2020 CITY OF SOMERTON

INFILL INCENTIVE OVERLAY PLAN

Establishing the Infill Incentive Overlay District, Sub-Districts, and Infill Incentive Zoning Designation



Council Adopted December 15, 2020| Effective February 5, 2021

ACKNOWLEDGMENTS

The Infill Incentive Overlay Plan would not have been possible without the tireless efforts of the listed individuals who contributed towards the creation of this document over the past two years. A tremendous deal of gratitude is also owed to the Somerton City Council, the Somerton Planning and Zoning Commission, and to residents and merchants of Somerton who participated in the public meetings toward the adoption of this plan.

SOMERTON CITY COUNCIL

Gerardo Anaya, Mayor
Juan Castillo, Vice Mayor
Martha Garcia, Councilmember
Luis Galindo, Councilmember
Carlos Gonzalez, Councilmember
Jesus Roldan, Councilmember
Miguel Villalpando, Councilmember

SOMERTON PLANNING AND ZONING COMMISSION

Daniel Flores, Chairman
Ron Rice Vice, Chairman
Louie Galaviz, Commissioner
Arturo Magaña, Commissioner
Candelario Rangel, Commissioner
Maribel Valenzuela, Commissioner
Lorena Zendejas, Commissioner

SOMERTON CITY STAFF

Jerry Cabrera, City Manager
Jorge Lozano, City Attorney
Carmen Juarez, Community Development Director
Hector Tapia, AICP Economic Development Director
Sam Palacios, Public Works Director
Saul Albor, AICP Candidate, Planner II
Vidal Ochoa, Senior Civil Engineer Technician
Mirna Rodriguez, GIS Technician
Vanessa Iturbide, Graphic Designer
Clemente Ballesteros, Fire Inspector
Salvador Lopez, Building Inspector/Plans Examiner
Maria Ybarra, Permit Technician
Sally Cavazos, Administrative Assistant

TABLE OF CONTENTS

INTRODUCTION / 1
- Building Blocks 3
- The Century of Stability 3
- Somerton 2020 5
- The Era of Transformation 6

2013 DOWNTOWN REDEVELOPMENT PLAN / 7
- Main Street Re-Design 7
- Existing Downtown Boundaries Commercial 8
- Commercial Development Since 2005 8

INFILL DEVELOPMENT / 9
- Benefits of Infill 10
- Main Impediments to Infill 10
- Infill Opportunities 10

ACTION / 11
- A.R.S. Compliance 14
- 2020 IIO Boundaries 15
- Vacant and Obsolete properties 19
- Absence of Development 19
- Infill Incentive Overlay 22

INCENTIVES/ 25
- 2020 IIO Sub-Districts

EXHIBITS /
- A. Infill Incentive Overlay Zoning Guide
- B. Decorative Elements Guide
- C. Signature Tree List

OFFICE OF THE
MAYOR
CITY OF SOMERTON

Ordinance

No. 2020-007

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SOMERTON, ARIZONA, AMENDING THE SOMERTON CITY CODE ARTICLE 2-7, AND CITY OF SOMERTON ZONING AND SUBDIVISION ORDINANCE No. 2015-002 BY CREATING A NEW ZONING ORDINANCE SUB-SECTION 2.9.3 TITLED INFILL INCENTIVE OVERLAY (IIO) ATTACHED HERETO AS EXHIBIT A AND ADOPTING BY REFERENCE THE CITY OF SOMERTON 2020 INFILL INCENTIVE OVERLAY PLAN (IIOP) FINAL DRAFT DATED DECEMBER 8, 2020 AS PART OF THE 2015 SOMERTON ZONING ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE AND SEVERABILITY.

WHEREAS, the City of Somerton City Council adopted Ordinance No. 2015-002, CITY OF SOMERTON ZONING AND SUBDIVISION ORDINANCE, and Article 2-7 on March, 3, 2015; and,

WHEREAS, the City Council may from time to time consider changes to the Somerton Zoning and Subdivision Ordinance.

WHEREAS, the Somerton 2010 General Plan as adopted calls for the utilization of Infill Development as a tool towards the revival of the central business district and its environs.

WHEREAS, the Somerton 2013 Downtown Redevelopment Plan as adopted, identifies infill development as a key priority and calls for the creation of an Infill Overlay District.

WHEREAS, the Somerton 2020 General Plan Land Use Section establishes the boundaries of the Downtown/Infill Incentive Overlay District and defines de newly created land use classification.

WHEREAS, the Planning and Zoning Commission after the public hearing conducted on December 7, 2020 passed a motion to formally recommend to the City Council approval of the proposed text amendment and adoption of the final draft Infill Incentive Overlay Plan.

WHEREAS, on December 15, 2020, the Mayor and City Council of the City of Somerton conducted a public hearing to review the proposed changes and formally act upon the

recommendation made by the Planning and Zoning Commission to approve the text amendment to the 2015 Zoning Ordinance and adoption of the final draft Infill Incentive Overlay Plan

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Somerton, Arizona as follows:

Section 1: That the Somerton City Code, Article 2-7, SOMERTON ZONING AND SUBDIVISION ORDINANCE Section 2.9 Overlay Districts is hereby be amended by inserting a new Zoning Ordinance Subsection 2.9.3 named **Infill Incentive Overlay (IIO)** as presented in Exhibit A hereby attached and adopting the **2020 City of Somerton Infill Incentive Overlay Plan (IIOP)** by reference as part of the 2015 Somerton Zoning Ordinance

Section 2: That certain document entitled "2020 City of Somerton Infill Incentive Overlay Plan (IIOP)", three copies of which are on file in the office of the City Clerk of the City, which document was made a public record of the City pursuant to Resolution No. 2020-023 of the City of Somerton, Arizona is hereby referred to, adopted and made a part hereof as though fully set forth again in full.

Section 3: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 4: This Ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the City Council of Somerton this 5 day of January, 2020. 1 AM

Gerardo Anaya, Mayor

ATTEST:

Andrea Moreno, Deputy City Clerk

APPROVED AS TO FORM:

Jorge Lozano, City Attorney

OFFICE OF THE
MAYOR
CITY OF SOMERTON

Ordinance

No. 2020-008

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SOMERTON, ARIZONA, AMENDING ORDINANCE NO. 2015-002 ZONING MAP AND REZONING CERTAIN AREAS IN THE CITY FOR REAL PROPERTY DESCRIBED HEREIN AS A PORTION OF 427.08 ACRES MORE OR LESS TO CREATE THE INFILL INCENTIVE OVERLAY (IIO) ZONING DISTRICT AND SUB-DISTRICTS AND MORE PARTICULARLY DESCRIBED ON EXHIBIT A, ATTACHED HERETO.

Section 1: That Zoning Ordinance No. 2015-002 and those certain documents adopted by Resolution No. 2015-004, known as the Somerton Zoning Map, are hereby amended as follows:

For real properties described herein in Exhibit A attached hereto, Containing 427.08 acres more or less of which, rezone to the Infill Incentive Overlay (IIO) Zoning District and Sub-Districts.

Section 2: That the Zoning map adopted under said Ordinance No. 2015-002, as amended, is hereby ordered to be changed and amended as to show that said real property described in this Ordinance is located within the district herein provided.

Section 3: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any Court of competent jurisdiction, such decision shall **not** affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the City Council of Somerton this 5 day of January, 2020.

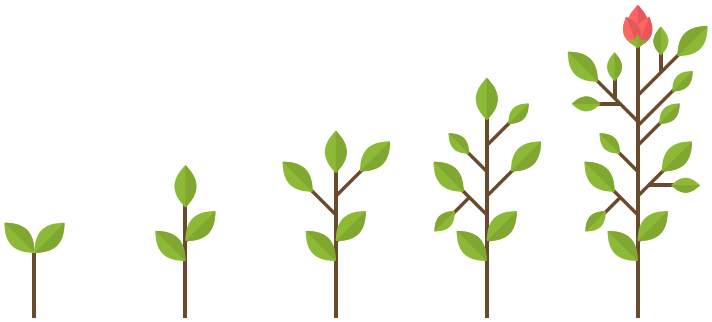
Gerardo Anaya, Mayor

ATTEST:

Andrea Moreno, Deputy City Clerk

APPROVED AS TO FORM:

Jorge Lozano, City Attorney



"The redevelopment of downtown will be accomplished by a multitude of incremental steps and actions."
Downtown Somerton Redevelopment Plan 2013

INTRODUCTION

Through the adoption of several enabling documents and strategic city initiatives, the City of Somerton has actively laid the foundation for the revitalization of its downtown core.

In 2010, the City adopted its first "Infill Incentive Overlay Plan" and designated downtown as an "Infill Incentive Overlay District" thus making it eligible for development incentives. The first "incentive toolkit" was drafted three years later along with the 2013 Downtown Redevelopment Plan. In many ways these plans are the collected vision for downtown and the actions now prescribed in this document. These action strategies have yielded positive results and although much work remains in the coming years, the city has established the foundation for downtown and for older neighborhoods redevelopment.

To continue fueling the transformation of downtown and to attract more investment in the city's central core, it was necessary to update the 2010 Infill Incentive Overlay Plan. This new plan adapts to changing development trends and addresses current limited developable land and the needs of the community.

This 2020 Infill Incentive Overlay Plan (IIOP) replaces the 2010 Infill Incentive Overlay Plan. The intent is to energize the growth of downtown and its surroundings through infill development that champions responsible growth and for the preservation of Somerton's farmland and open space. This plan is one of the tools for the implementation of the vision and goals of the City's adopted 2020 General Plan. The 2020 IIOP includes development incentives with the assurance of a zoning overlay designation, area specific development standards, and design characteristics to transform downtown and its surroundings to a best place to live, work, and visit.

BUILDING BLOCKS

The idea of a vibrant downtown is neither new nor unprecedented. The case could be made that Somerton boasted the highest quality of life in Yuma County between 1915-1950 and the regional economic impact of Downtown Somerton at the time rivaled that of the County Seat's.

Somerton is now several years into a long term commitment to revitalize the city's central business district after decades of stagnation.

The 2020 Infill Incentive Overlay Plan represents the latest milestone in the city's endeavor to elevate downtown to its maximum potential for both the enjoyment of its citizens and the benefit of the business community.



Downtown Somerton, 1917


Downtown Somerton, Circa 1926



Downtown Somerton, Circa 1920

THE CENTURY OF STABILITY

For Somerton, the 20th century was defined by a strong agricultural economy not only as a source of employment but as a way of life. To this day agriculture remains Yuma County's primary economic driver by a wide margin. The continued preservation of agricultural land is a priority objective for the City of Somerton.



Downtown Somerton, Circa 1952



Downtown Somerton, 2019

SOMERTON 2020

Somerton today is a strong city of approximately 18,000 people in a thriving county of 240,000 ready to make the next leap into the future. Past downtown revival efforts have yielded a foundation from which to build on. The 2020 Infill Incentive Overlay Plan will provide Somerton the tools needed to spur Infill Development Downtown. The intent is to continue its transformation into a regional focal point while preserving the small city aura its residents are proud of.

DOWNTOWN ASSETS

- Continuous Street Grid
- Connected Alley Network
- Small Blocks
- Central Location
- 20,000 Count Daily Traffic
- City's Largest Employers
- Emerging Dining Clusters



THE ERA OF TRANSFORMATION

It is the goal of this plan to initiate the development of:

1. Multi Story Buildings

2. Mixed Use Buildings

3. Re-Purposed Buildings

4. Mix of Chain/Local Retail



Somerton City Hall


Somerton View, 2020

5. Entertainment on Main Street

6. Outdoor Dining Establishments

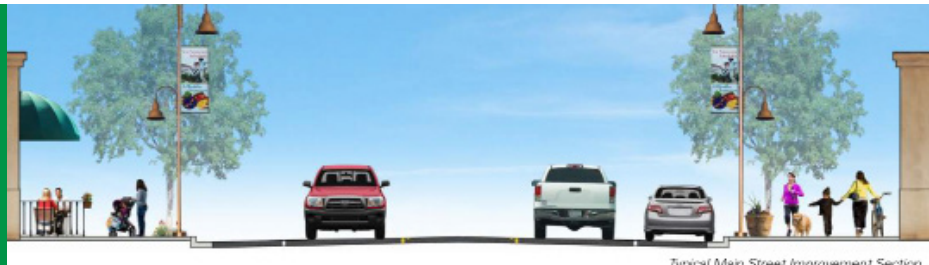
7. Historic Home Neighborhood

8. Lively Pedestrian Environment

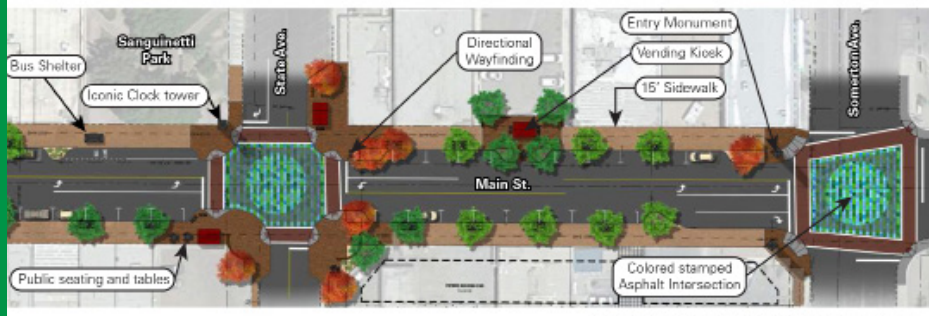
8. Aesthetic Consistency of Area

2013 DOWNTOWN REDEVELOPMENT PLAN

The most comprehensive existing document aimed at redeveloping downtown is the 2013 Downtown Redevelopment Plan, which drafts a widespread approach through the recommendation of dozens of guidelines and action policies. The 2020 Infill Incentive Plan takes the most significant pieces from the 2013 plan and channels these components forward through the authority of the Infill Incentive Overlay Zoning District and Zoning Designation. The 2013 Plan also established the existing downtown boundaries which are preserved and expanded to include specific new areas.



