



LEGEND

-  Gilbert's Municipal Planning Area
-  Arterial Streets
-  Santan Freeway (Loop 202)
-  Vertical Height Areas

Vacant Vertical Development Overlay Parcels by Zoning Designation

-  Commercial Retail
-  Light Industrial
-  Business Park
-  Office
-  Public Facility/Institutional

Vertical Development Overlay Zoning District Purpose

- A. Permit mid-rise buildings in the Town within a Vertical Development Overlay Zoning District.
- B. Provide development standards and requirements for mid-rise buildings up to 90' and/or 6 stories by right in Vertical Development Overlay Zoning Districts.
- C. Provide development standards and requirements for applications for mid-rise buildings up to 11 stories if approved by the Council.
- D. Support the vision, goals and policies of the Gilbert General Plan by directing development into identified growth areas and promoting compact development for more efficient use of land.
- E. Encourage a vertical mixture of uses, including complimentary retail, office, employment and residential loft units to create a vibrant urban and sustainable environment.
- F. Mitigate potential neighborhood safety, traffic, parking and resource impacts of taller buildings.

