

Minor Exterior and Paint Changes

Process and Submittal Requirements

Town of Oro Valley

Community and Economic Development Department - Planning Division

Questions: 520.229.4800 | orovalleyaz.gov



APPLICABILITY

Minor changes include alterations to less than 25% of the exterior façade and paint changes to non-residential or multi-family developments.

FEES

As specified in the OVZCR, all fees must be paid in full prior to acceptance of an application. Fees associated with Minor Exterior and Paint Changes include:

- \$270 per application/parcel (unless single development)

SUBMISSIONS

To avoid delays in review, please be aware of the following:

- All applications must be submitted online.
- Project resubmittals are to be uploaded through the portal using the same project number the first application was provided. Please do not e-mail documents directly to staff as this may delay the submittal review process.
- All items must be submitted in PDF format.
- Please name PDF files in a self-explanatory manner such as *"Document Type – Date."*
- All fees must be paid upon submitting. Reviews will not begin until all fees are paid. Fees may be paid online.

PROCESS

After receiving a complete submittal, Town staff will review the information and send any comments or an approval letter to the applicant within ten (10) business days of the received date. If the application is not code compliant, a resubmittal will be required.

SUBMITTAL ITEMS AND REQUIREMENTS

All items must be submitted in PDF format. Please name PDF files in a self-explanatory manner such as *"Document Type – Date."*

- Narrative describing the proposed changes and how the changes are consistent with the Town's Design Principles (OVZCR Section 22.9.D.5.b) and Design Standards Addendum A, Chapter 2, Section 2.2. Specific emphasis on how the changes meet the following Design Standards.
- Site plan showing the location of all buildings affected by the proposed change
- Color and Materials Palette for all elevations of all buildings and accessory structures including site walls, roof material, accent features, wainscot, etc. Note: Photographs of proposed building materials is the acceptable format.
- Before and after color renderings or photographs of all buildings, structures and elevations. Clearly show proposed changes.

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REVIEW

Minor Exterior and Paint Changes are reviewed for conformance with Design Principles and Design Standards of the Oro Valley Zoning Code, Addendum A. The application may be administratively approved. Notable requirements are provided below.

COLORS AND MATERIALS

- Use colors and materials that are consistent with the architectural themes, material and color palette of the buildings within the development.
- Building colors and materials shall reflect consideration of the natural environment and character, superior and desirable design elements of adjacent developments when applicable and appropriate.
- Relate to one another and the natural environment on the basis of pigment, color value and/or intensity.
- Desert/mountain colors that blend with the natural background are encouraged.
- Primary colors should be used judiciously and typically as accents.
- Building materials shall be of high quality and appropriate to the architectural style and vernacular of the development.
- Substantial materials, including stucco, brick, adobe, natural stone, textured concrete or textured and split face concrete.
- Accessory structures (screen walls, canopies, carports, etc.) shall reflect the character, color and materials of the primary building in terms of scale, materials, colors and style.

NON-RESIDENTIAL DEVELOPMENT

- Exterior finishes of a building must not exceed a light reflectivity (LRV) of 60%.

MULTI-FAMILY DEVELOPMENT:

- The color palette must include a minimum of three (3) related or complementary hues.
- The same color scheme should not be repeated in adjacent buildings or buildings directly across the street.
- External material colors, including the main body color, trim and accent colors, roofs, window frames, and doors, must not exceed 40% Light Reflectivity Value (LRV).

NEXT STEPS

Following approval, the applicant may paint the building or acquire any necessary building permits to move forward.