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## Chapter 3            Designation of Zoning Districts, Zoning Map, and Boundaries

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Sections:

11-3-1            [Districts Established](#)

11-3-2            [Official Zoning Map and District Boundaries](#)

### **11-3-1:            Districts Established**

The City shall be classified into districts or zones. The designation and regulation of which are set forth in this Ordinance.

A.            [Base Zones](#). Base zones into which the City is divided are established as follows:

<i>Short Name/ Map Symbol</i>	<i>Full Name</i>
AG	<a href="#">Agricultural</a>
RS-6, 7, 9, 15, 35, 43, and 90	<a href="#">Residential Single Dwelling Districts 6, 7, 9, 15, 35, 43, and 90</a>
RSL-2.5, 3, and 4	<a href="#">Residential Small Lot Single Dwelling Districts 2.5, 3, and 4</a>
RM-2, 3, 4, and 5	<a href="#">Residential Multiple Dwelling Districts 2, 3, 4, and 5</a>
NC	<a href="#">Neighborhood Commercial</a>
LC	<a href="#">Limited Commercial</a>
GC	<a href="#">General Commercial</a>
OC	<a href="#">Office Commercial</a>
MX	<a href="#">Mixed Use</a>
LI	<a href="#">Light Industrial</a>
GI	<a href="#">General Industrial</a>
HI	<a href="#">Heavy Industrial</a>
PEP	<a href="#">Planned Employment Park</a>
DR 1, 2, and 3	<a href="#">Downtown Residence Districts, 1, 2, and 3</a>
DB 1 and 2	<a href="#">Downtown Business Districts 1 and 2</a>
DC	<a href="#">Downtown Core</a>
PS	<a href="#">Public and Semi-Public</a>
PC	<a href="#">Planned Community</a>
ID 1 and 2	<a href="#">Infill Development</a> Districts 1 and 2
T3N	Transect 3: Neighborhood
T4N, T4NF, T4MS	Transect 4: Neighborhood, Neighborhood Flex, and Main Street
T5N, T5MSF, T5MS	Transect 5: Neighborhood, Main Street Flex and Main Street
T6MS	Transect 6: Main Street

- B. **[Overlay Zones](#).** Overlay zones, one or more of which may be combined with one or more base districts, are established as follows:

<i>Short Name/ Map Symbol</i>	<i>Full Name</i>
AF	<a href="#">Airfield</a>
AS	<a href="#">Age-Specific</a>
BIZ	<a href="#">Bonus Intensity Zone</a>
PAD	<a href="#">Planned Area Development</a>
HD	<a href="#">Historic District</a>
HL	<a href="#">Historic Landmark</a>
DE	<a href="#">Downtown Event</a>

- C. **Community Character Designators.** Recognizing that not all areas of the City are the same, two community character designators have been established to enhance some multi-

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residence, commercial and mixed-use districts. These designators are combined with the base district abbreviations in order to establish area-specific [development standards](#) according to the intended development character.

1. ***Urban (-U)***. This designation is intended for areas with an urban character, where buildings are built close to the street and sidewalk to provide a close relationship between pedestrians and shops. Site and building design standards will reinforce this character and require treatments that provide an interesting, safe and comfortable pedestrian environment. This designation may apply to some areas where a few auto-oriented uses exist, but where creating, restoring, or maintaining a pedestrian character is called for in the [General Plan](#), a [Sub-Area Plan](#) or other City policy.
2. ***Auto-Oriented (-A)***. This designation is intended for areas that provide for easy automobile access. Examples include [Large Format Retail COMMERCIAL DEVELOPMENT](#) buildings that may be located at the back or side of a site with parking in front. Standards are intended to mitigate the impact of the parking lots and buffer adjacent residential areas.
3. ***Associated Districts***. The districts that may utilize the character designators are as follows:

<i>Short Name/Map Symbol</i>	<i>Full Name</i>	<i>Associated Zoning Districts</i>
U	Urban	RM - <a href="#">Residential Multiple Dwelling</a> NC - <a href="#">Neighborhood Commercial</a> LC - <a href="#">Limited Commercial</a> OC - <a href="#">Office Commercial</a> MX - <a href="#">Mixed Use</a>
A	Auto	LC - <a href="#">Limited Commercial</a> GC - <a href="#">General Commercial</a> OC - <a href="#">Office Commercial</a>

- D. **References to Classes of Base Districts.** Throughout the Ordinance, base zoning districts may be referred to as a group or in a singular manner through the use of the associated words listed as “Synonymous Terms” in the table below, based on the context of how the phrase is used.