Typical Main Street Improvement Section.



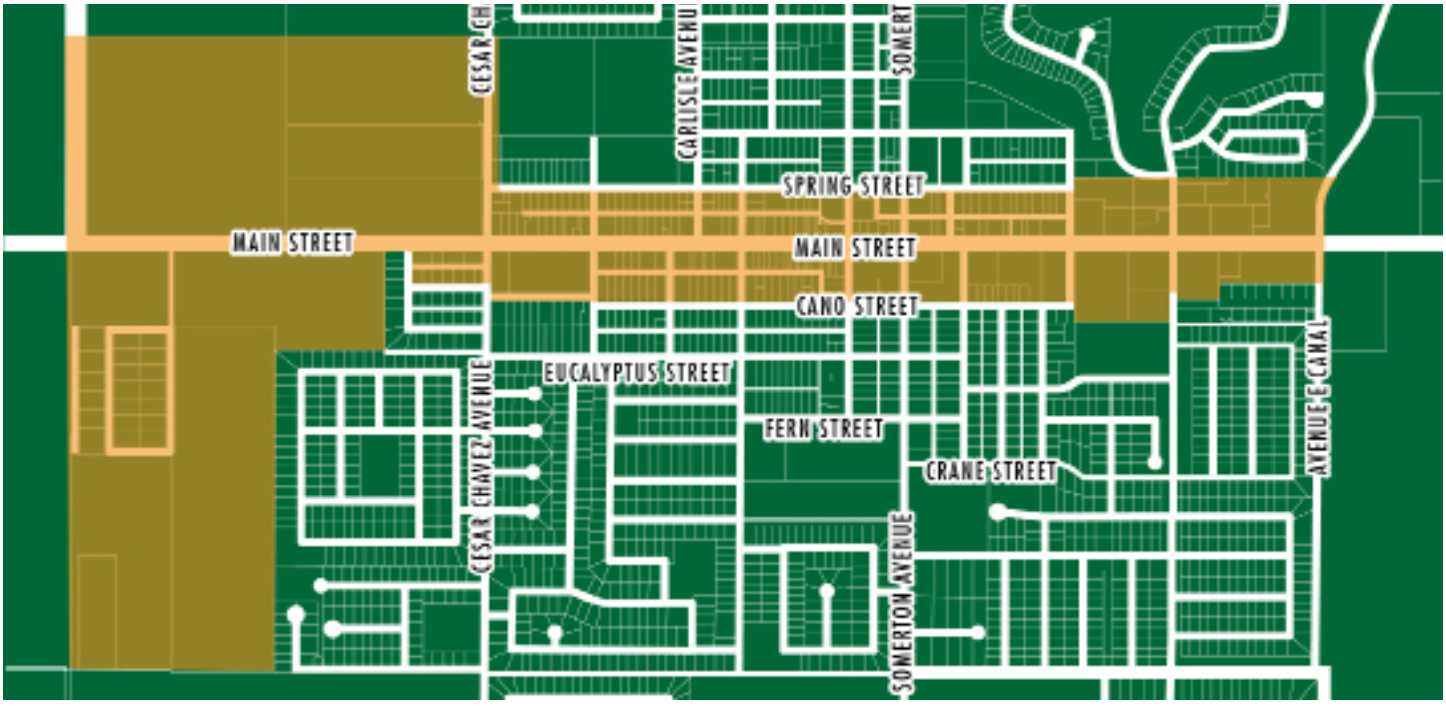
Render Plan View / Proposed First-Stage Project Area.

Design by J2 Engineering and Environmental Design

2016 MAIN STREET RE-DESIGN

The City of Somerton is committed to leading by example by making a public investment in downtown's built environment. The Main Street Redesign Project based on 2013 Redevelopment Plan initiatives calls for a complete redesign of the public right of way along a stretch of Main Street. When completed, Main Street will have been upgraded to the quality aesthetic standards prescribed by the 2013 Redevelopment Plan.

EXISTING REDEVELOPMENT BOUNDARIES



NEW COMMERCIAL CONSTRUCTION IN DOWNTOWN SINCE 2005



1. City Hall
2. RCBH
3. 85350 Pizzaria and Grill
4. Ace Hardware
5. Del Sol Market
6. Jack in the Box
7. O'Reilly's
8. Dollar General
9. Somerton Public Safety
10. Family Dollar
11. Burger Taco/Super-Gas
12. Somerton Valley Center
13. Burger King
14. DES Call Center

INFILL DEVELOPMENT





Infill is development in a fully built out urban environment either on vacant lots, or former building sites. Infill leads to higher density than the previous use of the site. Infill is a proven revitalization tool that in nearly every project infill brings new life into mature urban areas experiencing decline and can reset their development trajectory.

BENEFITS

Continuous Infill Development can be the transformational catalyst the city seeks for Downtown Somerton. Some of the most noted benefits of Infill include:

1. Preservation of agricultural land
2. Preservation of small town feel
3. Higher desirability in city center
4. Infrastructural efficiency
5. Public services efficiency
6. Healthier communities
7. Reduction of criminal activities
8. Restoration of declining neighborhoods
9. Preservation of historic neighborhoods

MAIN IMPEDIMENTS TO INFILL

1. Irregular Parcels, Small Lots, and Obsolete Parcels.
2. Site incompatibility with Modern Development Standards
3. Drainage Retention, Open Space, Parking, and Landscaping Requirements
4. Zoning and Land Use Restrictions



INFILL OPPORTUNITIES

The following redevelopment opportunities exist in the downtown area and will be directly addressed through the implementation of this plan.

Including the Residential Component

No official plan includes the residential areas adjacent to downtown in its boundaries which has potentially resulted in these areas not significantly benefiting from the ongoing downtown revitalization movement. Going forward, these neighborhoods will become priority target areas and will account for the most of land area inside Somerton's latest downtown plan boundary.



Filling Vacant Properties

Somerton's largest concentration of vacant properties is found in and around downtown. This plan will make re-purposing and redeveloping old/vacant properties more viable.



Creating an Entertainment District

Recent proposals and development indicate that Downtown Somerton is ready to make the shift from a service based corridor to an entertainment destination. This plan will target the creation of an entertainment district to serve as the anchor and focal point of downtown Somerton.



Somerton Tamale Festival 2018



Somerton Greater Days 2018

Aesthetic Quality Consistency

Some projects gracefully enhance the surrounding area, others are aesthetically incompatible with their neighborhood and can negatively compromise the existing patterns. Using the design guidelines of the 2013 Plan, this plan will orchestrate the creation of a sensible aesthetic pattern for new development and redevelopment in the downtown area.



Somerton City Hall

Allowing Mixed-Use and Mixing Uses

Mixed Use Zoning grants more flexibility to property owners and developers alike. Several Main Street properties are in fact already mixed-use commercial and residential. This plan extends the benefits of mixed-use to all of downtown beyond Main Street and establishes a framework for mixing uses not previously allowed such as corner markets and cafes within residential areas.



Downtown Berlin, Maryland

ACTION

In order to address all opportunities identified, especially Infill Development in the urban core, this plan updates the boundaries of the Infill Incentive District, creates a new zoning designation known as "Infill Incentive Overlay", and creates a new Infill Incentive Package for the benefit of properties within said Infill Incentive Overlay District for the purpose of expediting the revitalization of Downtown via the facilitation of Infill Development.



DIY Mural/ Community Mural




Coca-Cola



"Infill utilizes existing infrastructure, directs reinvestment to high-priority growth areas, and has the potential to generate jobs. Infill development also provides a smart alternative to sprawling development in undeveloped, greenfield areas that lack infrastructure or that are not designated for growth."

Complete Communities Toolbox/University of Maryland

A.R.S COMPLIANCE

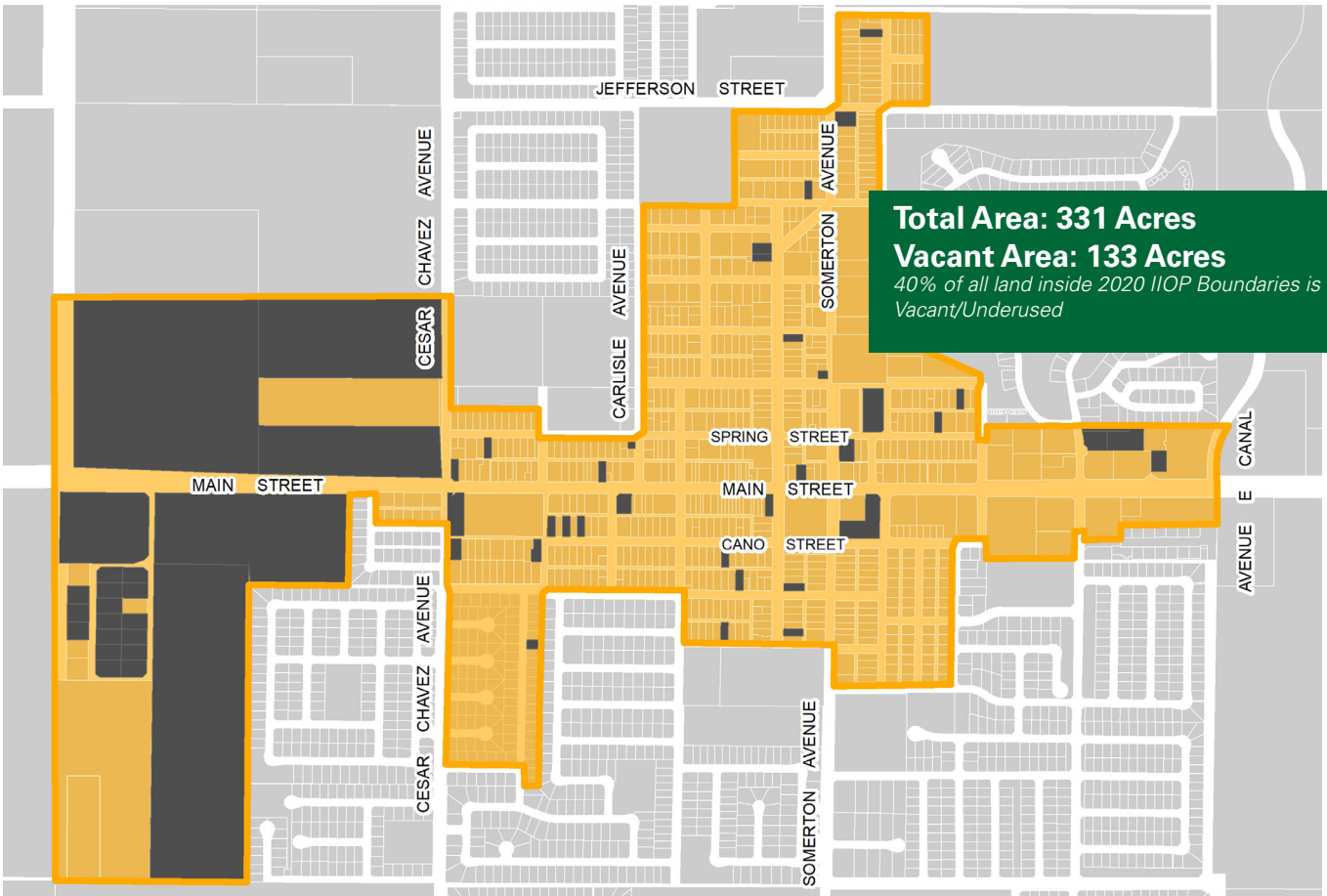
Arizona Revised Statutes § 9-499.10 rules that Cities and Towns may declare a part of the city an Infill Incentive District and may provide development incentives to properties inside the district if at least three of the following conditions are met:

1. There is a large number of vacant older or dilapidated buildings or structures.
2. There is a large number of vacant or underused parcels or properties, obsolete or inappropriate lot or parcel sizes or environmentally contaminated sites.
3. There is a large number of buildings or other places where nuisances exist or occur.
4. There is an absence of development and investment activity compared to other areas in the city or town.
5. There is a high occurrence of crime.
6. There is a continuing decline in population.

If the area identified as an Infill Incentive District meets at least three of the conditions listed above, the City or Town may grant the following incentives to all properties within District boundaries.

