

**TUCSON CODE, CHAPTER 23, LAND USE CODE**

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**ARTICLE III. DEVELOPMENT REGULATIONS**

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**DIVISION 5. PERFORMANCE CRITERIA**

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**3.5.9 RETAIL TRADE USE GROUP.**

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3.5.9.7 Large Retail Establishments. Large Retail Establishments are subject to the following performance criteria, as a permitted use or as either a Type IV or Type V Administrative Special Exception Land Use, as indicated in the applicable zoning district. These performance criteria are established in order to appropriately mitigate impacts on surrounding areas and provide for enhanced building and site design.

3.5.9.7.A Large Retail Establishment – Permitted Use. The following criteria must be met in order for an applicant to develop a Large Retail Establishment as a permitted use. Should any of the criteria not be met, the applicant may apply for a Type IV Administrative Special Exception Land Use.

A. *Site Design and Relationship to Surrounding Community.*

1. *Site Characteristics.*

- a. The site containing the Large Retail Establishment must not be adjacent to a Historic Preservation Zone (HPZ), a National Register Historic District, or a property or structure individually listed on the National Register of Historic Places; and
- b. The site containing the Large Retail Establishment is located a minimum distance of five hundred (500) feet from property that is residentially zoned or developed with residential uses, other than residentially zoned property that is existing, dedicated right-of-way for roadway, freeway, railroad, or wash; or the site is separated from property that is

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- residentially zoned or developed with residential uses by an existing six (6) lane roadway.
2. *Vehicle Access.* Access is exclusively from an arterial street, as designated in the *Major Streets and Routes (MS&R) Plan*, with four (4) or more lanes existing.
  3. *Pedestrian Flows.*
    - a. *Pedestrian Circulation.* The site containing the Large Retail Establishment shall include a continuous on-site pedestrian circulation system connecting all public access areas of the project site and the pedestrian circulation system located in adjacent public streets. The system must provide direct pedestrian connections to the main entrances of stores, transit stops on- or off-site, and other buildings on the site and must include concrete sidewalks, except where asphalt is used at an intersection between a sidewalk and a parking area access lane (PAAL). Concrete sidewalks with a minimum width of eight (8) feet shall be provided along the full length of any building where it adjoins a parking lot.
    - b. *Sidewalk Areas.* Sidewalk areas within the pedestrian circulation system shall be a minimum of eight (8) feet in width and include a constructed concrete sidewalk with an unobstructed width of five (5) feet and an associated three (3) foot wide landscape strip for their entire length, except at intersections with parking area access lanes (PAALs). The landscaping shall include canopy trees or other shading devices to shade at least sixty-five (65) to seventy-five (75) percent of the sidewalks during the major part of the day.
  4. *Site Amenities.* Pedestrian circulation ways shall be anchored by a minimum of two (2) design features, such as towers, arcades, porticos, light fixtures, planter walls, seating areas, and other architectural features, including outdoor plazas, patios, courtyards, and window shopping areas, that define pedestrian circulation paths and outdoor spaces.
  5. *Traffic Impacts.*
    - a. *Traffic Impact Analysis.* The applicant shall have a professional entity perform a Traffic Impact Analysis (TIA) report for the development using the Institute of Transportation Engineers' Trip Generation
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publication as the standard for trip generation calculation. The scope and criteria for the TIA report shall be approved by the Department of Transportation, prior to submittal of the TIA report. The TIA report shall identify traffic flow impacts on the public streets; recommend mitigation measures to address those conditions that fall below the standards established by the adopted regional Mobility Management Plan; and show how the applicant will provide the recommended improvements. The TIA report is applicable to a specific application. Any change to the specific proposed use of the site and buildings requires resubmittal, review, and approval of a revised TIA report.

- b. *Parking Generation Report.* The applicant may have a professional entity perform a parking generation report using the Institute of Transportation Engineers' Trip Generation publication, proposing the number of motor vehicle parking spaces required for the project, if different from the requirement in the *Land Use Code (LUC)*, Sec. 3.3.4. The Mayor and Council may approve a parking requirement that supersedes the number required by Sec. 3.3.0, Motor Vehicle and Bicycle Parking Requirements, as part of their review process. The parking generation report shall be accepted by the Department of Transportation and the Planning Department, prior to the first public hearing. The parking generation report is applicable to a specific application. Any change to the specific proposed use of the site and buildings requires resubmittal, review, and approval of a revised parking generation report.
- c. *On-Site Traffic Circulation.* Design of all parking area access lane (PAAL) systems shall encourage separation of delivery trucks and motor vehicle customer traffic.

