

Amendments to the Mesa Zoning Ordinance

2017

Appendix A

Note: Specific Wording Additions in **BOLD UPPER CASE**, Deletions are in **BOLD Strikethrough** Font

Item No.	Subject, Section Number(s)	Addition, Deletion and/or Correction																																																																																																
1	Remove Effect on Previously Approved Projects and Projects in Progress Sec 11-1-6.G	<p>G. Properties for Which the Owner Believes the Adoption of this Ordinance has a Direct Effect Upon and has Caused a Diminution of Value Upon a Specific Property.</p> <p>If a property owner has reason to believe the adoption of this Ordinance and the requirement(s) related to this ordinance has directly affected the property by a diminution in value, the property owner may file an application for a waiver of requirements from this Ordinance, in favor of all requirements of the Zoning Ordinance in effect previous to September 3, 2011 being applicable. Applications requesting this waiver must be filed before September 3, 2014.</p>																																																																																																
2	Changes to Day Care Group Home, Home Occupations, Home Occupations as Accessory Use, and Animal Sales and Services in AG District Table 11-4-2	<table border="1"> <tr> <th colspan="3">Table 11-4-2: Agricultural District</th></tr> <tr> <th>Proposed Use</th><th>AG</th><th>Additional Use Regulations</th></tr> <tr> <td colspan="3">Residential Use Classifications</td></tr> <tr> <td>Single Residence</td><td>P (2, 3)</td><td></td></tr> <tr> <td>Day Care Group Home</td><td></td><td></td></tr> <tr> <td>Small Day Care Group Home (up to 4 5)</td><td>P (2, 3)</td><td>Section 11-31-13, Day Care Group Homes</td></tr> <tr> <td>Large Day Care Group Home (5 6 – 10)</td><td>P (2, 3)</td><td>Section 11-31-13, Day Care Group Homes</td></tr> <tr> <td>Group Residential</td><td></td><td></td></tr> <tr> <td>Group Home for the Handicapped</td><td>P (2, 3)</td><td>Section 11-31-14, Group Homes for the Handicapped</td></tr> <tr> <td>Home Occupations</td><td>P/SUP</td><td>Section 11-31-33, Home Occupations</td></tr> <tr> <td colspan="3">Public and Semi-Public Use Classifications</td></tr> <tr> <td>Cemeteries</td><td>SUP</td><td></td></tr> <tr> <td>Community Gardens</td><td>P</td><td>Section 11-31-10, Community Gardens</td></tr> <tr> <td>Cultural Institutions</td><td>P (2)</td><td></td></tr> <tr> <td>Parks and Recreation Facilities, Public</td><td>P</td><td></td></tr> <tr> <td>Places of Worship</td><td>P (2)</td><td>Section 11-31-22, Places of Worship</td></tr> <tr> <td>Athletic Facilities When Accessory to a Church</td><td>SUP(2)</td><td></td></tr> <tr> <td>Day Care When Accessory to a Church</td><td>SUP(2)</td><td></td></tr> <tr> <td>Schools, Public or Private</td><td>P (2, 3)</td><td></td></tr> <tr> <td colspan="3">Commercial Use Classifications</td></tr> <tr> <td>Animal Sales and Services</td><td>SUP</td><td></td></tr> <tr> <td colspan="3">ANIMAL SALES AND SERVICES</td></tr> <tr> <td>BOARDING STABLES</td><td>SUP</td><td></td></tr> <tr> <td>Kennels</td><td>SUP</td><td></td></tr> <tr> <td>Veterinary Services</td><td>SUP</td><td></td></tr> <tr> <td>Plant Nurseries and Garden Centers</td><td>SUP</td><td>Section 11-4-4(C)</td></tr> <tr> <td colspan="3">Transportation, Communication and Utilities Use Classification</td></tr> <tr> <td>Utilities, Major</td><td>CUP</td><td></td></tr> <tr> <td>Utilities, Minor</td><td>P</td><td></td></tr> <tr> <td colspan="3">Agricultural and Extractive Use Classifications</td></tr> <tr> <td>Agriculture</td><td>P/SUP(1)</td><td></td></tr> <tr> <td>Crop and Animal Raising</td><td>P/SUP(1)</td><td></td></tr> </table>	Table 11-4-2: Agricultural District			Proposed Use	AG	Additional Use Regulations	Residential Use Classifications			Single Residence	P (2, 3)		Day Care Group Home			Small Day Care Group Home (up to 4 5)	P (2, 3)	Section 11-31-13, Day Care Group Homes	Large Day Care Group Home (5 6 – 10)	P (2, 3)	Section 11-31-13, Day Care Group Homes	Group Residential			Group Home for the Handicapped	P (2, 3)	Section 11-31-14, Group Homes for the Handicapped	Home Occupations	P/SUP	Section 11-31-33, Home Occupations	Public and Semi-Public Use Classifications			Cemeteries	SUP		Community Gardens	P	Section 11-31-10, Community Gardens	Cultural Institutions	P (2)		Parks and Recreation Facilities, Public	P		Places of Worship	P (2)	Section 11-31-22, Places of Worship	Athletic Facilities When Accessory to a Church	SUP(2)		Day Care When Accessory to a Church	SUP(2)		Schools, Public or Private	P (2, 3)		Commercial Use Classifications			Animal Sales and Services	SUP		ANIMAL SALES AND SERVICES			BOARDING STABLES	SUP		Kennels	SUP		Veterinary Services	SUP		Plant Nurseries and Garden Centers	SUP	Section 11-4-4(C)	Transportation, Communication and Utilities Use Classification			Utilities, Major	CUP		Utilities, Minor	P		Agricultural and Extractive Use Classifications			Agriculture	P/SUP(1)		Crop and Animal Raising	P/SUP(1)	
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		Mining and Quarrying	SUP	
		Specific Accessory Uses		
		Animal Keeping	P	Sections 11-4-4(B) and 11-31-4, Animal Keeping
		Accessory Dwelling Unit		Section 11-31-3, Accessory Dwelling Unit
		Agriculture-Based Entertainment	SUP (2)	Section 11-4-5, Agriculture-Based Entertainment
		Farm Stands	SUP (2)	
		Home Occupations	P/SUP(2)	Section 11-31-33, Home Occupations
		Medical Marijuana Caregiver or Patient Cultivation	P (2, 4)	Section 11-31-34, Medical Marijuana Facilities
		Portable Storage Containers	P	Section 11-30-16, Portable Storage Containers
		<ol style="list-style-type: none"> 1. The following agricultural uses are permitted by right (subject to the standards of this chapter): aviaries and apiaries; plant nurseries and greenhouses; poultry, bird, and egg farms; commercial breeding, training, and grazing of horses, cattle, sheep, goats, ostriches and other livestock. Dairies and feedlots require a Special Use Permit. 2. 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. 3. Use not permitted when the property is subject to the AOA 2 overflight area, see Section 11-19-2, Runway Protection Zones and Airport Overlay Areas. 4. Required to be minimum distance of 25-miles from a registered medical marijuana dispensary 		
3	<p>Revise Allowed Building Projections into Required Yards in AG District</p> <p>Sec 11-4-4.D</p>	<p>D. Building Projections into Required Yards. Building projections OF A SINGLE RESIDENCE may extend into required yards, subject to the following standards:</p> <ol style="list-style-type: none"> 1. No projection may extend INTO A PUBLIC UTILITY EASEMENT OR closer than 2 feet TO AN INTERIOR LOT LINE into a public utility easement. 2. Awnings, eaves, overhangs, or basement window wells may encroach up to 3 feet into any required yard. 3. Vestibules, bay windows, nooks, chimneys, or similar wall projections with or without footings may encroach not more than 3 feet into any required front or rear yard and not more than 2 feet into any required side yard, provided the aggregate width of all such projections adjacent to any yard does not exceed 1/3 of the length of the building wall. 4. Staircases may encroach: <ol style="list-style-type: none"> a. Up to 3 feet into any required front yard, b. Up to 10 feet into any required rear yard; and c. Up to 2 feet into any side. 5. Attached open porches, open patios, open carports or open balconies may encroach up to 10 feet into a required rear yard. Such open structures may include window screens, knee walls, and other partial enclosures as specified in the Building Code for patio covers. 		
4	<p>Review of Plans in AG District</p> <p>Sec. 11-4-6</p>	<p>Administrative Use Permits, Special Use Permits, and Council Use Permits shall follow the standards established in Chapter 70 of this Ordinance. All other uses and development shall comply with the review procedures, standards and criteria established in Article 7, ADMINISTRATION.</p>		

