



Planning Commission  
Notice & Agenda  
Wednesday, December 17, 2025

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

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**REGULAR MEETING**

**6:00 PM**

*PHYSICAL ACCESS TO THE COUNCIL CHAMBERS WILL BE AVAILABLE 30 MINUTES PRIOR TO THE MEETING.*

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

Approval of the November 19, 2025 Planning Commission Meeting Minutes

**4. PUBLIC HEARING ITEMS**

**a. ZONING ORDINANCE TEXT AMENDMENTS – CHAPTER 28, ARTICLE 1 (ADMINISTRATION AND PROCEDURES); ARTICLE 5 (SPECIAL DISTRICTS; OVERLAYS); ARTICLE 8 (PARKING); ARTICLE 9 (SIGNS); ARTICLE 12 (LANDSCAPE, WALLS, AND FENCES) — APPLICATION PL-25-0291**

Planning Commission will hold a public hearing and consider a city-initiated request for text amendments to the Zoning Ordinance. The amendments will remove references to the obsolete City Center District (CCD) zoning district and allow for continued refinement of the Zoning Ordinance, allow for clerical corrections, provide for cross-references, and address the overall accuracy and usability of the Zoning Ordinance. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Monika Smriti

**5. COMMISSION ANNOUNCEMENTS**

**6. PLANNING DIVISION REPORT**

**7. CALENDAR**

January 21, 2026

**8. ADJOURNMENT**

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Members will attend either in person or by telephone conference call. Los miembros asistirán en persona o vía teleconferencia.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1000 or TDD 623-333-0010 at least two business days prior to the meeting. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1000 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

Wednesday, November 19, 2025  
6:00 pm

A **Regular Meeting** of the Planning Commission of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive, Avondale, AZ 85323 in open and public session at 6:00 p.m.

**1. WELCOME AND CALL TO ORDER**

Chair White called the meeting to order at 6:00 p.m.

**2. ROLL CALL**

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON

Chair Larry White

Vice Chair Alex McBurney

Commissioner Shaun Grimm

Commissioner Mary Guzman

Commissioner Olivia Pineda

Alternate Crystal Lopez-Davey

COMMISSIONERS EXCUSED ABSENT

Commissioner Julia Jewell

Commissioner Ryan Benson

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning

Monika Smriti, Senior Planner

Marcella Carrillo, City Clerk

Mary Grace McNear, Attorney II

Arrianna Ramirez, Administrative Specialist

**3. APPROVAL OF MINUTES**

Chair White called for a motion to approve the minutes.

Commissioner Grimm made a motion to approve the Planning Commission Meeting Minutes for October 15, 2025, seconded by Vice Chair McBurney.

Chair Larry White	Aye
Vice Chair Alex McBurney	Aye
Commissioner Julia Jewell	N/A
Commissioner Shaun Grimm	Aye
Commissioner Ryan Benson	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	Aye
Alternate Crystal Lopez-Davey	Aye

Upon vote, the motion passed 6 to 0

**4. PUBLIC HEARING ITEMS**

**a. ALLURE VENUE – CONDITIONAL USE PERMIT – APPLICATION PL-25-0235**

Monika Smriti, Senior Planner, provided an overview of Application PL-25-0235, a Conditional Use Permit (CUP) for Allure Venue. The request proposes establishing a reception center within the existing Central Avenue Plaza, located at 725 North Central Avenue, within the Old Town/Cashion/Las Ligas/Rio Vista Specific Area Plan. Specifically, the project would utilize Suites 112-115, totaling approximately 4,600 square feet, and would repurpose the existing church space for use as a reception center.

The commercial complex includes a mix of businesses, designated as Local Commercial in the City’s General Plan, zoned C-2 (Community Commercial), where a CUP requires Planning Commission approval for a reception center to operate. Ms. Smriti shared photos of the Zoning Map, General Plan Lane Use Map, and the proposed reception center location for reference.

The CUP would allow the reception center to operate in Suites 112-115 seven days per week between the hours of 8:00 AM to 12:00 AM as a venue for events and gatherings with a maximum occupancy of 50 guests. No exterior, site, or parking modifications were found necessary or proposed. A review of the conceptual floor plan indicates that approximately 2,900 square feet will be used as the assembly area, with the remaining space allocated for supporting areas and restrooms.

The public notice requirements were satisfied, with a neighborhood meeting held on October 28, 2025; however, no members of the public were in attendance, and staff received four (4) emails in support of the project. Staff analysis found the proposed CUP met all five required findings established by the Avondale Zoning Ordinance and is consistent with the goals of the General Plan 2030, and Old Town/ Cashion/Las Ligas/Rio Vista Specific Area Plan. The development is compatible with and complimentary to existing uses in the area and must follow the Zoning Ordinance, Subdivision regulations, Design Manuals, and other applicable regulations. Adequate conditions are in place to mitigate any potential adverse effects on surrounding properties.

Adrianna Mendoza, the applicant for Allure Venue, addressed the Commission and discussed her plans to help others celebrate and create memorable experiences, generate local jobs, and partner with existing local businesses.

Chair White opened the public hearing. There being no public comments, Chair White closed the public hearing.

Commissioner Guzman moved to approve Application PL-25-0235 Allure Venue, a request for a conditional use permit (CUP) to allow a reception center within approximately 4,605 square feet of an existing building located at 725 N. Central Avenue, Suites 112-115, subject to the eight (8) conditions of approval outlined in the staff report. Second, by Commissioner Pineda.

Chair Larry White	Aye
Vice Chair Alex McBurney	Aye
Commissioner Julia Jewell	N/A
Commissioner Shaun Grimm	Aye
Commissioner Ryan Benson	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	Aye
Alternate Crystal Lopez-Davey	Aye

Upon vote, the motion passed 6 to 0

**5. COMMISSION ANNOUNCEMENTS**

None presented.

**6. PLANNING DIVISION REPORT**

Ms. Lorbeer advised, as of October 31, 2025, there are 135 active development applications with 21 of them being received during the month of October. A zoning code amendment will be discussed at the December meeting.

**7. CALENDAR**

The next Planning Commission meeting is scheduled for December 17, 2025.

**8. ADJOURNMENT**

With no further business before the Commission, Chair White called for a motion to adjourn.

Commissioner Grimm made a motion to adjourn, seconded by Commissioner Guzman.

Chair Larry White	Aye
Vice Chair Alex McBurney	Aye
Commissioner Julia Jewell	N/A
Commissioner Shaun Grimm	Aye
Commissioner Ryan Benson	N/A
Commissioner Mary Guzman	Aye
Commissioner Olivia Pineda	Aye
Alternate Crystal Lopez-Davey	Aye

Upon vote, the motion passed 6 to 0

The meeting adjourned at 6:15 p.m.

\_\_\_\_\_  
Chair, Larry White

\_\_\_\_\_  
Date

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**ITEM NUMBER:** 4.a.

