured from the primary dwelling; excluding front porch.
- Dimensions may only be illustrative; specific property development standards are governed by the SUDC.

Table No 3 – Non- Residential Area				
	Retaining Existing Zoning ⁴			Commercial Overlay (CO)
	Existing CN	Existing CC	Existing IP	
Min. Lot Area	12,000	18,000	20,000'	--
Min. Lot Width	100'	100'	50'	--
Min. Lot Depth	--	--	--	--
Front Yard Setback	Est. BTL	Est. BTL	Est. BTL	15'
Side Yard Setback	10'/0' ¹	24'/0' ¹	15' ²	10'/0' ¹
Rear Yard Setback	20'	24'	25' ²	10'
Max. Bldg. Height	30'	35'	35'	45'/35' ³
Lot Coverage %	--	--	--	85%

Notes:

- 0 feet side yard setback permitted for common wall option.
- 50 feet setback from residential.
- 45 foot height limit for Mixed-use, Multi-Family & Assembly Uses. All other uses limited to 35 feet.
- Dimensions may only be illustrative; specific property development standards are governed by the SUDC.

I. Use-Specific Standards

1. Cottage Industry as accessory to a single-family residential use, as defined in Sec 122-69.1(D), shall adhere to the following use-specific standards:
 - a. Not more than forty-nine (49%) percent of the dwelling unit may be used for cottage industry. Up to one hundred (100%) percent of accessory buildings may be used for cottage industry.
 - b. The maximum size, including all portions of the dwelling and any and all accessory buildings used as a cottage industry shall be limited to 4,000 square feet or not more than sixty-five (65%) percent lot coverage, whichever is less.
 - c. The cottage industry use shall be limited to the first floor of the dwelling, accessory buildings, and outdoor areas of the lot.
 - d. A cottage industry use that receives patrons, students or any business-related individuals may only do so between the hours of 8:00 a.m. and 8:00 p.m.
 - e. Individual accessory buildings used as part of a cottage industry may be a maximum of 800 sq. ft. with the number of such buildings being subject to the total lot coverage limitations.
 - f. Accessory buildings and outdoor areas used for cottage industry purposes are intended to be limited to low intensity uses that produce or repair a product, and operate in such a way that they do not adversely affect adjacent properties. Parking and storage of business related commercial-rated vehicles, equipment, and products shall be limited to an enclosed building or within the rear yard and screened by an opaque wall or landscaping of approved drought-tolerant plant materials in combination with a wall.
 - g. Outdoor dining accessory to a cottage industry:
 - i. Shall not be located within the required front yard, shall be a minimum of fifteen (15') feet from an adjacent residential use, and screened by a minimum three (3') foot high opaque screening barrier or landscaping of approved drought-tolerant plant materials in combination with the barrier.
 - ii. Shall not be more than fifty (50%) percent of the dwelling unit's ground floor gross area.

- iii. Shall not operate outside of the indoor restaurant's hours of operation.
- h. A cottage industry use shall not change the character of the structure or alter the residential character of the neighborhood and shall be pedestrian-oriented.
- i. Cottage industries may employ up to 5 employees in addition to those residing in the residence.
- j. Signage shall be limited and shall comply with the following:

- i. One Shingle Sign designed to be hung from the front porch element of the structure and oriented primarily for the aid of pedestrians is permitted per business; the sign area shall not exceed six (6) square feet. The minimum clearance between the bottom of the shingle sign and any underlying pedestrian walkway shall be seven feet, six inch.



- ii. One A-frame Sign may be permitted; it shall not to exceed six (6) square feet in surface area on any one side and must be located on-site and within ten (10) feet from the edge of the front porch (or front door if no porch is present) of the business.



- 2. Community Gardens as defined in Sec 122-69.1(D), shall adhere to the following use-specific standards:
 - a. A fence shall be provided on the perimeter of the garden in accordance with the design standards in Sec 122-69.1.I.6 herein.
 - b. The site shall be designed and maintained so that water and fertilizer will not drain to adjacent property.
 - c. Hours of operation shall be limited to the hours between 6 a.m. – 8 p.m.
 - d. Waste receptacles shall be provided and screened from neighboring properties. Refuse shall be removed so as not to be a nuisance.

- e. Composting equipment and containers, if provided, shall be specifically designed for that purpose and shall be located away from adjacent residences, businesses, and parks. Open composting piles are prohibited.
 - f. Facilities shall be provided for the storage of any tools, fertilizers, equipment or other materials used in conjunction with the community garden. Such facilities shall screen materials from neighboring properties and shall be adequately secured and meet setback requirements.
 - g. The property shall be maintained in a neat and orderly fashion as required by the Surprise Property Maintenance Code.
3. Multi-Family Dwellings and Assembly Uses over 5,000 square feet shall adhere to the following use-specific standards:
- a. The residential development shall have a building frontage presence to the neighborhood street rather than a parking lot frontage. The front entry shall include a walkway to the street or surrounding neighborhood.
 - b. All multi-story buildings shall have unified and stylistic design elements present on all sides of the building(s). A variety of massing and building heights and stepping rooflines are strongly encouraged. Straight rooflines should be minimized by using offsets, differing heights, stepping, or different orientations to produce variety within a development.
 - c. A color palette of earth tones shall be the predominate color used. The use of accent colors is encouraged to provide a festive and lively streetscape. Accent color, different from the dominate wall color, should be used to accent entryways and special architectural features of a building.
 - d. The required off-street parking spaces shall be located in the rear, to the side, or beneath the structures with cars recessed one-half level to avoid interrupting the rhythm of the established streetscape, to make land on site available for gardens and courtyards rather than for surface parking, and to provide a pedestrian level connection to the neighborhood.
 - e. Mechanical equipment and similar utility devices, whether ground level or roof mounted, shall be screened from public view and designed to appear as an integral part of the building, with the exception of solar panels. The mechanical equipment screening

