

Land Use Restrictions in the Airfield Overflight Areas: Amendments to the Land Use Regulations Tables at Section 2 in each of Chapters 4,5,6,7, and 10 of Title 11, the Mesa Zoning Ordinance

Text written in **BOLD RED FONT** indicates new language. ~~Red Strikethrough~~ indicates deletions.

11-4-2: Land Use Regulations

In Table 11-4-2, the land use regulations for each Agricultural zoning district are established by letter designations as follows:

- “P” designates use classifications permitted in the Agriculture District.
- “SUP” designates use classifications permitted on approval of a Special Use Permits.
- “CUP” designates use classifications permitted on approval of a Council Use Permits.
- “(x)” a number in parentheses refers to a limitation following the table.

Use classifications not listed are prohibited. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

Table 11-4-2: Agricultural District		
<i>Proposed Use</i>	<i>AG</i>	<i>Additional Use Regulations</i>
Residential Use Classifications		
Single Residence	P (2, 3)	
Day Care Group Home		
Small Day Care Group Home (up to 5)	P (2, 3)	Section 11-31-13, Day Care Group Homes
Large Day Care Group Home (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, 4)	
Parks and Recreation Facilities, Public	P	
Places of Worship	P (2, 4)	Section 11-31-22, Places of Worship
Athletic Facilities When Accessory to a Church	SUP (2, 4)	
Day Care When Accessory to a Church	SUP (2, 4)	

Table 11-4-2: Agricultural District		
<i>Proposed Use</i>	<i>AG</i>	<i>Additional Use Regulations</i>
Schools, Public or Private	P (2, 3)	
Commercial Use Classifications		
Animal Sales and Services	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)	
Mining and Quarrying	SUP	
Specific Accessory Uses		
Animal Keeping	P	Sections 11-4-4(B) and 11-31-4, Animal Keeping
Accessory Dwelling Unit	P (2,3)	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 (2)	Section 11-31-33, Home Occupations
Medical Marijuana Caregiver or Patient Cultivation	P (2, 45)	Section 11-31-34, Medical Marijuana Facilities
Portable Storage Containers	P	Section 11-30-16, Portable Storage Containers
<ol style="list-style-type: none"> 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. 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. 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. 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. Required to be minimum distance of 25-miles from a registered medical marijuana dispensary. 		

11-5-2: Land Use Regulations

In Table 11-5-2, the land use regulations for each Residential Zoning District are established by letter designations as follows:

- “P” designates use classifications permitted in the Residential District.
- “SUP” designates use classifications permitted on approval of a Special Use Permits.
- “CUP” designates use classifications permitted on approval of a Council Use Permits.
- “TUP” designates use classifications permitted on approval of a Temporary Use Permit.
- “(x)” a number in parentheses refers to a limitation following the table.

Use classifications not listed are prohibited. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

Table 11-5-2: Residential Districts				
<i>Proposed Use</i>	<i>RS</i>	<i>RSL</i>	<i>RM</i>	<i>Additional Use Regulations</i>
Residential Use Classifications				
Single Residence	P (13, 14)	P (13, 14)	P (12, 13, 14)	
Multiple Residence	--	--	P (13 , 16)	
Assisted Living	--	--	P (13, 14 6)	
Day Care Group Home				
Small Day Care Group Home (up to 4)	P (13, 14)	P (13, 14)	P (13, 14 6)	
Large Day Care Group Home (5 to 10)	P (13, 14)	P (13, 14)	P (13, 14 6)	Section 11-31-13, Day Care Group Homes
Group Residential				
Boarding House	--	--	P (13, 14 6)	
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, 14 6)	Section 11-31-14, Group Homes for the Handicapped
Group Home for the Handicapped (greater than 10 residents)	--	--	SUP (13, 14 6)	
Group Housing	--	--	SUP (2, 13, 14 6)	
Manufactured Home Parks	--	P (13 , 14)	P (1, 13, 14)	PAD Overlay Required Chapter 34, Manufactured Home/ Recreational Vehicle Regulations
Manufactured Home Subdivisions	P (13 , 14)	P (13 , 14)	P (1, 13, 14)	
Recreational Vehicle Parks	--	--	P (1, 13, 14)	
Recreational Vehicle Subdivisions	--	--	P (1, 13, 14)	