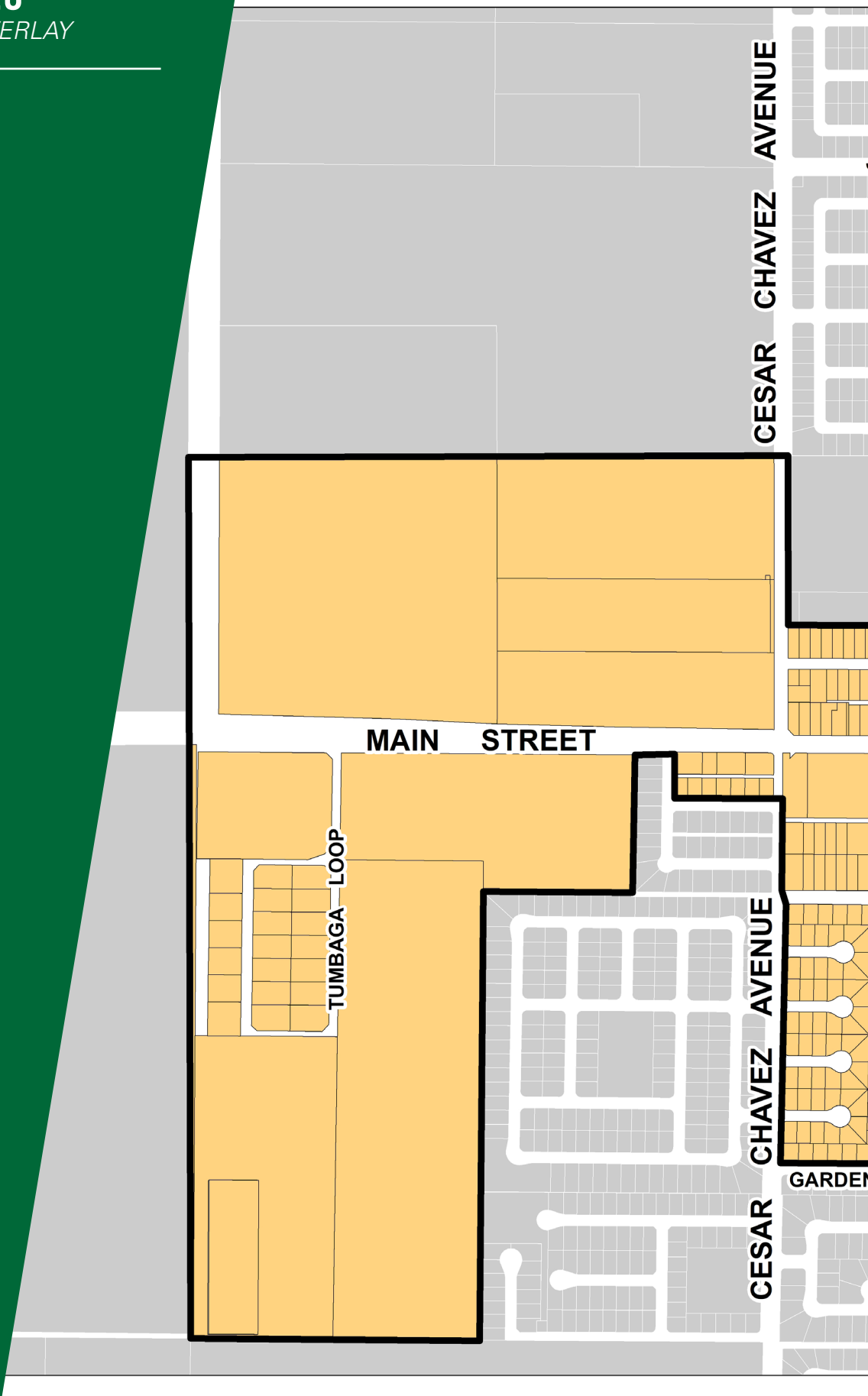
1. Expedited Zoning or Rezoning Procedures.
2. Expedited Processing of Plans and Proposals.
3. Waivers of Municipal Fees for Development Activities as long as the waivers are not funded by other development fees.
4. Relief from Development Standards.