**B. *Aesthetic Character of Buildings.***

- 1. *Façades and Exterior Walls Along a Public Street Frontage.* The Large Retail Establishment building shall be designed to reduce the massive scale and uniform appearance and to provide visual interest consistent with the community's identity, character, and scale. Long building walls shall be broken up with projections or recessions with depths of at least three (3) percent of the façade length along all sides of the building. Along any public street frontage, the building design shall include windows, glass block, arcades, or awnings along at least sixty (60) percent of the building length.

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2. *Detail Features.* The Large Retail Establishment building shall include architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effect by breaking up the front, side, and rear building walls with color changes, texture changes, wall offsets, reveals, or projecting ribs.
3. *Roofs and Parapets.* The roof design of the Large Retail Establishment shall include variations in roof or parapet lines to add interest to, and reduce the massive scale of, the large building. Roof features shall complement the architectural and visual character of adjoining neighborhoods. Parapet walls shall be architecturally treated to avoid a plain, monotonous look.
4. *Materials and Colors.* Materials and colors shall be low reflective, subtle, neutral, or earth tone. Colors such as fluorescent or metallic shall not be used. Construction materials, such as concrete, smooth-faced concrete block, and other similar material, shall have textured finishes, such as paint, plaster, reveals, or other masonry veneers. Prefabricated steel panels shall not be used.
5. *Entryways.* The building design of the Large Retail Establishment shall include design elements that provide clearly defined, highly visible customer entrances.
6. *Screening of Mechanical Equipment.* Mechanical equipment shall be screened to mitigate noise and views from all adjacent street frontages.
  - a. *Roof Mounted.* Roof-mounted mechanical equipment shall be designed so as to not be visible at ground level from the primary access points on the adjacent rights-of-way, or from adjacent residential properties, and shall conform architecturally to the design of the building. A wood fence or similar treatment is not acceptable.
  - b. *Ground Mounted.* Ground-mounted mechanical equipment shall be screened with a masonry wall of sufficient height to block the view and noise of the equipment.
  - c. *Exception.* Where an elevated roadway is located adjacent to the development, roof-mounted mechanical equipment must be painted to match the color of the roof.

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3.5.9.7.B Large Retail Establishment – Type IV Administrative Special Exception Land Use.  
The following criteria must be met in order for an applicant to develop a Large Retail Establishment under the Type IV Administrative Special Exception Land Use process. Should any of the criteria not be met, the applicant may apply for a Type V Administrative Special Exception Land Use.

A. *Site Design and Relationship to Surrounding Community.*

1. *Site Characteristics.*

- a. The site containing the Large Retail Establishment must not be adjacent to a Historic Preservation Zone (HPZ), a National Register Historic District, or a property or structure individually listed on the National Register of Historic Places; and
- b. The adjacent property for a minimum depth of five hundred (500) feet is zoned commercial (C-1 or less restrictive) and is not developed with residential uses, or is zoned industrial, or is residentially zoned, existing, dedicated right-of-way for roadway, freeway, railroad, or wash.

2. *Vehicular Access.*

- a. Access is exclusively from an arterial street, as designated in the *Major Streets and Routes (MS&R) Plan*, with four (4) or more lanes proposed to be constructed in the adopted five (5) year Capital Improvement Program (CIP); or
- b. Access is from a local street within a business or industrial park, with direct access from the local street to an arterial street, as designated in the *Major Streets and Routes (MS&R) Plan*, provided the project mitigates any negative impacts to any other properties using the street for access.

3. *Pedestrian Flows.*

- a. *Pedestrian Circulation.* The site containing the Large Retail Establishment shall include a continuous on-site pedestrian circulation system connecting all public access areas of the project site and the pedestrian circulation system located in adjacent public streets. The system must provide direct pedestrian connections to the main entrances of stores, transit stops on- or off-site, and other buildings on the site and

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must include concrete sidewalks, except where asphalt is used at an intersection between a sidewalk and a parking area access lane (PAAL). Concrete sidewalks with a minimum width of eight (8) feet shall be provided along the full length of any building where it adjoins a parking lot.

