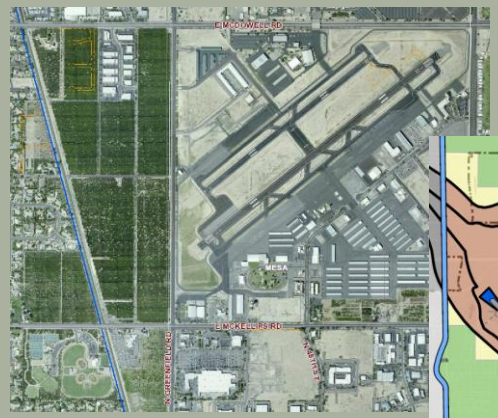
Zoning Ordinance Update
AOA Zones and Land Use Tables



Planning & Zoning Board

January 17, 2018

Zoning Ordinance Update

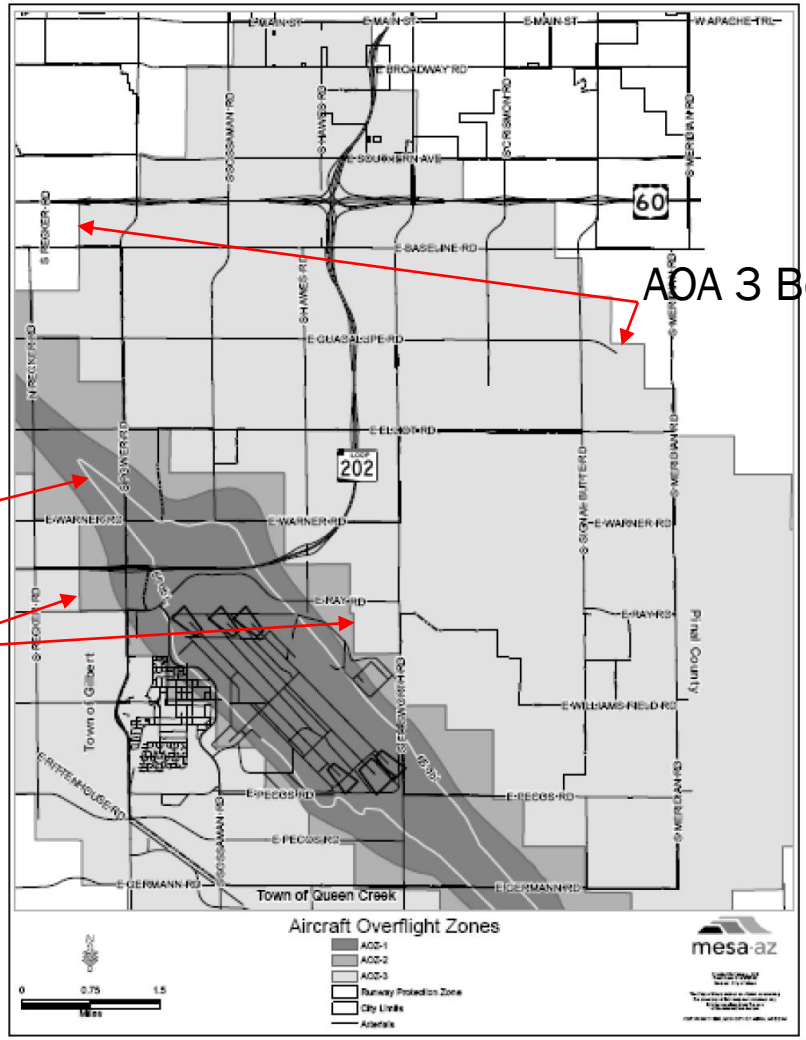
- Overview of upcoming proposed code changes
- Airport Overflight Areas (AOA) - modifications around Gateway
- Land uses permitted by AOA Zone
- Updates to Chapter 19

What are AOA Zones?

- Area around an airport subject to noise and/or high levels of aircraft overflights divided into 3 zones:
  - AOA 1 – the area within the 65 DNL contour
  - AOA 2 – the area between the 60 and 65 DNL contour
  - AOA 3 – the area outside the 60 DNL that extends to the balance of the Airport Overflight Area