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**SUBJECT:** Zoning Ordinance Text Amendments – Chapter 28, Article 1 (Administration and Procedures); Article 5 (Special Districts; Overlays); Article 8 (Parking); Article 9 (Signs); Article 12 (Landscape, Walls, and Fences) — Application PL-25-0291

**MEETING DATE:** 12/17/2025

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**TO:** Planning Commission

**FROM:** Monika Smriti

**THROUGH:** Jodie Novak, Director of Development Services

**PURPOSE:**

Planning Commission will hold a public hearing and consider a city-initiated request for text amendments to the Zoning Ordinance. The amendments will remove references to the obsolete City Center District (CCD) zoning district and allow for continued refinement of the Zoning Ordinance, allow for clerical corrections, provide for cross-references, and address the overall accuracy and usability of the Zoning Ordinance. The Commission will take appropriate action and forward a recommendation to City Council.

**BACKGROUND:**

The Avondale Zoning Ordinance was first adopted in 1951 and has been updated numerous times. The last update occurred in November 2025.

The City Center Specific Plan (CCSP), adopted in August 2008, and the City Center District (CCD), added through a Zoning Ordinance text amendment in May 2009 (Ordinance No. 1365-509), served as the original planning and zoning framework for the City Center area. In August 2009 (Ordinance No. 1382-809), approximately 138 gross acres at the northwest corner of Avondale Boulevard and Van Buren Street were rezoned from Agriculture (AG) to CCD. More than 100 additional acres were rezoned to CCD in subsequent years.

In September 2019, the CCSP was updated to The BLVD Specific Plan (BSP) by Resolution No. 3586-919. Following its adoption, a city-initiated rezoning (Ordinance No. 2011-0320) converted approximately 191.76 gross acres to The BLVD Zoning District, including about 163 acres that had previously been zoned CCD. Although the BSP and The BLVD Zoning District were intended to fully replace both the CCSP and the CCD, participation in the rezoning process was voluntary.

In August 2022 (Ordinance No. 2050-0822), approximately 39 of the remaining 79 acres were rezoned from CCD to Planned Area Development (PAD). In November 2025 (Ordinance No. 2041-1125), the final CCD zoned parcel was also rezoned to PAD. Therefore, with no properties remaining under the CCD designation, the City intends to remove the CCD zoning district from the Zoning Ordinance through the proposed text amendment.

**SUMMARY OF REQUEST:**

The purpose of the text amendment is to remove references to the obsolete City Center District (CCD) zoning district. The proposed changes will improve the overall consistency and usability of the Zoning Ordinance.

The following is a summary of the proposed amendments to the Zoning Ordinance referenced by section number. The proposed text for each of these sections is included in Exhibit A.

Section 28-1 Establishment of zoning districts, subsection (e)(4)(A) Special zoning districts; overlay areas.  
Remove the reference to the City Center District (CCD) and replace with The BLVD District.

Section 28-6 Site plan and design review, subsection (g)(1)(A) Approval.  
Remove the reference to the City Center District (CCD) from the site plan and design review approval process.

Section 28-91 The BLVD District, subsection (k) City Center District.  
Delete subsection (k) in its entirety.

Section 28-92 Major Sports and Entertainment District, subsection (L)(1)(W) Signs.  
Remove the reference to the City Center District (CCD) from directory signs within major sports and entertainment venues and replace with The BLVD District.

Section 28-167 Parking provisions for special districts, subsection (a) City Center (CCD) Zoning District.  
Remove parking standards for the City Center District (CCD) and replace with a reference to the parking standards for The BLVD District.

#### Article 9 Signs

Section 28-195 General requirements; Section 28-197 Permanent sign design, illumination, and construction; and Section 28-203 Signs authorized with permits.

Remove references to the City Center District (CCD) and update references about the City Center District Design Manual to The BLVD District Design Guidelines.

#### Article 12 Landscape, Walls and Fences

Section 28-292 Applicability, subsection (d) and Section 28-292 Landscape design standards, subsection (b)(4).

Remove the reference to the City Center District (CCD) and City Center Specific Plan and replace with The BLVD District and The BLVD Specific Plan.

#### **PUBLIC PARTICIPATION:**

All required notifications for the Planning Commission and City Council public hearings were completed in accordance with notification requirements. Staff has not received any feedback on the proposed text amendment. At the time of writing this report, no comments related to the proposal were posted on the City's Avondale Connect digital forum.

#### **ANALYSIS:**

The provisions of the City Center District (CCD) are found in Section 28-91 of The BLVD District under subsection (k). This subsection specifies that once there are no remaining properties zoned CCD, subsection (k) will be deleted from the Zoning Ordinance in accordance with the procedures outlined in Section 28-9. It also clarifies that no new rezonings to CCD will be considered; however, CCD regulations must remain in effect until all previously zoned CCD properties have been removed.

Because there are no remaining properties zoned CCD, the conditions triggering the removal of Subsection (k) have occurred. It is imperative that the Zoning Ordinance be promptly updated to remove all references to CCD to maintain consistency.

The Zoning Ordinance Text Amendments are not anticipated to result in any adverse impacts on the community. The amendments will allow for continued refinement of the Zoning Ordinance to remove references to the obsolete City Center District (CCD) zoning district, allow for clerical corrections, provide for cross-references, and address the overall accuracy and usability of the Zoning Ordinance.

#### **DISCUSSION:**

Staff recommends approval of the request for the following reasons:

- The proposed text amendment will improve usability of the code and enhance customer service.

- The amendment facilitates the requirements of Section 28-91(k), which provides for the removal of the City Center District (CCD) designation once no properties remain under CCD.
- The amendment is necessary to remove all references to CCD throughout the Zoning Ordinance, ensuring consistency.
- The proposed text amendment is deemed necessary to best serve the public health, safety, and general welfare of the city.

**BUDGET IMPACT:**

No budget impacts.

**RECOMMENDATION:**

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-25-0291, Zoning Ordinance Text Amendment, a request for text amendments to the City of Avondale Zoning Ordinance, for the reasons set forth in the staff report.

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## Chapter 28 ZONING ORDINANCE

### Article 1 ADMINISTRATION AND PROCEDURES

#### 28-1 Title, authority, jurisdiction and purpose.

\* \* \*

- (e) Establishment of zoning districts. In order to promote the orderly development of the city and carry out the provisions of this ordinance and in order to classify, regulate, restrict, and separate the use of land, buildings and structures, the land within the city is hereby divided into the following Zoning Districts, as may be amended by the city council:

\* \* \*

- (4) Special zoning districts; overlay areas.
- (A) ~~City Center District (CCD)~~ The BLVD District.
  - (B) Major Sports and Entertainment District (MSED).
  - (C) Special Use Overlay (SUO).
  - (D) Historic Avondale Infill Overlay (HAIO).

\* \* \*

#### 28-6 Site plan and design review.

\* \* \*

- (g) Approval.
- (1) When the development review committee has completed its review:
- (A) Any site plan and design review applications for properties zoned ~~CCD (City Center District)~~ of The BLVD shall be forwarded to the planning commission for its review and recommendation, and then to the city council for its review and decision. The development review committee shall include a recommendation of approval, approval subject to stipulations, or denial for the site plan and design review.

