

	R-O	C-O	C-1	C-2	C-3
Minimum Lot Width	45'	60'	None	None	None
Minimum Site Depth	100'	100'	None	None	None
Maximum Lot Coverage	35%	35%	None	None	None
Maximum Building Height	30'	30'	30'	30'	40'
Front Setback	20'	20'	20'	20'	20'
Street Setback	20'	20'	20'	20'	20'
Rear Setback	20'	20'	20'	20'	20'
Side Setback	20'	15'	15'	15'	20'
Parking Setback	10'	20'	30'	30'	30'
Interior Setback	15'	15'	None	None	None
Setback from a Residential District or Use *	1' per 1' bldg. height	1' per 1' bldg. height	1' per 1' bldg. height	50'	100'
Parking Setback from Residential District or Use*	25'	25'	25'	25'	25'
Maximum Accessory Structure Height	15'	15'	15'	15'	15'

* Not applicable to manufactured home parks.

307 Old Town Avondale Business District (OTAB)

A. Purpose

The purpose of the Old Town Avondale Business District (OTAB) is to further the revitalization of the City’s original town site and its immediate vicinity by encouraging pedestrian-oriented development and by emphasizing a unique mix of uses intended to make Old Town a destination, with street level activity that takes one back to an earlier place in Avondale’s history.

The district shall enhance and maintain the character of retail and residential living by encouraging an active pedestrian environment while also promoting vitality throughout the district. To accomplish the task of making OTAB pedestrian friendly, the district requires new structures to be designed at a human scale to preserve the residential and historical character of the neighborhood. Development occurring in the district shall be designed to reduce conflicts between pedestrians and vehicular traffic and to promote primary areas of concentrated indoor retail and service business uses, but not regional shopping centers.

The Old Town Avondale Business District is intended to:

1. Promote a healthy community by encouraging development and redevelopment of pedestrian-focused commercial businesses, such as those which encourage patrons to shop and dine for several hours without having to use their vehicles between stops.
2. Reduce the dominance of the automobile by encouraging the use of shared parking areas, such as on-street parking, public surface lots, and public parking structures.
3. Create a destination for unique retail, restaurant, entertainment and service uses that increase revenues and strengthen the City’s tax base, drawing consumers both locally and regionally.
4. Respect the local and cultural significance of the City’s original town site without hindering creativity in design.
5. Support limited commercial uses in residential structures located within the neighborhoods that are located in close proximity to Western Avenue.
6. Provide an environment where commerce can flourish in a traditional main street type of setting, with the knowledge that ample opportunity for suburban style development is available throughout the remainder of the City.
7. Create old-fashioned neighborhoods where a variety of housing types coexist alongside compatible commercial businesses.

B. Applicability

The location and boundaries of the OTAB District are established as shown on the map entitled “Zoning Atlas, City of Avondale, Arizona,” as amended, a copy of which is on file with the Department.

C. Sub-Districts

The OTAB District is comprised of the following sub-districts:

1. Heritage District.

Any property located within OTAB with direct frontage on Western Avenue, Central Avenue or Dysart Road shall be subject to the requirements, restrictions and standards that are listed in this subsection 307(C)(1). This Sub-District promotes pedestrian-oriented development that is designed to attract customers from a regional trade area as well as from the immediate area. Commercial uses are required on the ground floor in order to produce the critical mass of businesses necessary to make the area flourish; residential uses are encouraged on upper floors to create a presence in the area during off-peak business hours. Development shall take the form of a traditional main street, where businesses extend to the pedestrian sidewalk and parking is provided on the street, within public lots/structures, or behind the buildings.

2. Neighborhood District.

Any property located within OTAB with direct frontage on a local street shall be subject to the requirements, restrictions and standards that are listed in this subsection 307(C)(2) for the

Neighborhood District. This Sub-District is designed to provide a transition between the OTAB Heritage District and the residential districts located on the periphery of the OTAB Neighborhood District. Residential uses remain the primary land use; however, non-residential uses such as boutiques, cafes, professional offices and bed and breakfast inns are permitted. These commercial businesses may be located in either retrofitted residences or new buildings. Development standards have been designed to be respectful of the residential character of the district. Unlike the Heritage District, which requires buildings be placed at the edge of the sidewalk, landscaped areas are required in the fronts of businesses in this Sub-District in order to give entryways a sense of importance and to distinguish businesses from residential uses.