- b. *Sidewalk Areas.* Sidewalk areas within the pedestrian circulation system shall be a minimum of eight (8) feet in width and include a constructed concrete sidewalk with an unobstructed width of five (5) feet and an associated three (3) foot wide landscape strip for their entire length, except at intersections with parking area access lanes (PAALs). The landscaping shall include canopy trees or other shading devices to shade at least sixty-five (65) to seventy-five (75) percent of the sidewalks during the major part of the day.
4. *Site Amenities.* Pedestrian circulation ways shall be anchored by a minimum of two (2) design features, such as towers, arcades, porticos, light fixtures, planter walls, seating areas, and other architectural features, including outdoor plazas, patios, courtyards, and window shopping areas, that define pedestrian circulation paths and outdoor spaces.
5. *Traffic Impacts.*
  - a. *Traffic Impact Analysis.* The applicant shall have a professional entity perform a Traffic Impact Analysis (TIA) report for the development using the Institute of Transportation Engineers' Trip Generation publication as the standard for trip generation calculation. The scope and criteria for the TIA report shall be approved by the Department of Transportation, prior to submittal of the TIA report. The TIA report shall identify traffic flow impacts on the public streets; recommend mitigation measures to address those conditions that fall below the standards established by the adopted regional Mobility Management Plan; and show how the applicant will provide the recommended improvements. The TIA report is applicable to a specific application. Any change to the specific proposed use of the site and buildings requires resubmittal, review, and approval of a revised TIA report.
  - b. *Parking Generation Report.* The applicant may have a professional entity perform a parking generation report using the Institute of Transportation Engineers' Trip Generation publication, proposing the number of motor vehicle parking spaces required for the project, if

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different from the requirement in the *Land Use Code (LUC)*, Sec. 3.3.4. The Mayor and Council may approve a parking requirement that supersedes the number required by Sec. 3.3.0, Motor Vehicle and Bicycle Parking Requirements, as part of their review process. The parking generation report shall be accepted by the Department of Transportation and the Planning Department, prior to the first public hearing. The parking generation report is applicable to a specific application. Any change to the specific proposed use of the site and buildings requires resubmittal, review, and approval of a revised parking generation report.

- c. *On-Site Traffic Circulation.* Design of all parking area access lane (PAAL) systems shall encourage separation of delivery trucks and motor vehicle customer traffic.

**B. *Aesthetic Character of Buildings.***

1. *Façades and Exterior Walls Along a Public Street Frontage.* The Large Retail Establishment building shall be designed to reduce the massive scale and uniform appearance and to provide visual interest consistent with the community's identity, character, and scale. Long building walls shall be broken up with projections or recessions with depths of at least three (3) percent of the façade length along all sides of the building. Along any public street frontage, the building design shall include windows, glass block, arcades, or awnings along at least sixty (60) percent of the building length.
2. *Detail Features.* The Large Retail Establishment building shall include architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effect by breaking up the front, side, and rear building walls with color changes, texture changes, wall offsets, reveals, or projecting ribs.
3. *Roofs and Parapets.* The roof design of the Large Retail Establishment shall include variations in roof or parapet lines to add interest to, and reduce the massive scale of, the large building. Roof features shall complement the architectural and visual character of adjoining neighborhoods. Parapet walls shall be architecturally treated to avoid a plain, monotonous look.
4. *Materials and Colors.* Materials and colors shall be low reflective, subtle, neutral, or earth tone. Colors such as fluorescent or metallic shall not be used. Construction materials, such as concrete, smooth-faced concrete block,

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and other similar material, shall have textured finishes, such as paint, plaster, reveals, or other masonry veneers. Prefabricated steel panels shall not be used.

5. *Entryways.* The building design of the Large Retail Establishment shall include design elements that provide clearly defined, highly visible customer entrances.
6. *Screening of Mechanical Equipment.* Mechanical equipment shall be screened to mitigate noise and views from all adjacent street frontages.
  - a. *Roof Mounted.* Roof-mounted mechanical equipment shall be designed so as to not be visible at ground level from the primary access points on the adjacent rights-of-way, or from adjacent residential properties, and shall conform architecturally to the design of the building. A wood fence or similar treatment is not acceptable.
  - b. *Ground Mounted.* Ground-mounted mechanical equipment shall be screened with a masonry wall of sufficient height to block the view and noise of the equipment.
  - c. *Exception.* Where an elevated roadway is located adjacent to the development, roof-mounted mechanical equipment must be painted to match the color of the roof.