shall be included in the overall allowed building height. Mechanical equipment shall be treated to be non-reflective. Electrical meters, service components, and SES cabinets should be screened from public view or designed to appear as an integral part of the building.

- f. Reflective building materials are prohibited. Metallic surfaces, including roof materials, shall be treated to be non-reflective.
 - g. The use of metal or corrugated metal as the primary building material is prohibited; it may however be used as an architectural accent or decorative element.
 - h. The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. The City strongly encourages all new buildings to meet LEED (Leadership in Energy and Environmental Design) certification standards and building sites to utilize Low Impact Development (LID) technologies.
 - i. All buildings shall harmonize architecturally with the residential character of the neighborhood.
 - j. Assembly Uses may be required to provide a traffic study, depending on the specific location.
4. Attached Single-Family Dwellings shall adhere to the following use-specific standards.
- a. All buildings shall have their main entrance opening to a street or a central interior courtyard.
 - b. A variety of rooflines styles and heights shall be used as well as projections and recesses. The structures shall have stylistic architectural design elements on all sides. The architecture shall incorporate style-appropriate and varied door and window openings and architectural embellishments. A variety of porch configurations shall be used to provide functional architectural integrity to the buildings.
 - c. Brick, integral colored block, or slump block shall be used (not painted concrete masonry units) for buildings using masonry as the primary material.
 - d. Flat asphalt shingles shall not be permitted. Clay tile, concrete tile, architectural asphalt shingles, cementitious or fiberglass tiles, and standing-seam or corrugated metal shall be the permitted

roofing material. New roofing products shall require city approval.

5. Manufactured Homes, as defined in Sec 122-178, may be permitted to provide affordable and diversified housing opportunities within the SHD provided they maintain the aesthetic and architectural design standards similar to those required for conventional site-built homes; more specifically the following use-specific standards.
 - a. Existing mobile homes or manufactured homes that are not in compliance with the use-specific standards listed herein at the time of the adoption of this Ordinance shall be governed by the provisions of the SUDC – Zoning Ordinance on non-conforming structures.
 - b. The existing mobile home or manufactured home may be replaced in its' entirety with a conventional site-built home or with a multi-sectional manufactured home that will provide a dimensional appearance similar to the site-built homes in the neighborhood.
 - c. All manufactured homes shall be required to meet the current HUD Code standards, be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, and comply with State of Arizona Office of Manufactured Housing regulations.
 - d. A manufactured home shall not have been constructed more than ten (10) years prior to the date of application for building installation permit.
 - e. A mobile home, recreational vehicle, or park model may not be used as a residential dwelling within the SHD Zoning District.
 - f. Foundations. The manufactured home shall be pit set and placed on an excavated foundation with permanent stem wall so that the home appears to have a foundation wall similar in appearance and kind to conventional site built homes.
 - g. Exterior Building Materials. Reflective building materials are prohibited. Metallic surfaces, including roof materials, shall be treated to be non-reflective. The building materials shall be durable, require low maintenance, and be of the same or higher quality as the surrounding site-built homes. Acceptable siding materials include: vinyl, wood, stucco, brick, stone, or other masonry materials or any combination of these materials.

- h. Roof Materials. Flat asphalt shingles shall not be permitted. Clay tile, concrete tile, architectural asphalt shingles, cementitious or fiberglass tiles, and standing-seam or corrugated metal shall be the permitted roofing material.
- i. Mechanical equipment. Roof-mounted mechanical equipment is prohibited. Mechanical equipment, propane tanks, water filters, coolers and air conditioning units and similar utility equipment shall be installed at ground level or wall mounted and should be screened from public view.
- j. Garage or Carports. The design and materials of any garage or carport shall be compatible with the design and materials of the main structure.
- k. Semi-Attached Accessory Structures. An open covered porch, deck or veranda is required on the front elevation. Uncovered porches, decks, or verandas are permitted on the side and rear of the home provided they meet the setback requirements. Canopies, awnings or other structures to provide shade or protection from weather shall be open on three (3) sides.
- l. Steps. If the dwelling unit has steps leading to the front entry the steps shall be attached to a permanent foundation and designed and constructed to compliment the architectural style of the dwelling unit.
- m. Anchor Ties. The structure shall be anchored to the ground, in accordance with engineered plans and/or approved manufactured home installation standards.
- n. Additions. All additions and alterations shall be in compliance with the current Building Code as adopted by the City or in compliance with the most current HUD Code standards.