\* \* \*

### Article 5 SPECIAL DISTRICTS; OVERLAYS

#### 28-91 The BLVD District.

\* \* \*

- ~~(k) City Center District. The City Center District (CCD) and the City Center Specific Plan (CCSP) were the precursors to The BLVDD and The BSP, respectively. Until all property owners within The BLVD Opt In to The BLVDD District in accordance with the procedures outlined in section 28-91(d)(2) of this ordinance, the CCD regulations must be maintained. No new rezonings to CCD shall be considered. At such time that there are~~

no properties zoned CCD, this subsection (k) will be deleted from the ordinance in accordance with the procedures outlined in section 28-9 of this zoning ordinance.

~~(1) Purpose. The Avondale City Center Specific Plan, as amended (the "CCSP") was created to implement the city council's vision of creating a high density, mixed use environment that will become a premier destination for shopping, dining, entertainment, employment and various types of residential uses for the area of Avondale located between the Avondale Civic Center and Interstate Highway 10, commonly referred to as the City Center. The City Center Zoning District (the "CCD") is intended to complete the vision expressed in the CCSP by prescribing building form, site design and architectural standards for the City Center. The CCD consists of two (2) components approved by the city council: (A) a legislatively approved base zone, the boundaries of which are consistent with Figure 3-1 of the CCSP, containing the basic performance standards and regulations for the respective Subdistricts shown on Figure 3-1 of the CCSP and (B) an administratively approved (by the city council), individualized development plan that selects the land uses from those allowed in the base zone sub districts and organizes such uses into a form based Development Plan specific to a site. Accordingly, the Subdistrict categories set forth in section 28-91(k)(3) below are intended to directly relate to and implement the provisions set forth in Section 3.2 of the CCSP for the corresponding subdistrict category. The CCD is intended to be flexible to allow for a parcel of land to be entitled in a single step by combining the development plan with the base zone approval, much like a typical PAD rezoning, or to allow for the base zone to precede the development plan.~~

~~(2) Applicability.~~

~~(A) Only properties within the City Center boundary will be permitted to rezone to the CCD.~~

~~(B) The development regulations related to each Subdistrict and the boundaries thereof shall correspond to the descriptions of the Land Use Categories of the same name in Section 3.2 of the CCSP and the boundaries and locations of the Land Use Categories as shown on Figure 3-1 of the CCSP.~~

~~(3) Subdistricts. The CCD is divided into six (6) subdistricts. Properties within each subdistrict shall comply with the land uses and development standards set forth in this section in accordance with the standards in the CCSP for each such Subdistrict. The six (6) subdistricts are described below:~~

~~(A) Gateway Employment. The Gateway Employment (GE) Subdistrict is designed to place primary land uses close to the freeway, to maximize opportunities for business exposure to the freeway and to ensure that residential uses are not located within six hundred (600) feet of freeway traffic. Primary uses in Gateway Employment Subdistrict include retail, office, and hotel. In this subdistrict, residential, industrial, manufacturing, and warehouse uses are not permitted. Uses may be served by surface and/or structured parking. Building heights shall not exceed ten (10) stories. However, a building may be built up to sixteen (16) stories with city council approval as part of the development plan process. A variety of Mid-rise and high-rise office, pedestrian-oriented retail, large floor plate uses and big box uses are permitted in the Gateway Employment Subdistrict, subject to an appropriate development plan.~~

~~(B) Employment Mixed Use. The Employment Mixed Use (EMU) Subdistrict is designed to emphasize employment uses, including retail, professional office, hotel, and personal service uses. Residential units may be built on upper floors throughout the Employment Mixed Use Subdistrict if built in conjunction with employment uses; provided, however, that residential units fronting on and/or adjacent to Park Avenue or 117<sup>th</sup> Avenue may be built on the ground floor. The minimum ratio is one (1) square foot of employment use for every two (2) square feet of residential development, except for those properties fronting Park Avenue or 117<sup>th</sup> Avenue south of Corporate Drive, which may be exclusively residential. The mix of uses may be provided horizontally or vertically, and may be distributed across multiple properties, subject to~~

development plan approval. Residential units may be incorporated throughout the first floor when it can be shown that such units support and heighten the purpose of the district.

The Employment Mixed Use Subdistrict is intended to include mid-rise and high-rise buildings of three (3) to ten (10) stories, predominantly served by structured parking. For a development project east of Avondale Boulevard, containing multiple buildings, the minimum average height shall be two (2) stories and the minimum floor area ratio shall be 0.5 at build out of all uses approved as part of the Development Plan, provided that the target floor area ratio should be 0.75—1.0. For a development project west of Avondale Boulevard containing multiple buildings, the average height shall be two (2) stories measured across multiple properties within a Development Plan, and the minimum floor area ratio shall be 0.25 at build out of all uses approved as part of the Development Plan, unless otherwise approved by the city council. Building heights shall not exceed ten (10) stories. However, a building may be built up to sixteen (16) stories along Avondale Boulevard north of Van Buren Street with city council approval as part of the development plan process.

- (C) ~~— Pedestrian Retail. The Pedestrian Retail (PR) Subdistrict includes all properties with frontage along pedestrian retail streets, as shown on Figure 3-1 of the CCSP. The land uses on the ground floor of buildings in the Pedestrian Retail Subdistrict shall be restricted to those types of active uses that create a lively street environment. Professional offices and residential uses are not permitted in these ground floor locations, but are permitted on upper floors; provided, however, that residential uses fronting Park Avenue are permitted on the ground floor.~~

~~The form of development shall be compact building footprints, with small street setbacks and wide sidewalks designed to facilitate pedestrian activity. Buildings with first floor restaurants shall include outdoor seating areas that do not conflict with pedestrian areas. For a development project containing multiple buildings, the minimum average height shall be two (2) stories and the minimum floor area ratio shall be 0.5 at build out of all uses approved as part of the Development Plan, provided that the target floor area ratio should be 0.75—1.0.~~

- (D) ~~— Neighborhood Commercial. The Neighborhood Commercial (NC) Subdistrict is designed to allow for a suburban type of development on the fringe of the City Center area, while still contributing to the intent of the look and feel of the City Center. Buildings along arterial streets shall conform to specific setbacks to provide the intended streetscape for the City Center area, while buildings at the interior of a site may have larger street setbacks. Uses allowed in the Neighborhood Commercial Subdistrict are retail, restaurant, office, and personal service. Residential is appropriate on upper floors of multi-story buildings and may be approved as part of a development project containing multiple buildings.~~