D. OTAB Land Use Matrix

The following land use matrix shows the uses that are:

- (P) Permitted outright
- (C) Permitted with a conditional use permit
- (PC) Permitted with conditions
- (A) Permitted as an accessory use
- (-) Prohibited

LAND USE	HERITAGE SUB-DISTRICT	NEIGHBORHOOD SUB-DISTRICT
<i>Assembly Uses</i>		
Funeral homes	C	-
Movie and performing arts theaters, indoor	P	-
Places of worship	P	-
Reception centers	C	-
Social/Private club	P	-
<i>Commercial Service Uses</i>		
Banks and financial institutions, excluding non-chartered financial services	P	-
Barber shops	P	PC
Beauty salons	P	PC
Child care centers	C	-
Clothing alteration, custom dressmaking, or tailor shop	P	PC
Health and exercise center	P	-
Massage or day spas	P	PC
Nail salons	P	PC
Pet grooming	P	-
Shoe repair shops	P	PC
Ticket, travel, and recreational activity agencies	P	P
<i>Dining and Entertainment Uses</i>		
Bakeries	P	PC
Bars	C	-
Coffee shops	P	PC
Juice bars	P	PC

LAND USE	HERITAGE SUB-DISTRICT	NEIGHBORHOOD SUB-DISTRICT
Outdoor dining	A	PC
Restaurants, without drive-through	PC	PC
Sidewalk cafes	PC	PC
Sidewalk vendors	PC	-
Video arcades or game rooms	P	-
<i>Educational, Institutional, and Office Uses</i>		
Art schools	P	-
Art studios, without retail sales	P	P
Dance studios	P	-
Medical, dental, or health offices, excluding plasma centers and medical marijuana uses.	P	PC
Museums, libraries, and cultural centers	P	-
Music studios	P	P
Professional offices	P	PC
Public schools	P	P
<i>Hospitality Uses</i>		
Bed and breakfast inns	C	PC
Hotels	P	-
<i>Miscellaneous Uses</i>		
Community gardens, one acre or less	P	P
Public parking facilities, including parking structures, surface lots and park-and-rides.	PC	PC
Public uses, including utility buildings, structures, uses, facilities and equipment	PC	PC
Uses that are customary and incidental to the principal permitted use of the property	A	-
<i>Pedestrian-Oriented Retail Uses</i>		
Antique and collectible shops	P	PC
Art, craft and photography studios, including retail sales	P	P
Art galleries	P	PC
Consignment shops	P	PC
Farmers markets, indoor or outdoor	P	-
Florists	P	PC
Liquor Stores	C	-
Outdoor sales and display	PC	-
Specialty retail shops, excluding liquor stores	P	-
Grocery Store	P	PC
Pharmacy	P	-
<i>Residential Uses</i>		
Caretaker's Quarters	-	PC
Dwelling units on the second/third stories of a commercial building	P	-
Multi-Family dwelling	P	PC

LAND USE	HERITAGE SUB-DISTRICT	NEIGHBORHOOD SUB-DISTRICT
Single-Family attached dwelling	-	PC
Single-Family detached dwelling	-	PC

E. OTAB Uses Permitted with Conditions

The following land uses are listed in the OTAB land use matrix as Permitted with Conditions. These uses are permitted by right only if the conditions listed below for the individual uses are met. Based on site plan and/or tenant improvement plan review, additional conditions of approval deemed necessary to protect the health, safety, and public welfare may be added.