Base Zoning District Groups	Associated Synonymous Terms
Residential Groups	

<a href="#">RS, Residential Single-Dwelling</a> ; <a href="#">RM, Residential Multiple-Dwelling</a> ; <a href="#">RSL, Residential Small Lot Single-Dwelling</a> <a href="#">DR, Downtown Residential</a>	R-zone; R-district; Residential Zone; or Residential District
<b>Commercial Groups</b>	
<a href="#">NC, Neighborhood Commercial</a> ; <a href="#">LC, Limited Commercial</a> ; <a href="#">GC, General Commercial</a> ; <a href="#">OC, Office Commercial</a> ;	C-zone; C-district; Commercial Zone; or Commercial District
<b>Mixed Use Groups</b>	
<a href="#">MX, Mixed Use</a> <a href="#">DB, Downtown Business</a> <a href="#">DC, Downtown Core</a>	Mixed-district; Mixed-zone
<b>Industrial or Employment Groups</b>	
<a href="#">LI, Light Industrial</a> ; <a href="#">GI, General Industrial</a> ; <a href="#">HI, Heavy Industrial</a> ; and <a href="#">PEP, Planned Employment Park</a>	I-zone; I-district; Industrial Zone; Industrial District; Employment District; or Employment Zone;
<b>Downtown Groups</b>	
<a href="#">DR, Downtown Residential</a> <a href="#">DB, Downtown Business</a> <a href="#">DC, Downtown Core</a>	Downtown District Downtown Zone
<b>Form-Based Code or Transect Groups</b>	
T3N, T4N, T4NF, T4MS, T5N, T5MSF, T5MS, T6MS	Transects

### 11-3-2: Official Zoning Map and District Boundaries

The [boundaries](#) of the zones established by this Ordinance are not included in this [Ordinance](#) but are shown on the [Official Zoning Map](#) maintained by the City. The Official Zoning Map, together with all legends, symbols, notations, references, zoning district boundaries, map symbols, and other information on the maps, has been adopted by the [City Council](#) and are hereby incorporated into this Ordinance by reference, together with any amendments previously or hereafter adopted, as though they were fully included here.

- A. **Uncertainty of Boundaries.** Where uncertainty exists as to the boundaries of any district shown on the [Official Zoning Map](#), the following rules shall apply:

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*Boundaries*

1. Boundaries indicated as approximately following property or land parcel lines, street or alley rights-of-way, city limits, or extraterritorial boundary lines shall be construed as following such lines, limits or boundaries.
  2. In the case of unsubdivided property or where a district boundary divides a lot and no dimensions are indicated, the following shall apply.
    - a. *Lots Greater than One Acre.* The location of such boundary shall be determined by the use of the scale appearing on the Official Zoning Map.
    - b. *Lots Less than One Acre.* The lot shall be deemed to be included within the zone which is the more restrictive.
  3. In the case of any remaining uncertainty, the [Zoning Administrator](#) shall determine the location of boundaries.
  4. Where any public street or alley is officially vacated or abandoned, the land underlying the street or alley will be added to abutting lots as required by state law. The regulations that applied to the abutting parcel or parcels before the vacation or abandonment shall apply to the entire new larger parcel or parcels that result from such vacation or abandonment.
  5. Where any private right-of-way or easement of any railroad, railway, transportation or public utility company is vacated or abandoned the land underlying the right of way or easement shall be added to abutting lots as required by state law. If the abandoned or vacated property is unclassified, the property shall be automatically classified as being in the same zone of the abutting land to which it is added.
- B. **Conditions.** Conditions imposed by special ordinance in conjunction with amendments to the [Zoning Map](#) are referenced by separate files maintained in the [Planning Division](#) and are made a part of the Zoning Map.

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## **ARTICLE 2: BASE ZONES**

*MESA ZONING ORDINANCE*

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## Chapter 4      Agricultural District

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Sections:

11-4-1	<a href="#">Purpose</a>
11-4-2	<a href="#">Land Use Regulations</a>
11-4-3	<a href="#">Development Standards</a>
11-4-4	<a href="#">Supplemental Regulations</a>
11-4-5	<a href="#">Review of Plans</a>

### 11-4-1:      Purpose

The purpose of the Agricultural (AG) District is to protect and preserve agricultural lands and related activities in their present character. The intent of this district is to protect agricultural lands from incompatible land uses and urban encroachment. This district encourages the use of land for local food production. This district may also be used as a means to limit premature development, or to assure development of property takes place when suitable infrastructure and adopted plans are in place to support development of the area in a manner consistent with the applicable [General Plan](#) designation.