Zoning Ordinance Update

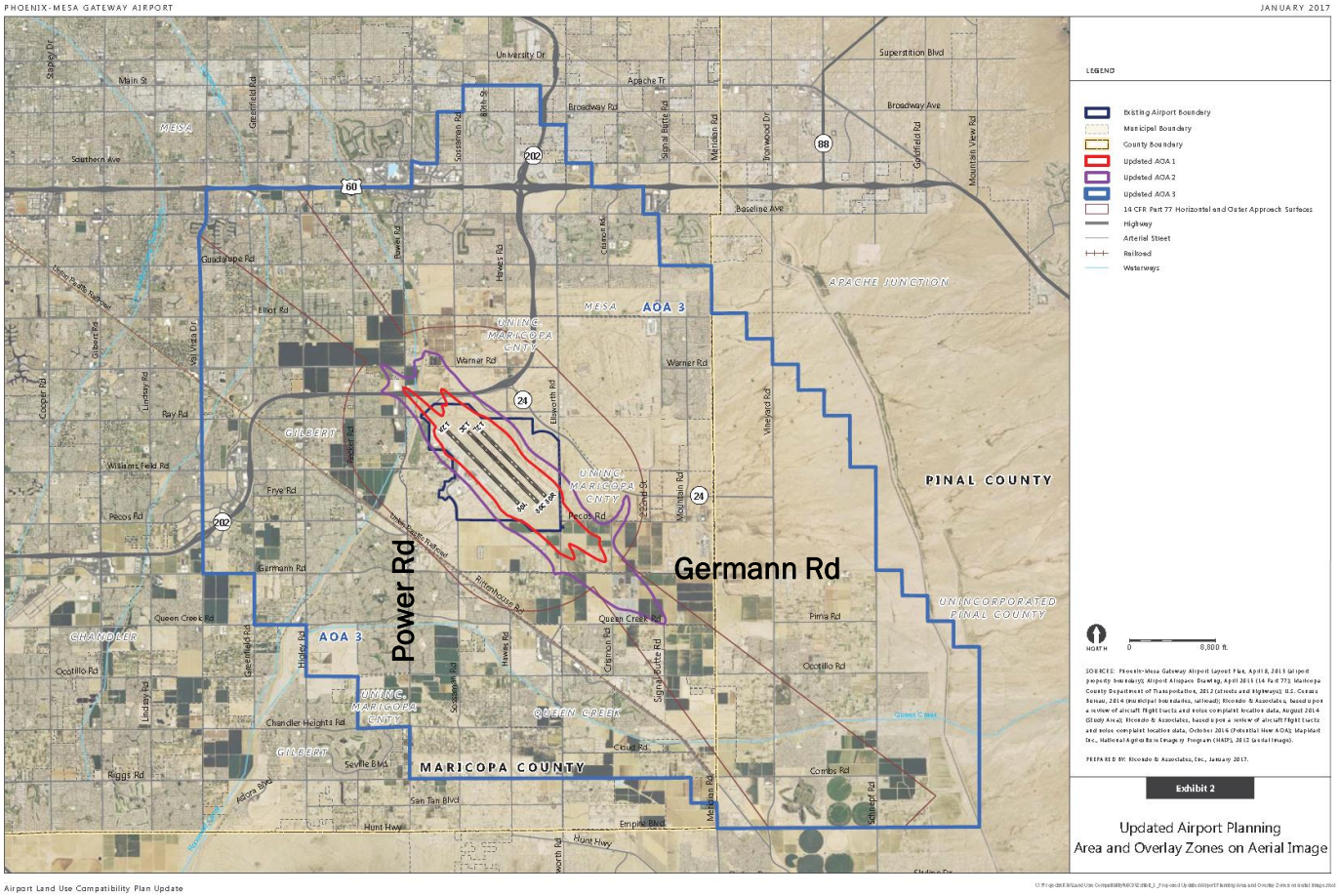
- Existing AOA boundaries



Map AF-1: Airfield Overlay – Phoenix-Mesa Gateway Airport

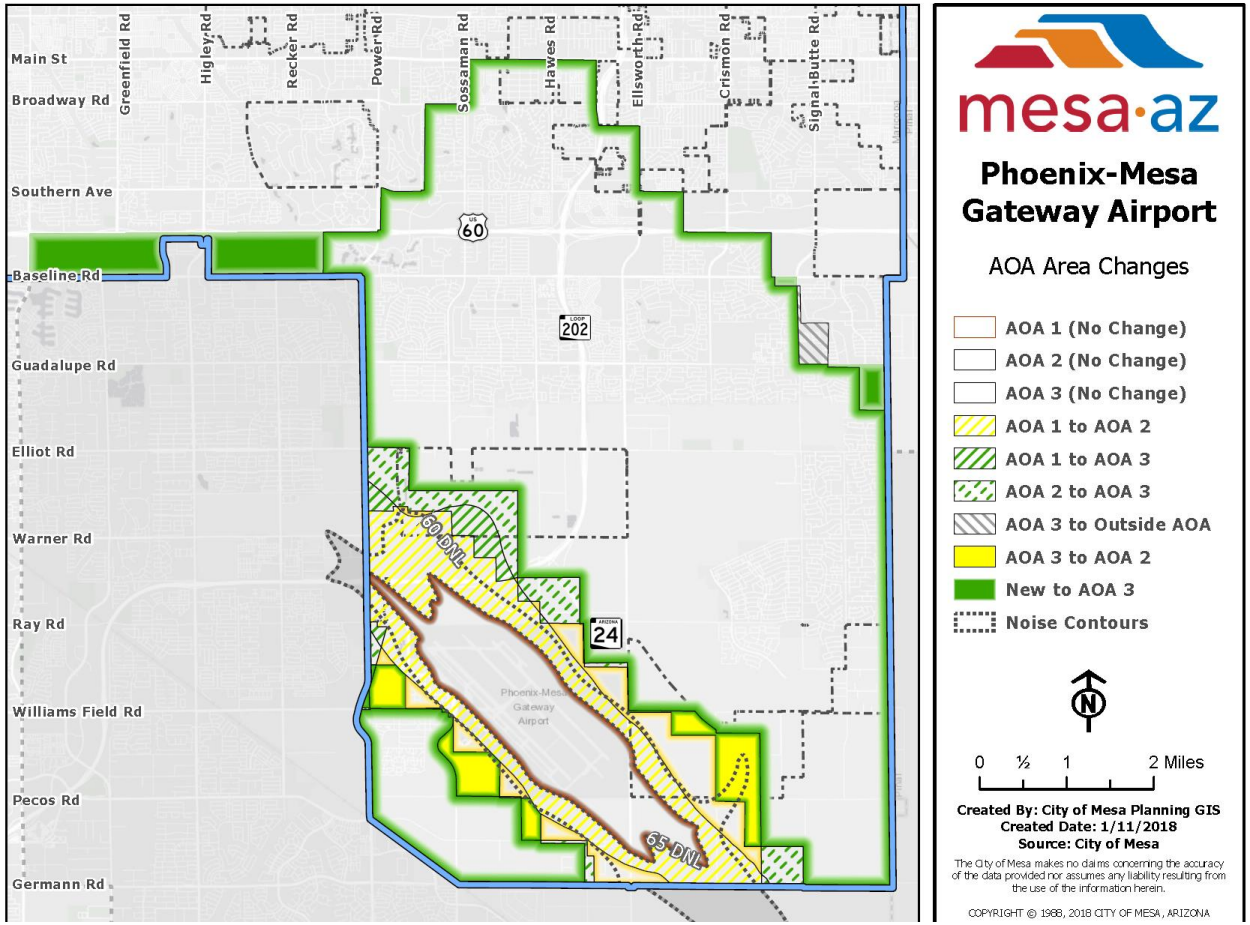
Zoning Ordinance Update

- New AOA boundaries



Zoning Ordinance Update

- Comparison of existing to proposed boundaries



Land Use Regulation by AOA zone and Zoning District

Table 11-6-2: Commercial Districts						
Proposed Use	*NC* (C-1)	*LC* (C-2)	*GC* (C-3)	*OC* (O-S)	*MX*	***Additional Use Regulations***
Residential Use Classifications						
Single Residence -Attached	CUP (1, 19, 20)	CUP (1, 19, 20)	CUP (1, 19, 20)	CUP (1, 19, 20)	CUP (16,19, 22)	Section 11-31-31, Residential Uses in Commercial Districts
Multiple Residence	CUP/P (1, 21, 22)	CUP/P (1, 21, 22)	CUP/P (1, 21, 22)	--	P (21, 22)	
Assisted Living	SUP (19, 22)	SUP (19, 22)	--	SUP (19, 22)	--	

19. Use not permitted when the property is subject to the AOA 1 overflight area, see **Section 11-19-2**, Runway Protection Zones and Airport Overflight Areas.
20. Use not permitted when the property is subject to the AOA 2 overflight area , see **Section 11-19-2**, Runway Protection Zones and Airport Overflight Areas.
21. Use permitted with approval of a **CUP** when the property is subject to the AOA 1 overflight area, See **Section 11-19-2**, Runway Protection Zones and Airport Overflight Areas.
22. Use permitted with the approval of a **CUP** when the property is subject to the AOA 2 overflight area, See **Section 11-19-2**, Runway Protection Zones and Airport Overflight Areas.

Questions ?