1. (a) Antique and collectible shops, (b) Art, craft, and photography studios, (c) Art galleries, (d) Barber shops, (e) Beauty Salons, (f) Clothing alteration, dressmaking, or tailor shops, (g) Coffee shops, (h) Consignment shops, (i) Grocery store, (j) Juice bars, (k) Massage and day spas, (l) Medical, dental, or health offices, (m) Nail salons, (n) Professional offices and (o) Shoe repair shops are allowed in the Neighborhood Sub-District provided that:
 - a. The business shall not be open to customers between the hours of 10:00 p.m. and 6:00 a.m.
 - b. The floor area devoted to the business shall not exceed three thousand (3,000) square feet.
 - c. A maximum of two (2) on-site parking spaces may be provided on a paved driveway. Any additional required parking must be accommodated by delineated on-street spaces, public surface parking lots or public parking structures, all of which must be located within two hundred fifty (250) feet of the property on which the business is to be located.
 - d. The business shall not receive more than three (3) commercial deliveries in a twenty-four (24) hour period.
 - e. Outdoor storage or display shall be prohibited.
2. Bakeries are allowed in the Neighborhood Sub-District provided that:
 - a. The business shall comply with the conditions listed in subsection 307(E)(1), above.
 - b. The business shall not make more than one (1) delivery of baked goods for off-site sale in a twenty-four (24) hour period.
3. Bed and breakfast inns are allowed in the Neighborhood Sub-District provided that:
 - a. The bed and breakfast inn shall be owner-occupied. The guest rooms shall be part of the primary residence.
 - b. The bed and breakfast inn shall not have more than three (3) commercial deliveries or outside service in a twenty-four (24) hour period.

- c. Meals shall only be served to overnight guests and residents.
 - d. The bed and breakfast inn shall not be used for the hosting of receptions, private parties or similar events.
 - e. A fire escape plan shall be developed and graphically displayed in each guest room. Such plan shall be filed with and approved by the City of Avondale Fire Department.
4. Florists are allowed in the Neighborhood Sub-District provided that:
 - a. The business shall comply with the conditions listed in subsection 307(E)(1), above.
 - b. Commercial vehicles, as defined in Section 1, shall not be used to make floral deliveries to off-site locations.
5. Outdoor dining is allowed as an accessory to a restaurant in the Neighborhood Sub-District provided that:
 - a. The outdoor dining area shall only be allowed if located on the same property as a restaurant operating in compliance with the restaurant requirements set forth in subsections 307(E)(10) and (11) below.
 - b. The outdoor dining area shall not exceed one thousand (1,000) square feet.
 - c. Music, live or recorded, may not be played in the outdoor dining area.
6. Outdoor sales and display are allowed as an accessory use to an approved retail use in the Heritage Sub-District provided that:
 - a. Outdoor sales and displays shall feature products sold and displayed in the primary business conducted in the adjacent permanent building.
 - b. Outdoor sales and displays shall be clearly subordinate to the indoor sales occurring in the adjacent permanent building.
 - c. Displays shall not impede pedestrian access ways, handicapped access ways, fire lanes, parking spaces, driveways, entryways, street intersections or landscape areas, and shall not interfere with traffic visibility.
 - d. Displays shall only occur during the hours the business in the permanent building is operating. Items must be returned indoors prior to the closing of business in the permanent building.
7. Public parking facilities, including parking structures and surface lots are allowed in the Heritage and Neighborhood Sub-Districts provided that:
 - a. Parking structures may be above ground, provided the structure is architecturally concealed and has the appearance of being enclosed.