Table 11-5-2: Residential Districts				
Proposed Use	RS	RSL	RM	Additional Use Regulations
Public and Semi-Public Use Classifications				
Clubs and Lodges	--	--	SUP (9, 13, 14)	
Community Center	SUP (13, 16)	SUP (13, 16)	SUP (9,13, 16)	
Community Gardens	P	P	P	Section 11-31-10, Community Gardens
Cultural Institutions	P (13, 16)	P (13, 16)	P (9, 13, 16)	
Day Care Centers	SUP/P (10, 13, 14)	P (8, 13, 14)	P (13, 14, 16)	Section 11-31-9, Commercial Uses in Residential Districts
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, 16)	P (13, 16)	P (9, 13, 16)	Section 11-31-22, Places of Worship
Athletic Facilities When Accessory to a Church	SUP (13, 16)	--	SUP (9, 13, 16)	
Day Care When Accessory to a Church	SUP (13, 16)	--	SUP (9, 13, 16)	
Schools	P (13, 14)	--	P (9, 13, 14)	Section 11-31-24, Schools
Social Services Facility	--	--	CUP (9, 13, 16)	Section 11-31-26, Social Service Facilities
Commercial Use Classifications				
Animal Sales and Services	SUP (3, 13, 16)	--	--	RS-90 and RS-43 Only
Bed and Breakfast Inns	SUP (15, 16, 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)	
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
Plant Nurseries and Garden Centers	SUP (7, 13, 16)	--	--	SUP option available only in RS-43 and RS-90 districts
Retail Sales				

Table 11-5-2: Residential Districts				
<i>Proposed Use</i>	<i>RS</i>	<i>RSL</i>	<i>RM</i>	<i>Additional Use Regulations</i>
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 (13, 14)	--	P (9, 13, 14)	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.
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.

15. Use permitted with the 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.
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.
17. Special Use Permit options for expanded Home Occupations are allowed only in the RS-90 and RS-43 districts.
18. Required to be a minimum distance of 25-miles from closest Medical Marijuana Dispensary.
19. RESERVED
20. Also requires previous establishment of a PAD Overlay District.
21. Temporary use of portable storage containers is permitted, but limited to the circumstances described and requirements specified in Section 11-30-16.
22. Permanent use of portable storage containers is limited to the RS-43 and RS-90 zoning districts.

11-6-2 Land Use Regulations

In Table 11-6-2, which follows, the land use regulations for each Commercial and Mixed Use zoning district are established by letter designations as follows:

- “P” designates use classifications permitted in commercial districts.
- “SUP” designates use classifications permitted on approval of a Special Use Permit.
- “CUP” designates use classifications permitted on approval of a Council Use Permit.
- “TUP” designates use classifications permitted on approval of a Temporary Use Permit.
- “(x)” a number in parentheses refers to limitation following the table.
- “--” designates a prohibited use.

All activities shall be conducted entirely within an enclosed building with no outside storage or display, unless otherwise specified. Use classifications not listed are prohibited. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

Table 11-6-2: Commercial Districts						
<i>Proposed Use</i>	<i>NC (C-1)</i>	<i>LC (C-2)</i>	<i>GC (C-3)</i>	<i>OC (O-S)</i>	<i>MX</i>	<i>Additional Use Regulations</i>
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, 2022)	Section 11-31-31, Residential Uses in Commercial Districts
Multiple Residence	CUP/P (1, 24 19, 22)	CUP/P (1, 24 19, 22)	CUP/P (1, 24 19, 22)	--	P (21, 22)	
Assisted Living	SUP (19, 2022)	SUP (19, 2022)	--	SUP (19, 2022)	--	
Group Residential						
Correctional Transitional Housing Facility	--	--	CUP (19, 2022)	--	--	Sec 11-31-12, Correctional Transitional Housing Facilities
Group Home for the Handicapped (up to 10 residents)	--	--	--	--	P (19, 2022)	Section 11-31-14, Group Homes for the Handicapped
Group Home for the Handicapped (greater than 10 residents)	SUP (19, 2022)	--	--	SUP (19, 2022)	SUP (19 24, 2022)	

