

COMPARISON BETWEEN CITY AND COUNTY “BIG BOX” ORDINANCES	
CITY ORDINANCE	COUNTY ORDINANCE
<i>DEFINITION AND APPLICATION</i>	
<u>Large Retail Establishment</u> : Defined as one retail use (general merchandise or food and beverage sales or a combination of the two) over 100,000 square feet in area, including outdoor areas.	<u>Large Retail Establishment</u> : Defined as one building which includes retail and related uses over 80,000 square feet under one roof and in one ownership.
<u>Large Retail Establishment</u> : Allowed in Commercial zoning (RVC, C-1, C-2, C-3), Office/Commercial/ Residential zoning (OCR-1, OCR-2), and Industrial zoning (I-1) through review and approval by Mayor and Council, through Special Exception Land Use or rezoning process, which may modify or grant exceptions to design criteria.	<p><u>Large Retail Establishment</u>: Allowed in Commercial zoning (CB-2) and Industrial zoning (CI-1 and CI-2) as a permitted use if all design criteria are met. Exceptions to design criteria may be granted through review and approval by Design Review Committee (DRC). Subdivision and Development Review Committee (SDRC) may modify parking requirements.</p> <p><u>Regional Shopping Center</u>: Allowed as a permitted use in Commercial zoning (CB-2) and Industrial zoning (CI-1 and CI-2). Allowed in Commercial zoning (CB-1) if no single building occupies more than 80,000 square feet.</p> <p>Board of Supervisors may allow a Large Scale Retail Establishment or Regional Shopping Center in CB-1 zone after a noticed public hearing.</p> <p><u>Neighborhood Shopping Center</u>: Allowed as a permitted use in Commercial zoning (RVC, CB-1, CB-2) and Industrial zoning (CI-1 and CI-2).</p>
<u>Shopping Centers</u> : Land Use Code does not regulate shopping centers under the Large Retail Establishment ordinance unless a Large Retail Establishment is included in the center.	County ordinance also regulates Neighborhood Shopping Centers, Regional Shopping Centers, and Small Shopping Centers.
<u>(Neighborhood Shopping Center</u> : Defined as a shopping center which occupies up to ten acres and has up to 100,000 square feet of gross leasable area.)	<u>Neighborhood Shopping Center</u> : Defined as one or more retail or service uses emphasizing neighborhood scale retail and services. Has similar access points and unified internal circulation and is approved under one or more associated development plans. No single building occupant can exceed 80,000 square feet, and total area on-site cannot exceed 150,000 square feet.
<u>(Regional Shopping Center</u> : Same as a Regional Mall, which contains more than 500,000 square feet of gross floor area, providing a mix of uses. Must be designed in a linear pattern on two sides of an open air or enclosed pedestrian walk, with stores along the walk having their main public entrances opening only onto the walk.)	<u>Regional Shopping Center</u> : Defined as a regional shopping development which may contain a major commercial anchor or large retail establishment and may contain one or more attached or detached buildings. Has coordinated access and internal circulation and is approved under one or more related development plans. Total floor area may exceed 150,000 square feet.

