



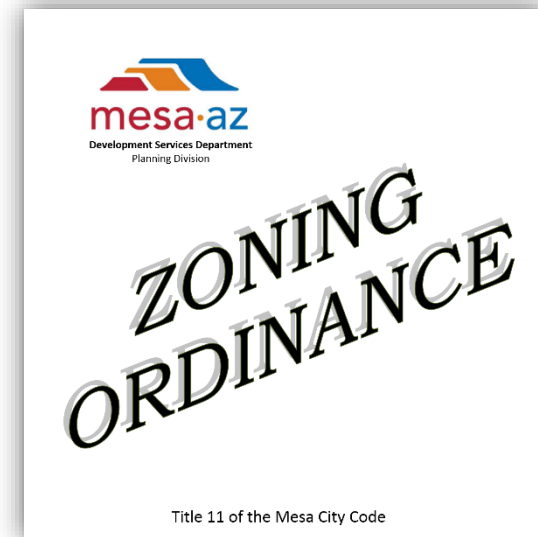
Zoning Ordinance Text Amendments



City Council Study Session
September 27, 2018

∞ Proposed text amendments and updates:

- Zoning Ordinance requirements for the following land uses:
 - Wedding and funeral ceremonies, holiday boutiques, elections, private yard sales, Christmas tree and pumpkin sales lots and charity car washes
 - Automobile/vehicle washing
 - Convenience market with accessory fuel sales
 - Legal, non-conforming single or duplex residences
- Lighting and illumination



- ✎ Seeking Council direction on text amendments and updates that include:
 - Evaluating the need for a Special Use Permit (SUP) or Council Use Permit (CUP) for certain uses.
 - Modifications to requirements for some uses.
 - Updates to reflect the adoption of the 2018 International Code Council family of codes and the 2017 National Electric Code.

∞ Per the Zoning Ordinance, the definition of a special event excludes the following uses:

- Wedding ceremonies
- Funeral ceremonies
- Holiday boutiques
- Elections
- Private yard sales
- Christmas tree and pumpkin sales lots
- Charity car washes



- ∞ Wedding ceremonies considered a commercial use.
 - Currently permitted in all commercial zoning districts as a use by right.

- ∞ Request to consider wedding ceremonies as a Special Event.
 - Potential impacts to residential neighborhoods include increased traffic, noise and parking conflicts.

- ∞ Options:
 - Change definition of Special Event in Chapter 87 of the Zoning Ordinance to include wedding ceremonies.
 - Allow as an accessory use in all zoning districts with approval of a SUP by the Board of Adjustment or a CUP by the City Council.
 - Shall include an operational plan that addresses frequency of use, parking and noise mitigation to ensure compatibility with adjacent uses.

- ∞ Requirements for automobile/vehicle washing facilities:
 - Approval of a SUP in certain commercial and employment districts.
 - When two auto related uses (such as service stations, auto sales/rental lots or auto repair) at an intersection, a carwash must be at least 600' from the corner.

- ∞ Options:
 - Remove requirement for a SUP in commercial and employment zoning districts.
 - Amend Section 11-31-7G pertaining to additional SUP criteria for automobile/vehicle washing facilities.



- ∞ Requirements for convenience markets with accessory fuel sales:
 - Approval of a SUP in certain commercial and employment districts.

- ∞ Options:
 - Remove requirement for a SUP in commercial and employment districts.
 - Amend Section 11-31-11 to include additional review criteria for convenience markets with accessory fuel sales.



☞ Requirement for legal, non-conforming single or duplex residences:

- Approval of a SUP is required to enlarge or alter up to 50% of the floor area without providing additional parking or changes to the existing driveway.

☞ Option:

- Remove requirement for approval of a SUP by the Board of Adjustment; instead require approval of an Administrative Use Permit (AUP) by the Zoning Administrator.



- ∞ City of Mesa is expected to implement the 2018 International Code Council family of codes and the 2017 National Electric Code effective early 2019.
 - Will no longer include information on Lighting and Illumination.

- ∞ Option:
 - Update Lighting and Illumination standards in Section 11-30-5 including removing reference to the Mesa Lighting and Electrical Code.

Questions?