Table 11-6-2: Commercial Districts

Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
Group Housing	P (19, 2022)	P (19, 2022)	P (19, 2022)	--	P (1921 , 2022)	
Home Occupations	P (23)	P (23)	P (23)	P (23)	P (23)	Section 11-31-33, Home Occupations
Public and Semi-Public Use Classifications						
Clubs and Lodges	P (19, 22)	P (19 , 22)	P (19, 22)	--	P (19 , 22)	
Colleges and Trade Schools, Public or Private						
Colleges and Universities	--	P (21 , 22 19 , 20)	P (21 , 22 19 , 20)	--	P (21 , 22 19 , 20)	
Commercial Trade Schools	--	P (21 , 22 19 , 20)	P (21 , 22 19 , 20)	--	P (21 , 22 19 , 20)	
Industrial Trade Schools	--	--	P (4, 21 , 22 19 , 20)	--	--	
Community Center	P (19 , 22)	P (19 , 22)	P (19 , 22)	--	P (19 , 22)	
Community Gardens	P	P	P	P	P	Section 11-31-10, Community Gardens
Cultural Institutions	P (19, 22)	P (19, 22)	P (19, 22)	P (19, 22)	P (19 , 2224)	
Day Care Centers	P (19, 2224)	P (19, 2224)	P (19, 2224)	P (19, 2224)	P (19, 22)	
Government Offices	P (2)	P	P	P	P (2)	
Hospitals and Clinics						
Clinics	P (3, 19, 20)	P (3, 19, 20)	P (3, 19, 20)	--	P (19, 2022)	Section 11-31-15, Hospitals and Clinics
Hospitals	P (19, 20)	P (19, 20)	P (19, 20)	--	--	
Nursing and Convalescent Homes	P (19, 20)	P (19, 20)	P (19, 20)	P (19, 20)	--	
Parks and Recreation Facilities, Public	P	P	P	P	P	
Places of Worship	P (19, 22)	P (19, 22)	P (19, 22)	P (19, 22)	P (19, 22)	Section 11-31-22, Places of Worship
Public Safety Facilities	P	P	P	P	P	
Schools, Public or Private	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	Section 11-31-24, Schools
Social Service Facilities	CUP (19 , 22)	CUP (19 , 22)	CUP (19 , 22)	--	--	Section 11-31-26, Social Service Facilities
Commercial Use Classifications						
Animal Sales and Services						
Small Animal Day Care	SUP (4)	SUP (4)	P (4)	--	SUP (4, 7)	
Kennels	SUP (4)	SUP (4)	P (4)	--	--	
Pet Stores	P (4)	P (4)	P (4)	--	SUP (4, 7)	
Veterinary Services	P (4)	P (4)	P (4)	P (4)	P (4, 7)	
Artists' Studios	P	P	P	P	P	
Automobile/Vehicle Sales and Services						
Accessory Automobile Rentals	--	SUP	P	--	SUP	Section 11-31-5, Automobile Rentals;
Automobile Rentals	--	SUP	P	--	--	
Automobile/Vehicle Sales and Leasing	--	--	P	--	--	