3.5.9.7.C Large Retail Establishments – Type V Administrative Special Exception Land Use. Large Retail Establishments are subject to the following performance criteria. If one or more of the criteria cannot be met, the applicant may apply for a Special Exception Land Use process to be reviewed by the Zoning Examiner. The Zoning Examiner may grant modifications through this process for individual cases. The Zoning Examiner shall first determine that a special individual reason makes the strict compliance with the provisions of this Section impractical and that the modification requested, in conjunction with proposed mitigation measures for other performance criteria, is in conformance with the intent and purpose of this Code. The Zoning Examiner shall also determine that such modification to any performance criteria shall not create any undue hardship on adjacent or nearby residential development.

A. *Site Design and Relationship to Surrounding Community.*

1. *Site Characteristics.*

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- a. The site containing the Large Retail Establishment is adjacent to a Historic Preservation Zone (HPZ), a National Register Historic District, or a property or structure individually listed on the National Register of Historic Places; or
  - b. The adjacent property for a depth of less than five hundred (500) feet is zoned commercial (C-1 or less restrictive) and is not developed with residential uses, or is zoned industrial, or is residentially zoned, existing, dedicated right-of-way for roadway, freeway, railroad, or wash; or
  - c. The adjacent property is zoned residential and is vacant or developed with residential uses.
2. *Vehicular Access.* Primary access should be from an arterial street, as designated in the *Major Streets and Routes (MS&R) Plan*.
  3. *Setbacks.*
    - a. *Large Retail Establishments.*
      1. *Large Retail Establishment Structures and Certain Associated Uses.*
        - a. In the C-2, C-3, and MU zones, Large Retail Establishments and their associated outdoor storage areas, trash collection areas, and delivery and loading spaces shall have a setback of three hundred (300) feet from residentially zoned or residentially developed property, other than residentially zoned property that is dedicated right-of-way.

*Exception.* A delivery or loading space may be located no closer than two hundred fifty (250) feet from residentially zoned or residentially developed property, other than residentially zoned property that is dedicated right-of-way, provided that a ten (10) foot high masonry wall is located between the delivery or loading space and the adjacent property.
        - b. In the OCR-1, OCR-2, I-1, and I-2 zones, Large Retail Establishments and their associated outdoor storage areas, trash collection areas, and delivery and loading spaces shall have a setback of two hundred (200) feet from residentially zoned or

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residentially developed property, other than residentially zoned property that is dedicated right-of-way.

*Exception.* A delivery or loading space may be located no closer than one hundred fifty (150) feet from residentially zoned or residentially developed property, other than residentially zoned property that is dedicated right-of-way, provided that a ten (10) foot high masonry wall is located between the delivery or loading space and the adjacent property.

2. *Delivery Truck Parking Associated With a Large Retail Structure.*  
In all zones, for parking of delivery trucks during nondelivery hours with motors and/or refrigeration/generators running, there shall be a setback of three hundred fifty (350) feet from residentially zoned or residentially developed property, other than residentially zoned property that is dedicated right-of-way, unless the main building is located between the truck parking area and the adjacent property.
  3. *Outdoor Sales Display/Ancillary Uses Associated With a Large Retail Structure, Including Seasonal and Outdoor Temporary Display.* In all zones, for outdoor sales display/ancillary uses associated with a Large Retail Structure, including seasonal and outdoor temporary display, there shall be a setback of two hundred fifty (250) feet from residentially zoned or residentially developed property, other than residentially zoned property that is dedicated right-of-way, unless a building is located between the activity and the adjacent property.
- b. *Other Than Large Retail Establishments, Located on a Site Containing a Large Retail Establishment.*
    1. *Structures.*
      - a. As required by the Development Designator for the zoning on the site.
    2. *Outdoor Storage Areas Associated With Structures Other Than a Large Retail Establishment.*
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- a. As required by the Development Designator for the zoning on the site.
3. *Trash Collection Areas Associated With Structures Other Than a Large Retail Establishment.*
    - a. As required by the Development Designator for the zoning on the site.
4. *Delivery and Loading Spaces Associated With Structures Other Than a Large Retail Establishment.*
    - a. Two hundred (200) feet from residentially zoned or residentially developed property, other than residentially zoned property that is dedicated right-of-way, unless located entirely within an enclosed building.
    - b. One hundred (100) feet from residentially zoned or residentially developed property, other than residentially zoned property that is dedicated right-of-way, provided the loading space is parallel to the property line and screened per the requirements of this Section.
5. *Delivery Truck Parking Associated With Structures Other Than a Large Retail Establishment.*
    - a. Three hundred (300) feet from residentially zoned or residentially developed property, other than residentially zoned property that is dedicated right-of-way, for parking of delivery trucks during nondelivery hours with motors and/or refrigeration/generators running, unless the building is located between the truck parking area and the adjacent property.
6. *Outdoor Sales Display/Ancillary Uses Associated With Structures Other Than a Large Retail Establishment.*
    - a. Two hundred fifty (250) feet from residentially zoned or residentially developed property, other than residentially zoned property that is dedicated right-of-way, unless a building is located between the activity and the adjacent property.