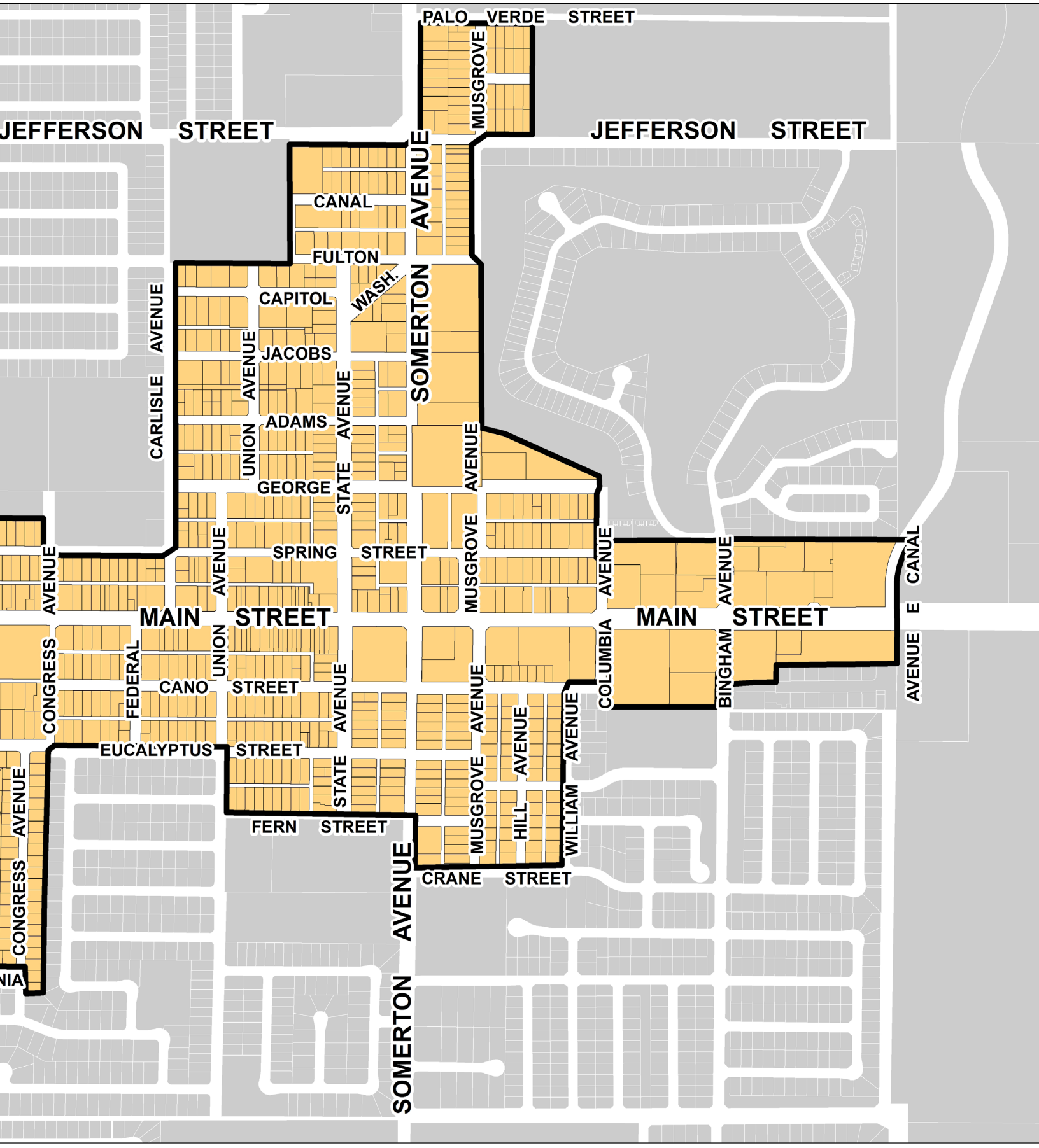
VACANT & UNDERUSED LAND



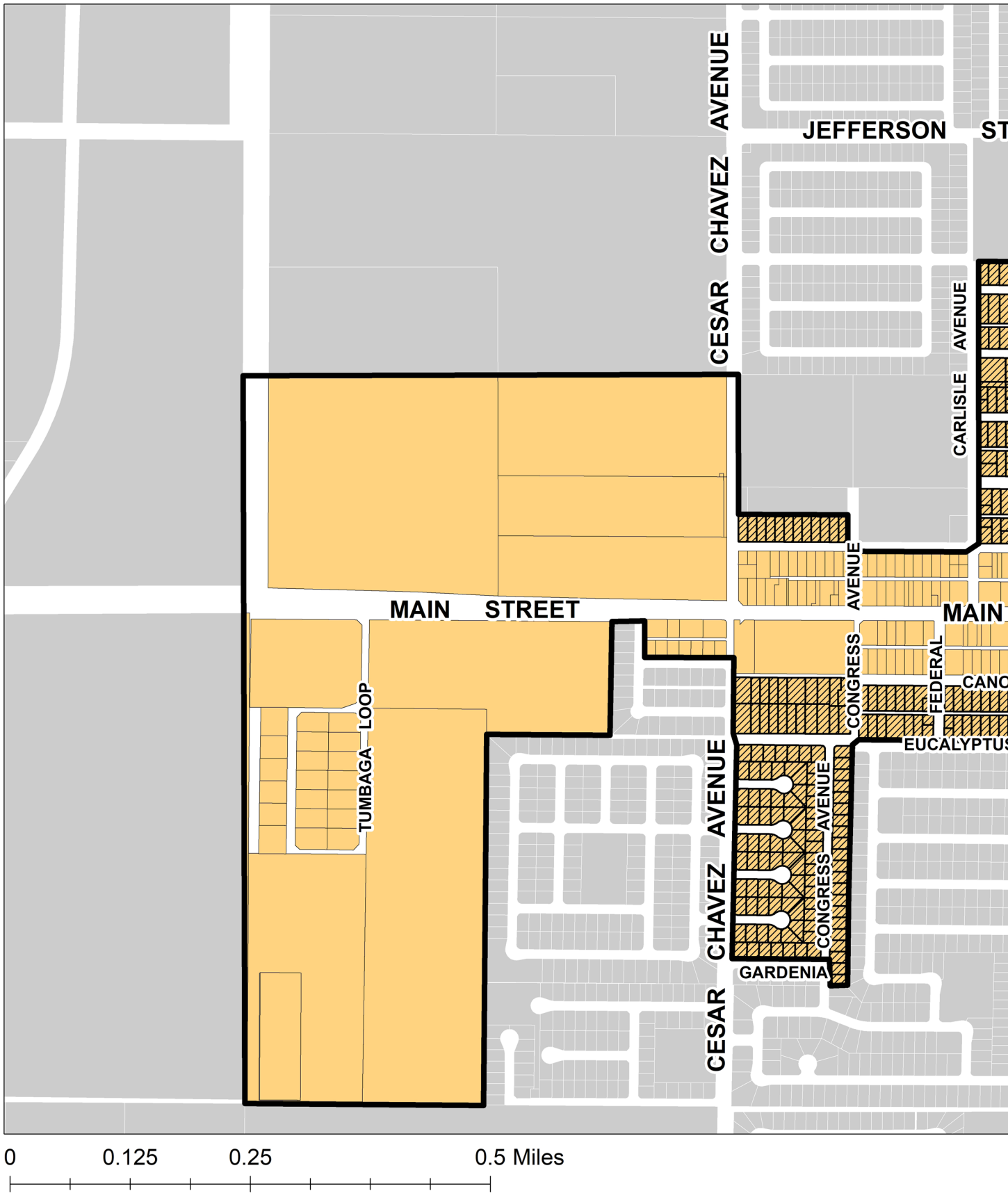
PLAN BOUNDARIES

2020 INFILL INCENTIVE OVERLAY

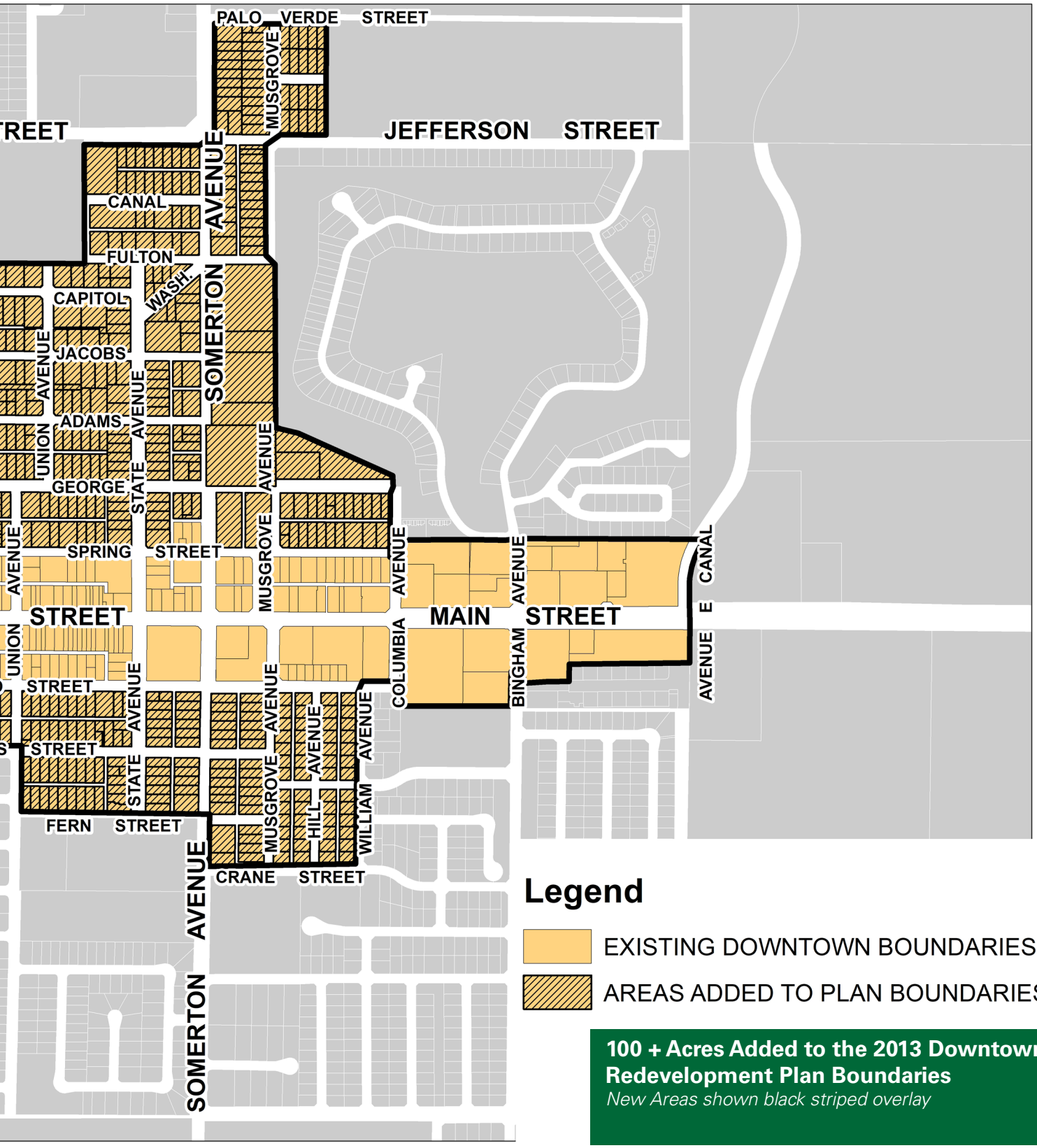



PALO VERDE STREET
MUSGROVE AVENUE
JEFFERSON STREET
JEFFERSON STREET
CANAL
FULTON
WASH.
CAPITOL
JACOBS
ADAMS
GEORGE
SPRING STREET
CANO STREET
EUCALYPTUS STREET
FERN STREET
CRANE STREET
SOMERTON AVENUE
CARLISLE AVENUE
UNION AVENUE
STATE AVENUE
MUSGROVE AVENUE
HILL AVENUE
WILLIAM AVENUE
COLUMBIA AVENUE
BINGHAM AVENUE
E CANAL AVENUE
CONGRESS AVENUE
FEDERAL
MAIN STREET
MAIN STREET

SOMERTON INFILL INCENTIVE OVE



RLAY DISTRICT BOUNDARIES



Legend

EXISTING DOWNTOWN BOUNDARIES (2013)

AREAS ADDED TO PLAN BOUNDARIES (2020)

100 + Acres Added to the 2013 Downtown Redevelopment Plan Boundaries

New Areas shown black striped overlay

OBSOLETE PROPERTIES

For the purpose of this document, an Obsolete Property is considered any property which contains one or more of the following features:

- Abandoned Building
- Building in state of Extreme Disrepair
- Irregular Parcel Shape/Boundaries
- Very Small Parcels
- Inadequate Access
- Inadequate Utility Connections

NOTE: A map of obsolete properties will not be displayed in this document but will be made available to the public via the Somerton Community Development Department upon written request.



Property Count: 800
Obsolete Properties: 190
24% of all Properties inside 2020 Downtown Boundaries are Obsolete

ABSENCE OF DEVELOPMENT

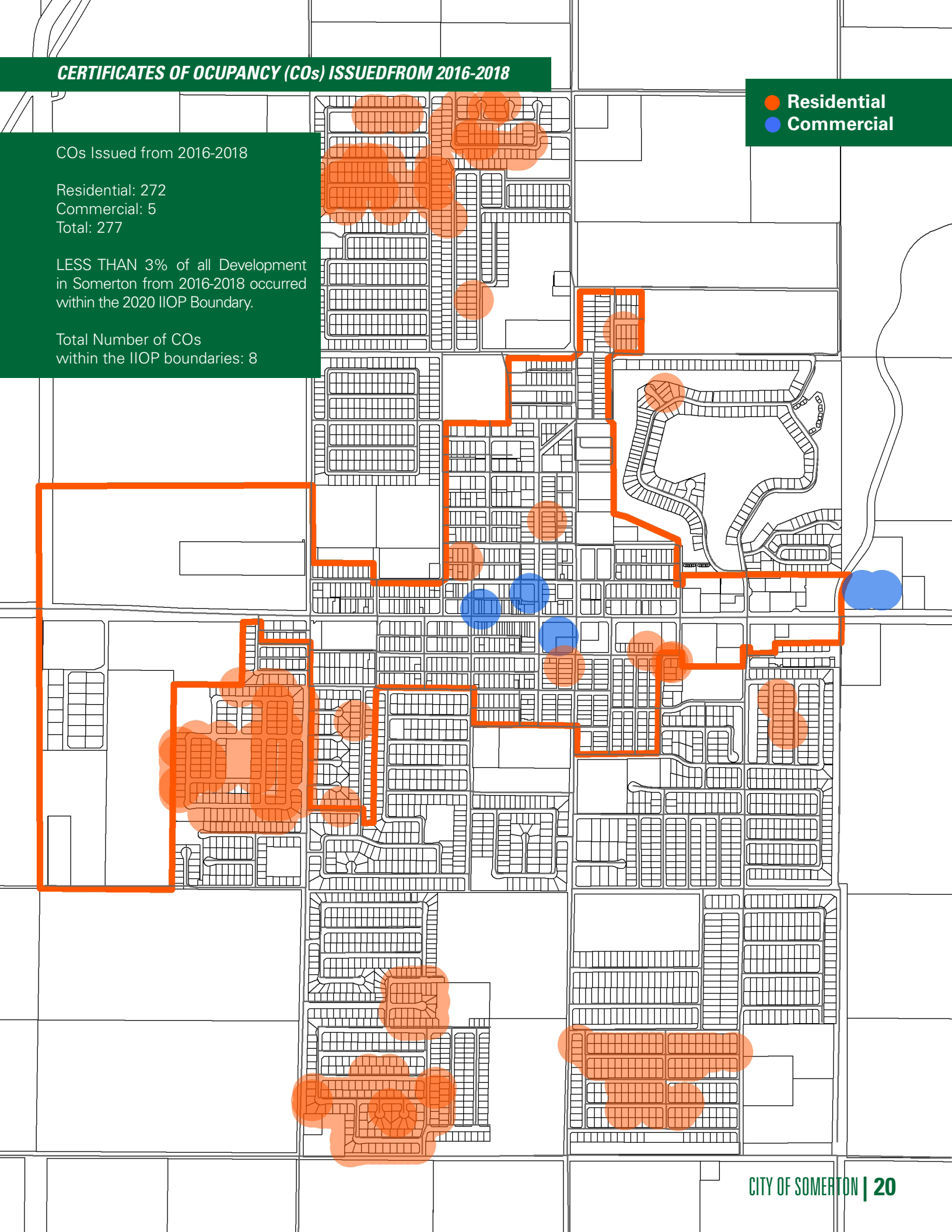
The map(right) shows all Certificates of Occupancy (CO) issued from 2016 through 2018 inside Somerton's developed area (Cesar Chavez Avenue to Avenue E and Madison Street to County 17th Street.







CERTIFICATES OF OCUPANCY (COs) ISSUEDFROM 2016-2018



COs Issued from 2016-2018

Residential: 272
Commercial: 5
Total: 277

LESS THAN 3% of all Development in Somerton from 2016-2018 occurred within the 2020 IIOP Boundary.

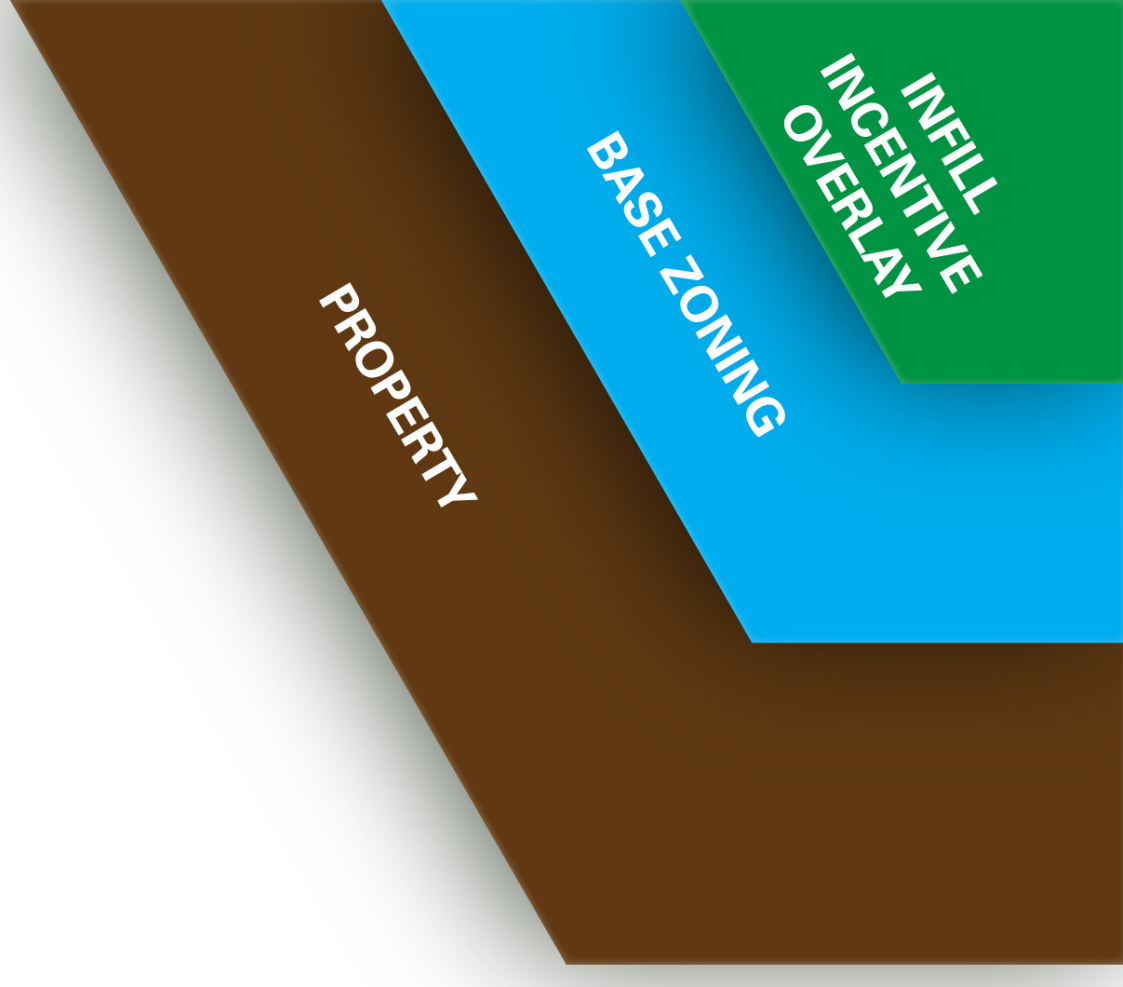
Total Number of COs within the IIOP boundaries: 8



What I believe is that, by proper effort, we make the future almost anything we want to make it.

-Charles Kettering

INFILL INCENTIVE OVERLAY (IIO)



The master element of the 2020 Infill Incentive Plan is the creation of the Infill Overlay Zoning Designation. This zoning designation will provide development incentives including relief from base zoning development standards and use restrictions to most properties within the boundaries in exchange for adhering to pre-approved design guidelines for the purpose of creating a thriving city center with a cohesive design pattern.

Property owners within the new Infill Overlay Zoning District and sub-districts will be able to develop or redevelop under their base zoning designation or the new Infill Incentive Overlay Zoning Standards.

INCENTIVE PACKAGE

INFILL INCENTIVE OVERLAY PLAN (IIOP)

ADJUSTED DEVELOPMENT STANDARDS

Adjusted development standards will allow developers to maximize the use of the lots platted under obsolete subdivision standards creating a more favorable environment for new construction without requiring variances. See 'Development Standards' for specific standards of each respective IIOP Sub-District.