<p>(The Land Use Code does not define Small Shopping Center.)</p>	<p>Small Shopping Center: Defined as development that may contain one or more small scale commercial buildings. Has coordinated access and internal circulation and is usually approved under one development plan. No single building may exceed 35,000 square feet in area, and total site floor area may not exceed 100,000 square feet.</p>
<p>DESIGN CRITERIA</p>	
<p><i>Vehicular Access.</i> Must be from major street or from a non-major street if negative impacts are mitigated.</p>	<p><i>For Large Retail Establishment and Regional Shopping Center:</i> Access is to be from a roadway with not less than four lanes or through a commercial or industrial subdivision with access to at least one four-lane roadway or onto a roadway with less than four lanes if Pima County has plans to construct improvements for four or more lanes within five years of the date the establishment opens for business.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center:</i> Neither the ordinance or the Design Manual addresses access.</p>
<p><i>Buffers.</i> Visual and noise buffers require a 200 foot building setback from a residential use or zone adjacent to the site. Minimum eight foot-high wall and twenty foot-wide landscape border within the wall required adjacent to residential use or zone, with canopy trees at twenty to thirty foot intervals. No other uses are permitted in the landscape buffer.</p>	<p><i>For Large Retail Establishment and Regional Shopping Center:</i> If building has loading space facing residential use, setback is 200 feet.</p> <p>If building has non-exposed loading space, setback is 100 feet to contiguous residential use.</p> <p>If building is adjacent to commercial or industrial, setback is zero.</p> <p>When contiguous to residential use, minimum sixty foot-wide landscape bufferyard required, with minimum fifteen canopy trees per one hundred linear feet of bufferyard. Six foot-high decorative masonry wall on property line, unless otherwise agreed on by contiguous property owners.</p> <p><i>For Neighborhood Shopping Center:</i> When contiguous to existing residential use, setback is sixty feet from property line to building.</p> <p>Minimum thirty foot-wide landscape bufferyard required adjacent to existing or conditionally approved residential or rural zoning, with minimum of ten canopy trees per one hundred linear feet. Minimum six foot high decorative masonry wall at property line, unless otherwise agreed on by contiguous property owners.</p> <p>Development to include water harvesting features for use of water in development.</p> <p><i>For Small Shopping Center:</i> Setback is forty feet from building to residential property line and fourteen feet between buildings. If less than</p>

	<p>fourteen feet between buildings, setback is sixty feet and Development Standards of Neighborhood Shopping Center apply.</p> <p>Minimum fifteen foot-wide landscape bufferyard required adjacent to existing or conditionally approved residential or rural zoning, with minimum of six canopy trees per one hundred linear feet. Minimum six foot-high decorative masonry wall at property line, unless otherwise agreed on by contiguous property owners.</p> <p>Development to include water harvesting features for use of water in development.</p>
<p><i>Landscaping of Parking Lot.</i> Landscaping per Land Use Code, Article III, Division 7, Landscaping and Screening Requirements.)</p>	<p><i>For Large Retail Establishment and Regional Shopping Center:</i> Landscaping of parking lot to comply with Pima County Code Section 18.75.040B3.</p> <p>Landscaping to include water harvesting features for water to be used in the development.</p> <p>Internal walkway to be parallel to minimum total six foot-wide landscaped area using the landscaping standards of the parking lot.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center:</i> Landscaping of parking lot to comply with Pima County Code section 18.75.040B3.</p>
<p><i>Outdoor Storage Areas.</i> Must be on-site and located 200 feet from residential use or zone and must be enclosed or screened with minimum eight foot-high wall, so as not to be visible from public streets and sidewalks, internal pedestrian walkways, and adjacent residential properties. Storage cannot exceed wall height. Storage areas should be placed between buildings, which act as screens.</p>	<p><i>For Large Retail Establishment and Regional Shopping Center:</i> If temporary outdoor sales display, setback is 250 feet to contiguous residential use.</p> <p>If permanent outdoor sales, setback is 100 feet to contiguous existing residential use.</p> <p>Outdoor storage to be screened from view with opaque materials and be adjacent to the building.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center:</i> Per the Design Manual, no outdoor storage areas to be located within 100 feet of public street, public sidewalk, or contiguous residential use.</p>