### 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><a href="#">AG</a></i>	<i>Additional Use Regulations</i>
<b>Residential Use Classifications</b>		
<a href="#">Single Residence</a>	P (2, 3)	
<a href="#">Day Care Group Home</a>		
Small Day Care Group Home (up to 5)	P (2, 3)	<a href="#">Section 11-31-13, Day Care Group Homes</a>
Large Day Care Group Home (6 – 10)	P (2, 3)	<a href="#">Section 11-31-13, Day Care Group Homes</a>
<a href="#">Group Residential</a>		
Group Home for the Handicapped	P (2, 3)	<a href="#">Section 11-31-14, Group Homes for the Handicapped</a>
<a href="#">Home Occupations</a>	P/SUP	<a href="#">Section 11-31-33, Home Occupations</a>

Table 11-4-2: Agricultural District		
Proposed Use	<a href="#">AG</a>	Additional Use Regulations
<b>Public and Semi-Public Use Classifications</b>		
<a href="#">Cemeteries</a>	SUP	
<a href="#">Community Gardens</a>	P	<a href="#">Section 11-31-10, Community Gardens</a>
<a href="#">Cultural Institutions</a>	P (2)	
<a href="#">Parks and Recreation Facilities, Public</a>	P	
<a href="#">Places of Worship</a>	P (2)	<a href="#">Section 11-31-22, Places of Worship</a>
Athletic Facilities When Accessory to a Church	SUP(2)	
Day Care When Accessory to a Church	SUP(2)	
<a href="#">Schools, Public or Private</a>	P (2, 3)	
<b>Commercial Use Classifications</b>		
<a href="#">Animal Sales and Services</a>	SUP	
<a href="#">Kennels</a>	SUP	
<a href="#">Veterinary Services</a>	SUP	
<a href="#">Plant Nurseries and Garden Centers</a>	SUP	<a href="#">Section 11-4-4(C)</a>
<b>Transportation, Communication and Utilities Use Classification</b>		
<a href="#">Utilities, Major</a>	CUP	
<a href="#">Utilities, Minor</a>	P	
<b>Agricultural and Extractive Use Classifications</b>		
<a href="#">Agriculture</a>	P/SUP(1)	
<a href="#">Crop and Animal Raising</a>	P/SUP(1)	
<a href="#">Mining and Quarrying</a>	SUP	
<b>Specific Accessory Uses</b>		
Animal Keeping	P	<a href="#">Sections 11-4-4(B)</a> and <a href="#">11-31-4, Animal Keeping</a>
<a href="#">Accessory Dwelling Unit</a>	P (2, 3)	<a href="#">Section 11-31-3, Accessory Dwelling Unit</a>
Agriculture-based Entertainment	SUP(2)	<a href="#">Section 11-4-5, Agriculture-based Entertainment</a>
Farm Stands	SUP(2)	
<a href="#">Home Occupations</a>	P (2)	<a href="#">Section 11-31-33, Home Occupations</a>
<a href="#">Medical Marijuana Caregiver or Patient Cultivation</a>	P (2,4)	<a href="#">Section 11-31-34, Medical Marijuana Facilities</a>
<ol style="list-style-type: none"> <li>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 <a href="#">Special Use Permit</a>.</li> <li>Use not permitted when the property is subject to the <a href="#">AOA 1 overflight area</a>, see Section <a href="#">11-19-2</a>, Runway Protection Zones and Airport Overflight Areas.</li> <li>Use not permitted when the property is subject to the <a href="#">AOA 2 overflight area</a>, see Section <a href="#">11-19-2</a>, Runway Protection Zones and Airport Overlay Areas.</li> <li>Required to be minimum distance of 25-miles from a registered medical marijuana dispensary</li> </ol>		

**11-4-3: Development Standards**[Return to Page 1](#)

Table 11-4-3 prescribes the Development Standards for the [AG](#) district.

