



ISSUE DATE	March 2010
APPROVED:	Alex Singbush, Site Code Consistency Coordinator
REVISED:	Michael Eagan, Landscape Architect II – April 2026

POLICY

In efforts to encourage the reuse of existing buildings and support the city's various green and heat island reducing efforts (such as the Urban Forum), staff are directed to use the City of Phoenix Planning Commission policy to guide the implementation of landscaping standards for existing buildings which qualify for the City's Adaptive Reuse Program. On February 17, 2010, the City Council approved a Zoning Ordinance text amendment which included part of the City of Phoenix Planning Commission's policy, establishing guidelines for the incremental improvement of existing commercial developments based on proportionality. See Section 507.B.2. for more information.

Column One	Column Two	Column Three	Column Four
Remodel with Change of Use, which Increases required parking	(Include item from Column One) Exterior Structural Remodel / New Façade with Remodel, No Additional Square Footage (see Z.O. Section 507.B.2 for clarification here: <u>507 Tab A Guidelines for design review Phoenix Zoning Ordinance</u>)	New Addition	Tear Down or New Construction
Replace dead or non-existent landscaping in existing landscaping planters and existing landscape setbacks, including providing a supplemental, fully automatic landscape irrigation system to all planting areas.	Introduction of new landscape planters in parking lot - at ends of parking rows and approximate 100-foot spacing between planting islands, including providing a supplemental, fully automatic landscape irrigation system to all planting areas.	Existing zoning ordinance standards applied to area of new square footage only (scope of work) plus 10' for plant inventory.	Existing zoning ordinance standards applied to area of new development (scope of work) Per Section 507.B.4 here: https://phoenix.municipal.codes/ZO/507.B.4

	Parking lots shall be landscaped to the full standards of this ordinance when provided parking exceeds 10 % of required parking and meets the minimum of 25% shade in parking lot requirement.		
	▪ If provided parking is less than required parking, min. 5' x 5' (inside dimension) diamond may be allowed to conserve parking spaces		
	▪ Design review of new exterior facades		

This policy applies to Tiers 1, 2, and 3 for structures permitted prior to 2000.

Tier 1: 5,000 sq. ft. maximum. This can include an addition to the existing building. The addition cannot exceed 50% of the square footage of the existing building and a combined total of 5,000 square feet.

Tier 2: Greater than 5,000 sq. ft. to 25,000 sq. ft.

Tier 3: Greater than 25,000 sq. ft. to 100,000 sq. ft. and Large-Scale Commercial Retail as defined in the Zoning Ordinance “big box” (Mercantile Occupancy).