Table 11-6-2: Commercial Districts

Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
						Automobile/ Vehicle Sales and Leasing
Automobile/Vehicle Repair, Major	--	--	P	--	--	Section 11-31-6, Automobile/ Vehicle Repair; Major and Minor
Automobile/Vehicle Service and Repair. Minor	--	P	P	--	--	
Automobile/Vehicle Washing	SUP	SUP	SUP	--	--	Section 11-31-7, Automobile/ Vehicle Washing
Large Vehicle and Equipment Sales, Services, and Rental	--	--	P	--	--	Section 11-31-5, Automobile Rentals; Automobile/ Vehicle Sales and Leasing
Service Station	SUP	SUP	SUP	--	--	Section 11-31-25, Service Stations
Banks and Financial Institutions	P	P	P	P	P	
With Drive-Thru Facilities	SUP	P	P	SUP	SUP	Section 11-31-18, Drive-thru Facilities
Banquet and Conference Center	P	P	P	P	P	
Building Materials and Services	--	P (11)	P	--	--	Section 11-31-16 if GFA exceeds 25,000 sqft.
Business Services	P	P	P	P	P	
Commercial Entertainment	--	P (19, 22)	P (19, 22)	--	P (19, 22)	
Commercial Recreation						
Small-Scale	--	P	P	--	SUP	
Large-Scale	--	SUP	P (19)	--	--	
Eating and Drinking Establishments						
Bars/Clubs/Lounges	--	P	P	--	P	
Coffee Shops/Cafes	P	P	P	P (5)	P	
Restaurants, Bar and Grill	--	SUP	P	--	P	
Restaurants, Full Service	P	P	P	--	P	
Restaurants, Limited Service	P	P	P	P (5)	P	
With Drive-Thru Facilities	SUP	P	P	--	SUP	Section 11-31-18, Drive-thru Facilities
With Outdoor Seating Areas	SUP (21, 22)	P (21, 22)	P (21, 22)	SUP (5, 21, 22)	P (21, 22)	Section 11-31-19, Outdoor Eating Areas
With Off-track Betting	--	P (25)	P (25)	--	P (25)	
With Live Entertainment	--	P (4, 26)	P (26)	--	P (4, 26)	
Farmer's Market	TUP/SUP (27)	TUP/SUP (27)	TUP/SUP (27)	--	TUP/SUP (27)	Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets
Food and Beverage Sales						
Convenience Market	P/SUP (12)	P/SUP (12)	P/SUP (12)	P (5, 13)	P (13)	Section 11-31-11, Convenience Markets
General Market	P (14)	P	P	--	P	Section 11-31-16 applies if GFA exceeds 25,000 sq ft.

Table 11-6-2: Commercial Districts

Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
Funeral Parlors and Mortuaries	--	P (18)	P	--	P (18)	
Accessory Crematorium	--	SUP	P	--	--	
Hotels and Motels	--	P (21, 22)	P (21, 22)	--	P (21, 22)	
Light Fleet-Based Services	--	--	P	--	--	
Live-Work Unit	SUP (19, 20)	SUP (19, 20)	SUP (19, 20)	--	P (7, 19, 2022)	Section 11-31-17, Live Work Units
Maintenance and Repair Services	P	P	P	--	--	
Non-chartered Financial Institutions (Payday Lenders)	--	CUP (10)	CUP (10)	--	--	
Offices						
Business and Professional	P	P	P	P (15)	P	
Medical and Dental	P	P	P	P	P	
Parking, Commercial	--	--	P	--	CUP	
Personal Services	P	P	P	P (5)	P	
Plant Nurseries and Garden Centers	--	SUP	P	--	P/SUP (6, 7)	
Retail Sales						
General	P (8, 9)	P	P	--	P (7)	
Large Format	--	P	P	--	CUP (7)	Section 11-31-16, Large Format Retail
Pawn Shops	CUP (10)	CUP (10)	CUP (10)	--	--	Section 11-31-21, Pawn Shops
Tattoo and Body Piercing Parlors	--	P	P	--	P	
Employment Use Classifications						
Handicraft/Custom Manufacturing	--	--	P	--	--	
Light Assembly/Cabinetry	--	--	P	--	--	
Research and Development	--	--	P	--	P	
Recycling Facilities						
Reverse Vending Machine	P	P	P	--	P (7)	Section 11-31-23
Small Indoor Collection Facility	--	SUP	P	--	SUP (7)	Section 11-31-23
Warehousing and Storage						
Mini-Storage	--	P	P	--	SUP (7)	
Wholesale	--	--	CUP	--	--	
Transportation, Communication, and Utilities Use Classifications						
Communication Facilities						
Antenna and Transmission Towers	See Chapter 35					
Facilities within Buildings	See Chapter 35					
Transportation Passenger Terminals	P	P	P	P	P	
Utilities, Minor	P	P	P	P	P	
Heliports	--	CUP (24)	CUP (24)	--	CUP (24)	
Specific Accessory Uses						
Caretakers' Residence	SUP	SUP	SUP	SUP	P	
Garden Center	--	SUP	P		SUP (6, 7)	