<b>Table 11-4-3: Development Standards – Agricultural District</b>	
<i>Standard</i>	<a href="#">AG</a>
<b><a href="#">Lot and Density Standards</a></b>	
Minimum Lot Area	10 acres
Minimum Lot Width (ft)	400
Maximum Density (dwelling units/acre)	0.1
<b><a href="#">Building Form and Location</a></b>	
Maximum Height (ft)	30
Maximum Number of Stories	2
Minimum Yards (ft)	
Front	30
Interior Side: Minimum each side	60
Interior Side: Minimum aggregate of 2 sides	120
Street Side	30
Rear	60
Maximum Building Coverage	15%
<b><a href="#">Supplemental Standards</a></b>	
Accessory Buildings (Barns, Sheds, Ramadas)	Section 11-30-17: Detached Accessory Buildings
Fences and Walls	<a href="#">Sections 11-4-4(A)</a> , <a href="#">11-5-7 (D)</a> , and <a href="#">11-30-4</a> , Fences and Freestanding Walls
<a href="#">Landscaping</a>	<a href="#">Chapter 33, Landscaping</a>
Lot Splits and Subdivisions	<a href="#">Section 11-30-6, Lots and Subdivisions</a> ; and <a href="#">Title 9, Chapter 6, Subdivision Regulations</a>
Off-Street Parking and Loading	<a href="#">Chapter 32, On-Site Parking, Loading, and Circulation</a>
Projections above Height Limits	<a href="#">Section 11-30-3, Exceptions to Height Limits</a>
Projections into Required Yards	<a href="#">Section 11-4-4(D) Building Projections into Required Yards</a>
<a href="#">Screening</a>	<a href="#">Section 11-30-9, Screening</a>
Solar Panels	<a href="#">Section 11-30-15, Solar Panels and Other Energy Production Facilities</a>
Visibility at Intersections	<a href="#">Section 11-30-14, Visibility at Intersections</a>

**11-4-4: Supplemental Regulations****A. Fences and Freestanding Walls.**

1. “Corral fences” for the keeping of livestock are permitted consistent with the standards provided in [Section 11-5-7\(E\)\(1\)](#) [30-4\(A\)\(2\)](#), Corral Fences.
2. In addition, all fences, freestanding walls, and corral fences shall meet the standards of [Section 11-30-4](#), Fences and Freestanding Walls and [Section 11-30-14](#), Visibility of Intersections.

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B. **Animal Keeping.** Animal-keeping is subject to the following standards in the AG District:

1. ***Aviaries and Apiaries.***

- a. Buildings or hives for apiaries may not be closer than 75 feet to any neighboring residence.
- b. Pens and structures for aviaries may not be closer than 40 feet to any neighboring residence.

2. ***Poultry, Bird, and Egg Farms.*** Poultry, bird, and egg farms are subject to the following standards:

- a. Pens, buildings, and enclosures other than open pasture may not be located closer than 200 feet to any residential, commercial, or employment district.

3. ***Livestock.*** Commercial breeding, raising, training, and grazing of horses, cattle, sheep, goats, ostriches, and other livestock is subject to the following standards:

- a. Sites must be at least 10 acres in area.
- b. Notwithstanding any other provision of this [Ordinance](#), the number of livestock shall be limited to no more than the maximum number permitted by [Title 8, Chapter 6, Article 4\(IV\)](#) of the [Mesa City Code](#), unless a Special Use Permit is approved by the [Zoning Administrator](#) acting as a [Hearing Officer](#), or by the [Board of Adjustment](#).
- c. Pens, corrals, and similar structures may not be closer than 40 feet to any neighboring residence.
- d. Barns, stables and similar buildings used to house animals, not including shade structures open at minimum on 3 sides, may not be closer than 75 feet to any neighboring residence.

4. With regard to items 1 through 3 of this sub-section B, in the event that an animal pen, corral or other structure is located outside of the required separation distance when constructed, and subsequent construction is placed closer than the required separation specified, the item constructed first does not have to move its location unless it is expanded, enlarged, or moved.

C. **Plant Nurseries and Garden Centers.** Plant Nurseries and Garden Centers oriented principally towards retail trade require approval of a [Special Use Permit](#) and are subject to the following standards:

1. With or without a garden center, plant nurseries that cater principally towards retail trade shall be located on sites with direct frontage on a street designated by the [Mesa General Plan](#) as an arterial or as a mid-section collector.

2. Total floor area for all buildings, except greenhouses used to raise or display plants, shall not exceed 10,000 sq ft.
3. Items displayed outdoors are limited to plants, soils, gravel, soil amendments and fertilizer.
4. Development standards shall comply with requirements of the GC-A district, see [Table 11-6-3 B](#).

D. **Building Projections into Required Yards.** Building projections may extend into required yards, subject to the following standards:

1. No projection may extend closer than 2 feet 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:
  - 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.