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5	<p>Add AG District to Animal Keeping and Clarify Zoning Administrator Acting as a Hearing Officer</p> <p>Sec 11-31-4</p>	<p>11-31-4: Animal Keeping (AG AND Accessory to Residential Uses)</p> <p>Keeping animals in AG AND residential zones is allowed, subject to compliance with Title 8 Article 4.</p> <p>A Special Use Permit may be approved for the keeping of livestock in excess of the number permitted in Section 8-6-21 of the Mesa City Code, or for the keeping of livestock on a parcel less than 35,000 square feet, as specified in Section 8-6-21 of the Mesa City Code, only upon a finding by the Zoning Administrator ACTING AS A HEARING OFFICER/Board of Adjustment that all three of the following are present:</p> <p>A. The applicant has demonstrated that the number of livestock proposed is consistent with the number historically kept on the property.</p> <p>B. The keeping of livestock is for private use and enjoyment and does not constitute a commercial use, unless otherwise authorized in this Chapter.</p> <p>C. The keeping of livestock will be in accordance with all other provisions of Title 8 Article 4, of the Mesa City Code, including proper sanitation and placement of barns, pens, and corrals.</p>																																																																															
6a	<p>Part 1, Changes to Day Care Group Home, Home Occupations, Home Occupations as Accessory Use, Animal Sales and Services, and Accessory Dwelling Unit in Residential Districts.</p> <p>Table 11-5-2</p>	<table><tr><th colspan="5">Table 11-5-2: Residential Districts</th></tr><tr><th>Proposed Use</th><th><u>RS</u></th><th><u>RSL</u></th><th><u>RM</u></th><th>Additional Use Regulations</th></tr><tr><th colspan="5">Residential Use Classifications</th></tr><tr><td>Single Residence</td><td>P (13, 14)</td><td>P (13, 14)</td><td>P (12, 13, 14)</td><td></td></tr><tr><td>Multiple Residence</td><td>--</td><td>--</td><td>P (15, 16)</td><td></td></tr><tr><td>Assisted Living</td><td>--</td><td>--</td><td>P (13, 16)</td><td></td></tr><tr><td colspan="5">Day Care Group Home</td></tr><tr><td>Small Day Care Group Home (up to 54)</td><td>P (13, 14)</td><td>P (13, 14)</td><td>P (13, 16)</td><td>Section 11-31-13, Day Care Group Homes</td></tr><tr><td>Large Day Care Group Home (6 5 to 10)</td><td>P (13, 14)</td><td>P (13, 14)</td><td>P (13, 16)</td><td>Section 11-31-13, Day Care Group Homes</td></tr><tr><td colspan="5">Group Residential</td></tr><tr><td>Boarding House</td><td>--</td><td>--</td><td>P (13, 16)</td><td></td></tr><tr><td>Comprehensive Youth Residence</td><td>SUP (4, 13, 14)</td><td>--</td><td>--</td><td>Section 11-5-8, Comprehensive Youth Residence</td></tr><tr><td>Group Home for the Handicapped (up to 10 residents)</td><td>P (13, 14)</td><td>P (13, 14)</td><td>P (13, 16)</td><td rowspan="2">Section 11-31-14, Group Homes for the Handicapped</td></tr><tr><td>Group Home for the Handicapped (greater than 10 residents)</td><td>--</td><td>--</td><td>SUP (13, 16)</td></tr><tr><td>Group Housing</td><td>--</td><td>--</td><td>SUP (2, 13, 16)</td><td></td></tr><tr><td>Home Occupations</td><td>P/SUP (17)</td><td>P</td><td>P</td><td>Section 11-31-33, Home Occupations</td></tr></table>	Table 11-5-2: Residential Districts					Proposed Use	<u>RS</u>	<u>RSL</u>	<u>RM</u>	Additional Use Regulations	Residential Use Classifications					Single Residence	P (13, 14)	P (13, 14)	P (12, 13, 14)		Multiple Residence	--	--	P (15, 16)		Assisted Living	--	--	P (13, 16)		Day Care Group Home					Small Day Care Group Home (up to 5 4)	P (13, 14)	P (13, 14)	P (13, 16)	Section 11-31-13, Day Care Group Homes	Large Day Care Group Home (6 5 to 10)	P (13, 14)	P (13, 14)	P (13, 16)	Section 11-31-13, Day Care Group Homes	Group Residential					Boarding House	--	--	P (13, 16)		Comprehensive Youth Residence	SUP (4, 13, 14)	--	--	Section 11-5-8, Comprehensive Youth Residence	Group Home for the Handicapped (up to 10 residents)	P (13, 14)	P (13, 14)	P (13, 16)	Section 11-31-14, Group Homes for the Handicapped	Group Home for the Handicapped (greater than 10 residents)	--	--	SUP (13, 16)	Group Housing	--	--	SUP (2, 13, 16)		Home Occupations	P/SUP (17)	P	P	Section 11-31-33, Home Occupations
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		Manufactured Home Parks	--	P	P (1, 13, 14)	PAD Overlay Required Chapter 34, Manufactured Home/ Recreational Vehicle Regulations
		Manufactured Home Subdivisions	P	P	P (1, 13, 14)	
		Recreational Vehicle Parks	--	--	P (1, 13, 14)	
		Recreational Vehicle Subdivisions	--	--	P (1, 13, 14)	
		Public and Semi-Public Use Classifications				
		Clubs and Lodges	--	--	SUP (9, 13)	
		Community Center	SUP	SUP	SUP (9)	
		Community Gardens	P	P	P	Section 11-31-10, Community Gardens
		Cultural Institutions	P (13)	P (13)	P (9, 13)	
		Day Care Centers	SUP/P (10, 13, 14)	P (8, 13, 14)	P (13, 16)	Section 11-31-9, Commercial Uses in Residential Districts
		Table 11-5-2: Residential Districts				
		Proposed Use	RS	RSL	RM	Additional Use Regulations
		Public and Semi-Public Use Classifications				
		Hospitals and Clinics				
		Clinics	--	--	SUP (2, 9, 13, 14)	Section 11-31-15, Hospitals and Clinics
		Hospitals	--	--	SUP (2, 9, 13, 14)	
		Nursing and Convalescent Homes	--	--	SUP (9, 13, 14)	
		Parks and Recreation Facilities, Public	P	P	P (9)	
		Places of Worship	P (13)	P (13)	P (9, 13)	Section 11-31-22, Places of Worship
		Athletic Facilities When Accessory to a Church	SUP (13)	--	SUP (9, 13)	
		Day Care When Accessory to a Church	SUP (13)	--	SUP (9)	
		Schools	P (13, 14)	--	P (9, 13, 14)	Section 11-31-24, Schools
		Social Services Facility	--	--	CUP (9)	Section 11-31-26, Social Service Facilities
		Commercial Use Classifications				
		Animal Sales and Services	SUP (3, 13, 16)	--	--	RS-90 and RS-43 Only
		ANIMAL SALES AND SERVICES				
		BOARDING STABLES	SUP(3, 13, 16)	--	--	RS-90 AND RS-43 ONLY
		Bed and Breakfast Inns	SUP (13, 14)	--	P (9, 15, 16)	Section 11-31-8, Bed and Breakfast Inns
		Eating and Drinking Establishments				
		Restaurants, Full Service	SUP (11)	SUP (11)	SUP (11)	Section 11-31-9, Commercial Uses in Residential Districts
		Restaurants, Limited Service	SUP (11)	SUP (11)	SUP (11)	
		Table 11-5-2: Residential Districts				

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<i>Proposed Use</i>	<i><u>RS</u></i>	<i><u>RSL</u></i>	<i><u>RM</u></i>	<i>Additional Use Regulations</i>
Offices				
Business and Professional	SUP (10)	SUP (10)	SUP (10)	Section 11-31-9, Commercial Uses in Residential Districts
Medical and Dental	SUP (10)	SUP (10)	SUP (10)	
Personal Services	SUP (11)	--	SUP (11)	Section 11-31-9, Commercial Uses in Residential Districts
Table 11-5-2: Residential Districts				
<i>Proposed Use</i>	<i><u>RS</u></i>	<i><u>RSL</u></i>	<i><u>RM</u></i>	<i>Additional Use Regulations</i>
Plant Nurseries and Garden Centers	SUP (7, 13, 16)	--	--	SUP option available only in RS-43 and RS-90 districts
Retail Sales				
General	SUP (11)	SUP (11)	SUP (11)	Section 11-31-9, Commercial Uses in Residential Districts
Recreational Vehicle Storage Yard	SUP (20)	--	--	Section 11-31-35 Storage Yards in Residential Districts
Transportation, Communications, and Utilities Use Classifications				
Utilities, Minor	P	P	P	
Specific Accessory Uses				
Animal Keeping	P (3)	--	--	Section 11-31-4, Animal Keeping
Accessory Dwelling Unit	P/SUP (19)	--	P (9)	Section 11-31-3, Accessory Dwelling Unit
Accessory Uses	P	P	P	Section 11-31-2
Farm Stands	SUP (5)	--	--	RS-43 and RS-35 Only
HOME OCCUPATIONS	P/SUP (17)	P	P	SECTION 11-31-33, HOME OCCUPATIONS
Medical Marijuana Patient and Caregiver Cultivations	P (13, 18)	P (13, 18)	P (13, 18)	Section 11-31-34, Medical Marijuana Facilities
Portable Storage Containers	P (21, 22)	P (21)	P (21)	Section 11-30-16