- (E) ~~— Residential Mixed Use. The Residential Mixed Use (RMU) Subdistrict is designed to provide a transition between the Employment Mixed Use areas and residential neighborhoods. While residential is the primary land use, small office, retail, and personal service uses may be located on the ground floor of multi-story buildings. Non-residential uses such as small office buildings or boutique hotels may be permitted. Such non-residential uses shall be compatible in scale with nearby residential development and shall not adversely impact the quiet enjoyment of residential uses. Parking shall be located underneath or behind the units. Residential uses shall be developed at a minimum of fifteen (15) units per acre, and a maximum of forty-five (45) units per acre. Building heights shall range from two (2) to five (5) stories.~~

- (F) ~~— Townhouse Residential. The Townhouse Residential (TR) Subdistrict is designed to provide a transition between the Residential Mixed Use Subdistrict and neighboring single-family residential development. Townhouse residential units shall be attached units with separate individual entrances fronting a public street and private open space attached to the individual unit in the form of patios or balconies. Parking shall be either attached or located on the same~~

~~lot. Townhouse residential development may include interlocking units, but may not include buildings with common stairways serving multiple units. The minimum density shall be twelve (12) units per acre and the maximum density shall not exceed twenty (20) units per acre. Building heights are two (2) to three (3) stories.~~

~~(4) Administration.~~

~~(A) Establishment. CCD base zoning may be established on property within the City Center according to the procedures outlined in section 28-11 of this zoning ordinance. In addition to the approved CCD base zoning, a city council approved development plan is required prior to any application for a development permit within the City Center area.~~

~~i. Development plans may be filed for all or part of the property zoned or to be zoned CCD. Development Plans shall be submitted in accordance with section 28-6, site plan and design review; provided, however that the planning commission shall review, and the city council shall review and approve, all development Plans for properties zoned CCD.~~

~~ii. The ordinance approving the rezoning of a property to CCD shall indicate, both by narrative text and a map, the location and boundaries of the subdistricts that are included in the area to be rezoned.~~

~~(B) Amendment. The zoning administrator or designee shall determine whether a proposed amendment to an approved development plan is a major or minor amendment. Major amendments shall require city council approval with a recommendation of the planning commission. Minor amendments shall require administrative approval by the zoning administrator or designee only.~~

~~i. Major amendment: Any one (1) of the following shall be considered a major amendment of a development plan:~~

~~A. A significant change in boundary lines of the development. Minor and technical adjustments to the boundary lines within the development plan are permitted without a major amendment so long as (i) the adjustments do not divide zoning subdistricts, (ii) the area affected by the boundary change does not exceed fifteen (15) percent of the total area subject to the development plan, (iii) the adjustments do not significantly alter the traffic or pedestrian circulation system for the development plan and (iv) in the reasonable opinion of the zoning administrator, the overall character of the development plan, if modified, will remain in substantial conformance with the CCSP and the development plan as originally approved. Any expansion or relocation of a boundary line not within the scope of this exception shall be considered a major amendment of the development plan. Such boundary line changes may also require an amendment to the CCSP prior to any city council consideration of the change to the development plan.~~

~~B. Any change that could have significant negative impact on uses adjoining the development.~~

~~C. Any change that could have a significant impact on roadways adjacent or external to the development.~~

~~D. Any change that could have a significant negative impact on the amount of parking required or provided by the development.~~

~~E. Any change to a phasing plan that could have a significant negative impact on adjacent or surrounding developments.~~

Exhibit A – Proposed Text Amendments

ii. ~~Minor amendment: All amendments to a development plan not determined by the zoning administrator to be major amendments according to the criteria set forth in subsection (a) above shall be minor amendments.~~

(5) ~~Land uses. Land uses for each subdistrict shall comply with the land use matrix set forth below. Uses not listed as a permitted, permitted with conditions, or conditional use shall be prohibited from the applicable zoning district. In the event a particular use is not listed in this section and such use is not otherwise prohibited by law, the zoning administrator or designee shall determine whether such use is analogous to other listed uses; the determination shall be made pursuant to section 28-5 of this ordinance.~~

P= Permitted

C= Conditional use

PC= Permitted with conditions

FF= First floor only

A= Accessory

--= Not allowed

LAND-USE	CITY-CENTER SUBDISTRICTS					
	GE	EMU	PR	NC	RMU	TR
Amusement parks, outdoor	C	-	-	-	-	-
Antique store	P	P	P	P	FF	-
Aquarium	C	-	-	-	-	-
Art gallery	P	P	P	P	FF	-
Art studio	P	P	P	P	FF	-
Automobile rental facility with no on-site storage	P	P	P	P	FF	-
Banks and financial institutions without drive-through, excluding non-chartered financial institutions	P	P	P	P	FF	-
Bar	PC	PC	P	-	-	-
Barber/Beauty shop	P	P	P	P	FF	-
Bingo hall	P	-	-	-	-	-
Bowling alley	P	-	-	-	-	-
Brewery, ancillary to a bar or restaurant	P	P	P	P	FF	-
Bus terminals	P	-	-	-	-	-
Business support services	P	P	P	P	FF	-
Business, technical, or vocational school	P	P	P	P	-	-
Caretakers quarters	A	A	A	A	-	-
Child care center	C	C	C	C	C	C
Cigar bar or tobacco lounge	P	P	P	-	-	-
Clothing alteration, custom dressmaking or tailor shop	P	P	P	P	FF	-
College or university	P	P	P	P	PC	PC
Commercial sporting complexes	C	-	-	-	-	-

Exhibit A – Proposed Text Amendments

Concert facilities, outdoor	€	-	-	-	-	-
Consignment shops	P	P	P	P	-	-
Convention centers and exhibition halls	P	-	-	-	-	-
Dance studio	P	P	P	P	FF	-
Drive-through uses, including restaurants and financial institutions	P	PC	-	P	-	-
Dry cleaning and laundry establishment, pick-up and drop-off only	P	P	P	P	FF	-
Employment agencies excluding day labor	P	P	P	P	FF	-
Extended stay hotel	PC	PC	PC	PC	-	-
Farming	PC	PC	PC	PC	PC	PC
Funeral Home	P	-	-	-	-	-
Gas station (allowed only as an accessory use to a grocery store)	-	PC	-	PC	-	-
Grocery stores up to 36,000 square feet in floor area	P	P	P	P	FF	-
Grocery stores exceeding 36,000 square feet in floor area	€	€	-	€	€	-
Health and exercise center	P	P	P	P	FF	-
Hospitals	P	-	-	-	-	-
Hotel, excluding extended stay hotel	P	P	P	P	PC	PC
Ice skating rink, indoor	P	-	-	-	-	-
Indoor commercial recreation/entertainment uses not otherwise listed	P	P	P	P	-	-
Laboratory for bio-science, dental, medical and research & development	P	P	P	P	-	-
Libraries	P	P	P	P	FF	-
Liquor stores	€	€	€	€	-	-
Massage therapy (medical)	P	P	P	P	FF	-
Massage or day spa	P	P	P	P	FF	-
Medical, dental or health offices, clinics and laboratories, excluding plasma centers	P	P	P	P	PC	-
Museum and cultural centers	P	P	P	P	FF	-
Movie theater, indoor	P	P	P	P	-	-
Music studio	P	P	P	P	FF	-
Nail salon	P	P	P	P	FF	-
Night Club	PC	PC	P	-	-	-
Outdoor dining, ancillary to a restaurant	A	A	A	A	A	-
Parking lot, surface	A	A	A	A	A	A
Parking structure	A	A	A	A	A	A
Pet boarding and day care facility	PC	PC	PC	PC	-	-
Places of worship	P	P	P	P	P	P
Pre-schools and similar uses	€	€	€	€	€	€