COMPATIBLE USE INCENTIVE

This incentive allows the healthy mixing of uses in the IIOP Boundary area through the rolling back of use zoning restrictions and allows certain compatible uses picked from the underlying base zoning districts on any parcel with the Infill Incentive Overlay Zoning Designation as an alternative to the traditional rezoning process. See 'Uses' for each respective IIOP Sub-District.

ALLEY PAVING WAIVER

Alley access is permitted in all properties abutting a public alleyway. Alley paving requirement is waived for all properties within the Infill Incentive Overlay Zoning Designation.

WATER RETENTION WAIVER

On-site stormwater retention requirements are waived for most properties in the Infill Incentive Overlay Area located within the Entertainment and Pioneer Sub Districts. Stormwater may be discharged onto the street or storm channel to flow to designated municipal retention areas.

ACCESSORY DWELLING INCENTIVE

The Minimum lot size requirement for accessory dwelling units is reduced. Accessory Dwelling Units are now permitted on any lot of at least 6000 SF within the IIOP boundaries. ADUs may be used as rental units as long as the owner of the property resides on site.

PARKING REQUIREMENT REDUCTION

Minimum parking requirements for all properties within the Infill Incentive Overlay Zoning designation may be reduced up to 50% from the number of spots required by the Somerton Zoning Ordinance for the proposed use.

HISTORIC RESTORATION INCENTIVE

Building Permit and Plan Review Fees are reduced by 30% for projects involving the restoration/remodeling of buildings pre-dating the year 1950. Project must comply with all IIOP design and landscaping requirements. Applicant is responsible for proving age of building.

FAÇADE IMPROVEMENT LOAN

A no interest, no down payment short term loan of up to $10,000 is available to all properties within the Infill Incentive Overlay Designation looking to improve their building/residence façade.

LANDSCAPING REQUIREMENT ADJUSTMENT

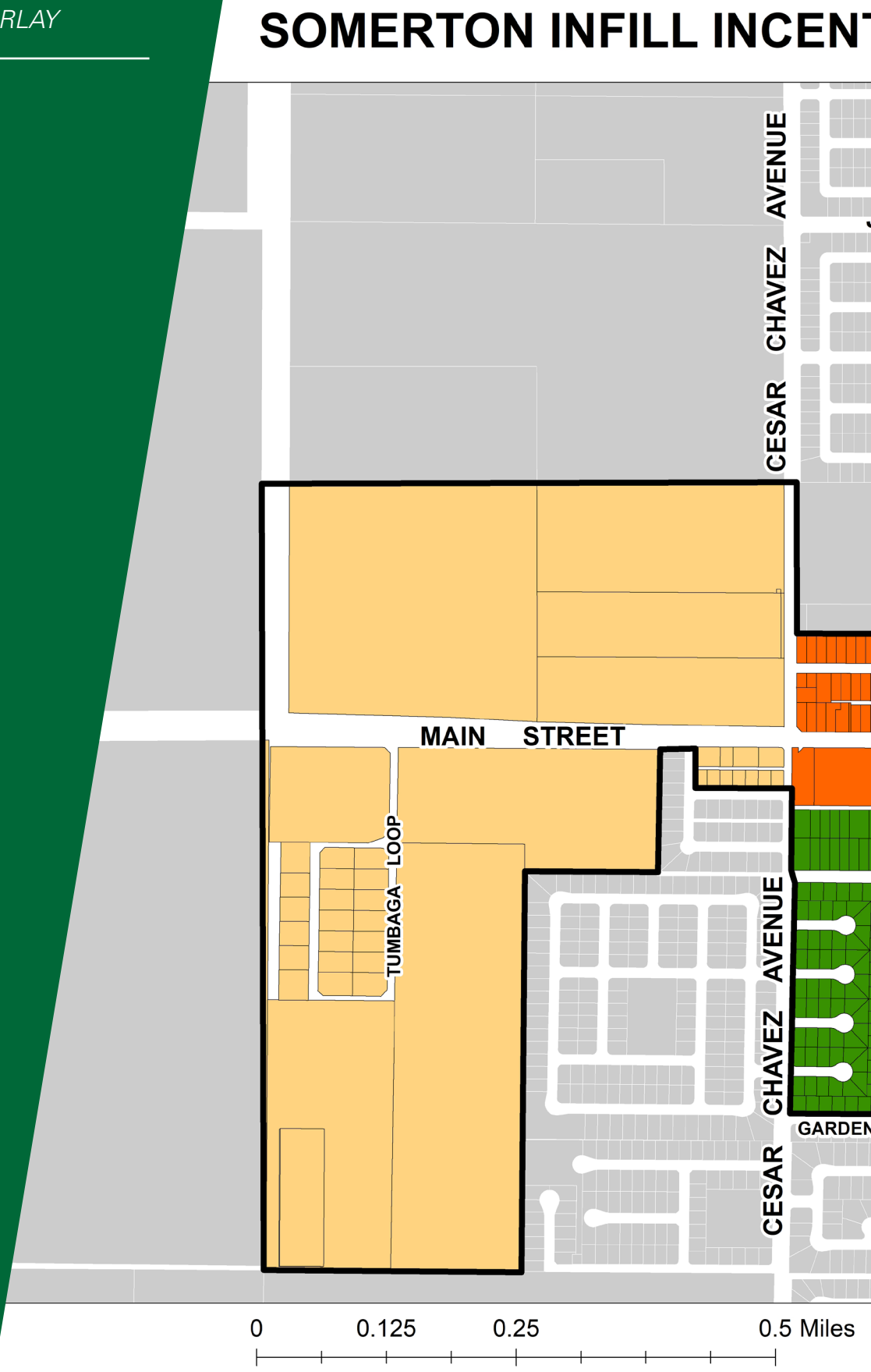
Minimum Landscaping Requirements for all properties within the Infill Incentive Overlay Zoning Designation are reduced with emphasis given to shade trees, street trees, and growing the city's urban forest canopy. See Development Standards' for each respective IIOP Sub District.

ADAPTIVE REUSE INCENTIVE

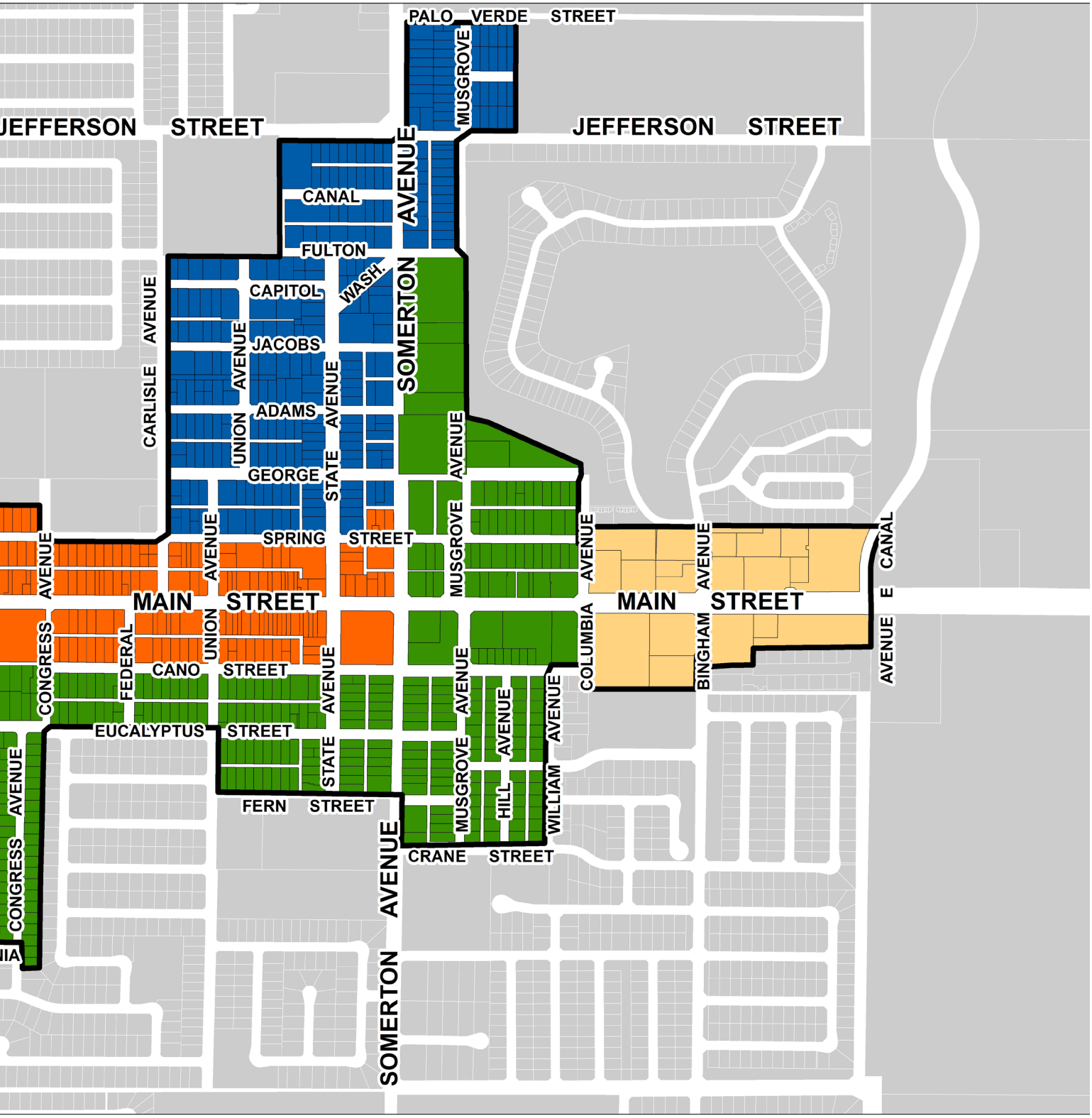
Building Permit and Plan Review Fees are reduced by 30% for projects involving the retrofit of an existing building to establish a new use or Mixed-Use development. Project must comply with all IIOP design and landscaping requirements.

INCENTIVE DISTRICTS

2020 INFILL INCENTIVE OVERLAY



TIVE OVERLAY DISTRICT - SUBDISTRICTS

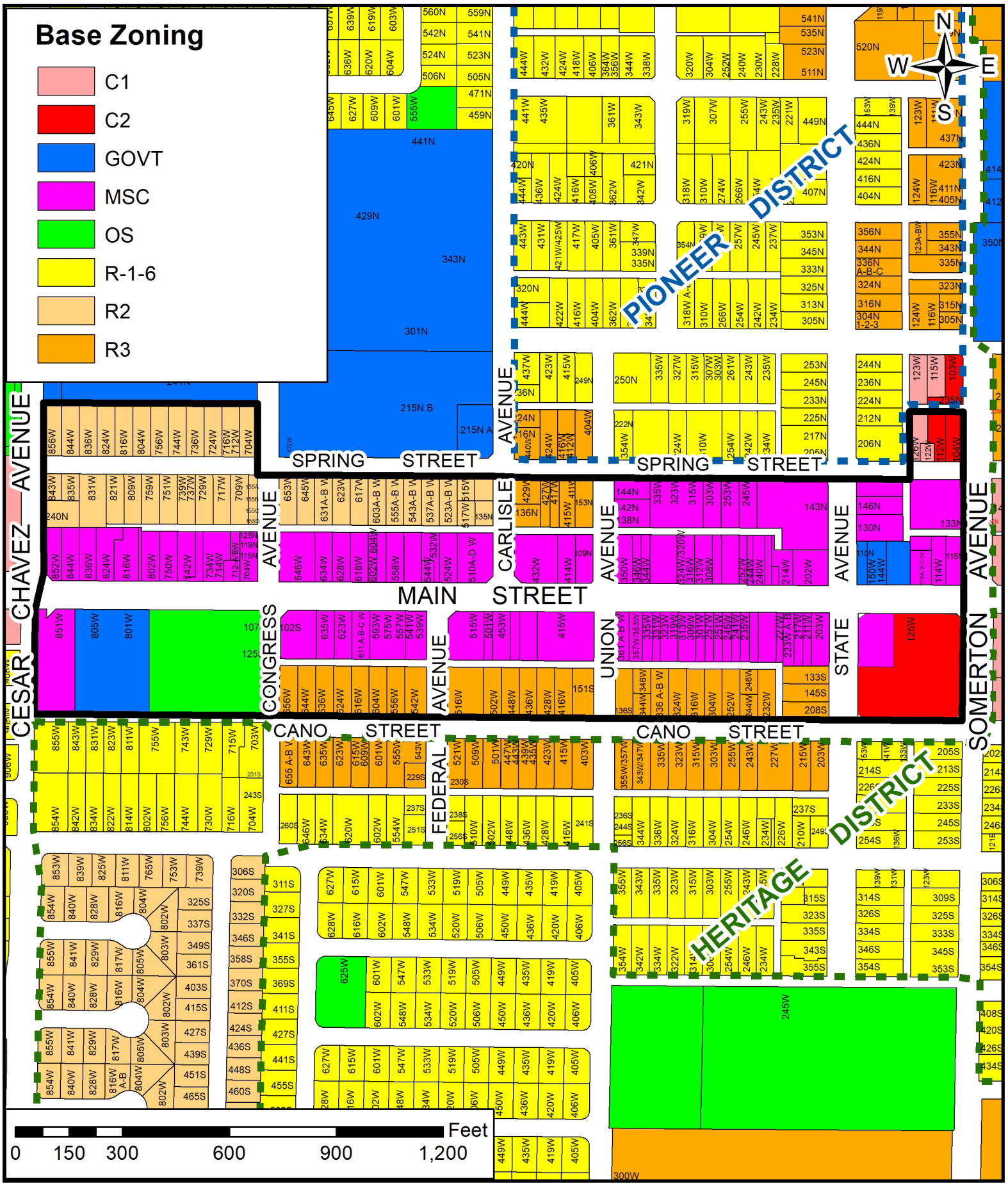


ENTERTAINMENT DISTRICT






Infill Incentive Overlay
Entertainment District
N
W
E
S
PIONEER DISTRICT
HERITAGE DISTRICT
CHAVEZ AVENUE
CESAR
CONGRESS AVENUE
CARLISLE AVENUE
FEDERAL AVENUE
UNION AVENUE
STATE AVENUE
SOMERTON AVENUE
SPRING STREET
MAIN STREET
CANO STREET
400N
325N
429N
343N
440N
441N
301N
241N
215N B
215N A
672W
107S
125S
300W