1. Permitted in the RM-4 District only with approval of a Planned Area Development.
2. Only permitted or conditionally permitted in the RM-4 district; prohibited in the other RM sub-designations.
3. ~~Riding and Boarding~~ stables, are permitted in the RS-43 and RS-90 districts with approval of a SUP on sites of 10 acres or more. Other Large-Scale Commercial Recreation uses are not permitted.
4. Comprehensive youth residence permitted in RS-90 district with approval of a SUP.
5. Stands are permitted for the sale of agricultural or horticultural products produced on the premises in the RS-35, RS-43 and RS-90 zoning districts with approval of a Special Use Permit. Farm stands are prohibited in the remaining RS sub-designations.
6. Reserved.
7. Plant nurseries may be located in the RS-43 and RS-90 districts with approval of a Special Use Permit. Criteria include that specified for the AG district, See Section 11-4-4(C). Plant nurseries are prohibited in the remaining RS sub-designations.
8. Day care centers permitted only as an accessory activity when provided as an amenity by homeowner's association (HOA) for the principal benefit of residents of that same HOA.
9. Not permitted in RM-5 district.
10. Permitted only with approval of a Special Use Permit, and if the location is coterminous to an intersection of an arterial street with a local or collector street, and the aggregate maximum gross floor area is less than 2,000 square feet in floor area, exclusive of any residential uses.
11. Permitted only with approval of a Special Use Permit, and if the location is coterminous to an intersection of an arterial street with a local or collector street, and the aggregate maximum gross floor area is less than 1,500 square feet in floor area, exclusive of any residential uses. No drive-through window services are permitted.
12. Detached Single Residence is not permitted in RM-5 district.
13. Use not permitted when the property is subject to the AOA 1 overflight area, see Sec. 11-19-2, Runway Protection Zones and Airport Overflight Areas.

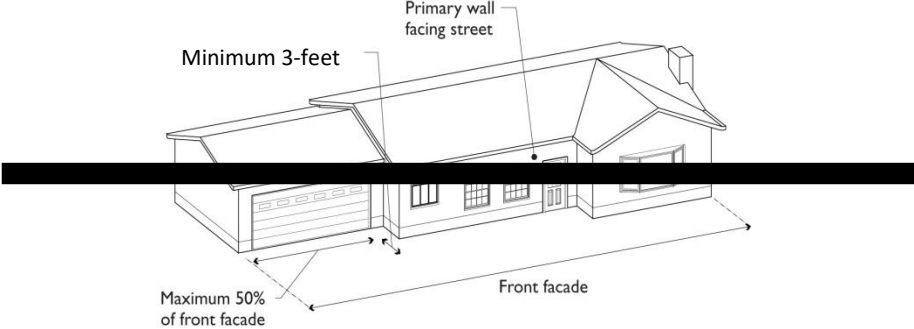
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		<p>14. Use not permitted when the property is subject to the AOA 2 overflight area, see Sec. 11-19-2, Runway Protection Zones and Airport Overflight Areas.</p> <p>15. Use permitted with approval of a (CUP) Council Use Permit when the property is subject to the AOA 1 overflight area, see Sec. 11-19-2, Runway Protection Zones and Airport Overflight Areas.</p> <p>16. Use permitted with the approval of a (CUP) Council Use Permits when the property is subject to the AOA 2 overflight area, see Sec. 11-19-2, Runway Protection Zones and Airport Overflight Areas.</p> <p>17. Special Use Permit options for expanded Home Occupations are allowed only in the RS-90 and RS-43 districts.</p> <p>18. Required to be a minimum distance of 25-miles from closest Medical Marijuana Dispensary.</p> <p>19. Use is Permitted. Special Use Permit is required if Accessory Dwelling Unit is leased or rented as a secondary apartment.</p> <p>RESERVED</p> <p>20. Also requires previous establishment of a PAD Overlay District.</p> <p>21. Temporary use of portable storage containers is permitted, but limited to the circumstances described and requirements specified in Section 11-30-16.</p> <p>22. Permanent use of portable storage containers is limited to the RS-43 and RS-90 zoning districts.</p>
6b	<p>Part 2, Day Care Group Home in Residential Districts</p> <p>Amend the standards to only apply to large day care group homes</p> <p>Sec 11-31-13</p>	<p>11-31-13: LARGE Day Care Group Homes</p> <p>LARGE Day Care Group Home, as described in Section 11-86-2, shall be located, developed, and operated in compliance with the Land Use Regulations in Article 2 and the following standards:</p> <ul style="list-style-type: none"> A. The location of the home is registered with the Planning Division and evidence of certification by the Arizona Department of Health Services is provided to the City; B. No identification is visible from a public street by signage, graphics, display, or other visual means; C. The building complies with all applicable building and fire safety regulations; D. A 6-foot-high solid (opaque) fence or wall is provided between all outdoor play areas and adjacent properties, except within the required front yard, in which fencing requirements shall comply with in the requirements of Section 11-30-4, Fences and Freestanding Walls; and E. A separation between such LARGE day care group homes of 600 feet or by the presence of significant intervening physical features between an existing LARGE day care group home and the proposed LARGE day care group home, such as arterial streets, canals, parks, or similar buffering features or developments.
6c	<p>Part 3, Accessory Dwelling Unit in Residential Districts</p> <p>Add setback and water service requirements and remove</p>	<p>11-31-3 Accessory Dwelling Unit</p> <p>One accessory dwelling unit is permitted on a residential lot in all Single Residence (RS) Districts. Accessory Dwelling Units may be detached, attached, or directly accessible from the primary dwelling unit and may be served by a single utility service, one which also serves the primary dwelling. Accessory dwelling units must also comply with the following provisions:</p> <ul style="list-style-type: none"> A. An Accessory Dwelling Unit that is attached to or part of the same structure as the primary dwelling unit must be provided a separate entrance and if facing the street, must be setback from the front façade and not visible from the public right-of-way.

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	SUP requirement Sec 11-31-3	<p>B. The maximum floor area of an Accessory Dwelling Unit shall not exceed 30 percent of the roof area of the primary unit, except within the Town Center Redevelopment Area or within an Infill District (unless modified by Council through the approval of an Infill Incentive Plan for a specific Infill District), where Accessory Dwelling Units shall not exceed 50 percent of the roof area of the primary dwelling.</p> <p>C. Accessory Dwelling Units shall conform to all setbacks, height, lot coverage and other requirements applicable to the primary dwelling unit, based on the zoning district requirements. ATTACHED ACCESSORY DWELLING UNIT IS REQUIRED TO MEET SETBACKS INCLUDING SUPPLEMENTAL STANDARDS OF 11-5-7.A. DETACHED ACCESSORY DWELLING UNIT SHALL COMPLY WITH STANDARDS ESTABLISHED IN 11-30-17.</p> <p>D. The architectural design, exterior materials and colors, roof pitch and style, type of windows and trim details shall be substantially the same as and compatible with the primary dwelling unit.</p> <p>E. Lease or rental of the Accessory Dwelling Unit, separate from the occupancy of the primary dwelling, shall require approval of a Special Use Permit. Evaluation of the SUP shall require the occupancy of the primary dwelling units by the owner of the property. AN ACCESSORY DWELLING UNIT MUST BE SERVED BY THE WATER SERVICE OF THE PRIMARY RESIDENCE. THE ACCESSORY DWELLING UNIT CANNOT BE SERVED BY SEPARATE WATER SERVICES.</p>
6d	Part 4, Modify Accessory Dwelling Unit Definition Sec 11-86	Accessory Dwelling Unit. A secondary living quarters DWELLING UNIT , attached or detached from the primary dwelling, located on a single residence lot when authorized as described in Article 2, which may or may not have WITH a second kitchen COOKING AREA EQUIPPED FOR APPLIANCES REQUIRING A 220-VOLT ELECTRIC SERVICE OR NATURAL GAS , and may function independently of the primary dwelling by means of separate access.
6e	Part 5, Modify Dwelling Unit Definition Sec 11-87	Dwelling Unit. A room or suite of rooms including PERMANENT PROVISIONS FOR LIVING, SLEEPING, EATING, SANITATION, AND COOKING one and only one kitchen , and designed or occupied as separate living quarters for one family, as defined below
7	Building Form Standards for Garages in RS District Changing the standards for garage doors parallel to the	<p>E. Building Form.</p> <p>1. <i>Garage Frontage and Location.</i></p> <p>a. Where garage doors oriented parallel or within 10 degrees of parallel to the front property line of the lot, the aggregate width of garage doors attached to a primary residence and facing the front of the lot shall not exceed 50 percent of the aggregate width of those elevations of the building that face the front of the lot. Garages oriented parallel or within 10 degrees of parallel to the front of the lot, shall be</p>