Exhibit A – Proposed Text Amendments

Professional offices	P	P	P	P	PC	-
Public uses	P	P	P	P	P	P
Public utility buildings, structures, uses, facilities and equipment	PC	PC	PC	PC	PC	PC
Real estate office	P	P	P	P	FF	-
Reception centers	P	-	-	-	-	-
Residential	-	PC	PC	-	P	P
Resorts	P	P	-	-	-	-
Restaurants, without drive through	P	P	P	P	FF	-
Retail sales of new merchandise within enclosed buildings, up to 50,000 square feet in floor area, excluding liquor stores, discount stores, and grocery stores	P	P	P	P	FF	-
Retail sales of new merchandise within enclosed buildings, exceeding 50,000 square feet in floor area, excluding liquor stores, discount stores, and grocery stores.						
Roller rink, indoor	P	-	-	-	-	-
Sidewalk café	P	P	P	P	FF	-
Social/private clubs	P	P	P	P	FF	-
Specialty retail, indoor, excluding liquor stores	P	P	P	P	FF	-
Specialty sales (e.g. used books or used records, excluding thrift stores and surplus stores)	P	P	P	P	FF	-
Specialty services	P	P	P	P	FF	-
Stadiums	C	-	-	-	-	-
Swimming club, outdoor	C	-	-	-	-	-
Tanning salon	P	P	P	P	FF	-
Telecommunication tower	PC	PC	PC	PC	PC	PC
Theater, excluding movie theaters	P	P	P	P	-	-
Ticket and travel agency	P	P	P	P	FF	-
Urgent care center	P	P	P	P	FF	-
Veterinary hospital, offices and clinics, excluding animal boarding	PC	PC	PC	PC	-	-
Video arcade or game room	P	P	P	P	FF	-
Wine bar	P	P	P	P	FF	-
Zoo	C	-	-	-	-	-

(6) Land uses listed in the land use matrix above as permitted with conditions are permitted by right only if the conditions listed below for the individual uses are met. Based on development plan review, staff may add additional conditions of approval deemed necessary to protect the health, safety and public welfare.

- ~~(A) A college or university is allowed in all CCD Subdistricts provided that, in RMU and TR Subdistricts, colleges and universities shall only be permitted if the buildings (1) are in scale with nearby residential development and (2) do not adversely impact current or future residential uses.~~
- ~~(B) Drive-through uses, including restaurants and financial institutions, are allowed in GE, NC and EMU Subdistricts. However, in EMU Subdistricts, drive-through uses are subject to the following limitations:~~
- ~~i. East of Avondale Boulevard, a maximum of one (1) stand-alone drive-through coffee shop use shall be permitted, set back at least two hundred (200) feet east of Avondale Boulevard.~~
  - ~~ii. West of Avondale Boulevard, a maximum of two (2) stand-alone drive-through uses shall be permitted, limited to one (1) coffee shop and one (1) restaurant, set back at least two hundred (200) feet of Avondale Boulevard and within a Development Plan of thirty (30) acres or more.~~
  - ~~iii. The limitations set forth in subsections 28-91(k)(7)(B)(1) and (2) above shall not apply to drive-through uses incorporated into the design of multi-tenant inline shop buildings.~~
- ~~(C) A hotel, other than an extended stay hotel, is allowed in all CCD Subdistricts; provided, however, that in RMU and TR, hotels shall be limited to a maximum of fifty (50) rooms and shall be constructed so that the buildings are in scale with nearby residential development and do not adversely impact current or future residential uses. An extended stay hotel is allowed in all CCD Subdistricts only pursuant to a development agreement approved by the city council in its sole and absolute discretion.~~
- ~~(D) Medical, dental or health offices, clinics and laboratories, excluding plasma centers, are allowed in the RMU Subdistrict; provided, however, that unless located entirely on the first floor of a mixed-use building, medical office buildings shall be constructed so that the buildings are in scale with nearby residential development and do not adversely impact current or future residential uses.~~
- ~~(E) A professional office is allowed in the RMU Subdistrict; provided, however, that unless located entirely on the first floor of a mixed-use building, professional office buildings shall be constructed so that the buildings are in scale with nearby residential development and do not adversely impact current or future residential uses.~~
- ~~(F) Bars are allowed in the GE and EMU Subdistricts; provided, however, that (1) the exterior building wall of a bar shall not be located within one thousand three hundred twenty (1,320) feet of the exterior property lines of a public or private school, church, other bar or night club, (2) closing time for dance floors or other accessory uses to a bar shall coincide with the closing time for the bar and (3) with respect to GE Subdistricts only, exits and entrances to a bar shall not be located within three hundred (300) feet of a residential district.~~
- ~~(G) Night clubs are allowed in the GE and EMU Subdistricts; provided, however, that (1) the exterior building wall of a night club shall not be located within one thousand three hundred twenty (1,320) feet of the exterior property lines of a public or private school, church, bar or other night club, (2) closing time for dance floors or other accessory uses to a night club shall coincide with the closing time for the night club and (3) with respect to GE Subdistricts only, exits and entrances to a night club shall not be located within three hundred (300) feet of a residential district.~~
- ~~(H) Residential Uses are allowed in EMU and PR Subdistricts as part of a mixed-use development that provides a minimum ratio of one (1) square foot of employment use for every two (2) square feet~~

~~of residential use; provided, however, that, except for residential uses fronting on and/or adjacent to Park Avenue and 117<sup>th</sup> Avenue south of Corporate Drive, such residential uses are only permitted on the upper floors. Construction of horizontally integrated mixed use development does not need to occur in a single phase; vertically integrated mixed use development must be completed in a single phase.~~