Base Zoning
C1
C2
GOVT
MSC
OS
R-1-6
R2
R3
N
W
E
S
PIONEER DISTRICT
HERITAGE DISTRICT
CHAVEZ AVENUE
CESAR AVENUE
SOMERTON AVENUE
SPRING STREET
MAIN STREET
CANO STREET
CONGRESS
FEDERAL AVENUE
CARLISLE AVENUE
UNION AVENUE
STATE AVENUE
Feet
0
150
300
600
900
1,200

USES

Properties in the Entertainment District may utilize the Compatible Use Incentive. Listed uses from underlying base zoning districts below shall be permitted on any parcel found within the Entertainment District Boundary [1]. Any use permitted or conditional not listed below may take advantage of all other incentives in the IIO Entertainment District but will be restricted to be located on parcels with appropriate base zoning. Mixed use development is both allowed and encouraged in this district. [2]



Residential / Public Uses		Non-Residential Uses [3]	
Permitted	**Conditional**	**Permitted**	**Conditional**
Dwelling, Single Family Attached	Assisted Living Center	Alcoholic Beverages, Retail Sale	Bed and Breakfast
Dwelling, Duplex	Assisted Living Home	Assembly Hall/Auditorium	Building Materials Sales, Indoor
Dwelling, Multi-Family	Day Care Home	Bar, Lounge, or Tavern	Financial Institution, Drive
Dwelling, Townhouse	Day Care, Center	Coffee Shops/Cafes	Thru
Community Playfields, Parks	Group Care Home	Commercial Entertainment, Indoor	Restaurant, With Drive Thru
Community Recreation Center	Nursing Home	Commercial Entertainment, Outdoor	School, Boarding
Government Offices/Buildings	School, Boarding	Convenience Store	School, Public or Private, 9-12
Library	School, Public or Private, 9-12	Farmer's Market	School, Public or Private, K-8
Public Safety Facility	School, Public or Private, K-8	Financial Institution	Service Station
Religious Assembly		Fitness and Sports Center	
Social Service Facility		Fraternal or Non-Profit Social Club	
Utility Facility, Minor		General Recreation, Indoor	
		Hotel or Motel	
		Mobile Food Vendors	
		Movie Theater	
		Office, Business or Professional	
		Resorts, Cabins, Lodges	
		Restaurant, Bar and Grill	
		Restaurant, Full Service	
		Restaurant, Live Entertainment	
		Restaurant, Outdoor Seating	
		Retail, General	
		Retail, Large	
		Retail, Massage	
		Retail, Smoke Shop [4]	
		Retail, Tattoo/Piercing Parlor[4]	

FOOTNOTES

[1] If this incentive is utilized, development/project must comply with all district requirements. Use definitions are same as definitions established by Somerton Zoning Ordinance.

[2] Mixed use development refers to new development in which the primary use is commercial and therefore the project must comply with commercial development regulations. Residential uses shall be considered secondary accessory.

[3] Uses shall comply with all applicable local, state, and federal regulations depending on the type of use.

[4] Uses Permitted By-Right when Sited on Main Street, Uses Conditional elsewhere in the Entertainment District.

DEVELOPMENT STANDARDS

Properties in the Entertainment district shall adhere to the Development Standards Incentive established by the Infill Incentive Overlay. Meaning all properties zoned - IIO Entertainment may develop and redevelop according to their base zoning standards or the Infill Incentive Overlay Entertainment standards. [1]

ENTERTAINMENT DISTRICT DEVELOPMENT STANDARDS							
MINIMUM DIMENSIONS		**SETBACKS (FT.)**			**LOT COVERAGE**	**HEIGHT**	**DENSITY**
SQUARE FEET	LOT WIDTH	FRONT	REAR	SIDE	MAXIMUM (%)	MAXIMUM (FT.)	DU/ACRE
--	--	0[2]	0[3]	0[4]	--	75[5]	30

FOOTNOTES

[1] Properties who develop under IIO Entertainment regulations must comply with all IIO Design and Use regulations.
[2] 10′ for Properties not Fronting Main Street and all Parking Lots
[3] 10′ for Properties not Fronting Main Street and all Parking Lots
[4] 10′ Street Side Setback for Properties not Fronting Main Street and 5′ for all Parking Lots
[5] 40′ Maximum Height for all properties not fronting Main Street

DESIGN STANDARDS

A. Colors, Materials, and Textures
Bright, Phosphorescent colors are prohibited as main colors but encouraged as accent/trim colors. A minimum of three different colors, materials/textures, and surface dimensions must be incorporated into the façade.

B. Transparency
50% of the first floor, second, and third floor shall be transparent.

C. Decorative Elements
See Decorative Element Guide in Exhibits Section for requirements.

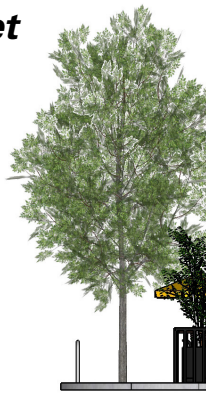
D. Signs
All wall mounted signs are required to have accent backing to create visual contrast and must be internally illuminated or illuminated by external lamps affixed to main building façade. The following sign types are not permitted in the IIO Entertainment District.

1. Square or rectangular sign cabinets, except when part of a larger more intricate sign proposal.
2. Signs printed on vinyl, tarps, screens, banners, or flags to be displayed on a permanent basis.
3. Not illuminated Signs painted directly on building façade.

E. Landscaping
In the IIO Entertainment District, properties shall landscape all required setback areas visible and/or accessible from a public right of way by providing the following features.

1. Two inches of topping material (Pebbles, Shale, River Rock, Granite, or Grass)
2. One 2' caliper tree no less than 7' in height at time of planting from the approved sigture tree list per the greater of 3000 sf of landscape area or 25 linear feet of street frontage.
3. Adequate irrigation system.
   If zero lot lines are in effect, a 50% increase in required decorative elements shall satisfy landscaping requirements.

Entertainment District Main Street Fronting Property Example





Examples



Farm & Craft Restaurant
Photo courtesy of LGE







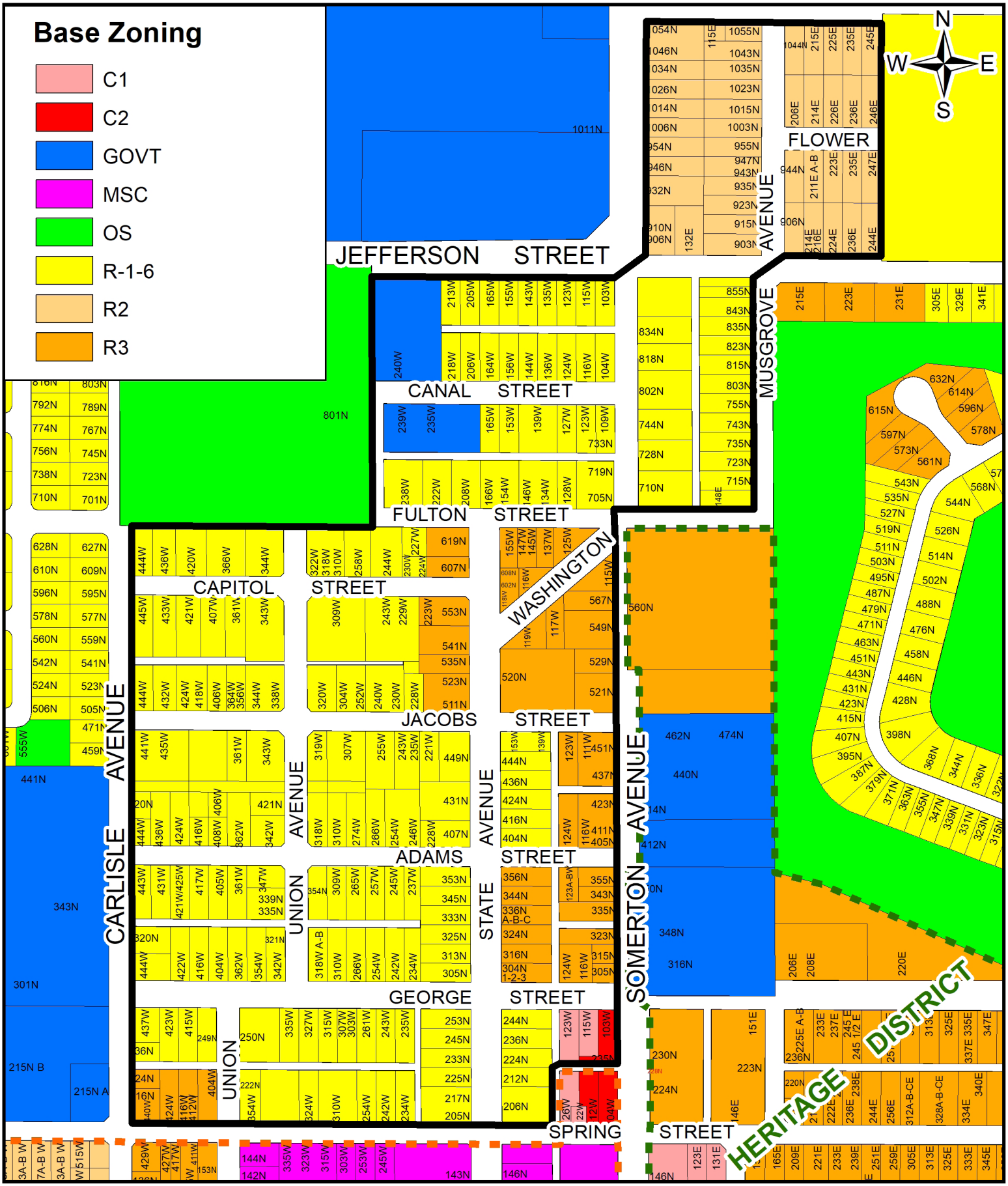
HiFi Kitchen and Cocktails
Photo courtesy of LGE

PIONEER DISTRICT






Infill Incentive Overlay
Pioneer District
N
W
E
S
JEFFERSON STREET
CANAL STREET
FULTON STREET
CAPITOL STREET
JACOBS STREET
ADAMS STREET
GEORGE STREET
SPRING STREET
FLOWER AVENUE
MUSGROVE AVENUE
WASHINGTON AVENUE
SOMERTON AVENUE
CARLISLE AVENUE
UNION AVENUE
STATE AVENUE
UNION AVENUE
ENTERTAINMENT DISTRICT
HERITAGE DISTRICT


Base Zoning
C1
C2
GOVT
MSC
OS
R-1-6
R2
R3
N
W
E
S
JEFFERSON STREET
CANAL STREET
FULTON STREET
CAPITOL STREET
JACOBS STREET
ADAMS STREET
GEORGE STREET
SPRING STREET
FLOWER AVENUE
MUSGROVE AVENUE
WASHINGTON AVENUE
CARLISLE AVENUE
UNION AVENUE
STATE AVENUE
SOMERTON AVENUE
HERITAGE DISTRICT

USES

Properties in the Pioneer District may utilize the Compatible Use Incentive. Listed uses from underlying base zoning districts below shall be permitted on any parcel found within the IIO Pioneer District boundary [1]. Any use permitted or conditional not listed below may take advantage of all other incentives in the IIO Pioneer District but will be restricted to be located on parcels with appropriate base zoning. Mixed use development is both allowed and encouraged in this district. [2]



Residential / Public Uses		Non-Residential Uses	
Permitted	**Conditional**	**Permitted**	**Conditional**
Community Playfields and Park	Assisted Living Center	Catering Service	Arboretum/Botanical Garden
Community Recreation Center	Assembly Hall, Auditorium	Coffee Shops, Cafes	Fraternal or Social Club, Non-Profit
Dwelling, Duplex	Assisted Living Home	Convenience Stores	Bed and Breakfast
Multi Family	College or University	Dry Cleaning and Laundry Service	Restaurant, Full Service
Dwelling, Single Family Attached	Day Care, Center	Farmers Market	Restaurant, Limited Service
Dwelling, Single Family Detached	Day Care, Home	Fitness and Sports Center	Resort, Cabins, Lodges
Dwelling, Townhome	Nursing Home	General Personal Services	Retail, General
Group Care Home	School, Public/Private, 9-12	Health Care Related Facility/ Clinic	
Library	School, Public/Private, K-8	Office Business or Professional	
Minor Utility Facility	Social Service Facility	Parking Lots, Parking Structures	
Museum, Cultural Facility, Public		Religious Assembly	
Public Safety Facility		Studios, Artist, Dance, Photo.	
Religious Assembly			

FOOTNOTES

[1] If this incentive is utilized, development/project must comply with all district requirements. Use definitions are same as definitions established by Somerton Zoning Ordinance.