<p><i>Trash Collection Areas.</i> Must be on-site and located 200 feet from residential use or zone or adjacent street. Must be enclosed or screened with minimum eight foot-high wall. Areas should be placed between buildings, which act as screens. No trash collection between 4:00 p.m. and 9:00 a.m.</p>	<p><i>For Large Retail Establishment and Regional Shopping Center:</i> Setback is 100 feet from contiguous residential use.</p> <p>Trash collection containers and trash compactors to be screened from adjacent residential view with opaque materials.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center:</i> Per the Design Manual, no trash collection or compaction to be located within 100 feet of a public sidewalk or contiguous residential use.</p>
<p><i>Pedestrian Flows.</i> Sidewalks must be eight feet wide, connecting to public street sidewalks, main entrances to stores, transit stops on- and off-site, and other buildings on-site and must provide access to adjacent residential neighborhoods. Must be provided along full length of building adjacent to parking lot and have associated three foot-wide landscape strip for entire length, which includes trees or shading devices to shade 65-75 percent of sidewalk during major part of day.</p>	<p><i>For Large Retail Establishment and Regional Shopping Center:</i> Sidewalks along sides of buildings abutting public street must be at least four feet in width, with at least eight feet of width along façade with primary customer entrance. From public sidewalk or right-of-way to principal customer entrance, must be at least four feet wide.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center:</i> Per Design Manual; same as above, plus internal pedestrian walkways to provide weather protection features.</p>
<p><i>Central Features and Community Spaces.</i> Must provide pedestrian-scale features, spaces, and amenities. Entrances and parking lots should be associated with pedestrian access. Bus stops and drop-off and pick-up points should be integral part of design. Pedestrian ways should include features defining circulation paths and outdoor spaces, such as towers, arcades, porticos, light fixtures, planter walls, and seating areas, with a minimum of two such features in each development.</p>	<p><i>For Large Retail Establishment and Regional Shopping Center:</i> Design Manual to be used as guideline in site planning.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center:</i> Design Manual to be used as guideline in site planning.</p>
<p><i>Delivery and Loading Spaces.</i> Must be set back 200 feet from residential use or zone, unless located within enclosed building. No operation between 10:00 p.m. and 7:00 a.m. if residential use or zone adjacent to site. Trucks cannot be parked with engines or refrigeration/generators running unless 300 feet from residential property, unless main building located between residential property and parking. Spaces must be enclosed or screened with minimum ten foot-high wall, measured from loading dock elevation. Spaces should be placed between buildings, which act as screens.</p>	<p><i>For Large Retail Establishment and Regional Shopping Center:</i> If building has loading space facing residential use, setback is 200 feet.</p> <p>If building has non-exposed loading space, setback is 100 feet to contiguous residential use.</p> <p>If building is adjacent to commercial or industrial, setback is zero.</p> <p>When required by Pima County Code, loading area to be screened by minimum fourteen foot-high wall measured on the dock side, with an extended cap detail which is a minimum of two brick courses of eight inches each.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center:</i> Design Manual to be used as guideline in site planning. For Neighborhood Shopping Center, if loading area perpendicular to and opens toward contiguous residential property, a noise plan is required.</p>

<p><i>Traffic Impacts.</i> Requires Traffic Impact Analysis for trip generation, showing flow impacts on public streets, recommend mitigation measures, and show how improvements be provided. Permits parking requirement based on parking analysis to be presented to Mayor and Council for consideration.</p>	<p><i>For Large Retail Establishment and Regional Shopping Center:</i> Traffic impact analysis required, using Institute of Transportation Engineers (ITE) Trip Generation guidelines.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center:</i> Design Manual to be used as guideline in site planning.</p>
<p><i>Outdoor Lighting.</i> Requires photometric plan and lighting report to mitigate negative impacts on adjacent residential uses or zones, also between 10:00 p.m. and 7:00 a.m., which is limited to low-pressure sodium lighting.</p>	<p><i>For Large Retail Establishment, Regional and Neighborhood Shopping Center:</i> Light trespass plan must be prepared and implemented, and avoid lighting encroachment onto adjacent residences.</p> <p><i>For Small Shopping Center:</i> (Apparently intended to be addressed by code amendment, but language does not include applicable criteria.)</p>
<p><i>Outdoor Sales Display/Ancillary Uses.</i> Must have 250 foot setback from residential use or zone, oriented to face away from use or zone, unless screened by a building.</p>	<p><i>For Large Retail Establishment and Regional Shopping Center:</i> If temporary outdoor sales display, setback is 250 feet to contiguous residential use.</p> <p>If permanent outdoor sales, setback is 100 feet to contiguous existing residential use.</p> <p>Permanent outdoor sales displays to be screened from adjacent residential view with opaque materials.</p> <p><i>For Neighborhood Shopping Center and Small Shopping Center:</i> Design Manual to be used as guideline in site planning.</p>
<p><i>Hazardous Materials.</i> Requires hazardous Materials Management Plan and Hazardous Materials Inventory Statement.</p>	<p><i>For Large Retail Establishment, Regional, Neighborhood, and Small Shopping Center:</i> Not addressed by Pima County Ordinance.</p>
<p><i>Noise Abatement.</i> Requires noise abatement plan to mitigate negative impact. Trucks cannot idle between 6:00 p.m. and 7:00 a.m.</p>	<p><i>For Large Retail Establishment, Regional, Neighborhood, and Small Shopping Center:</i> When adjacent to existing residential use, deliveries, loading, idling, or similar operations cannot occur between 10:00 p.m. and 6:00 a.m., unless located within loading bay or on street side of the building.</p> <p>Exception: If development cannot meet noise criteria, a noise plan may be submitted to evaluate noise impacts and propose mitigation measures.</p>
<p><i>Combination of Retail with Food and Beverage Sales.</i> When both land uses in same building, one Land Use Class must be less than 10 percent of the gross floor area.</p>	<p><i>For Large Retail Establishment:</i> Food and beverage sales cannot exceed 10 percent of the general merchandise and retail sales area of the establishment.</p>
<p><i>Odors.</i> (Land Use Code does not address odors.)</p>	<p><i>For Large Retail Establishment, Regional, Neighborhood and Small Shopping Center:</i> When adjacent to existing residential use, odor plan required to evaluate potential odor emissions from food preparation or chemicals that may be offensive or create a nuisance beyond the property line.</p>