4. *Buffers and Landscaping.*
  - a. *Large Retail Establishments.*
    1. *Structures.*
      - a. A landscape border having a minimum width of twenty (20) feet shall be located adjacent to the site property line where it adjoins a residentially zoned or residentially developed property, containing a minimum eight (8) foot high masonry wall located anywhere within the border.
      - b. The landscape border shall include shrubs and groundcover and canopy trees at twenty (20) to thirty (30) foot intervals, depending on the separation needed for the tree canopies to touch at maturity.
      - c. No other uses, such as, but not limited to, parking or storage, are permitted within the landscape border area.
    2. *Outdoor Storage Areas Associated With a Large Retail Structure.* Outdoor storage areas shall be screened with a minimum eight (8) foot high masonry wall so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent residential properties. The screen shall be located at the edge of the outdoor storage area. Storage materials shall not be visible above the wall.
    3. *Trash Collection Areas Associated With a Large Retail Structure.* Trash collection areas shall be screened with a minimum eight (8) foot high masonry wall so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent residential properties. The wall shall be located at the trash collection area, between the area and the adjacent conditions.
    4. *Delivery and Loading Spaces Associated With a Large Retail Structure.* Delivery and loading areas shall be screened with a minimum ten (10) foot high masonry wall, measured from the loading dock floor elevation, so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent

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residentially zoned or residentially developed properties. The wall shall be located at the edge of the loading area, between the area and the adjacent conditions.

b. *Other Than Large Retail Establishments, Located on a Site Containing a Large Retail Establishment.*

1. *Structures.*

- a. A landscape border having a minimum width of twenty (20) feet shall be located adjacent to the site property line where it adjoins a residentially zoned or residentially developed property, containing a minimum eight (8) foot high masonry wall located anywhere within the border.
- b. The landscape border shall include shrubs and groundcover and canopy trees at twenty (20) to thirty (30) foot intervals, depending on the separation needed for the tree canopies to touch at maturity.
- c. No other uses, such as, but not limited to, parking or storage, are permitted within the landscape border area.

2. *Outdoor Storage Areas Associated With Structures Other Than a Large Retail Establishment.*

- a. Outdoor storage areas shall be screened with a minimum eight (8) foot high masonry wall so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent residential properties. The screen shall be located at the edge of the outdoor storage area. Storage materials shall not be visible above the wall.

3. *Trash Collection Areas Associated With Structures Other Than a Large Retail Establishment.*

- a. Trash collection areas shall be screened with a minimum eight (8) foot high masonry wall so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent residential properties. The wall shall be located at

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the trash collection area, between the area and the adjacent conditions.

4. *Delivery and Loading Spaces Associated With Structures Other Than a Large Retail Establishment.*

- a. Delivery and loading areas shall be screened with a minimum ten (10) foot high masonry wall, measured from the loading dock floor elevation, so that they are not visible from public streets, public sidewalks, internal pedestrian walkways, or adjacent residentially zoned or residentially developed properties. The wall shall be located at the edge of the loading area, between the area and the adjacent conditions.

5. *Hours of Operation.*

- a. *Trash Collection Areas.* No trash may be removed between 4:00 p.m. and 9:00 a.m. as part of scheduled trash collection.
- b. *Delivery and Loading Spaces.* If there is a residential use or residentially zoned property adjacent to the site, such operations shall not be permitted between 10:00 p.m. and 7:00 a.m.