Table 11-6-2: Commercial Districts

<i>Proposed Use</i>	<i>NC (C-1)</i>	<i>LC (C-2)</i>	<i>GC (C-3)</i>	<i>OC (O-S)</i>	<i>MX</i>	<i>Additional Use Regulations</i>
Outdoor entertainment or activities	SUP	SUP	SUP	SUP	SUP	
Outdoor display, not specified by other classifications	--	--	SUP	--	SUP (19)	
Portable Storage Containers	-- (28)	P/SUP	P/SUP	-- (28)	-- (28)	Section 11-30-16

Notes:

1. Multi-Family Residential is permitted for density range between minimum 15 du/ac to maximum 25 du/ac., a minimum of 40% of the Gross Floor Area shall be reserved for commercial land use classifications, as otherwise permitted in the district. In all other cases, Attached Single-Family Dwellings and/or Multi-Family Residential are permitted with approval of a CUP when part of a mixed-use development, with commercial uses in the same building and/or on the same site. See Section 11-31-31, Residential Uses in Commercial Districts.
2. Permitted if occupying less than 5,000 square feet; greater floor area requires approval of an SUP.
3. A CUP is required for plasma centers and substance abuse detoxification and treatment centers; other Clinics are permitted by right.
4. Must be confined to completely enclosed, sound-attenuated facilities.
5. Permitted if located within an office building or other commercial building and occupying no more than 1,500 square feet.
6. Permitted if floor area is no more than 5,000 square feet. Special Use Permit required is floor area is greater than 5,000 square feet.
7. All activities must be conducted entirely within an enclosed building, with no outside storage or display.
8. No individual retail store may exceed an area of 10,000 square feet. No group commercial development shall exceed an aggregate area of 50,000 square feet.
9. May not include drive-through facilities.
10. Must be at least 1,200 feet from any use in the same classification, and at least 1,200 feet from any school.
11. Accessory Outdoor Retail Display, limited to display of landscape and building materials only, requires approval of a SUP.
12. SUP is required only if accessory fuel sales are present, otherwise use permitted by right.
13. Accessory fuel sales are not permitted in OC or MX districts.
14. Maximum size for one store is 10,000 square feet.
15. Retail and restaurant uses are limited to no more than 1,500 square feet each, and no more than 3 % of the aggregate gross floor area of the project.
16. Attached single residences shall have a minimum density of 15 dwelling units per acre in MX zones.
17. Reserved
18. Accessory crematories allowed in the LC District with approval of a SUP; accessory crematories not permitted in the MX District.
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 the 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.
23. Home Occupations permitted as ancillary activity where and when a residence use is authorized.
24. Heliports in Commercial Districts shall be set a minimum of 2 full stories above the natural grade, unless associated with a hospital.

25. Subject to approval by the City Council and the State Racing Commission of a Tele-track Betting Establishment Permit per AAC R19-2-401 and following.
26. Permitted only when accessory to a Eating or Drinking establishment
27. Special Use Permit is required for continuation of Farmer's Market at expiration of Temporary Use Permit Period.
28. Temporary use of portable storage containers is permitted, but limited to the circumstances described and requirements specified in section 11-30-16.

11-7-2 Land Use Regulations

In Table 11-7-2, which follows, the land use regulations for each Employment Zoning District are established by letter designations as follows:

“P” designates use classifications permitted.

“TUP” designates use classifications permitted on approval of a Temporary Use Permit

“SUP” designates use classifications permitted on approval of a Special Use Permit.

“CUP” designates use classifications permitted on approval of a Council Use Permit.

“(x)” a number in parentheses refers to limitation following the table.

“--” designates a prohibited use.