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	<p>front property line and deleting associated figure.</p> <p>Adding new section b</p> <p>Sec 11-5-3.E Figure 11-5-3.E.1</p>	<p>located at least 3-feet behind the primary wall facing the street, and never less than the required garage setback.</p>  <p style="text-align: center;">FIGURE 11-5-3.E.1: GARAGE FRONTAGE AND LOCATION</p> <p>B. FOR LOTS LESS THAN 100' WIDE, GARAGE DOORS ORIENTED PARALLEL OR WITHIN 10 DEGREES OF PARALLEL TO THE FRONT PROPERTY LINE OF THE LOT, SHALL BE LOCATED AT LEAST 3-FEET BEHIND A WALL OF THE HOME FACING THE STREET, AND NEVER LESS THAN THE REQUIRED GARAGE SETBACK. A COVERED FRONT PORCH, PATIO, SIDE LOADED CARPORT, OR PORTE COCHERE WITH SUFFICIENT SIZE AND SUBSTANTIAL MASSING, AS DETERMINED BY THE PLANNING DIRECTOR, MAY BE CONSIDERED A WALL OF THE HOME FOR THE PURPOSES OF THIS REQUIREMENT. THIS REQUIREMENT SHALL APPLY TO ALL NEW HOMES WITH PLANS OR PRODUCT APPROVED AFTER OCTOBER 2011.</p> <p>b.C. Garages with 3 or more doors, or designed to accommodate 3 or more non-tandem parked cars, are permitted only on lots 75 feet wide or greater, and at least one (1) garage front must be separated from the remaining garage fronts by at least 2 feet. Exceptions:</p> <ul style="list-style-type: none"> i. Garages entries oriented parallel or within 10 degrees of parallel to side or rear property lines and that do not directly face a street, or ii. Garages set a distance of 1.5 times the minimum front yard for garages and carports, based on the requirement for each zoning district, from the front property line, as specified by Table 11-5-3. c. <p>e.D. Façade Articulation Alternative: Applicants developing subdivisions having more than 25 lots may request a waiver of the requirement to set the garage façade back 3-feet from the primary wall. This option is applicable for a maximum of 40-percent of the lots or parcels developed in the same subdivision.</p>

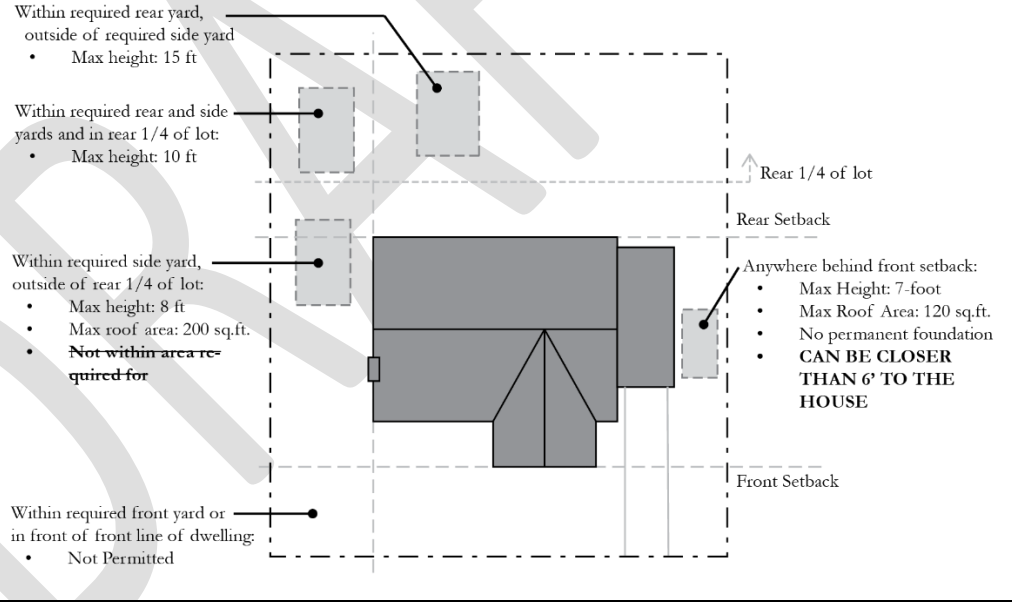
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		<ul style="list-style-type: none"> i. The requested waiver shall document by graphic and narrative means at time of application that a maximum of 60-percent of the front elevation of any individual residence shall occur on the same plane, and ii. Residences with two planes parallel or within 10 degrees of parallel of the street shall provide a minimum undulation of four feet, and residences with three or more planes shall have a minimum undulation of two feet between planes. iii. The front elevation of garages placed in front of the livable area under this waiver shall require a minimum undulation between planes of at least 1 foot for 33% of the width of the elevation. iv. Side entry garages with bay entries set perpendicular to the front property line may be set at 10-feet from the front property line, provided the maximum overall number of garages within the subdivision that are subject to the waiver remains within the number specified in c, above. To be considered a side entry garage, the minimum angle between the bay entry and the front property line is 90-degrees.
8	<p>Remove Side Yards for Vehicular Access in RS District</p> <p>Sec 11-5-3.D</p>	<p>D. Yards.</p> <ol style="list-style-type: none"> 1. Rear Yard Adjacent to Arterial Street. A rear yard adjacent to an arterial street shall be at least 30 feet in depth. If a landscape tract, stormwater retention basin or privately owned and maintained recreation open space separate, any of which is a minimum of 10-feet deep from the street, separates the residential lot from the arterial street, this requirement shall not apply. 2. Rear Yard Adjacent to Alley or Canal. Rear yard setbacks adjacent to a 16-foot or wider alley or canal right-of-way may be measured from the centerline of the alley, up to a maximum of 10-feet. 3. Side Yards for Vehicular Access. Unless otherwise modified by approval of a <u>PAD</u> (or <u>DMP</u> under a previous zoning ordinance) overlay zone, interior lots with no access to an alley shall maintain 1 side yard with a minimum width of 10 feet to allow access to the rear yard. 4. 3. Zero-Lot-Line Developments. Zero-lot-line developments are permitted in the <u>RS-6</u> and <u>RS-7</u> districts. In a zero-lot-line development, no interior side yard need be provided on 1 side of a lot if the minimum aggregate setback stated in <u>Table 11-5-3</u> is provided on the opposite side of the same lot. Where a zero side yard is used, the abutting property must be held under the same ownership at the time of initial construction, or the owner of the property abutting the zero side yard must sign an agreement that permanently grants consent in writing to such zero setback. Additionally, owners of zero-lot-line developments must provide a permanent access and maintenance easement providing the owner of the zero-lot-line structure with access to the adjacent lot with the side yard to maintain the structure. A copy of the easement shall be provided to the City prior to recording the document in the Maricopa County Recorder's Office.