6. *Enforcement.*

- a. *Ongoing Committee.* The developer/owner of the property shall establish a committee consisting of the owner/operator of the Large Retail Establishment, adjacent neighbors, City staff, and other parties as necessary. The purpose of this committee is to monitor ongoing compliance with the conditions of the approval of the project. The committee shall be informed of any proposed changes to the approved plan. The committee shall meet as needed.
- b. *Posting.* The developer/owner of the property and the owner/operator of the Large Retail Establishment shall conspicuously post the phone numbers of the responsible parties to whom adjacent residents can report violations of Sec. 3.5.9.7.

7. *Pedestrian Flows.*

- a. *Pedestrian Circulation.* The project shall include a continuous on-site pedestrian circulation system connecting all public access areas of the project site and the pedestrian circulation system located in adjacent public streets. The system must provide direct pedestrian connections to the main entrances of stores, transit stops on- or off-site, and other buildings on the site and must include concrete sidewalks, except where asphalt is used at an intersection between a sidewalk and a parking area access lane (PAAL). Concrete sidewalks with a minimum width of eight (8) feet shall be provided along the full length of any building where it adjoins a parking lot.
- b. *Connection to Adjacent Residential Neighborhoods.* The project shall include convenient access to adjacent residential neighborhoods.
- c. *Sidewalk Areas.* Sidewalk areas within the pedestrian circulation system shall be a minimum of eight (8) feet in width and include a constructed concrete sidewalk with an unobstructed width of five (5) feet and an associated three (3) foot wide landscape strip for their entire length, except at intersections with parking area access lanes (PAALs). The landscaping shall include canopy trees or other shading devices to shade at least sixty-five (65) to seventy-five (75) percent of the sidewalks during the major part of the day.

8. *Site Amenities.* Pedestrian circulation ways shall be anchored by a minimum of two (2) design features, such as towers, arcades, porticos, light fixtures, planter walls, seating areas, and other architectural features, including outdoor plazas, patios, courtyards, and window shopping areas, that define pedestrian circulation paths and outdoor spaces.

9. *Traffic Impacts.*

- a. *Traffic Impact Analysis.* The applicant shall have a professional entity perform a Traffic Impact Analysis (TIA) report for the development using the Institute of Transportation Engineers' Trip Generation publication as the standard for trip generation calculation. The scope and criteria for the TIA report shall be approved by the Department of Transportation, prior to submittal of the TIA report. The TIA report shall identify traffic flow impacts on the public streets; recommend

mitigation measures to address those conditions that fall below the standards established by the adopted regional Mobility Management Plan; and show how the applicant will provide the recommended improvements. The TIA report is applicable to a specific application. Any change to the specific proposed use of the site and buildings requires resubmittal, review, and approval of a revised TIA report.

- b. *Parking Generation Report.* The applicant may have a professional entity perform a parking generation report using the Institute of Transportation Engineers' Trip Generation publication, proposing the number of motor vehicle parking spaces required for the project, if different from the requirement in the *Land Use Code (LUC)*, Sec. 3.3.4. The Mayor and Council may approve a parking requirement that supersedes the number required by Sec. 3.3.0, Motor Vehicle and Bicycle Parking Requirements, as part of their review process. The parking generation report shall be accepted by the Department of Transportation and the Planning Department, prior to the first public hearing. The parking generation report is applicable to a specific application. Any change to the specific proposed use of the site and buildings requires resubmittal, review, and approval of a revised parking generation report.
- c. *On-Site Traffic Circulation.* The project shall mitigate the impact of truck and motor vehicle traffic on adjoining residential neighborhoods.
  - 1. *Truck Circulation Route.* The truck circulation route shall be at least (???) feet from residentially zoned or residentially developed property, other than residentially zoned property that is dedicated right-of-way.
  - 2. *Surfacing.* The truck circulation route shall be surfaced for sound attenuation.
  - 3. *PAAL Design.* All other parking area access lanes (PAALs) shall be designed to discourage truck traffic or through traffic near neighborhood boundaries.
  - 4. *On-Site Separation.* Design of all parking area access lane (PAALs) systems shall encourage separation of delivery trucks and motor vehicle customer traffic.