[2] Mixed use development refers to new development in which the primary use is commercial and therefore the project must comply with commercial development regulations. Residential uses shall be considered secondary accessory.

[3] All non-residential uses shall only be permitted on corner lots on intersections of two streets and on all parcels fronting Somerton Avenue. Uses shall comply with all applicable local, state, and federal regulations depending on the type of use.

DEVELOPMENT STANDARDS

Properties in the Pioneer District may adhere to the Development Standards Incentive established by the Infill Incentive Overlay. Meaning all properties zoned - IIO Pioneer may develop and redevelop according to their base zoning standards or the Infill Incentive Overlay Pioneer standards. [1]

ENTERTAINMENT DISTRICT DEVELOPMENT STANDARDS							
MINIMUM DIMENSIONS		**SETBACKS (FT.)**			**LOT COVERAGE**	**HEIGHT**	**DENSITY**
SQUARE FEET	LOT WIDTH	FRONT	REAR	SIDE	MAXIMUM (%)	MAXIMUM (FT.)	DU/ACRE
5000 SF [2]	40' [2]	20' [3]	10' [4]	5' [5]	50	40	30

FOOTNOTES

[1] Properties who develop under IIO Pioneer development standards must comply with all design requirements and use regulations.
[2] Lots for attached units with common walls may be reduced to 3000 square feet and 30ft lot width.
[3] 20ft for garage, 10ft for porches, or 15' for building if garage is located behind the main house/building and has alley access.
[4] 20ft for garages/carports. Or a sufficient distance from the property line so that the length of the rear driveway and width of the alley will equate to 23ft of maneuvering area.
[5] 15 ft for side entry garages on corner lots. Zero for dwelling units with common walls and
10ft street side yard on corner lots.

DESIGN STANDARDS

A. Character Façades

All primary structures in IIO Pioneer District shall incorporate two of the following features on the main façade/frontage area of the primary building

1. Covered Porch
2. Balconies
3. Columns
4. Shutters /Faux Shutters
5. Stone/Rock Veneer
6. Approved Signature Trees

B. Colors

Colors must be of a matte finish, harmonious with the surrounding structures and consistent with the district wide pattern. Phosphorescent, and Metallic colors are not permitted.

C. Landscaping

In the IIO Pioneer District, properties shall landscape all required setback areas visible and/or accessible from a public right of way by providing the following features.
providing the following features.

1.) Two inches of topping material (Pebbles, Shale, River Rock, Granite, or Grass)

2.) One 2' caliper tree no less than 7' in height at time of planting from the approved signature tree list per the greater of 3000 sf of landscape area or 25 linear feet of street frontage.

3.) Adequate irrigation system.

D. Decorative Elements

See Decorative Element Guide in Exhibits Section for requirements.

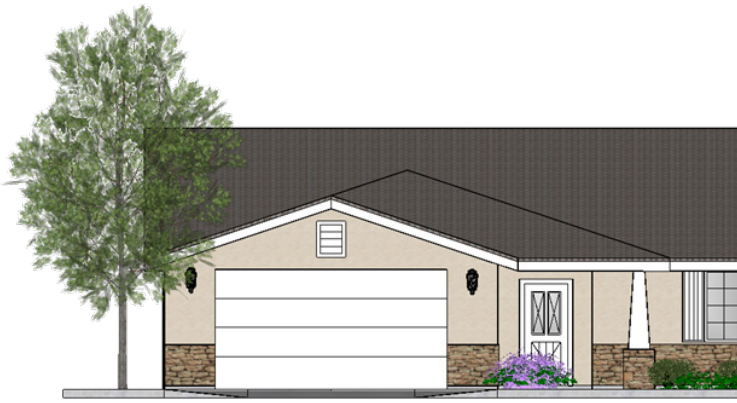
E. Signs

Due to the Residential Nature of the Pioneer District, only the sign types listed below shall be permitted in the IIO Pioneer District. See decorative element guide for examples.

1. Monument Sign
2. Wall Mounted Sign
3. Projecting Sign

Pioneer District Local Street Fronting Property Example



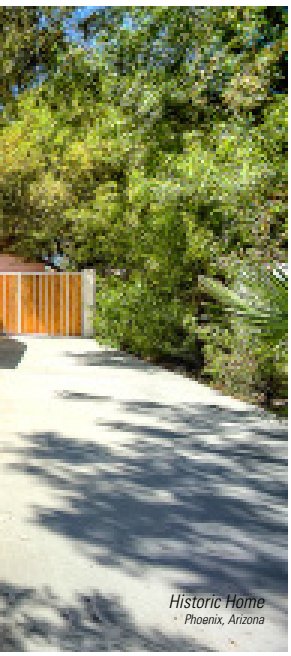


Examples









Historic Home
Phoenix, Arizona

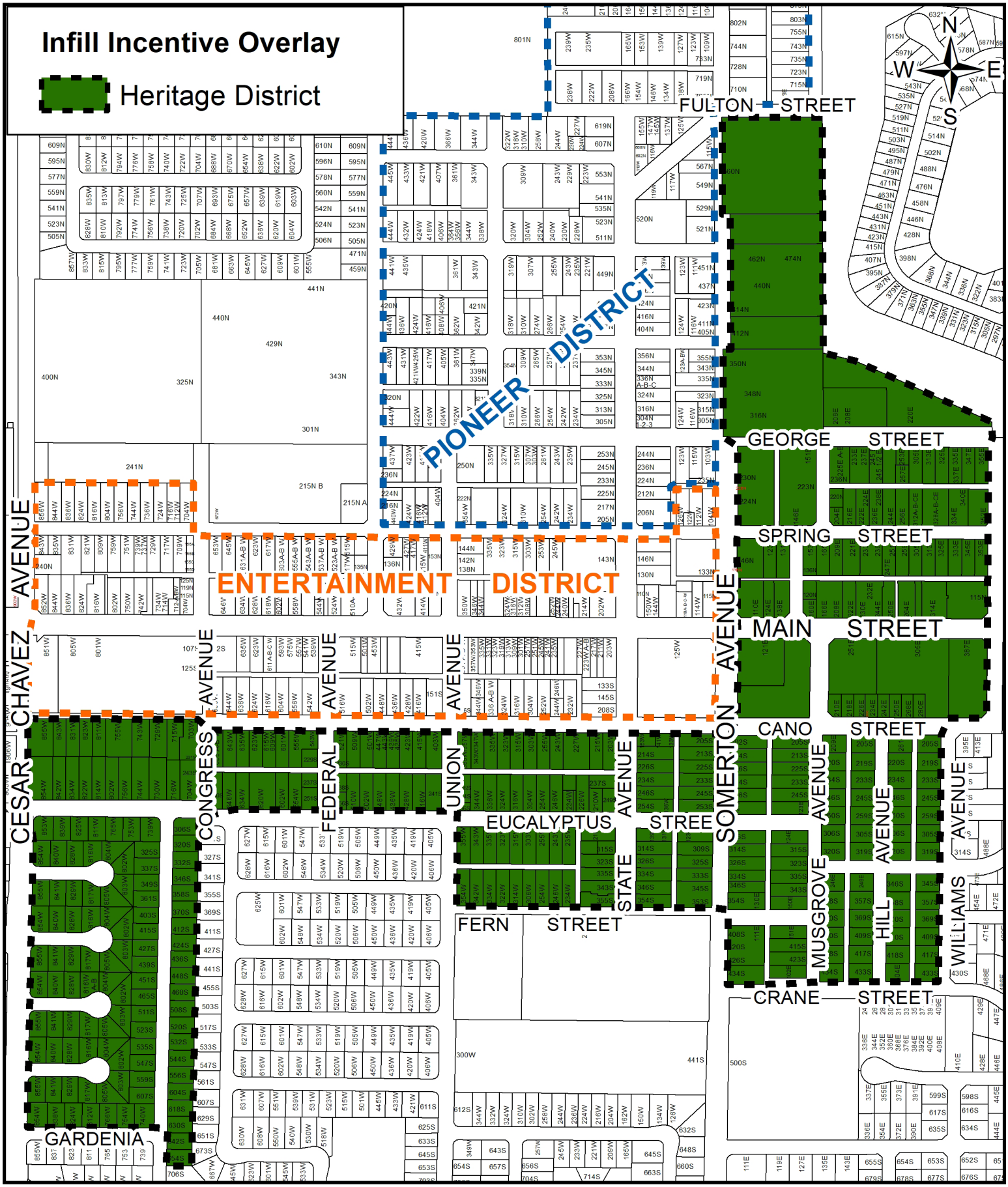


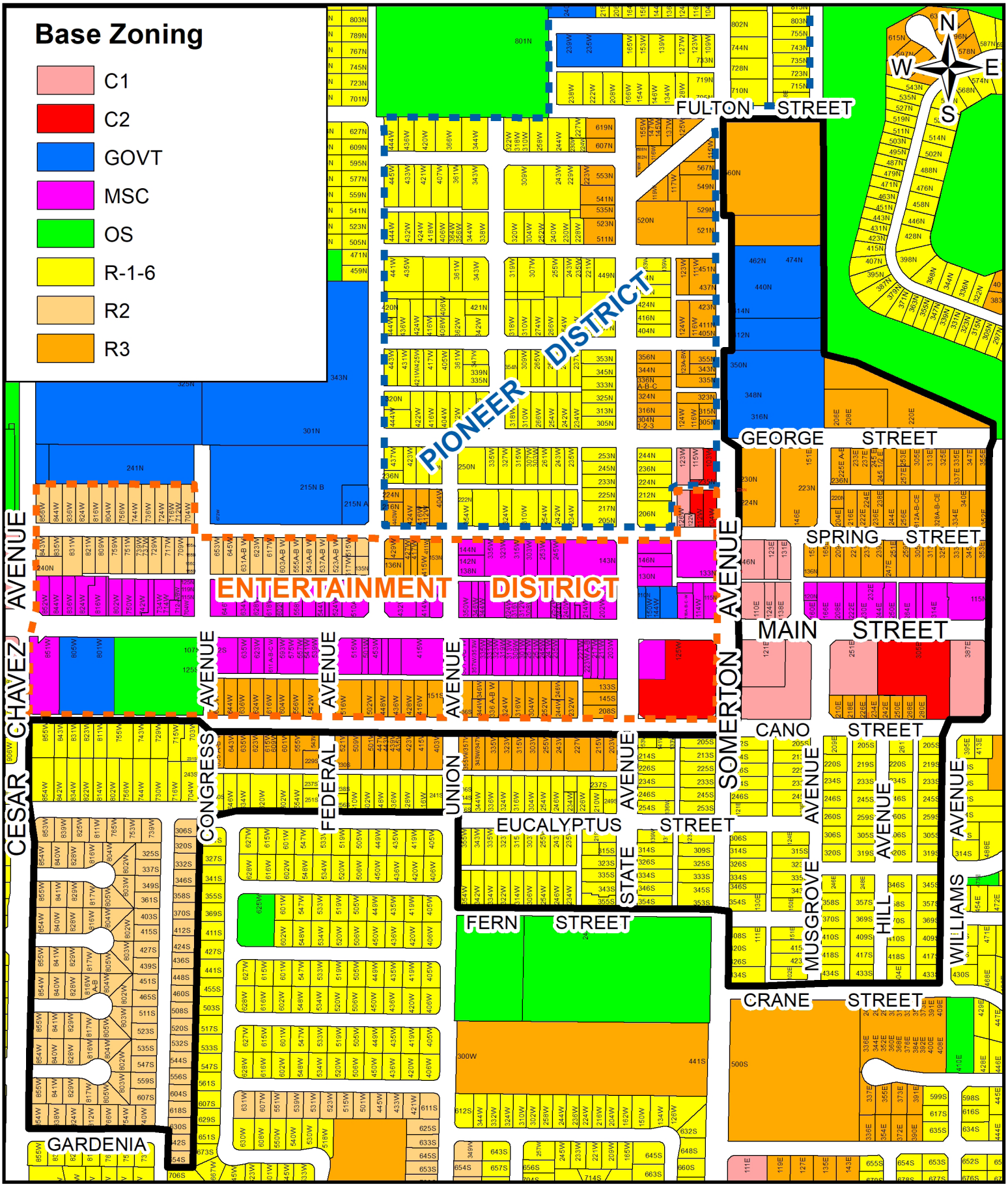
Historic Home
Phoenix, Arizona

HERITAGE DISTRICT




SOMERTON


Infill Incentive Overlay
Heritage District
FULTON STREET
PIONEER DISTRICT
ENTERTAINMENT DISTRICT
GEORGE STREET
SPRING STREET
MAIN STREET
CANO STREET
EUCALYPTUS STREET
FERN STREET
CRANE STREET
AVENUE
CHAVEZ AVENUE
CESAR CHAVEZ AVENUE
CONGRESS AVENUE
FEDERAL AVENUE
UNION AVENUE
SOMERTON AVENUE
STATE AVENUE
MUSGROVE AVENUE
HILL AVENUE
WILLIAMS AVENUE
GARDENIA
N
S
E
W