- i. Open metal railings or panels which do not adequately screen the vehicle from view are prohibited.
 - ii. When located within the Heritage Sub-District, parking structures shall be designed to have side street accessibility where possible.
 - iii. The architecture of the parking structure shall share architectural themes of adjacent and nearby buildings.
 - b. Parking structures shall adhere to the height limitations of the Sub-District in which they are located.
 - c. Where feasible, parking structures shall feature commercial space on the perimeter of the ground floor. In instances where commercial space cannot be provided, ground level landscaping shall be required on the perimeter of the structure for aesthetic enhancement.
8. Public uses, including utility buildings, structures, uses, facilities and equipment, are allowed in the Heritage and Neighborhood Sub-Districts provided that sites shall be screened from off-site view by a minimum six (6) foot tall masonry wall; taller screen walls may be required depending on the dimensions of the facility being screened. Wall design shall comply with the requirements of Section 12 of this Zoning Ordinance, Landscaping, Walls, and Fences.
9. Residential living quarters occupied by the owner or employee of a permitted business on the property are allowed in the Neighborhood Sub-District provided that:
 - a. The interior of the building shall be designed such that customers do not have access to the residential living quarters.
 - b. The living quarters shall not be rented, leased or sold separately from the principal residence or otherwise used for compensation.
 - c. A separate address, water meter, or utility meter shall not be provided for the living quarters.
 - d. The living quarters must be physically attached to the business and cannot be located within a separate structure.
10. Restaurants without a drive-through lane are allowed in the Heritage and Neighborhood Sub-District provided that:
 - a. Restaurants within the Neighborhood Sub-District shall comply with the conditions listed in subsection 307(E)(1), above.
 - b. Restaurants shall schedule regularly occurring trash pickups and provide individual dumpsters to ensure that objectionable odors are minimized.
11. Sidewalk cafés are allowed in the Heritage Sub-District provided that:

- a. Sidewalk cafés shall be located directly adjacent to and abutting an indoor restaurant and cannot extend beyond the frontage of the operating indoor restaurant.
 - b. A sidewalk café shall be allowed only where the sidewalk or porch is wide enough to adequately accommodate both pedestrian traffic in the area and the operation of the proposed café. There shall be a minimum of forty-eight (48) inches clear distance free of all obstructions in order to allow adequate pedestrian movement.
 - c. All outdoor dining furniture, including tables, chairs, umbrellas and planters, shall be moveable. Umbrellas must be secured with a minimum base of not less than sixty (60) pounds. All furniture used in the operation of the café, including any barriers required as a condition of a liquor license must be removed from the sidewalk and stored indoors whenever the restaurant is closed.
 - d. If determined necessary, by the City Engineer or authorized designee, for public safety, in conjunction with a license issued pursuant to subsection 307(E)(11)(i) below, a moveable decorative barrier separating café seating from pedestrian traffic shall be provided. The designs must reflect the architecture of the restaurant building façade. The barrier must be removed from the sidewalk and stored indoors whenever the restaurant is closed.
 - e. A sidewalk café shall only serve food and beverages prepared or stocked for sale at the adjoining indoor restaurant, provided that an extension of premises for the service of alcoholic beverages for on-site consumption has been authorized by the City of Avondale and the State of Arizona.
 - f. Hours of operation for a sidewalk café shall be the same as those of the adjoining indoor restaurant, or less, but in no event shall the sidewalk café be open when the main restaurant is not.
 - g. The City shall have the right to prohibit the operation of the sidewalk café at any time because of anticipated or actual problems or conflicts in the use of the public sidewalk. Such problems and conflicts may arise from, but are not limited to, scheduled festivals and similar events, parades, repairs to the street or sidewalk or emergencies occurring in the area. To the extent possible, the business will be given prior written notice of any time period during which the operation of the sidewalk café will be prohibited by the City.
 - h. The sidewalk café shall not require the provision of additional parking.
 - i. A sidewalk café shall require a license, or other authorization as determined acceptable by the Zoning Administrator, prior to utilizing any portion of the public right-of-way. Plans detailing the specific location and dimensions of the sidewalk café, as well as the specifications of the proposed site furniture and barrier, shall be approved by the Department prior to approval of the sidewalk café.
12. Single-Family attached dwellings are allowed in the Neighborhood Sub-District, provided that new single-family attached dwellings and additions to existing single-family attached dwellings shall comply with the development standards, accessory use standards, and design standards

(including landscaping and signage requirements) of the R-2 (Multi-Family Residential) Zoning District.

13. Single-Family detached dwellings are allowed in the Neighborhood Sub-District, provided that new dwellings and additions to existing dwellings shall comply with the development standards, accessory use standards, and design standards (including landscaping and signage requirements) of the R1-6 (Urban Residential) Zoning District.
14. Multi-Family dwellings are allowed in the Neighborhood Sub-District, provided that new multi-family dwellings and additions to existing multi-family dwellings comply with the Historic Avondale Design and Development Guidelines. For all development standards, accessory use standards and design standards (including landscaping and signage requirements) not covered in the Historic Avondale Design and Development Guidelines, multi-family dwellings shall comply with the requirements of either the R-3 or R-4 (Multi-Family Residential) Zoning District, whichever is determined to be more appropriate by the Zoning Administrator.