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10. *Outdoor Lighting.* The applicant must submit a photometric plan and outdoor lighting report that provide information on how outdoor lighting is addressed to mitigate negative impacts on residential uses or residentially zoned properties. The report will also address the negative impacts of outdoor lighting between the hours of 10:00 p.m. and 7:00 a.m. on residential properties or zones and how they will be mitigated. Outdoor lighting between 10:00 p.m. and 7:00 a.m. shall be limited to low-pressure sodium lighting.
11. *Noise Abatement.* The applicant shall provide a noise mitigation plan indicating how the noise initiated by the land use will be mitigated to comply with noise regulations in Chapter 11 of the Tucson Code. Trucks shall not be left idling between the hours of 6:00 p.m. and 7:00 a.m.
12. *Combination of Retail With Food and Beverage Sales.* Where there is a combination of General Merchandise Sales with Food and Beverage Sales, and where either land use exceeds ten (10) percent of the gross floor area of the combined use, the applicant shall provide an analysis to show that the combined use does not have a negative impact on neighboring property owners. If the combined use does have a negative impact, the applicant shall show in the analysis how that negative impact will be mitigated.

**B. *Aesthetic Character of Buildings.***

1. *Façades and Exterior Walls Including Sides and Back.* The Large Retail Establishment building shall be designed to reduce the massive scale and uniform appearance and to provide visual interest consistent with the community's identity, character, and scale. Long building walls shall be broken up with projections or recessions with depths of at least three (3) percent of the façade length along all sides of the building.
  - a. *Public Street Frontage.* Along any public street frontage, the building design shall include windows, glass block, arcades, or awnings along at least sixty (60) percent of the building length.
  - b. *Sides and Back.* Architectural treatment, similar to that provided to the street façade, shall be provided to the sides and rear of the building to mitigate any negative view from adjacent properties and/or streets.

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2. *Detail Features.* The Large Retail Establishment shall include architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effect by breaking up the front, side, and rear building walls with color changes, texture changes, wall offsets, reveals, or projecting ribs.
3. *Roofs and Parapets.* The roof design of the Large Retail Establishment shall include variations in roof or parapet lines to add interest to, and reduce the massive scale of, the large building. Roof features shall complement the architectural and visual character of adjoining neighborhoods. Parapet walls shall be architecturally treated to avoid a plain, monotonous look.
4. *Materials and Colors.*
  - a. Materials and colors shall be low reflective, subtle, neutral, or earth tone. Colors such as fluorescent or metallic shall not be used. Construction materials, such as concrete, smooth-faced concrete block, and other similar material, shall have textured finishes, such as paint, plaster, reveals, or other masonry veneers. Prefabricated steel panels shall not be used.
  - b. The Large Retail Establishment building shall have exterior building materials and colors that are compatible with materials and colors that are used in adjoining residential neighborhoods.
5. *Entryways.* The building design of the Large Retail Establishment shall include design elements that provide clearly defined, highly visible customer entrances.
6. *Screening of Mechanical Equipment.* Mechanical equipment shall be screened to mitigate noise and views from all adjacent street frontages.
  - a. *Roof Mounted.* Roof-mounted mechanical equipment shall be designed so as to not be visible at ground level from the primary access points on the adjacent rights-of-way, or from adjacent residential properties, and shall conform architecturally to the design of the building. A wood fence or similar treatment is not acceptable.

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- b. *Ground Mounted.* Ground-mounted mechanical equipment shall be screened with a masonry wall of sufficient height to block the view and noise of the equipment.
  - c. *Exception.* Where an elevated roadway is located adjacent to the development, roof-mounted mechanical equipment must be painted to match the color of the roof.
- C. *Development Review Board (DRB).* All proposed Large Retail Establishments shall be reviewed by the Development Review Board (DRB) for recommendation to the Development Services Department (DSD) director, who will make a recommendation on whether it complies with the performance criteria. The DRB will base its recommendation on whether or not the project complies with the performance criteria related to compatibility, architecture, and site design, as provided in Sec. 3.5.9.7, where specific requirements are not provided. The applicant is responsible for providing all documentation and information necessary to show compliance, such as, but not limited to, site plans, building elevations, landscaping plans, floor plans, and outdoor lighting photometry plan.

/s/coderev/Big Box Review Subcommittee/Subcommittee Ordinance Drafts/AltPerformancecriteriadraft2.doc