- ~~(I) Farming is allowed in all CCD Subdistricts for a period not to exceed five (5) years from the date of rezoning; provided, however, that farming is limited to the cultivation and harvesting of crops and that no agricultural uses which utilize livestock (i.e. dairy farming), plant nurseries, or greenhouses shall be allowed. Farming and agricultural uses legally occurring on the property prior to rezoning to CCD shall not be subject to this provision. After the initial time five (5) year time period has elapsed, such use may only continue under a conditional use permit.~~
- ~~(J) Gas stations are permitted by a conditional use permit in the EMU Subdistrict west of Avondale Boulevard where they are an accessory to a grocery use; provided, however, that such gas stations must front onto Van Buren Street and may not front on Avondale Boulevard or Corporate Drive.~~
- ~~(K) Grocery stores exceeding thirty six thousand (36,000) square feet in floor area are permitted by a conditional use permit in the GE, EMU, NC, and RMU Subdistricts, provided they include all of the following components:
  - ~~i. Indoor eateries.~~
  - ~~ii. Specialty beverage staff (such as a sommelier or cicerone) and/or a wine and/or craft beer bar.~~
  - ~~iii. Juice bar and/or coffee shop.~~
  - ~~iv. Specialty food counters, such as imported cheeses, a sushi bar, a salad bar, or similar products.~~~~
- ~~(7) Development guidelines.
  - ~~(A) Properties within the Gateway Employment, Employment Mixed Use, Residential Mixed Use, and Townhouse Residential Subdistricts shall comply with the Development Guidelines as listed in Table 5-1 of the CCSP. The Pedestrian Retail Subdistrict shall comply with the development guidelines as listed for the Employment Mixed Use Subdistrict, except to the extent such guidelines are determined by the zoning administrator to be inapplicable.~~
  - ~~(B) Properties within the Neighborhood Commercial Subdistrict shall comply with the development guidelines listed for the Gateway Employment Subdistrict, except as follows: (1) maximum building height: five (5) stories; (2) setbacks on Van Buren Street: minimum twenty (20) feet to buildings, thirty (30) feet to parking (maximum forty (40) feet); and (3) setbacks on Avondale Boulevard: minimum thirty (30) feet to building, forty (40) feet to parking (maximum sixty (60) feet).~~
  - ~~(C) Properties within the EMU Subdistrict west of Avondale Boulevard shall comply with the development guidelines listed in Table 5-1 of the CCSP; however, exceptions and departures to the development guidelines within a development plan may be forwarded to the planning commission for review and recommendation, and approved by city council, which approval may be granted only if the city council finds, in its sole and absolute discretion, that the project still achieves the overall intent, objectives, and guidelines of the CCSP, provides equal or greater design quality and public benefits than would be achieved under the guidelines, and does not cause greater adverse impact on adjoining properties.~~~~
- ~~(8) Design guidelines.~~

- ~~(A) Unless specifically modified herein, all CCD developments shall comply with the design guidelines listed in Section 5.4 of the CCSP and the streetscape design guidelines listed in Section 4.2 of the CCSP. Any design issues not addressed in the CCSP or in this zoning ordinance shall be subject to the design guidelines listed in the Commercial/Industrial/Multi-Family Design Manual. While specific architectural themes, color palettes, and material palettes are not dictated by the CCSP or this zoning ordinance, individual buildings shall be designed to complement other buildings within a block or subdistrict.~~
- ~~(B) Properties within the EMU Subdistrict west of Avondale Boulevard shall comply with the design guidelines listed in Sections 4.2 and 5.4 of the CCSP; however, exceptions and departures to the design guidelines within a development plan may be forwarded to the planning commission for review and recommendation, and approved by the city council, which approval may be granted only if the city council finds in its sole and absolute discretion, that the project still achieves the overall intent, objectives, and guidelines of the CCSP and the project design meets the basic requirements for traffic circulation, pedestrian orientation, shade, and design continuity.~~
- ~~(9) Parking. Parking for each land use shall be provided by a combination of on-street parking, off-street surface parking and parking structures based on the following:
  - ~~(A) A parking demand analysis prepared by a qualified parking or traffic consultant, a licensed architect, or civil engineer shall be submitted with each development plan. The parking demand analysis, as approved by the zoning administrator or designee, shall determine the number of parking spaces required for each use within the development plan.~~
  - ~~(B) The parking demand analysis shall analyze the needs of every proposed use in the development plan, using the required parking schedule in article 8 of the zoning ordinance as a starting point.
    - ~~i. Provided parking shall not exceed the one hundred ten (110) percent of the number listed in the parking schedule.~~
    - ~~ii. Provided parking for a single use may be up to twenty (20) percent less than the amount required by the parking schedule based on the parking analysis.~~~~
  - ~~(C) The amount of required parking may be reduced by up to fifty (50) percent where it can be determined that the peak requirements of the several occupancies occur at different times and where a shared parking operations plan, approved by the zoning administrator or designee, shows that this reduction in parking will not cause conflicts among nearby uses. Such a shared parking analysis may be based on:
    - ~~i. Intermittent non-conflicting uses. When required parking reductions are predicted as a result of sharing between intermittent uses with non-conflicting parking demands (e.g. a nightclub and a bank), then the reduction can be considered.~~
    - ~~ii. Parking occupancy rates. When the parking reduction has been shown to be feasible by using the demand calculations as determined by an analysis of typical local parking demand.~~
    - ~~iii. Existing parking surveys. When a study of existing parking shows parking occupancy rates of morning, afternoon and evening peaks on all seven (7) days of the week. The seven (7) days of observation may take place over the span of two (2) consecutive, typical weeks. A combination of similar circumstances may be necessary to cover all the proposed land uses. The approximate square footages of the various land uses of the specimen projects shall be compared to the proposed project to allow the ratios of uses to be rated accordingly.~~~~~~

~~(D) Off-street surface parking and parking structures counted towards the required parking shall be within four hundred (400) feet of the use, measured from the exterior wall of the use to the closest perimeter of the surface parking or parking structure.~~

~~(E) On-street parking counted towards the required parking shall be adjacent to the property for which the parking is intended.~~

~~(F) The EMU Subdistrict west of Avondale Boulevard may include reduced parking space dimensions with a minimum size of nine and one-half (9.5) x eighteen (18) feet; additionally, a two-foot overhang may be counted towards the minimum parking space dimension if the overhang occurs over a landscape area with a depth of at least six (6) feet and if the overhang does not occur over a pedestrian sidewalk.~~

~~(10) Necessary amendments. In the event that any of the provisions of the CCSP referred to herein are amended, the zoning administrator shall concurrently give notice of and process an amendment to this Section 5, in accordance with the procedures outlined in article 111 of this zoning ordinance.~~

~~(Ord. No. 2045-1220, § 8, 12-7-20; Ord. No. 2040-0623, § 8, 6-5-23; Ord. No. 2055-0823, § 15, 8-21-23)~~

\* \* \*

## 28-92 Major Sports and Entertainment District.

\* \* \*

L. Signs. A comprehensive sign plan (CSP) shall be submitted by the property owner for property located within the MSED Zoning District for review and approval by the zoning administrator. The CSP shall identify all existing and proposed signs by general location and size. The CSP shall be consistent with the intent and purpose of this Section (MSED) and article 9 (sign ordinance) except as specifically provided below. A CSP may propose signage in excess of what is allowed by article 9 for C-3 uses; any CSP tied to the MSED that proposes signage that deviates from the densities, heights, sign area, and separation distances for C-3 uses, unless specifically exempted below, may be allowed at the city's discretion, subject to the following limitations: Administrative approval of up to twenty five (25) percent deviation from the maximum allowable sign densities, height, sign area, or sign separation is allowed; any proposed deviations greater than twenty five (25) percent from the applicable requirements must be submitted to city council for approval. The comprehensive sign plan may be submitted separately prior to or with submittal of construction drawings. Where a CSP does not address a particular subject, the Sign Ordinance shall control.