Use classifications not listed are prohibited. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

Table 11-7-2: Employment Districts					
<i>Proposed Use</i>	<i>PEP</i>	<i>LI</i> (M-1)	<i>GI</i> (M-2)	<i>HI</i>	<i>Additional Use Regulations</i>
Residential Use Classifications					
Correctional Transitional Housing Facility (CTHF)	--	CUP (10, 13)	CUP (10, 13)	--	Section 11-31-12, Correctional Transitional Housing Facilities
Public and Semi-Public Use Classifications					
Clubs and Lodges	P (10, 13)	P (10, 13)	--	--	
Colleges and Universities Colleges and Trade Schools, Public or Private					
Colleges and Universities	P (40, 112, 13)	P (40, 112, 13)	--	--	
Commercial Trade Schools	P (40, 112, 13)	P (40, 112, 13)	P (40, 112, 13)	--	
Industrial Trade Schools	P (40, 112, 13)	P (40, 112, 13)	P (40, 112, 13)	--	
Cultural Institutions	CUP (10, 13)	SUP (10, 13)	SUP (10, 13)	--	
Day Care Centers	SUP (10, 11)	P (10, 11)	SUP (10, 11)	SUP (10, 11)	
Government Offices	P	P	P	P	
Hospitals and Clinics					
Clinics	SUP (10, 11)	SUP (10, 11)	SUP (10, 11)	--	Section 11-31-15, Hospitals and Clinics
Hospitals	P (10, 11)	P (10, 11)	--	--	
Places of Worship	P (10, 13)	P (10, 13)	--	--	Section 11-31-22, Places of Worship
Public Safety Facilities	P	P	P	P	
Public Maintenance Facilities	P	P	P	P	
Schools, Public or Private	CUP (10, 11)	CUP (10, 11)	CUP (10, 11)	--	Section 11-31-24, Schools
Commercial Use Classifications					
Animal Sales and Services					
Kennels	--	P	P	--	
Pet Stores	--	P	P	--	
Veterinary Services	P	P	P	--	
Artists' Studios	P	P	P	P/SUP (6)	
Automobile/Vehicle Sales and Services					

Table 11-7-2: Employment Districts

<i>Proposed Use</i>	<i>PEP</i>	<i>LI</i> (M-1)	<i>GI</i> (M-2)	<i>HI</i>	<i>Additional Use Regulations</i>
Automobile Rentals	SUP	P	P	--	Section 11-31-5, Automobile Rentals; Automobile/ Vehicle Sales and Leasing
Automobile/Vehicle Sales and Leasing	--	P	P	--	
Automobile/Vehicle Repair, Major	--	P	P	--	Section 11-31-6, Automobile/ Vehicle Repair; Major and Minor
Automobile/Vehicle Service and Repair, Minor	--	P	P	--	
Automobile/Vehicle Washing	SUP	P	P	--	Section 11-31-7, Automobile/ Vehicle Washing
Large Vehicle and Equipment Sales, Services, and Rental	--	P	P	--	Section 11-31-5, Automobile Rentals; Automobile/ Vehicle Sales and Leasing
Service Station	SUP	SUP	SUP	--	Section 11-31-25, Service Stations
Towing and Impound	--	SUP	SUP	CUP	
Banks and Financial Institutions	P	P	P	--	
With Drive-Thru Facilities	SUP	P	P	--	
Banquet and Conference Centers	SUP	SUP	--	--	
Building Materials and Services	--	P	P	--	
Business Services	P	P	P	P/SUP (6)	
Commercial Recreation					
Small-Scale	P (10, 12)	P (10, 12)	--	--	
Large-Scale	SUP (10, 12)	P (10, 12)	--	--	
Eating and Drinking Establishments					
Bars/Clubs/Lounges	P	P	P	--	Section 11-31-19, Outdoor Eating Areas
Coffee Shops/Cafes	P	P	P	P/SUP (6)	
Restaurants, Bar and Grill	P	P	P	P/SUP (6)	
Restaurants, Full-Service	P	P	P	P/SUP (6)	
Restaurants, Limited Service	P	P	P	P/SUP (6)	
With Drive-Thru Facilities	P	P	P	SUP	
With Outdoor Seating Areas	P (10, 11)	P (10, 11)	P (10, 11)	SUP	
Off-track Betting	P (14, 15, 16)	P (14, 15, 16)	--	--	
With Live Entertainment	P	P	--	--	
Farmer's Market	TUP/SUP	--	--	--	Section 11-31-30, Temporary Uses
Food and Beverage Sales					
Convenience Market	P/SUP (1)	P (1, 7)	P (1, 7)	P/SUP (6)	Section 11-31-11, Convenience Markets
Funeral Parlors and Mortuaries	SUP	P	P	P	

