

9.0 SAN TAN REGION WITHIN PLANNING AREA 1B

To minimize hillside disturbance, encourage the preservation of the natural character and aesthetic value of the desert, preserve rural values and lifestyles, the following policies are encouraged to be implemented for the San Tan Region within Planning Area 1B. These policies were prepared in cooperation with the residents within the area as well as the Citizens Advisory Committee.

- 1B 1.1 Encourage the diversity of building types and building elevations.
- 1B 1.2 Encourage “environmentally sensitive” subdued entry features for new developments.
- 1B 1.3. Encourage dark skies and eliminate street lights. If street lighting is required, it should be accomplished through small, indirect, “bollard-style” light standards.
- 1B 1.4 Allow for the modification of County Street standards to encourage better adjustment to the topography of the area to protect existing topographic features such as washes, boulders and rock out-croppings, and established native vegetation which cannot be moved or salvaged.
- 1B 1.5 Identify building envelopes that occupy no more than 40% of the total lot area, and provide a (10') foot setback from any property line for the building envelope that should be cordoned off in the field prior to any grading or construction, with the areas outside of the cordoned building envelope remaining in a natural state, both during and after construction. Disturbed areas should be re-vegetated.
- 1B 1.6 Walls or fences on individual lots should be low walls or open fences (pipe, rail, iron, stonework, etc.) except immediately around the home or pool area, where a wall or privacy fence six (6') feet high may be built within the building envelope.
- 1B 1.7 Washes and new drainage channels should maintain a “natural” desert character, with little or no disturbance, with the exception of driveways, roadways, and utility crossings.
- 1B 1.8 Discourage development above the 15% slope (contour) and ridge line.
- 1B 1.9 Encourage the use of native drought tolerant plants for re-vegetation within the building envelope.
- 1B 1.10 Encourage all of the areas in the San Tan Area designated as Park, remain intact for Park uses.
- 1B 1.11 Horse privileges should be encouraged to continue.
- 1B 1.12 Encourage new development to utilize a water provider with a 100 year adequacy to provide water as opposed to providing individual wells.