(1) Major sports and entertainment venues (including all subordinate accessory facilities) are exempt from those requirements of article 9 of the zoning ordinance as provided below and alternative standards shall be determined according to the requirements herein as provided in the CSP:

\* \* \*

(W) The size and design of directory signs within major sports and entertainment venues shall comply with the size and design standards for ~~the City Center~~[The BLVD](#) and Old Town Avondale Business Districts found in subsection 28-203(d)(3)(B).

\* \* \*

## Article 8 PARKING

**28-167 Parking provisions for special districts.**

(a) ~~City Center (CCD)~~The BLVD Zoning District.

- (1) ~~Excluding the Gateway Employment subdistrict, provided parking for any use within the City Center Zoning District shall not exceed one hundred ten (110) percent of the minimum number listed in subsection 28-164, required parking schedule~~Parking for The BLVD District shall comply with the parking provisions set forth in Section 28-91(i), or any successor subsection governing parking within The BLVD District.
- (2) ~~Residential uses within the Townhouse Residential subdistrict shall be allowed a ten (10) percent reduction in minimum required parking from the allowances listed in subsection 28-164, required parking schedule.~~
- (3) ~~Parking for each land use may be provided by a combination of on-street parking, off-street surface parking and parking structures.~~
  - (A) ~~Off-street surface parking and parking structures counted towards the required parking shall be within four hundred (400) feet of the use, measured from the exterior wall of the use to the closest perimeter of the surface parking or parking structure.~~
  - (B) ~~On-street parking counted towards the required parking shall be adjacent to the property for which the parking is intended.~~
- (4) ~~Excluding the Townhouse Residential subdistrict, a minimum of one (1) percent of all parking spaces shall be reserved for carpool parking. These spaces shall be located in preferential locations so as to create an incentive to reduce single-occupant vehicle trips.~~
- (5) ~~Excluding the Townhouse Residential subdistrict, bicycle parking shall be provided at the rate of one (1) secured, weather-protected bicycle space for every twenty (20) vehicle spaces.~~
- (6) ~~Parking areas within the Gateway Employment, Employment Mixed-Use, Residential Mixed-Use and Townhouse Residential Subdistricts shall be designed in compliance with the development guidelines listed in Table 5-1 of the City Center Specific Plan. Parking areas within the Pedestrian Retail Subdistrict shall comply with the development guidelines as listed for the Employment Mixed-Use Subdistrict, except to the extent such guidelines are determined by the zoning administrator to be inapplicable.~~

(b) Old Town Avondale Business District (OTAB) and Cashion Business District (CBD).

\* \* \*

**Article 9 SIGNS**

**28-195 General requirements.**

(a) The following location requirements shall apply to all signs, excluding signs required for public/governmental purposes:

\* \* \*

- (5) No sign or sign structure shall project into or over any public sidewalk, street, alley, or other public place except within ~~the City Center (CC)~~The BLVD (BLVDD) and Old Town Avondale Business (OTAB) Zoning Districts. Within the ~~CC~~BLVDD and OTAB Districts, signs which project over public sidewalks a maximum of eight (8) feet may be approved if they meet aesthetic and safety requirements for their respective districts.

\* \* \*

- (7) No sign or sign structure shall extend above a building's parapet except within ~~the City Center (CC)/~~The BLVD (BLVDD) Zoning District. Within the ~~CC District/~~BLVDD, no sign shall extend above the building's parapet more than ten (10) feet.

\* \* \*

**28-197 Permanent sign design, illumination, and construction.**

- (a) General.

- (1) Signage for projects within the Old Town Avondale Business (OTAB) Zoning District shall adhere to the Old Town Avondale Business District Design Guidelines and signage for projects within ~~the City Center (CC)/~~The BLVD (BLVDD) Zoning District shall adhere to design ~~manual~~guidelines for ~~the City Center-~~The BLVD and be reviewed with the required development plan, respectively.

\* \* \*

- (c) Wall- and building-mounted signs.

\* \* \*

- (3) No sign shall be painted directly onto building façades or walls, except within ~~the City Center (CC)/~~The BLVD (BLVDD) and Old Town Avondale Business (OTAB) Zoning Districts, where graphic logos painted directly on façades may be permitted if the director or authorized designee can determine that the proposed painted sign will be of a professional, artistic caliber. No text shall be painted on a building wall for the purposes of advertising a business or product except as an integral part of an approved graphic logo.
- (4) No sign shall be painted on, mounted to, or affixed in any way to an awning and/or canopy, except within ~~the City Center (CC)/~~The BLVD and Old Town Avondale Business (OTAB) Zoning Districts. Interior illuminated awning signs are prohibited in all districts.

\* \* \*

**28-203 Signs authorized with permits.**

\* \* \*

- (d) Commercial and employment districts.

- (1) Wall-mounted signage.

- (A) Wall-mounted signs are allowed in all Commercial and Employment Zoning Districts, as follows:

\* \* \*

	OTAB	Cashion	CP	A-1	<del>CC/</del> BLVDD
<b>Maximum sign area (primary elevation)</b>	1 SF per linear foot	1 SF per linear foot	1 SF per linear foot	1 SF per linear foot	1 SF per linear foot
<b>Maximum sign area (secondary elevations)</b>	0.50 SF per linear foot	0.50 SF per linear foot	0.50 SF per linear foot	0.50 SF per linear foot	0.50 SF per linear foot

Exhibit A – Proposed Text Amendments

-facing public streets)					
Maximum sign area (freeway facing elevations)	None	None	None	None	1.50 SF per linear foot
Maximum sign size	100 SF	100 SF	75 SF	150 SF	200 SF
Minimum sign size	18 SF	18 SF	18 SF	18 SF	18 SF
Maximum number of elevations with signs	Maximum of 3 elevations; illuminated signs cannot face residential	Maximum of 3 elevations; illuminated signs cannot face residential	Maximum of 2 elevations; illuminated signs cannot face residential	Maximum of 2 elevations; illuminated signs cannot face residential	No maximum
Supplemental design requirements	Non-illuminated directly illuminated, or indirectly illuminated signs only	None	Additional requirements for master planned commerce parks *(B)	None	<del>Shall comply with City Center Specific Plan Chapter 5.4.23 and Design Manual for the City Center or design</del> Design shall further architectural goals outlined within The BLVD specific plan
*(A) Excluding vertically integrated mixed use buildings which contain retail uses on the ground floor, buildings in excess of two (2) stories shall be allowed only one (1) wall-mounted sign per elevation, to be located in a sign band between the top of the upper story windows and the top of parapet. Said sign shall not be required to be located over the tenant's particular suite.					
*(B) Wall-mounted signage for master planned commerce parks shall conform to a single color, font, and method of illumination, as approved during the design review process.					