#### 11-4-5: Agriculture-based Entertainment

Agriculture-based entertainment and educational related activities, such as corn mazes, facility tours, petting zoos and farm animal exhibits, are permitted as an accessory use in the AG district subject to review and approval of a [Special Use Permits](#) in accordance with [Chapter 70, Conditional Use Permits](#). Evaluation of the Special Use Permit shall be based on a review of the following items to assure the entertainment and educational related activities remain compatible with and not detrimental to surrounding land uses:

- A. **Site Plan.** A finding that an acceptable site plan has been submitted for review and consideration. Such site plan shall adequately addresses issues relating to vehicle access, traffic circulation, and pedestrian safety.
- B. **Parking.** Parking, which shall be dustproof, and provided at a minimum ratio of 1 space per 1000



square feet of designated entertainment area.

- C. **Accessory Use.** The entertainment and educational activities shall remain as an accessory activity, and the primary uses for the site shall remain agricultural related activities as permitted under [Section 11-4-2](#).
- D. **Applicable Policies.** The use is found to be in compliance with the [General Plan](#), and with applicable [Sub Area Plans](#), Neighborhood Plans and other recognized development plans or policies, and will be compatible with surrounding uses; and
- E. **Operational Plan.** A finding that an acceptable operational plan in narrative form has been submitted for review and consideration, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses. Such policies shall include, but are not limited to measures that control: dust, vectors, litter, noise and light.. The [Operational Plan](#) shall also include the name and telephone number of the manager or person responsible for the operation of the facility; and complaint response procedures, including investigation, remedial action, and follow-up.

#### 11-4-6: Review of Plans

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[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

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## Chapter 5      Residential Districts

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Sections:

11-5-1	<a href="#">Purpose</a>
11-5-2	<a href="#">Land Use Regulations</a>
11-5-3	<a href="#">Development Standards for the RS District</a> <b>AND RSL DISTRICTS</b>
11-5-4	<a href="#">Development Standards for the RSL District</a> <b>RESERVED</b>
11-5-5	<a href="#">Development Standards for the RM District</a>
11-5-6	<a href="#">Additional Standards for RM Districts with Urban (U) Community Character Designator</a>
11-5-7	<a href="#">Supplemental Standards Applicable to All Residential Districts</a> <b>RESERVED</b>
11-5-8	<a href="#">Comprehensive Youth Residence</a>
11-5-9	<a href="#">Review of Plans</a>

### 11-5-1:      Purpose

1.      **General Purpose of Residential Districts.** The purposes of the residential districts are to:
  - a.      Provide for the orderly, well-planned, and balanced growth of residential neighborhoods.
  - b.      Provide for a variety of housing types in a range of densities.
  - c.      Promote the development of residential neighborhoods with well-designed transportation links to educational, employment, commercial and recreational destinations, and which encourage multiple methods of transportation, including walking, biking, and the use of public transit.
  - d.      Establish design standards to help create distinct and attractive residential neighborhoods, upgrade the quality of multi-family housing, and ensure that new residential development is well integrated with surrounding neighborhoods.

- e. Provide for appropriate public and quasi-public uses such as parks, playgrounds, religious facilities, and day care centers where they are compatible with and preserve and/or improve the quality of life in residential neighborhoods.
- f. Provide development patterns that encourage energy conservation and provide opportunities for renewable energy production.

2. **Specific Purposes of Each District.**

- a. **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.
- b. **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 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.
- c. **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.