Table 11-7-2: Employment Districts

<i>Proposed Use</i>	<i>PEP</i>	<i>LI</i> (M-1)	<i>GI</i> (M-2)	<i>HI</i>	<i>Additional Use Regulations</i>
Hotels and Motels	P (12, 13)	P (12, 13)	P (12, 13)	--	
Laboratories	P	P	P	P	
Light Fleet-Based Services	--	P	P	P	
Live-Work Units	SUP (10, 11)	SUP (10, 11)	SUP (10, 11)	--	Section 11-31-17, Live Work Units
Maintenance and Repair Services	--	P	P	--	Section 11-31-34
Medical Marijuana Dispensaries	--	P	P	--	
Medical Marijuana Cultivation Facilities (Accessory to Medical Marijuana Dispensaries)	--	P	P	--	
Medical Marijuana Cultivation Facilities	--	P	P	--	
Offices					
Business and Professional	P	P	P	--	
Medical and Dental	P	P	P	--	
Parking, Commercial	--	P	P	P	
Personal Services	P (2)	P	P	P/SUP (6)	
Plant Nurseries and Garden Centers	SUP	P	P	SUP	
Retail Sales					
General	P	P	P	--	
Large Format	P (8)	CUP	--	--	Section 11-31-16, Large Format Retail
Swap Meets and Flea Markets	--	CUP	CUP	--	Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets
Tattoo and Body Piercing Parlors	--	P	P	--	
Employment and Industrial Use Classifications					
Cement Plants	--	--	--	P	
Handicraft/Custom Manufacturing	P (4)	P (5)	P	P	
Hazardous Waste Facility	--	--	--	CUP (10)	
Hazardous Waste Disposal Facility	--	--	--	--	
Incineration of Garbage or Organic Matter	--	--	--	CUP	
Light Assembly/Cabinetry	P (4)	P (5)	P	P	
Manufacturing, General	--	P (5)	P	P	
Manufacturing, Limited	P (4)	P (5)	P	P	
Meat Slaughterhouse or Packing Plant	--	--	--	P	
Metal Refining, Casting or Extrusion	--	--	CUP	P	
Metal Smelting, Industrial	--	--	--	P	

Table 11-7-2: Employment Districts					
Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
Oil Refinery/Petroleum Distillation	--	--	--	CUP	
Research and Development	P (4)	P (5)	P	P	
Recycling Facilities					
Reverse Vending Machines	SUP	P	P	--	Section 11-31-23
Small Indoor Collection Facilities	SUP	P	P	--	
Large Collection Facilities	--	CUP	SUP	P	
Processing Facilities	--	--	CUP	P	
Salvage and Wrecking	--	--	CUP	SUP	
Tanneries	--	--	--	P	
Warehousing and Storage					
Contractors' Yards	--	P (9)	P (9)	P (9)	
Indoor Warehousing and Storage	P	P	P	P	
Outdoor Storage	--	--	--	P	
Mini-Storage	P	P	P	--	
Wholesale	P	P	P	P	
Airport Land Use Classifications					
Aircraft Refueling Stations	--	P	--	--	
Aircraft Light Maintenance	--	P	--	--	
Airport Transit Station	--	P	--	--	
Airport Related Long-term Parking Lots	--	P	--	--	
Heliports	SUP (4314)	SUP (4314)	SUP (4314)	SUP (4314)	
Transportation, Communication, and Utilities Use Classifications					
Communication Facilities					
Antenna and Transmission Towers	See Chapter 35				
Facilities within Buildings					
Transportation Facilities					
Freight/Truck Terminals and Warehouses	--	P	P	P	
Transportation Passenger Terminals	P	P	P	P	
Utility Classifications					
Solar Farms	SUP	SUP	P	P	Section 11-30-15, Solar Panels and Other Energy Production Facilities
Utilities, Major	--	CUP	CUP	CUP	
Utilities, Minor	P	P	P	P	
Agricultural and Extractive Use Classification					
Mining and Quarrying	--	--	--	P	
Specific Accessory Uses and Facilities					