F. OTAB Conditional Use Standards

The following land uses are listed in the OTAB land use matrix as being allowed with a Conditional Use Permit. All uses being granted a Conditional Use Permit shall meet the City's required findings for a Conditional Use Permit. Additionally, the individual uses listed below shall comply with the conditions set forth below. Based on review of the Conditional Use Permit application, the City Council may add additional conditions of approval deemed necessary to protect the health, safety and public welfare.

1. Funeral homes are allowed in the Heritage Sub-District provided that:
 - a. A plan illustrating the route that funeral processions will use exiting Old Town shall be provided by the business and approved by the City Council as part of the Conditional Use Permit process prior to issuance of a business license.
 - b. Delivery of funeral accessories to the site shall be scheduled at non-peak viewing and service times to reduce vehicular and pedestrian conflicts.
 - c. The disposal of blood extracted during embalming shall comply with the City's Wastewater Pre-Treatment Ordinance.
2. Liquor stores may be permitted as a conditional use in the Heritage Sub-District provided that:
 - a. The minimum separation between any liquor store and the nearest body piercing studio, tattoo parlor, non-chartered financial service provider, pawn shop, plasma center, sexually oriented business or another liquor store shall be one thousand three hundred twenty (1,320) feet, measured in a straight line from the nearest property line of each property.
 - b. The minimum separation required shall apply regardless of whether the other use is located within the incorporated area of the City of Avondale or within another jurisdiction.

3. Music studios may be permitted as a conditional use in the Neighborhood Sub-District provided that:
 - a. The floor area devoted to the business shall not exceed three thousand (3,000) square feet.
 - b. Sound attenuation measures shall be taken to ensure the business has no measurable impact on adjacent residential uses.

G. OTAB District Property Development Standards

1. The following table outlines the minimum development standards required in the OTAB District. Setbacks in excess of those listed on this table may be required in accordance with the conditions required of conditional use permits or uses permitted with conditions.

OTAB DISTRICT DEVELOPMENT STANDARDS	HERITAGE SUB-DISTRICT	NEIGHBORHOOD SUB-DISTRICT
Minimum Lot Width	Not Applicable	50 feet
Minimum Site Depth	Not Applicable	100 feet
Maximum Lot Coverage	100%	50%
Maximum Building Height	40 feet	30 feet
Minimum Front Setback	0 feet	15 feet
Maximum Front Setback	10 feet	30 feet
Minimum Side Setback	0 feet, except as provided in subsection 307(G)(2)(a) below	0 feet, except when adjacent to a residential use a 5' minimum setback is required.
Minimum Street Side Setback	0 feet	10 feet
Minimum Rear Setback	0 feet, except as provided in subsection 307(G)(2)(b) below	15 feet

2. Additional Requirements.
 - a. Within the Heritage Sub-District, where a side property line abuts a residentially zoned property, no setback shall be required for the ground floor portion of the structure or first fifteen (15) feet of structure height, whichever is less. Portions of the structure above the ground floor or fifteen (15) feet in height shall be set back a minimum of ten (10) feet from the side property line.
 - b. Within the Heritage Sub-District, where a rear property line abuts a residentially zoned property, a minimum rear yard setback of twenty (20) feet shall be maintained.

H. OTAB Performance Standards

1. Any exterior modification of a building, structure or site within the OTAB District shall be subject to the standards set forth in the Historic Avondale Design and Development Guidelines and future amendments thereto, as well as the requirements contained within this subsection 307(H).