**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 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 11-5-2: Residential Districts				
Proposed Use	<a href="#">RS</a>	<a href="#">RSL</a>	<a href="#">RM</a>	Additional Use Regulations
Residential Use Classifications				
<a href="#">Single Residence</a>	P (13, 14)	P(13, 14)	P(12, 13, 14)	
<a href="#">Multiple Residence</a>	--	--	P (15, 16)	
<a href="#">Assisted Living</a>	--	--	P (13, 16)	
<a href="#">Day Care Group Home</a>				
<a href="#">Small Day Care Group Home</a> (up to 5)	P(13, 14)	P(13, 14)	P(13, 16)	<a href="#">Section 11-31-13, Day Care Group Homes</a>
<a href="#">Large Day Care Group Home</a> (6 to 10)	P(13, 14)	P(13, 14)	P(13, 16)	
<a href="#">Group Residential</a>				
<a href="#">Boarding House</a>	--	--	P(13, 16)	
<a href="#">Comprehensive Youth Residence</a>	SUP(4, 13, 14)	--	--	<a href="#">Section 11-5-8, Comprehensive Youth Residence</a>
<a href="#">Group Home for the Handicapped</a> (up to 10 residents)	P(13, 14)	P(13, 14)	P(13, 16)	<a href="#">Section 11-31-14, Group Homes for the Handicapped</a>
<a href="#">Group Home for the Handicapped</a> (greater than 10 residents)	--	--	SUP (13, 16)	
<a href="#">Group Housing</a>	--	--	SUP (2, 13, 16)	
<a href="#">Home Occupations</a>	P/SUP (17)	P	P	<a href="#">Section 11-31-33, Home Occupations</a>
<a href="#">Manufactured Home Parks</a>	--	P	P (1, 13, 14)	<a href="#">PAD Overlay Required Chapter 34, Manufactured Home/ Recreational Vehicle Regulations</a>
<a href="#">Manufactured Home Subdivisions</a>	P	P	P (1, 13, 14)	
<a href="#">Recreational Vehicle Parks</a>	--	--	P (1, 13, 14)	
<a href="#">Recreational Vehicle Subdivisions</a>	--	--	P (1, 13, 14)	
Public and Semi-Public Use Classifications				
<a href="#">Clubs and Lodges</a>	--	--	SUP (9, 13)	
<a href="#">Community Center</a>	SUP	SUP	SUP (9)	

Table 11-5-2: Residential Districts				
Proposed Use	<a href="#">RS</a>	<a href="#">RSL</a>	<a href="#">RM</a>	Additional Use Regulations
<a href="#">Community Gardens</a>	P	P	P	<a href="#">Section 11-31-10, Community Gardens</a>
<a href="#">Cultural Institutions</a>	P (13)	P (13)	P(9, 13)	
<a href="#">Day Care Centers</a>	SUP/P (10, 13, 14)	P (8, 13, 14)	P (13, 16)	Section 11-31-9, Commercial Uses in Residential Districts
<a href="#">Hospitals and Clinics</a>				
<a href="#">Clinics</a>	--	--	SUP (2,9,13,14)	<a href="#">Section 11-31-15, Hospitals and Clinics</a>
<a href="#">Hospitals</a>	--	--	SUP (2,9 13,14)	
<a href="#">Nursing and Convalescent Homes</a>	--	--	SUP(9, 13, 14)	
<a href="#">Parks and Recreation Facilities, Public</a>	P	P	P(9)	
<a href="#">Places of Worship</a>	P (13)	P (13)	P(9, 13)	<a href="#">Section 11-31-22, Places of Worship</a>
<a href="#">Athletic Facilities When Accessory to a Church</a>	SUP (13)	--	SUP(9, 13)	
<a href="#">Day Care</a> When Accessory to a Church	SUP (13)	--	SUP(9)	
<a href="#">Schools</a>	P(13, 14)	--	P(9, 13, 14)	Section 11-31-24, Schools
<a href="#">Social Services Facility</a>	--	--	CUP (9)	<a href="#">Section 11-31-26, Social Service Facilities</a>
Commercial Use Classifications				
<a href="#">Animal Sales and Services</a>	SUP(3, 13, 16)	--	--	<a href="#">RS-90 and RS-43 Only</a>
<a href="#">Bed and Breakfast Inns</a>	SUP(13, 14)	--	P(9, 15, 16)	<a href="#">Section 11-31-8, Bed and Breakfast Inns</a>
<a href="#">Eating and Drinking Establishments</a>				
<a href="#">Restaurants, Full Service</a>	SUP(11)	SUP(11)	SUP(11)	Section 11-31-9, Commercial Uses in Residential Districts
<a href="#">Restaurants, Limited Service</a>	SUP(11)	SUP(11)	SUP(11)	
<a href="#">Offices</a>				
<a href="#">Business and Professional</a>	SUP(10)	SUP(10)	SUP(10)	Section 11-31-9, Commercial Uses in Residential Districts
<a href="#">Medical and Dental</a>	SUP(10)	SUP(10)	SUP(10)	
<a href="#">Personal Services</a>	SUP(11)	--	SUP(11)	Section 11-31-9, Commercial Uses in Residential Districts
<a href="#">Plant Nurseries and Garden Centers</a>	SUP(7, 13, 16)	--	--	SUP option available only in RS-43 and RS-90 districts
<a href="#">Retail Sales</a>				
<a href="#">General</a>	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				
<a href="#">Utilities, Minor</a>	P	P	P	