Table 11-7-2: Employment Districts

<i>Proposed Use</i>	<i>PEP</i>	<i>LI</i> (M-1)	<i>GI</i> (M-2)	<i>HI</i>	<i>Additional Use Regulations</i>
Outdoor Storage	--	P (5)	P	P	
Caretakers' Residences	--	P (10, 11)	P (10, 11)	P (10, 11)	
Outdoor entertainment or activities as an accessory use	SUP (10, 4413)	P (10, 4413)	P (10, 4413)	--	
Outdoor Display	--	P	P	P	
Portable Storage Containers	SUP (4617)	P/SUP	P	P	Section 11-30-16

1. Permitted if located within an office building or other commercial building and occupying no more than 1,500 square feet, and Accessory Fuel Sales are not present.
2. Permitted if floor area is no more than 10,000 square feet.
3. Must be at least 1,200 feet from any use in the same classification, and at least 1,200 feet from any school.
4. Permitted if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building, with no outside storage or display.
5. Permitted only if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building. Accessory outdoor storage permitted only if confined to the rear one-half of the lot.
6. Permitted if floor area is no more than 1,500 square feet. SUP required if greater than 1,500 sqft.
7. Granting of a SUP is required if Accessory Fuel Sales are present.
8. Permitted only if floor area is no more than 50,000 square feet.
9. Permitted only if fully screened by a minimum 7-foot high masonry screen wall composed of masonry blocks utilizing varying colors and textures arranged in an attractive design.
10. 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 Area.
11. 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.
12. **Use permitted with the 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.**
- ~~4213~~. **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.
- ~~4314~~. Heliports in Employment Districts shall be set a minimum of 2 full stories above the natural grade, unless associated with a hospital.
- ~~4415~~. Subject to approval by the City Council and the State Racing Commission of a Tele-track Betting Establishment Permit per AAC R19-2-401 and following.
- ~~4516~~. Permitted only when accessory to a eating or drinking establishment.
- ~~4617~~. Temporary or periodic use only, limited to the circumstances and requirements listed in Section 11-30-16.

11-10-2 Land Use Regulations

Facilities owned, leased, or operated by city, county, state, or federal governments or agencies thereof or school districts are considered permitted in this district. In addition, Table 11-10-2, which follows, specifies additional land use regulations for each Public and Semi-Public zoning district, established by letter designations as follows:

“P” designates use classifications permitted in public and semi-public districts.

“TUP” designates use classifications permitted on approval of a Temporary Use Permit

“SUP” designates use classifications permitted on approval of a Special Use Permit.

“CUP” designates use classifications permitted on approval of a Council Use Permit.

“(x)” a number in parentheses refers to limitation following the table.

Use classifications not listed are prohibited. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

Table 11-10-2: Public and Semi-Public District		
<i>Proposed Use</i>	<i>PS</i>	<i>Additional Use Regulations</i>
Agricultural Use Classifications		
Community Gardens	P	Section 11-31-10, Community Gardens
Commercial Use Classifications		
Farmer’s Market	TUP/SUP	Section 11-31-30, Temporary Uses: Swap Meets and Farmer’s Markets
Public and Semi-Public Use Classifications		
Cemeteries	P	
Colleges and Trade Schools, Public or Private	P (2, 34 , 5)	
Community Center	P (2, 5)	
Cultural Institutions	P (2, 35)	
Government Offices	P	
Hospitals and Clinics		
Clinics	P (2, 3)	Section 11-31-15, Hospitals and Clinics
Hospitals	P (2, 3)	
Parks and Recreation Facilities, Public	P	
Public Safety Facilities	P	
Public Maintenance Facilities	P	
Schools, Public or Private	P (2, 3)	Section 11-31-24, Schools
Universities, including Research Facilities (Public or Private)	P (2, 3)	
Transportation, Communication, and Utilities Use Classifications		
Airports	CUP	

Heliports (1)	CUP	
Communication Facilities		
Antenna and Transmission Towers	CUP	
Facilities within Buildings	P	
Transportation Passenger Terminals	P	
Utilities, Major	CUP	
Utilities, Minor	P	
<ol style="list-style-type: none"> 1. Heliports require a CUP unless considered an accessory use when a part of a hospital or clinic. 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 Overflight Areas. 4. Use permitted with the 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. 5. 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. 		