\* \* \*

(2) Low-profile wall identification signs.

(A) One (1) low profile wall identification sign is permitted for each master planned development in the R-O, C-O, C-1, C-2, C-3, CP, A-1, OTAB, and Cashion Business Zoning Districts. The leading edge of a low profile wall identification sign shall be set back at least five (5) feet from any

property line and out of any sight visibility lines. The maximum height and area varies depending on the district in which the sign is located, as follows:

	R-O	C-O	C-1	C-2	C-3	OTAB	Cashion	CP	A-1	CC
<b>Maximum height</b>	3.5 feet	3.5 feet	3.5 feet	3.5 feet	3.5 feet	3.5 feet	3.5 feet	3.5 feet	3.5 feet	Not permitted
<b>Maximum sign area</b>	20 SF	40 SF	40 SF	60 SF.	80 SF	20 SF	40 SF	40 SF	40 SF	Not permitted

\* \* \*

(3) Directory signs.

\* \* \*

(B) In all districts except for ~~City Center (CC)~~The BLVD (BLVDD) and Old Town Avondale Business (OTAB), directory signs shall not exceed twelve (12) square feet in area and six (6) feet in height. Within the ~~CC~~/BLVDD and OTAB districts, directory signs shall be designed at a pedestrian scale and shall not exceed ten (10) square feet in area and five (5) feet in height.

\* \* \*

(4) Single-tenant monument signs.

\* \* \*

(B) Within ~~the City Center (CC)~~The BLVD (BLVDD) Zoning District, one (1) single-tenant monument sign shall be permitted for single-user developments over five (5) acres in area with frontage on Avondale Boulevard, Van Buren Street, or Roosevelt Street. Two (2) single-tenant monument signs shall be permitted for properties that have frontage on two (2) of the above-mentioned streets; provided, however, that both signs shall not be placed along the same street frontage. Single-tenant monument signs are not permitted adjacent to local streets within The BLVD. All monument signs in The BLVD require consideration and approval with the required development plan.

(C) The maximum height and area varies depending on the district in which the sign is located, as follows:

	C-O	C-1	C-2	C-3	Cashion	A-1	<del>CC</del> BLVDD
<b>Maximum height</b>	6 feet	6 feet	8 feet	10 feet	6 feet	6 Feet	Determined during design review
<b>Maximum sign area</b>	40 SF	40 SF	60 SF	80 SF	40 SF	40 SF	

\* \* \*

(5) Multi-tenant monument signs.

\* \* \*

(B) Within ~~the City Center (CC)~~The BLVD (BLVDD) Zoning District, one (1) multi-tenant monument sign shall be permitted for multiple-user developments over five (5) acres in area with frontage on Avondale Boulevard, Van Buren Street, or Roosevelt Street. Two (2) multi-tenant monument signs shall be permitted on properties that have frontage on two (2) of the above-mentioned streets; both signs cannot be placed along the same street frontage. Multi-tenant monument

signs are not permitted adjacent to local streets within The BLVD. All monument signs in The BLVD require consideration and approval with the required development plan.

- (C) The maximum height, area, and tenant panels allowed varies depending on the district in which the sign is located, as follows:

	C-1	C-2	C-3	Cashion	CP	A-1	<del>CC</del> BLVDD
<b>Maximum height</b>	8 feet	12 feet	14 feet	8 feet	8 feet	8 feet	Determined during design review
<b>Maximum sign area</b>	60 SF	80 SF	100 SF	60 SF	60 SF	60 SF	
<b>Maximum number of tenant panels</b>	6	10	12	6	6	6	

\* \* \*

- (6) Freeway pylon signs.

- (A) General.

- i. Freeway pylon signs shall only be permitted as part of a comprehensive sign plan approved pursuant to section 28-194 above.
- ii. Freeway pylon signs are permitted in the C-3, ~~CC~~/BLVDD, and PAD Zoning Districts for master planned developments having at least four hundred (400) linear feet of direct frontage adjacent to the Interstate-10 right-of-way. Properties that meet this requirement may be permitted one (1) freestanding, double-sided, freeway pylon sign. A second freeway pylon sign shall be permitted for properties that meet the requirements of this Section and have direct freeway frontage in excess of two thousand six hundred forty (2,640) feet.

\* \* \*

- (e) Permanent off-premise signs.

- (1) No permanent off-premise signs shall be permitted except those explicitly authorized by this subsection 28-203(e).

~~(2) City Center business district signs.~~

~~(A) Within the City Center (CC) District, business district signs that advertise the name of a particular district and announce special district events shall be permitted.~~

~~(B) Business district signs shall not serve as multi-tenant signs.~~

~~(C) Along arterial and collector streets, business district signs may take the form of a wall-mounted sign or a freestanding sign. Along all pedestrian retail and local streets within the City Center, business district signs shall be wall-mounted.~~

~~(D) The maximum size, height, and design will be determined during the design review process.~~

~~(3) Pedestrian kiosk signs.~~

- (A) Within The BLVD (BLVDD), ~~the City Center (CC)~~ and Old Town Avondale Business (OTAB) Zoning Districts, or on the campus of any college or university, pedestrian kiosk signs may be permitted for the purpose of providing directional information to community facilities and attractions, buildings, and commercial businesses within the zoning district or campus within which the sign is located, and advertising official city meetings and special events.

\* \* \*

(D) The design of all pedestrian kiosk signs located within the OTAB Zoning District shall reflect a single architectural theme. Similarly, all pedestrian kiosk signs located within a college or university campus shall reflect a single architectural theme. ~~Within the City Center, an architectural theme may be identified for each subdistrict.~~ For the sake of creating interest, variation among pedestrian kiosk signs within the selected architectural themes shall be encouraged.

(E) Pedestrian kiosk signs may contain the following:

- i. The name and logo of the City of Avondale and/or the district in which the sign is located (e.g. Old Town; ~~City Center~~/The BLVD, Park Avenue District, etc.).

\* \* \*

## **Article 12 LANDSCAPE, WALLS AND FENCES**

### **28-292 Applicability.**

\* \* \*

(d) For all development within ~~the City Center~~The BLVD Zoning District, landscaping shall meet or exceed the development standards for street design, street trees, parks, open space, landscaping, and overall design and development guidelines as set forth in ~~the City Center~~The BLVD (BSP) Specific Plan; provided, however, that the provisions of subsections 28-293, 28-295, 28-296 and 28-297 shall be applicable to developments within ~~the City Center~~The BLVD (BSP) Specific area.

\* \* \*

### **28-294 Landscape design standards.**

\* \* \*

(b) Required landscape improvements per zoning districts.

\* \* \*

(4) ~~City Center District~~The BLVD. For all development within ~~the City Center~~The BLVD District, landscaping shall meet or exceed the design guidelines and requirements for street design, street tree criteria, parks, open space, landscaping and overall design and development guidelines as set forth in ~~the City Center~~The BLVD Specific Plan.

\* \* \*