<b>Table 11-5-2: Residential Districts</b>				
<i>Proposed Use</i>	<a href="#">RS</a>	<a href="#">RSL</a>	<a href="#">RM</a>	<i>Additional Use Regulations</i>
<b>Specific Accessory Uses</b>				
<a href="#">Animal Keeping</a>	P(3)	--	--	<a href="#">Section 11-31-4, Animal Keeping</a>
<a href="#">Accessory Dwelling Unit</a>	P/SUP (19)	--	P(9)	<a href="#">Section 11-31-3, Accessory Dwelling Unit</a>
<a href="#">Accessory Uses</a>	P	P	P	<a href="#">Section 11-31-2</a>
<a href="#">Farm Stands</a>	SUP(5)	--	--	<a href="#">RS-43</a> and <a href="#">RS-35</a> Only
<a href="#">Medical Marijuana Patient and Caregiver Cultivations</a>	P(13, 18)	P(13, 18)	P( 13, 18)	<a href="#">Section 11-31-34, Medical Marijuana Facilities</a>

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 Permits](#). Criteria include that specified for the AG district, Sec [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 Permits](#), 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 Permits](#), 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 approval of a [\(CUP\) Council Use Permits](#) 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. Use is Permitted. Special Use Permit is required if Accessory Dwelling Unit is leased or rented as a secondary apartment.
20. Also requires previous establishment of a PAD Overlay District.

**11-5-3: Development Standards for the RS AND RSL District****A. ZONING DISTRICT STANDARDS.**

Table 11-5-3.A and 11-5-3.B prescribes the development standards for each the RS and RSL districts. The “Additional Standards” column lists additional standards that apply in some or all districts. Section numbers in this column refer to other sections of the [Zoning Ordinance](#), while individual letters refer to subsections that directly follow the table.

**Design Intent:** To create an aesthetically pleasing streetscape that includes active areas and passive surveillance of the public right-of-way.

<b>Table 11-5-3.A.1: Development Standards – RS Residential Single Dwelling Districts</b>								
<i>Standard</i>	<i>RS-90 (R1-90)</i>	<i>RS-43 (R1-43)</i>	<i>RS-35 (R1-35)</i>	<i>RS-15 (R1-15)</i>	<i>RS-9 (R1-9)</i>	<i>RS-7 (R1-7)</i>	<i>RS-6 (R1-6)</i>	<i>Additional Standards</i>
<b>Lot and Density Standards</b>								
Minimum Lot Area (sq ft)	90,000	43,560	35,000	15,000	9,000	7,000	6,000	<del>11-5-3(A)</del>
Minimum Lot Width – Interior Lot (ft)	150	130	130	110	75	65	55	<del>11-5-3(BA)</del>
Minimum Lot Depth (ft)	150	150-	150	120	100	94	90	<del>11-5-3(CA)</del>
Minimum Lot Depth abutting <a href="#">Arterial Street</a> (ft)	150	150	150	120	110	104	100	<b>11-5-3(A)</b>
<b>Maximum Density</b>								
Conventional Subdivisions (units/gross acre)	Based on compliance with minimum lot size requirements, and with off-site improvement and right-of-way requirements specified in <a href="#">MCC Title 9</a> .							
<a href="#">Planned Area Development</a> (PAD) Overlay District (units/net acre)	0.48	1.0	1.24	2.9	4.84	6.22	7.26	
<b>MAXIMUM LOT COVERAGE (% OF LOT)</b>	<b>40%</b>	<b>40%</b>	<b>50%</b>	<b>50%</b>	<b>60%</b>	<b>60%</b>	<b>60%</b>	
<b>Building Form and Location</b>								
Maximum Height (ft)	30	30	30	30	30	30	30	
Minimum Yards (ft)								
Front (Enclosed Livable Areas, Porches and Porte Cochères)	22	22	22	22	15	10	10	
Garages and Carports – front and side yards	30	30	30	30	25	20	20	
Interior Side: Minimum either side	20	10	10	7	7	5	5	<del>11-5-3(D)</del>
Interior Side: Minimum aggregate of 2 sides	40	30	30	20	17	15	15	
Street Side	20	30	10	10	10	10	10	
Rear	30	30	30	30	25	20	20	<del>11-5-3(D)</del>
Rear Yard Abutting Arterial Street	30	30	30	30	30	30	30	<del>11-5-3(D)</del> <b>(A)(2)</b>