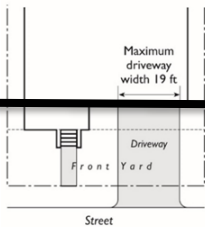
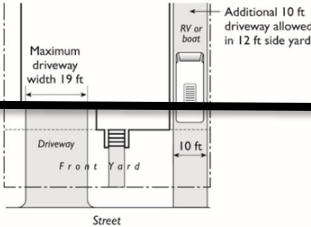
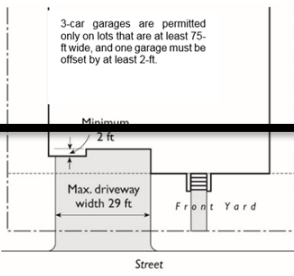
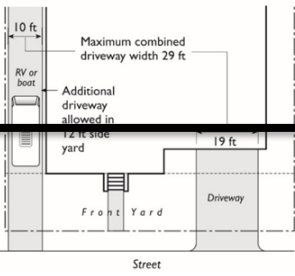
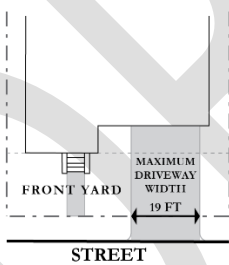
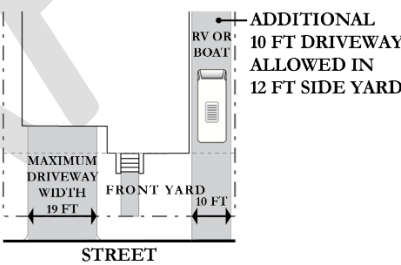
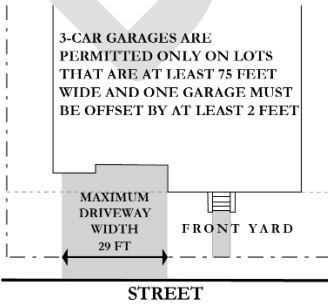
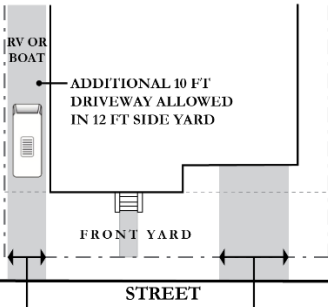
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9	<p style="text-align: center;">Detached Accessory Buildings Development Standards</p> <p style="text-align: center;">Remove reference to “non-residence” and side yard for vehicular access</p> <p>Sec. 11-30.17 Figure 11-30-17</p>	<p>Section 11-30-17 Detached Accessory Buildings</p> <p>Design Objective: To aid in the comfort, convenience and enjoyment of a single residence lot or parcel by providing standards for the allowance and placement of non-residence accessory building(s) that place reasonable limitations on impacts to access of light, air and spacing of accessory buildings relative to adjacent lots and parcels.</p> <p>A. Any individual tool or piece of equipment that is higher than 4 feet and in which the added aggregate measurements of the length, width and depth (length plus width plus depth) exceed 15 lineal feet, based on the extreme perimeter measurements, shall be placed or stored within an enclosed building. Equipment specifically designed and used for agricultural production practices, Utility Trailers and Watercraft as defined in Section 8-6-2 of the Mesa City Code, Recreational Vehicles as defined in Chapter 87 of this ordinance, and other motorized vehicles eligible for licensing by the State of Arizona for travel on public thorough fares are excluded from this requirement. Recreational vehicle parking requirements are provided in Section 11-34-5(B) of this ordinance. Requirements for Parking and Storage of Watercraft and Utility Trailers are provided in Section 8-6-3 of the Mesa City Code.</p> <p>B. Detached accessory buildings or structures located on lots or parcels in AG, RS and RM districts are permitted subject to the following provisions. Detached accessory structures:</p> <ol style="list-style-type: none"> 1. May be located in the required side/rear yards provided that they are within the rear one-quarter of the lot and do not exceed 10 feet in height. 2. May be located in the required rear yard but outside of the required side yard provided that they do not exceed 15 feet in height. 3. May be located in the required side yard (outside of the rear ¼ of the lot), provided that they do not exceed 8 feet in height and 200 square-feet of roof area, and are not located in a side yard required for vehicular access. 4. May be located in any required side yard, and be closer to the primary residence than 6-feet, provided all of the following are present: <ol style="list-style-type: none"> a. Does not exceed 7-feet in height (at the peak of the roof) and 120 square feet in roof area. b. Has no permanent attachment to the ground or permanent foundation. c. Shall not have any electrical or plumbing fixtures installed. d. Shall drain all stormwater back to the same lot or parcel as the accessory structure. 5. Shall not be located in the required front yard or in the area between the front of the principal dwelling and the front property line.

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		<p>6. Shall not be located in the required rear yard of a corner lot closer to the street than any dwelling on an adjacent key lot.</p> <p>7. Shall not exceed 30 feet in height when located within any part of the buildable lot area.</p> <p>8. In the AG, RS-90, and RS-43 districts, shall not have an aggregate area of all such detached buildings greater than 100 percent of the roof area of the dwelling, unless a larger aggregate roof area is approved by Special Use Permit.</p> <p>9. In the RS-35, RS-15, RS-9, RS-7, RS-6, DR-1 and DR-2 districts, and on lots in a multiple residence district with a single residence use, shall not have an aggregate area of all such detached buildings greater than 50 percent of the roof area of the dwelling.</p> <p>10. Detached accessory structures in multiple residence districts shall not be located in any required yard when in conjunction with a multiple residence use.</p> <p style="text-align: center;">Figure 11-30-17: Detached Accessory Buildings</p>  <p>Within required rear yard, outside of required side yard</p> <ul style="list-style-type: none"> • Max height: 15 ft <p>Within required rear and side yards and in rear 1/4 of lot:</p> <ul style="list-style-type: none"> • Max height: 10 ft <p>Within required side yard, outside of rear 1/4 of lot:</p> <ul style="list-style-type: none"> • Max height: 8 ft • Max roof area: 200 sq.ft. • Not within area required for <p>Within required front yard or in front of front line of dwelling:</p> <ul style="list-style-type: none"> • Not Permitted <p>Anywhere behind front setback:</p> <ul style="list-style-type: none"> • Max Height: 7-foot • Max Roof Area: 120 sq.ft. • No permanent foundation • CAN BE CLOSER THAN 6' TO THE HOUSE <p>Labels in diagram: Rear 1/4 of lot, Rear Setback, Front Setback.</p>
10	Clarify Driveway Maximum Number and Width and Remove and Replace Related Figure	<p>F. Driveways—Maximum Number and Width.</p> <p>1. For lots less than 75 feet wide, a maximum of 1 driveway up to 19 feet wide is permitted for required parking. One additional driveway up to 10 feet wide is permitted, if it leads to an interior side yard at least 12 feet wide.</p> <p>2. For lots greater than 75 feet wide or more, the combined width of all driveways may not exceed 29 feet. A SECOND DRIVEWAY UP TO 10 FEET WIDE IS PERMITTED, IF IT LEADS TO AN INTERIOR SIDE YARD THAT IS AT LEAST 12 FEET WIDE.</p>

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	<p>in the RS District</p> <p>Sec.11-5-3.F Figure 11-5-3.F</p>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Lots less than 75-feet wide</p>  </div> <div style="text-align: center;"> <p>Lots less than 75-feet wide</p>  </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="text-align: center;"> <p>Lots greater than or equal to 75-feet wide</p>  </div> <div style="text-align: center;"> <p>Lots greater than or equal to 75-feet</p>  </div> </div> <p style="text-align: center;">FIGURE 11-5-3.F: RS DRIVEWAYS</p> <p style="text-align: center;">FIGURE 11-5-3.F: RESIDENTIAL DRIVEWAYS</p> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="text-align: center;"> <p>LOTS LESS THAN 75 FEET WIDE</p>  </div> <div style="text-align: center;"> <p>LOTS LESS THAN 75 FEET WIDE</p>  </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="text-align: center;"> <p>LOTS 75 FEET WIDE OR MORE</p>  </div> <div style="text-align: center;"> <p>LOTS 75 FEET WIDE OR MORE</p>  </div> </div> <p style="text-align: center;">MAXIMUM COMBINED DRIVEWAY WIDTH 29 FT</p>

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11	<p style="text-align: center;">Amend Building Projection Allowances, Remove Side Yard for Vehicular Access and Amend Encroachment of Rooms into the Rear Yard in Residential Districts</p> <p style="text-align: center;">Sec 11-5-7.A</p>	<p>11-5-7: Supplemental Standards Applicable to All Residential Districts The following supplemental standards apply to all residential districts, except as specified.</p> <p>A. Building Projections into Required Yards. Building projections may extend into required yards, subject to the following standards:</p> <ol style="list-style-type: none"> 1. No projection may extend INTO A PUBLIC UTILITY EASEMENT or closer than 2 feet to an interior lot line or into a public utility easement. 2. No air conditioning unit, pool pump or similar mechanical equipment, or any building encroachment, other than roof overhangs or eaves, shall be permitted in any side yard required for vehicular access, unless modified through approval of a PAD overlay district access. 3. 2. Awnings, eaves, overhangs, or basement window wells may encroach up to 3 feet into any required yard. 4. 3. Vestibules, bay windows, nooks, chimneys, or similar wall projections with or without footings may encroach not more than 3 feet into any required front or rear yard and not more than 2 feet into any required side yard, provided the aggregate width of all such projections adjacent to any yard does not exceed 1/3 of the length of the building wall. 5. 4. Staircases may encroach up to 3 feet into any required front yard, and up to 10 feet into any required rear yard. <p style="text-align: center;">Figure 11-5-7.A: Building Projections</p> <p>Attached open porches, patios, carports, or balconies may encroach into a rear yard but shall not be closer than 15 ft to the rear property line.</p> <p>Bay windows, chimneys, or similar wall projections may project up to 3 ft into required front and rear side yards and 2 ft into required side yards. The aggregate width may not exceed 1/3rd the length of the building wall.</p> <p>Awnings, eaves, overhangs, or basement windows may encroach up to 3 ft into any required side yard.</p> <p>No projections are permitted within 2 ft of interior lot lines.</p> <p>Staircases may encroach up to 3 ft into a required front yard and 10 ft into a required rear yard.</p> <p>Livable area may encroach into required rear yard up to 10 ft for up to one-half the width of the widest dimension of the residence.</p>