Base Zoning
C1
C2
GOVT
MSC
OS
R-1-6
R2
R3
N
W
E
S
FULTON STREET
PIONEER DISTRICT
GEORGE STREET
SPRING STREET
ENTERTAINMENT DISTRICT
MAIN STREET
CANO STREET
EUCALYPTUS STREET
FERN STREET
CRANE STREET
GARDENIA
AVENUE
CHAVEZ AVENUE
CESAR
CONGRESS
FEDERAL AVENUE
UNION AVENUE
SOMERTON AVENUE
STATE
MUSGROVE HILL AVENUE
WILLIAMS AVENUE

USES

Properties in the Heritage District may utilize the Compatible Use Incentive. Listed uses from underlying base zoning districts below shall be permitted on any parcel found within the IIO Heritage District boundary [1]. Any use permitted or conditional not listed below may take advantage of all other incentives in the IIO Heritage District but will be restricted to be located on parcels with appropriate base zoning. Mixed use development is both allowed and encouraged in this district. [2]



Residential / Public Uses		Non-Residential Uses	
Permitted	**Conditional**	**Permitted**	**Conditional**
Community Playfields and Park	Assembly Hall, Auditorium	Catering Service	Arboretum/Botanical Garden
Community Recreation Center	Assisted Living Center	Coffee Shops, Cafes	Fraternal or Social Club, Non-Profit
Dwelling, Duplex	Assisted Living Home	Convenience Stores	Bed and Breakfast
Dwelling, Multi Family	College or University	Dry Cleaning and Laundry Service	Restaurant, Full Service
Dwelling, Single Family Attached	Day Care, Center	Farmers Market	Restaurant, Limited Service
Dwelling, Single Family Detached [4]	Day Care, Home	Fitness and Sports Center	Resort, Cabins, Lodges
Dwelling, Townhome	Nursing Home	General Personal Services	
Group Care Home	School, Public/Private, 9-12	Health Care Related Facility/ Clinic	
Library	School, Public/Private, K-8	Office Business or Professional	
Minor Utility Facility	Social Service Facility	Parking Lots, Parking Structures	
Museum, Cultural Facility, Public		Religious Assembly	
Public Safety Facility		Retail, General	
Religious Assembly		Studios, Artist, Dance, Photo.	

FOOTNOTES

[1] If this incentive is utilized, development/project must comply with all district requirements. Use definitions are same as definitions established by Somerton Zoning Ordinance.

[2] Mixed use development refers to new development in which the primary use is commercial and therefore the project must comply with commercial development regulations. Residential uses shall be considered secondary accessory.

[3] All non-residential uses shall only be permitted on corner lots on intersections of two streets and on all on parcels fronting Main Street or Somerton Avenue. Uses shall comply with all applicable local, state, and federal regulations depending on the type of use.

[4] Single Family Residential uses/structures not permitted facing Main Street.

DEVELOPMENT STANDARDS

Properties in the Heritage District may adhere to the Development Standards Incentive established by the Infill Incentive Overlay. Meaning all properties zoned - IIO Pioneer may develop and redevelop according to their base zoning standards or the Infill Incentive Overlay Heritage standards. [1]

ENTERTAINMENT DISTRICT DEVELOPMENT STANDARDS							
MINIMUM DIMENSIONS		**SETBACKS (FT.)**			**LOT COVERAGE**	**HEIGHT**	**DENSITY**
SQUARE FEET	LOT WIDTH	FRONT	REAR	SIDE	MAXIMUM (%)	MAXIMUM (FT.)	DU/ACRE
5000 SF [2]	50' [2]	20' [3]	10' [4]	5' [5]	50	40	30

FOOTNOTES

[1] Properties who develop under IIO Heritage development standards must comply with all design requirements and use regulations.
[2] Lots for attached units with common walls may be reduced to 3000 square feet and 30ft lot width.
[3] 20ft for garage, 10ft for porches, or 15' for building if garage is located behind the main house/building and has alley access.
[4] 20ft for garages/carports. Or a sufficient distance from the property line so that the length of the rear driveway and width of the alley will equate to 23ft of maneuvering area.
[5] 15 ft for side entry garages on corner lots. Zero for dwelling units with common walls and
10ft street side yard on corner lots.

DESIGN STANDARDS

A. Character Façades

All primary structures in IIO Heritage District shall incorporate two of the following features on the main façade/frontage area of the primary building.

1. Covered Porch
2. Balconies
3. Columns
4. Shutters /Faux Shutters
5. Stone/Rock Veneer
6. Approved Signature Trees

B. Colors

Colors must be of a matte finish, harmonious with the surrounding structures and consistent with the district wide pattern. Phosphorescent, and Metallic colors are not permitted. As Primary colors but endurance as trim/accent colors for non-residential use

C. Landscaping and Open Space

In the IIO Entertainment District, properties shall landscape all required setback areas visible and/or accessible from a public right of way by providing the following features.

1.) Two inches of topping material (Pebbles, Shale, River Rock, Granite, or Grass)

2.) One 2' caliper tree no less than 7' in height at time of planting from the approved signature tree list per the greater of 3000 sf of landscape area or 25 linear feet of street frontage.

3.) Adequate irrigation system.

D. Decorative Elements

See Decorative Element Guide in Exhibits Section for requirements.

E. Signs

Due to the Residential Nature of the Heritage District, only the sign types listed below shall be permitted in the IIO Heritage District. See decorative element guide for examples.

1. Monument Sign
2. Wall Mounted Sign
3. Projecting Sign

Heritage District Local Street Fronting Property Example



Examples







Mesa Heights Apartments
Yuma , Arizona

EXHIBITS




DOWNTOWN
SOMERTON
1898
4
7
6
5
2
8
5
1
3
8 overhead frame
6 lettering
5 panel frame

DECORATIVE ELEMENT GUIDE

Decorative Element Guide

How to use this guide:

1. Identify the project's Use Class using table below.

2. Use Element Guide to create combination of elements to obtain necessary point value for the proposed project.

General Rule

1. A limit of one unit per choice of Element per building frontage shall apply for the purpose of calculating point value except for Light Fixtures, Projecting Decorations, and Trees/Planters.

2. Canopies/Awnings, Main Façade Neon Signs, and Fixed Outdoor Seating areas shall span at least 50% of the frontage width to count towards value point calculation.

MINIMUM REQUIREMENT			
Use	**First Story**	**Second Story**	**Per Additional Story**
Single Family Attached	2	1	0
Townhomes	2	1	0
Multi-Family Residential	4	2	0
Non-Residential	4	2	1

DECORATIVE ELEMENT GUIDE

Decorative Element Guide

Lighting Fixtures
(.25 Value Points)





Canopy/Awning
(3 Value Points)





Projecting/Mounted Decorations
(.5 Value Points)





DECORATIVE ELEMENT GUIDE

Decorative Element Guide

Neon Main Façade Signage
(3 Value Points)



Illuminated Projecting Signs
(1 Value Points)





Projecting Neon Sign
(2 Value Points)





DECORATIVE ELEMENT GUIDE

Decorative Element Guide

Fixed Outdoor Seating
(3 Value Points)
Non-Residential Only



Unfixed Outdoor Seating
(1 Value Points)
Non-Residential Only



Planter Boxes or Signature Trees
(1 Value Points)





SIGNATURE TREE LIST

Infill Incentive Overlay



White Mulberry
Morus alba



Date Palm
Phoenix dactylifera



Mulga
Acacia aneura



Chinese Pistache
Pistacia chinensis



Arizona Ash
Fraxinus velutina



Southern Live Oak
Quercus virginiana

SIGNATURE TREE LIST

Infill Incentive Overlay



Palo Verde / Palo Brea
Parkinsonia florida / praecox



Eldarica Pine
Pinus eldarica



Chinese Elm
Ulmus parvifolia



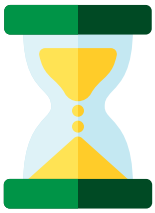
Desert Ironwood
Olneya tesota



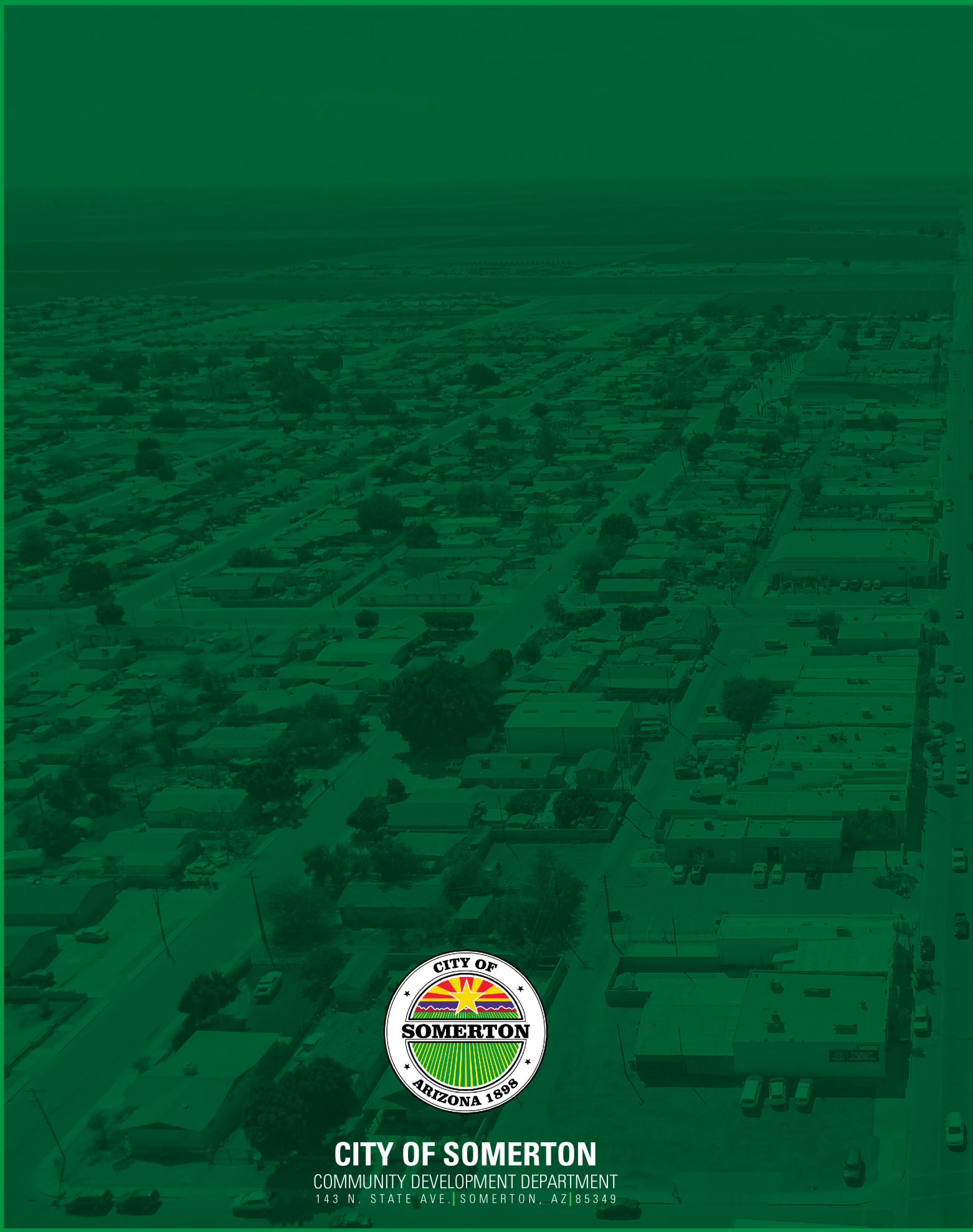
Indian Laurel
Ficus microcarpa



Sissoo
Dalbergia sissoo



"See the end from the beginning..."
-Hector Tapia, AICP



CITY OF SOMERTON

COMMUNITY DEVELOPMENT DEPARTMENT

143 N. STATE AVE. | SOMERTON, AZ | 85349