<i>Design Manual.</i> (Land Use Code includes design guidelines.)	<i>For Large Retail Establishment and Regional Shopping Center:</i> Adopted Design Manual to provide guidelines and procedures for implementation of the development standards of General Commercial Standards, Section 18.39, Pima County Zoning Code.
<i>Economic Impact.</i> (Land Use Code does not address economic impact statement.)	<i>For Large Retail Establishment:</i> Requires economic impact statement to assess impact of cost of emergency services and ratio of existing and potential commercial development available to the target population.
<i>AESTHETIC CHARACTER OF BUILDINGS</i>	
<i>Facades and Exterior Walls Including Sides and Back.</i> Requires design to mitigate massive scale and uniform appearance and provide visual interest. Long walls must be broken by depth changes equal to 3 percent of the length. Façade visible from street must have windows, arcades, or awnings equal to 60 percent of the length. Sides and rear must be similar to front façade.	<i>For Large Retail Establishment and Shopping Centers:</i> Not addressed by Pima County Ordinance.
<i>Detail Features.</i> All building facades must have features that add visual interest, such as color, texture change, wall offsets, reveals, or projecting ribs.	<i>For Large Retail Establishment and Shopping Centers:</i> Not addressed by Pima County Ordinance.
<i>Roofs.</i> Roof lines must vary and complement character of adjoining neighborhoods. Roofs must have two or more planes. Parapet walls must be treated to avoid plain look, unless the building style requires a plain look.	<i>For Large Retail Establishment and Shopping Centers:</i> Not addressed by Pima County Ordinance.
<i>Materials and Colors.</i> Exterior materials and colors must be pleasing and compatible with adjoining neighborhoods, including low-reflective, subtle, neutral, or earth tone colors and materials. No fluorescent or metallic colors/materials. No construction materials such as tilt-up concrete, smooth-faced concrete block, or prefabricated steel panels, unless covered with architectural treatment.	<i>For Large Retail Establishment and Shopping Centers:</i> Not addressed by Pima County Ordinance.
<i>Entryways.</i> Must provide design elements to clearly define entrances.	<i>For Large Retail Establishment and Shopping Centers:</i> Not addressed by Pima County Ordinance.
<i>Screening of Mechanical Equipment.</i> All equipment must be screened to mitigate noise and views in all directions. If roof mounted, must comply architecturally with building design but not with wood fence or similar. If ground mounted, screen must be masonry and high enough to block view and noise of equipment.	<i>For Large Retail Establishment and Shopping Centers:</i> Not addressed by Pima County Ordinance.

DEVELOPMENT REVIEW

<p>Mayor and Council review and approve all applications for Large Retail Establishment development as a Special Exception Land Use, rezoning, change of conditions of rezoning, or major change of development plan. Performance criteria may be modified during review and approval process.</p> <p>Development Review Board (DRB) reviews to make recommendation to Director of Development Services Department (DSD) based on whether project complies with performance criteria. Applicant provides sufficient information for DRB to review.</p>	<p>Design Review Committee reviews only to grant exceptions to the Development Standards.</p> <p>Board of Supervisors review at public hearing to permit Large Retail Establishment in CB-1 zone.</p> <p>Subdivision and Development Review Committee (SDRC) reviews applications for modification of parking requirements.</p>
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