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		<p>6. 5. Attached open porches, open patios, open carports or open balconies may encroach into a required rear yard, but shall be no closer than 15 feet to a rear property line, except in the RS-6 and RS-7 districts, where these structures may encroach to within 10-feet of the rear property line. Such open structures may include window screens, knee walls, and other partial enclosures as specified in the Mesa Building Code for patio covers.</p> <p>7. 6. In RS districts only, enclosed LIVEABLE rooms may encroach up to 10-feet into a required rear yard for up to one-half the width of the building, provided a minimum of 10-feet remains between the building face and the rear property line.</p>
12a	<p>Part 1, Specific Purpose of the RSL District</p> <p>Sec. 11-5-1.B</p>	<p>B. Specific Purposes of Each District.</p> <p>1. RS Single Residence. To provide areas for detached single residence housing at densities of up to 7 units per net acre. Designators (-90, -43, -35, -15, -9, -7 and -6) are used to denote the minimum lot size in thousands of square feet. This district also provides for residential care facilities, day care group homes, park and recreation facilities, and civic and institutional uses such as churches and places for religious assemblies that are appropriate in a residential environment. Non-residential uses of a strictly limited scale under the specific conditions listed may also be allowed.</p> <p>2. RSL Small Lot Single Residence To provide areas for small-lot single dwelling development at densities of up to 17 units per net acre, subject to development standards to ensure land use compatibility. Designators (-4.5, -4.0, -3.0 and -2.5) are used to denote the minimum average lot size AREA in thousands of square feet. This district also allows for limited residential care facilities, family day care, park and recreation facilities, and civic and institutional uses.</p> <p>3. RM Multiple Residence. To provide areas for a variety of housing types at densities of up to 43 units per gross acre. Designators (-2, -3, -4, and -5) are used to denote variations in the maximum allowed development intensity (See Table 11-5-5). Appropriate types of dwelling units include small-lot single residences, townhouses, cluster housing, and multiple residence housing. This district also provides for residential care facilities, residential home-based day care, group residential homes, manufactured home parks and subdivisions, recreational vehicle parks and subdivisions, park and recreation facilities, limited and small-scale residential support (including limited scale mixed-use commercial) activities, and civic and institutional uses such as churches and places for religious assembly that are appropriate in a residential environment.</p>
12b	<p>Part 2, Development Standards for Designators within the RSL District</p> <p>Sec. 11-5-4.A Table 11-5-4.A</p>	<p>11-5-4: Development Standards for the RSL District</p> <p>A. Lot Area.</p> <ol style="list-style-type: none"> 1. Minimum Lot Area—By-Right. The minimum lot area in the RSL District is 4,500 square feet, indicated by the designator RSL-4.5. 2. Reductions to Minimum Lot Area. The minimum lot area may be reduced with Site Plan Review and approval if at least a minimum number of design elements are provided based on the DESIGNATOR average lot size in the subdivision, according to Table 11-5-4(A). The design elements that serve as a basis for granting reduced lot area are listed below, in paragraphs (a), (b), and (c). Designators of 2.5,

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		<p>3.0, or 4.0, representing the minimum average lot area in thousands of square feet, are assigned to the <u>RSL</u> District at time of approval.</p> <table><tr><th colspan="6">Table 11-5-4 A: DESIGNATOR Lot Size and Minimum Number of Required Design Elements for a Small-Lot Subdivision</th></tr><tr><th>Average Lot Area (sq. ft.) DESIGNATOR</th><th>Streetscape Elements</th><th>Site Design Elements</th><th>Building Design Elements</th><th>ADDITIONAL ELEMENT</th><th>Total ELEMENTS</th></tr><tr><td>2,500 — 2,999 RSL2.5</td><td>2</td><td>1</td><td>2</td><td>1</td><td>6</td></tr><tr><td>3,000 — 3,999 RSL3.0</td><td>2</td><td>1</td><td>1</td><td>1</td><td>5</td></tr><tr><td>4,000 — 4,499 RSL4.0</td><td>1</td><td>1</td><td>1</td><td>1</td><td>4</td></tr></table>	Table 11-5-4 A: DESIGNATOR Lot Size and Minimum Number of Required Design Elements for a Small-Lot Subdivision						Average Lot Area (sq. ft.) DESIGNATOR	Streetscape Elements	Site Design Elements	Building Design Elements	ADDITIONAL ELEMENT	Total ELEMENTS	2,500 — 2,999 RSL2.5	2	1	2	1	6	3,000 — 3,999 RSL3.0	2	1	1	1	5	4,000 — 4,499 RSL4.0	1	1	1	1	4																																																																																															
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3,000 — 3,999 RSL3.0	2	1	1	1	5																																																																																																																										
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12c	<p>Part 3, Development Standards for the RSL District</p> <p>Remove tandem parking standards, clarify maximum building coverage, and amend typographical error for trash storage and screening standards</p> <p>Table 11-5-4.B</p>	<table><tr><th colspan="6">Table 11-5-4 B: Development Standards – RSL Residential Small Lot Single Dwelling Districts</th></tr><tr><th>Standard</th><th>RSL-4.5</th><th>RSL-4.0</th><th>RSL-3.0</th><th>RSL-2.5</th><th>Additional Standards</th></tr><tr><td colspan="6">Lot Standards</td></tr><tr><td>Minimum Average Lot Area of Subdivision (sq ft)</td><td>4,500</td><td>4,000</td><td>3,250</td><td>2,500</td><td></td></tr><tr><td>Minimum Individual Lot Area (sq ft)</td><td>4,000</td><td>3,500</td><td>2,750</td><td>2,000</td><td rowspan="2">‘Tandem’ parking may be allowed. See Table 11-32-3(A)</td></tr><tr><td>Minimum Lot Width –Interior Lot (ft)</td><td>40</td><td>35</td><td>30</td><td>25</td></tr><tr><td>Minimum Lot Width – Corner Lot (ft)</td><td>45</td><td>40</td><td>35</td><td>30</td><td></td></tr><tr><td>Minimum Lot Depth (ft)</td><td>90</td><td>85</td><td>80</td><td>75</td><td></td></tr><tr><td colspan="6">Building Form and Location</td></tr><tr><td>Maximum Height (ft)</td><td>30</td><td>30</td><td>30</td><td>30</td><td></td></tr><tr><td>Maximum Number of Stories</td><td>2</td><td>2</td><td>2</td><td>2</td><td>A third story may be permitted if meets specific standards. See 11-5-4 (B) (1).</td></tr><tr><td colspan="6">Minimum Yards (ft)</td></tr><tr><td>Front – Building Wall</td><td>15</td><td>15</td><td>15</td><td>12</td><td></td></tr><tr><td>Front – Garage</td><td>20</td><td>20</td><td>20</td><td>20</td><td></td></tr><tr><td>Front – Porch</td><td>10</td><td>10</td><td>10</td><td>7</td><td></td></tr><tr><td>Street Side</td><td>10</td><td>10</td><td>10</td><td>10</td><td></td></tr><tr><td>Interior Side: Minimum each side</td><td>4.5</td><td>4</td><td>4</td><td>3</td><td>See 11-5-4 (B) (2) See 11-5-4 (B) (3)</td></tr><tr><td>Interior Side: Minimum aggregate of 2 sides</td><td>10</td><td>10</td><td>9</td><td>8</td><td>See 11-5-4 (B) (2)</td></tr><tr><td>Rear</td><td>20</td><td>20</td><td>20</td><td>15</td><td></td></tr><tr><td>Rear or Side – Garage, Accessed by Alley or Common Drive Shared by 3 or More Lots; Measured to Construction Centerline of Alley or Drive</td><td>13’</td><td>13’</td><td>13’</td><td>13’</td><td></td></tr><tr><td>MAXIMUM BUILDING COVERAGE (% OF LOT)</td><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td><td></td></tr></table>	Table 11-5-4 B: Development Standards – RSL Residential Small Lot Single Dwelling Districts						Standard	RSL-4.5	RSL-4.0	RSL-3.0	RSL-2.5	Additional Standards	Lot Standards						Minimum Average Lot Area of Subdivision (sq ft)	4,500	4,000	3,250	2,500		Minimum Individual Lot Area (sq ft)	4,000	3,500	2,750	2,000	‘Tandem’ parking may be allowed. See Table 11-32-3(A)	Minimum Lot Width –Interior Lot (ft)	40	35	30	25	Minimum Lot Width – Corner Lot (ft)	45	40	35	30		Minimum Lot Depth (ft)	90	85	80	75		Building Form and Location						Maximum Height (ft)	30	30	30	30		Maximum Number of Stories	2	2	2	2	A third story may be permitted if meets specific standards. See 11-5-4 (B) (1).	Minimum Yards (ft)						Front – Building Wall	15	15	15	12		Front – Garage	20	20	20	20		Front – Porch	10	10	10	7		Street Side	10	10	10	10		Interior Side: Minimum each side	4.5	4	4	3	See 11-5-4 (B) (2) See 11-5-4 (B) (3)	Interior Side: Minimum aggregate of 2 sides	10	10	9	8	See 11-5-4 (B) (2)	Rear	20	20	20	15		Rear or Side – Garage, Accessed by Alley or Common Drive Shared by 3 or More Lots; Measured to Construction Centerline of Alley or Drive	13’	13’	13’	13’		MAXIMUM BUILDING COVERAGE (% OF LOT)	N/A	N/A	N/A	N/A	
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		Building Form Standards	The building form standards of Section 11-5-3(E) also apply to the RSL district.				
		Minimum Useable Open Space (sq ft) per unit	400	400	400	400	See 11-5-4 (B) (4)
		Additional Standards					
		Accessory Structures	Section11-5-7(B)				
		Driveways	Section 11-5-3(F)				
		Fences and Walls	Section 11-5-7(D)				
		Landscaping	Chapter 33, Landscaping				
		Limitation on Paving of Front and Street-Facing Side Yards	Section 11-5-7(E)				
		Off-Street Parking and Loading	Chapter 32, On-Site Parking, Loading, and Circulation				
		Projections above Height Limits	Section 11-30-3, Exceptions to Height Limits				
		Projections into Required Yards	Section 11-5-7(A)				
		Additional Standards (continued)					
		Screening	Section 11-30-9, Screening				
		Signs	Article 5, Signs				
Trash Storage and Screening	Section 11-5-7(GF), Section 11-30-12, Trash and Refuse Collection Areas						
13a	Part 1, Useable Open Space Development Standard in the RSL District Sec 11-5-4.A.2.a	<p>a. <i>Streetscape Elements.</i></p> <p>i. <i>Planter Strips.</i> Sidewalks are provided on both sides of each street and are separated from the curb by a planter strip with a minimum average width of 4 feet. Planter strips shall be planted, irrigated and maintained with live plant materials.</p> <p>ii. <i>Street and Sidewalk Improvements.</i> The development includes streetscape improvements such as roundabouts, neck downs, curb bulbs, or similar techniques. Provisions are included for the private maintenance of such facilities by a homeowners association or other body acceptable to the Planning Director.</p> <p>iii. <i>Parkland and USEABLE Open Space.</i> The development includes privately maintained park or common USEABLE open space at least 30 percent greater in area than the minimum open space required. TO BE CONSIDERED USABLE OPEN SPACE, THE SPACE MUST BE CENTRALLY LOCATED WITHIN THE DEVELOPMENT, PROJECT OR NEIGHBORHOOD, HAVE A MINIMUM 500 SQUARE-FOOT, LEVEL SURFACE AND BE FINISHED WITH TURF OR QUARTER MINUS. AMENITIES SUCH AS BENCHES, CANOPIES AND PLAY EQUIPMENT MAY BE LOCATED IN THE OPEN SPACE.</p> <p>iv. <i>Paving Material.</i> Decorative paving materials that may include pavers, stamped, colored asphalt or stamped or textured concrete are utilized for pedestrian areas, street crossings, and entries into the development.</p>					

