

setback area when there is a demonstrated need for security as determined by the reviewing agency. All security fences which are within the streetside setback shall be constructed of wrought iron or similar materials with respect to quality and durability, shall transmit 90% light, and shall not obstruct views of landscaping. No chain link or barbed wire is allowed. Security fencing shall not create a sight distance problem for motorists entering or exiting the site.

Section EV4.0240 Architectural Guidelines

- (a) Floor Area Ratios provide unique design flexibility in determining whether a low building covering most of a lot is beneficial or whether a taller building covering a small portion of the lot is appropriate. Maximum Floor Area Ratios (FAR) for any use within the Specific Plan area shall be established as follows: (NOTE: Floor Area Ratio is determined by dividing total gross leasable area in square feet by total lot area in square feet. For example, a 20,000 square foot building on a 40,000 square foot lot yields a Floor Area Ratio of .5).

- (1) Office buildings: .6 of the total lot area.
- (2) Retail/Commercial buildings: .25 of the total lot area.
- (3) Regional mall: .4 of the total lot area.
- (4) Industrial buildings: .8 of the total lot area.
- (5) Hotels and Motels: .6 of total lot area

- (b) Floor Area Ratio Bonuses

The maximum floor area ratio may be increased as shown below. The total bonus shall not exceed fifty (50) percent of the permitted FAR. For example, an office building with a permitted FAR of .6 may be increased in floor area to a maximum FAR of .9 if several of the following amenities are provided. The permitted FAR bonus shall be determined by the reviewing jurisdiction, based upon its determination of the significance of amenities provided on the site.

- (1) Buildings providing structured parking: Bonus not to exceed twenty (20%) percent FAR.
- (2) Buildings providing amenity areas such as pedestrian arcades or plazas with significant visual features: Bonus not to exceed fifteen (15) percent of the permitted FAR. Any amenity area for which a bonus is granted must comply with the following criteria:
 - (A) The area must be in addition to that necessary to meet landscaping, park and setback requirements.
 - (B) Minimum size: The area must contain a minimum of 4,000

square feet.

- (C) Location: All amenity areas must be adjacent to, and approximately level with, a public street. The difference in grade between the amenity area and the street shall not be more than three (3) feet although this requirement is not intended to prevent; mounding or terracing of landscaping within the amenity area.
 - (D) Visibility: The interior of the amenity area shall be visible from the street for security purposes.
 - (E) Seating: One linear foot of bench or seating shall be provided for every 40 square foot of amenity area. Seating may be in the form of ledges.
 - (F) Sunlight patterns: The amenity area shall be able to receive direct sunlight on at least 30% of the surface area from 10 a.m. to 2 p.m. between the spring and fall equinox.
 - (G) Design and landscaping: At least one major element, such as artwork or water, shall be included in the amenity area. The dominant landscape elements shall be trees and turf. The amount of impervious surface should not exceed 40% of the amenity area unless unique design considerations are offered. Where artwork is used, minimum cost of public art shall be one (1%) percent of the overall cost of the project as stated on the building permit.
- (3) Additional landscaping, lakes, golf course or other open space amenities: Bonus not to exceed twenty (20) percent of the permitted FAR.
 - (4) Transportation management plan, including car and van pooling, flexible work scheduling, etc.: Bonus not to exceed fifteen (15) percent of the permitted FAR.
 - (5) Supportive uses within office and industrial buildings which provide services to employees, such as cafeterias, lounges, recreational areas, or child care facilities, may be determined to be exempt from maximum floor area ratio requirements. Determination of whether a proposed use qualifies for this exemption shall be made by the reviewing agency. This exemption may be granted only if the property owner enters into an agreement with the agency ensuring that such area remains in the exempt use.
- (c) The following guidelines shall apply to site design:
- (1) Developments should be designed to maximize any existing views of mountain ranges, open space, palm rows, or other view amenities.

- (2) Building placement should vary to include both parallel and skewed angles to the street plane in order to provide diversity and discourage continuous building facades along street frontage.
- (d) The following guidelines shall apply to building design:
- (1) Building construction and design shall be used to create a structure with equally attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure. Architectural facade treatments will be required on all portions of the building(s) exposed to public views. Extra treatment may be given to the street frontages as long as the basic facade treatments are carried around the structure.
 - (2) Any accessory buildings and enclosures, whether attached to or detached from the main building, shall be of similar compatible design and materials as the main building.
 - (3) Large, continuous surface treatments of a single material shall be minimized. Changes in texture, relief or materials, and use of decorative features such as planters, varied roof lines, decorative windows and accent panel treatment should be encouraged.
 - (4) Pre-engineered metal buildings with corrugated exteriors are prohibited and other predominantly painted metal facade treatments are strongly discouraged.
- (e) Multiple Residential Site Design Guidelines
- (1) Buildings shall be designed in discrete units, not in one massive structure, with a non-linear facade along the street frontage.
 - (2) Sloping roofs of varying heights are encouraged.
 - (3) Site design shall include covered, internal parking areas, internal courtyards, and multiple entry points.
 - (4) Design elements shall include providing extensive open space and landscape buffering between buildings; variation in building elevations and configurations between buildings and variations in building heights; use of different building materials or combinations of different materials; and contrasting color schemes between projects.
 - (5) Recreational facilities shall be located and/or designed so as not to create nuisance to surrounding units or to impact adjacent properties. Sufficient setbacks, landscaping and berming between recreation facilities and surrounding units shall be provided to minimize noise and visual conflicts.

- (6) Roofing materials shall be concrete, tile or other imitation shake material.
- (f) Rooftop Treatment
- (1) Buildings shall be designed so that the architecture of the building adequately screens rooftop equipment from taller surrounding structures as well as residential uses by use of rooftop wells, parapet walls, or other means. Where possible, ground-mounted equipment shall be used in lieu of roof-mounted equipment.
 - (2) All roof mounted equipment, including but not limited to ducts, fans and vents, must be painted to match the roof color.
 - (3) Rooftop solar collectors, skylights and other potentially reflective elements shall be designed and installed so as to prevent glare and obstruction of views from surrounding uses and structures. If equipment projects above building mass, it shall be screened with an enclosure which is compatible with the building design.
 - (4) Rooftop radio, TV and microwave antennae and towers are prohibited unless approved by the Planning Commission.
 - (5) Where large, flat rooftops are located near taller surrounding structures, they shall be designed and landscaped to be visually attractive. The use of colored gravel (earthtones, arranged in patterns) and/or planter boxes is encouraged for this purpose.

Section EV4.0245 Landscaping Guidelines

- (a) Intent

Landscaping is of primary importance to the establishment of the design character of the East Valley Corridor. The landscape guidelines are intended to promote the establishment of compatible and continuous landscape development to enhance and unify the East Valley Corridor. Specifically, the guidelines are intended to enhance and preserve the existing site character, to minimize the adverse visual and environmental impacts of large buildings and paved areas, to promote the conservation of water, and to provide micro-climate control for energy conservation where possible.

Section EV4.0250 General Guidelines

- (a) The Landscape Plan required for submission by the applicant should exhibit a design concept. Plant materials should be used in a logical, orderly manner, helping to define spaces and complement adjacent architecture. A landscape plan showing the proposed landscaped areas, placement of landscape materials by type, number and size to include a depiction of the anticipated drip line of mature trees, irrigation system and use of the property shall be prepared by a landscape architect or a licensed nurseryman and