- a. New and remodeled buildings shall be compatible with the Old Town character and architecture.
 - b. Design shall preserve the integrity of each individual structure and the character of its streetscape.
 - c. Important character-defining features and details of existing buildings shall be preserved when exterior alterations are proposed.
 - d. All new buildings shall be designed to be compatible with the human scale and shall also preserve the residential and historic character of the surrounding neighborhood.
 - e. For elevations fronting onto Western Avenue, Dysart Road or Central Avenue, storefront windows shall be utilized to allow views into and out of ground level spaces. Clear or lightly tinted glass shall be used in windows, doors and display windows.
 - f. Façade surfaces adjacent to major streets (Western Avenue, Dysart Road and Central Avenue) shall be no more than twenty-four (24) feet in length without an opening.
 - g. Any building over fifty (50) feet wide shall be designed to appear as a series of buildings no wider than fifty (50) feet each.
 - h. All retail entrances adjacent to major streets (Western Avenue, Dysart Road and Central Avenue) shall be sheltered by use of a porch, canopy or awning.
 - i. All customer entries shall be open to either the public right-of-way or an open air breezeway leading to the public right-of-way.
2. All activities shall be conducted entirely within enclosed buildings, except where outdoor uses are explicitly listed in the OTAB Land Use Matrix as permitted, permitted with conditions or permitted as an accessory use, except that outdoor furniture (e.g. benches, chairs, tables) may be provided on any private property for use by pedestrians if the furniture is designed for exterior use and any portion of the furniture is not located within the public-right-of-way. Customer service shall not be provided outside unless as part of an authorized sidewalk café or outdoor dining use.
 3. Outdoor storage and/or display of goods and materials shall be prohibited except where specifically authorized in this Section.
 4. Service entrances and service yards shall be located in the rear and/or side yard of the business use or accessed from an alley. Service yards shall be screened from any adjoining residential zone or use by the installation and maintenance of a solid wall or solid (opaque) fence having a height of not less than six (6) feet.
 5. Trash enclosures shall be located within screened enclosures that are designed to correspond to the particular architectural style of the corresponding property. These enclosures should not be visible from Western Avenue, Central Avenue or Dysart Road.

6. Signage within OTAB shall be provided in accordance with Section 9 of the Zoning Ordinance and the Historic Avondale Design and Development Guidelines.
7. Except where specified otherwise within this subsection 307, parking shall be provided in accordance with Section 8 of the Zoning Ordinance and the Historic Avondale Design and Development Guidelines. Joint-use parking shall be permitted in accordance with the procedures outlined in that Section.
8. Landscaping and walls shall be required in accordance with the provisions of Section 12 of the Zoning Ordinance (Landscaping, Walls, and Fences Regulations) and the Historic Avondale Design and Development Guidelines, except as follows:
 - a. Development in the OTAB District shall be exempt from the provisions of subsection 1204(C)(1)(d) (Landscape Design Standards, Required Landscape Areas, General). No minimum percentage of site landscaping shall be required.
 - b. The provisions of subsection 1204(C)(3) (Landscape Design Standards, Landscape Setback) shall apply to development in the OTAB District, except that the minimum dimension of landscape setbacks shall be determined by the Development Standard table, above.
 - c. The provisions of subsection 1204(C)(5) (Landscape Design Standards, Land Use Buffers) shall not apply to development in the OTAB District.

308 Cashion Business District (CBD)

A. Purpose

The Cashion Business Zoning District (CBD) is intended to encourage and facilitate the construction of new commercial enterprises and/or the expansion of existing businesses in the Cashion commercial corridor. This District promotes flexibility in development standards necessary due to the smaller sized parcels in the area and encourages variation in circulation patterns and land use. Relative to the City's standard Commercial Districts, the CBD includes development standards allowing for reduced setbacks, parking requirements and landscaping requirements.

B. Applicability

The Cashion Business District may be established on any property located between 107th Avenue and 113th Avenue that has direct frontage on Buckeye Road.

C. Permitted Uses

1. The uses permitted in the Cashion Business District shall be the same as those permitted in the C-2 (Community Commercial) Zoning District.
2. Any conditions listed in subsections 304 (Uses Permitted with Conditions) and 305 (Conditional Use Development Standards) of this Zoning Ordinance shall also apply unless specifically exempted in this subsection 308.