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13b	<p>Part 2, Useable Open Space Development Standard in the RSL District and Amend Typographical Errors</p> <p>Sec 11-5-4.B</p>	<p>B. Development Standards. Table 11-5-4(B) prescribes the development standards for the RSL District. The “Additional Standards” column lists additional standards that apply. Section numbers in this column refer to other sections of the Zoning Ordinance, while individual numbers refer to subsections that directly follow the table.</p> <p>3-1. Third-Story Structures. A third story is permitted for a single-family RESIDENCE dwelling under either of the following options:</p> <ul style="list-style-type: none"> a. <i>Option 1.</i> The third story is located inside a roof that is pitched at a vertical to horizontal ratio of least 1 to 3 (1:3). The third story may include dormers that are not more than 15 feet in depth or width and located wholly below the ridge of the roof. The roofs of dormers shall have a minimum slope of 1 to 6 (1:6). b. <i>Option 2.</i> The horizontal area of the third story (measured from exterior walls) does not exceed sixty percent of the footprint of the building, and the third story is set back a minimum of eight feet from the front exterior wall(s) of lower stories, or set back at least five feet from the front exterior wall and five feet on at least 1 side exterior wall of lower stories. <p>4-2. Setback Adjacent to RS District. Where a lot in the RSL District is adjacent to a lot in the RS District, the minimum interior side yard (for a single side) that is required on the RS-zoned lot shall also be provided on the lot in the RSL District.</p> <p>5-3. Zero-Lot-Line Developments. Zero-lot-line developments are permitted in the <u>RSL</u> district. In a zero-lot-line development, no interior side yard need be provided on 1 side of each lot if the minimum aggregate setback stated in Table 11-5-4(B), or ten feet, whichever is greater, is provided on the opposite side. Where a zero side yard is used, the abutting property must be held under the same ownership at the time of initial construction, or the owners of the abutting property must sign an agreement that grants consent in writing to such zero setback. Additionally, owners of zero-lot-line developments must provide a maintenance easement recorded against the deed of the abutting lot, or documented on the subdivision plat, which allows the owner of the zero-lot-line structure to maintain the structure by providing access to the zero side from the abutting lot. A copy of the easement shall be provided to the City and recorded in the Maricopa County Recorder’s Office prior to recording the subdivision plat.</p> <p>6-4. Open Space. The open space requirement may be met in one of two ways:</p> <ul style="list-style-type: none"> a. A minimum of 400 square feet of open space shall be provided on each lot. The following criteria apply to the provision of this open space: <ul style="list-style-type: none"> i. The open space may be contained in one large area, or multiple areas. No single space shall be smaller than 80 square feet.

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		<p>ii. To count toward the required open space, the open space must have a minimum depth of at least 6 feet as an upper story balcony, 8 feet as a porch or patio and 10-feet as a courtyard or lawn area.</p> <p>iii. Items such as covered porches or patios, open on two sides; or designated courtyards with two sides defined by a knee wall of not more than 3-feet in height may be considered as open space when located in front and street-side facing yards, provided the minimum dimension of the open space in any direction is:</p> <ol style="list-style-type: none"> (1) 10-feet in the RSL-4.5, 4.0. and 3.0 districts, and (2) 8-feet in the <u>RSL</u>-2.5 district. <p>b. A combination of open space provided on the lot and in a common open space areas.</p> <ol style="list-style-type: none"> i. For properties zoned RSL 4.5 or 4.0, the open space requirement may be met by providing at least 350 square feet of private open space on each lot, and providing common open space areas to serve the development at the rate of 100 square feet per lot. ii. For properties zoned RSL-3.0 or 2.5, the open space requirement may be met by providing at least 280 square feet of private open space on each lot and providing common open space WITH USEABLE areas to serve the development at a rate of 120 square feet per lot. iii. The standards provided in Item 2a, above, shall apply to the size and location of the on-lot open space. iv. To qualify as common open space, all of the following standards must be met: <ol style="list-style-type: none"> (1) The area shall be readily accessible and open to the community intended to benefit from the open space; (2) The common area must be at least 0.25 acres in size with a minimum usable width of at least 75 feet in any direction. (3) The open space must-be at least 50 percent open to the sky. At least 75 percent of open space areas that are open to the sky and not otherwise used as active recreation facilities shall be landscaped and maintained with live plant materials. (4) Open space areas shall be improved with facilities that provide for active and/or passive recreation, such as benches, paths, playground equipment, ball courts, picnic tables, and barbeque facilities.

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		(5) All lots must be within 330 feet of common open space.																																																																																																																																							
14	Clarify Development Standards in the RM District and Amend typographical errors Table 11-5-5	<table><tr><th colspan="8">Table 11-5-5: Development Standards – <u>RM</u> Residential Multiple Dwelling Districts</th></tr><tr><th>Standard</th><th>RM-2 (R-2)</th><th>RM-3 (R-3)</th><th>RM-4 (R-4)</th><th>RM-3U</th><th>RM-4U</th><th>RM-5</th><th>Additional Standards</th></tr><tr><td>Minimum Lot Area (sq ft)</td><td>7,200</td><td>6,000</td><td>6,000</td><td>6,000</td><td>6,000</td><td>6,000</td><td>Reduced lot sizes may be approved with a PAD overlay.</td></tr><tr><td colspan="8">Minimum Lot Width (ft)</td></tr><tr><td>Detached Single-Family Dwelling (ft) RESIDENCE DETACHED</td><td>36</td><td>30</td><td>25</td><td>25</td><td>25</td><td>25</td><td rowspan="2">“Tandem” parking may be allowed. See Table 11-32-3(A)</td></tr><tr><td>Attached Single-Family Dwelling (ft) RESIDENCE ATTACHED</td><td>36</td><td>25</td><td>25</td><td>60</td><td>25</td><td>--</td></tr><tr><td>Multiple-Family Residential RESIDENCE</td><td>60</td><td>60</td><td>60</td><td>60</td><td>60</td><td>60</td><td></td></tr><tr><td colspan="8">Minimum Lot Depth (ft)</td></tr><tr><td>Detached Single-Family Dwelling or Multiple-Family Residential RESIDENCE</td><td>94</td><td>94</td><td>94</td><td>75</td><td>65</td><td>65</td><td></td></tr><tr><td>Attached Single-Family Dwelling RESIDENCE ATTACHED</td><td>94</td><td>94</td><td>75</td><td>20</td><td>75</td><td>75</td><td></td></tr><tr><td>Maximum Density (dwelling units/net acre)</td><td>15</td><td>20</td><td>30</td><td>20</td><td>30</td><td>43</td><td></td></tr><tr><td>Minimum Density (dwelling units/net acre)</td><td>-</td><td>-</td><td>-</td><td>12</td><td>15</td><td>20</td><td></td></tr><tr><td>Minimum Lot Area per Dwelling Unit (sf)</td><td>2,904</td><td>2,183</td><td>1,452</td><td>2,183</td><td>1,452</td><td>1,000</td><td></td></tr><tr><td>Maximum Height (ft)</td><td>30</td><td>40</td><td>40</td><td>50</td><td>50</td><td>50</td><td></td></tr><tr><td colspan="8">Minimum Yards (ft)</td></tr><tr><td>Front and Street-Facing Side</td><td colspan="3">Varies by General Plan Street Classification: 6-lane arterial: 30 ft 4-lane arterial: 20 ft Collector: 25 ft Local Street: 20 ft Freeways: 30 ft for buildings 15 ft for parking structures</td><td colspan="2">See NC-U standards in <u>Table 11-6-3(B)</u></td><td colspan="2">Street-facing setbacks shall be landscaped according to standards in Chapter 33, Landscaping.</td></tr><tr><td>Interior Side and Rear: 3 or more units on lot</td><td colspan="3">Single Story: 20 ft Multiple Story: 15 ft per story</td><td colspan="2"></td><td colspan="2">Additional setback required if adjacent to an RS</td></tr></table>	Table 11-5-5: Development Standards – <u>RM</u> Residential Multiple Dwelling Districts								Standard	RM-2 (R-2)	RM-3 (R-3)	RM-4 (R-4)	RM-3U	RM-4U	RM-5	Additional Standards	Minimum Lot Area (sq ft)	7,200	6,000	6,000	6,000	6,000	6,000	Reduced lot sizes may be approved with a PAD overlay.	Minimum Lot Width (ft)								Detached Single-Family Dwelling (ft) RESIDENCE DETACHED	36	30	25	25	25	25	“Tandem” parking may be allowed. See Table 11-32-3(A)	Attached Single-Family Dwelling (ft) RESIDENCE ATTACHED	36	25	25	60	25	--	Multiple-Family Residential RESIDENCE	60	60	60	60	60	60		Minimum Lot Depth (ft)								Detached Single-Family Dwelling or Multiple-Family Residential RESIDENCE	94	94	94	75	65	65		Attached Single-Family Dwelling RESIDENCE ATTACHED	94	94	75	20	75	75		Maximum Density (dwelling units/net acre)	15	20	30	20	30	43		Minimum Density (dwelling units/net acre)	-	-	-	12	15	20		Minimum Lot Area per Dwelling Unit (sf)	2,904	2,183	1,452	2,183	1,452	1,000		Maximum Height (ft)	30	40	40	50	50	50		Minimum Yards (ft)								Front and Street-Facing Side	Varies by General Plan Street Classification: 6-lane arterial: 30 ft 4-lane arterial: 20 ft Collector: 25 ft Local Street: 20 ft Freeways: 30 ft for buildings 15 ft for parking structures			See NC-U standards in <u>Table 11-6-3(B)</u>		Street-facing setbacks shall be landscaped according to standards in Chapter 33, Landscaping.		Interior Side and Rear: 3 or more units on lot	Single Story: 20 ft Multiple Story: 15 ft per story					Additional setback required if adjacent to an RS	
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									district. See 11-5-5 (A).				
		Interior Side: 2 units on lot- (ft)	10	10	10				Zero-lot-line development permitted as alternative.				
		Interior Side: Single-Family RESIDENCE Detached Dwelling- (ft)	5	5	5				See 11-5-5 (A) 3, and Sec 11-5-4(B)3				
		Interior Side: Single-Family RESIDENCE Attached Dwelling- (ft)	0	0	0								
		Rear: 1 or 2 units on lot	15	15	15								
		BUILDING FORM STANDARDS	THE BUILDING FORM STANDARDS OF SECTION 11-5-3.E ALSO APPLY TO DETACHED AND ATTACHED SINGLE-RESIDENCES IN THE RM DISTRICT.							SEE 11-5-3(E)			
		Minimum Separation Between Buildings on Same Lot								See 11-5-5 (B)			
		One-story building	25	25	25	None required							
		Two-story building	30	30	30								
		Three-story building	N/A	35	35								
		Detached covered parking canopies	20	20	20								
		Maximum Building Coverage (% of lot)	45	50	55	65							
		Minimum Open Space (sq ft/unit)	200	175	150	150	120	120	See 11-5-5 (C); in RM-4U and RM-5, roof areas used for common benefit of development residents may be counted towards up to 50% of min open space requirement.				
		Site Layout and Building Form							<u>See 11-5-5 (D)</u>				
		Additional Standards											
		Accessory Structures		Section 11-5-7(B)									
		Driveways		Section 11-5-3(F)									
		Fences and Walls		Section 11-5-7(D)									
		Landscaping		Chapter 33, Landscaping									
		Limitation on Paving of Front and Street-Facing Side Yards		Section 11-5-7(E)									
		Off-Street Parking and Loading		Chapter 32, On-Site Parking, Loading, and Circulation									
		Pedestrian Connections		Section 11-30-8									
		Projections above Height Limits		Section 11-30-3, Exceptions to Height Limits									
		Projections into Required Yards		Section 11-5-7(A)									
		Screening		Section 11-30-9									
		Signs		Article 5, Signs									
		Trash Storage and Screening		Section 11-5-7(G), Section 11-30-12									
Visibility at Intersections		Section 11-30-14											

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Appendix A**

Item No.	Subject, Section Number(s)	Addition, Deletion and/or Correction
15	<p>Remove the Word “Family” and Replace with “Residence” in Residential Districts</p> <p>Sec 11-5</p>	<p>11-5-1.A.4. Establish design standards to help create distinct and attractive residential neighborhoods, upgrade the quality of multi-family family RESIDENCE housing, and ensure that new residential development is well integrated with surrounding neighborhoods.</p> <p>11-5-5.A.3-Zero Setback for Attached Single Residences. Attached single-family family RESIDENCE structures may have zero-setback on both sides of the structure.</p> <p>11-5-5.D.3.b-Orientation. All units located along public rights-of-way must have the primary building entrance or individual unit entrances facing this right-of-way. Exceptions to this requirement may be approved for projects where multiple-family family RESIDENCE housing is located on 4- or 6-lane streets carrying high traffic volumes. In such cases, the project may be oriented around courtyards.</p> <p>11-5-7.F Trash receptacles for multiple-family family RESIDENCE dwellings of 10 or more units shall meet the standards of Section 11-30-12, Trash and Refuse Collection Areas.</p> <p>11-5-7-8.c Spaces with utility connections may be provided for Recreational Vehicles (RVs) for use by temporary or seasonal volunteers as temporary quarters, provided:</p> <ol style="list-style-type: none"> 1. No park model RV units are used, 2. No space is used for longer than 6 months out of a 12-month calendar year by a individual or family, and 3. No RV accessory structures, as defined in Chapter 87, are constructed.
16	<p>Revise definition for Factory Built building and remove definition from manufactured home definition</p> <p>Sec. 11-87</p>	<p>Façade: The exterior elevation of a building extending vertically from the grade to the top of a parapet wall or eave, and horizontally across the entire width of the building elevation.</p> <p>FACTORY-BUILT BUILDING: ANY BUILDING, INCLUDING A DWELLING UNIT OR HABITABLE ROOM THEREOF, WHICH IS EITHER WHOLLY OR IN SUBSTANTIAL PART MANUFACTURED AT AN OFF-SITE LOCATION TO BE ASSEMBLED ON SITE, EXCEPT THAT IT DOES NOT INCLUDE A MANUFACTURED HOME, RECREATIONAL VEHICLE OR MOBILE HOME. ALL FACTORY BUILT BUILDINGS SHALL BE CONSISTENT WITH ALL REQUIREMENTS OF THE ARIZONA DEPARTMENT OF HOUSING FOR FACTORY BUILT BUILDINGS.</p> <p>Feasible: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.</p> <p>Manufactured home (MH) related definitions:</p> <p>Factory-Built Building: Any building, including a dwelling unit or habitable room thereof, which is either wholly or in substantial part manufactured at an off-site location to be assembled on site, except that it does not include a manufactured home, recreational vehicle or mobile home.</p>