Table 11-5-3.A.1: Development Standards – RS Residential Single Dwelling Districts								
Standard	RS-90 (R1-90)	RS-43 (R1-43)	RS-35 (R1-35)	RS-15 (R1-15)	RS-9 (R1-9)	RS-7 (R1-7)	RS-6 (R1-6)	Additional Standards
Maximum Building Coverage (% of lot)	25	25	35	40	45	45	50	
Building Form Standards								<a href="#">11-5-3(F)</a>
Additional Standards								
<a href="#">Accessory Structures</a>	Section 11-30-17							
<a href="#">Community Gardens</a>	<a href="#">Section 11-31-10</a>							
<a href="#">Driveways</a>	<a href="#">Section 11-5-3(FB)(5)</a>							
<a href="#">Fences and Walls</a>	<a href="#">Section 11-5-7(D)</a> <del>11-30-4</del>							
<a href="#">Landscaping</a>	<a href="#">Chapter 33, Landscaping</a>							
<a href="#">Limitation on Paving of Front and Street-Facing Side Yards</a>	<a href="#">Section 11-5-73(FB)(5)</a>							
<a href="#">Lots Splits and Subdivisions</a>	<a href="#">Section 11-30-6</a> ; and <a href="#">Title 9, Chapter 6, Subdivision Regulations</a>							
<a href="#">Off-Street Parking and Loading</a>	<a href="#">Chapter 32, On-Site Parking, Loading, and Circulation</a> (including Tandem Parking)							
<a href="#">Projections above Height Limits</a>	<a href="#">Section 11-30-3, Exceptions to Height Limits</a>							
<a href="#">Projections into Required Yards</a>	<a href="#">Section 11-5-73(A)</a>							
<a href="#">Screening</a>	<a href="#">Section 11-30-9, Screening</a>							
<a href="#">Signs</a>	<a href="#">Article 5, Signs</a>							
<a href="#">Solar Panels</a>	<a href="#">Section 11-30-15, Solar Panels and Other Energy Production Facilities</a>							
<a href="#">Swimming Pools</a>	<a href="#">Section 11-30-11</a>							
<a href="#">Trash Storage and Screening</a>	<del>Section 11-5-7(G)</del> & <a href="#">Section 11-30-12</a> , Trash and Refuse Collection Areas							
<a href="#">Visibility at Intersections</a>	<a href="#">Section 11-30-14, Setbacks at Intersections</a>							

<b>Table 11-5-43.B.2: Development Standards – RSL Residential Small Lot Single Dwelling Districts</b>					
<i>Standard</i>	<i>RSL-4.5</i>	<i>RSL-4.0</i>	<i>RSL-3.0</i>	<i>RSL-2.5</i>	<i>Additional Standards</i>
<b>Lot Standards</b>					
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	
<b>MAXIMUM LOT COVERAGE (% OF LOT)</b>	<b>70%</b>	<b>75%</b>	<b>80%</b>	<b>80%</b>	
<b>Building Form and Location</b>					
<a href="#">Maximum Height (ft)</a>	30	30	30	30	
<a href="#">Maximum Number of Stories</a>	2	2	2	2	A third story may be permitted if meets specific standards. See <a href="#">11-5-4(B)</a> <a href="#">(A)(4)</a>
Minimum Yards (ft)					
Front – Building Wall	15	15	15	12	



<b>Table 11-5-43.B.2: Development Standards – RSL Residential Small Lot Single Dwelling Districts</b>					
<i>Standard</i>	<i>RSL-4.5</i>	<i>RSL-4.0</i>	<i>RSL-3.0</i>	<i>RSL-2.5</i>	<i>Additional Standards</i>
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	<a href="#">See 11-5-4 (B) (2)</a> <a href="#">See 11-5-4 (B) (3)</a>
Interior Side: Minimum aggregate of 2 sides	10	10	9	8	<a href="#">See 11-5-4 (B) (2)</a>
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'	
<b><u>Building Form Standards</u></b>	<b><u>The building form standards of Section 11-5-3(E) also apply to the RSL district.</u></b>				
Minimum Useable Open Space (sq ft) per unit	400	400	400	400	<a href="#">See 11-5-4 (B) (4) (A) (5)</a>
<b>Additional Standards</b>					
<u>Accessory Structures</u>	<a href="#">Section 11-5-7(B)</a>				
<u>Driveways</u>	<a href="#">Section 11-5-3(F) (5)</a>				
<u>Fences and Walls</u>	<a href="#">Section 11-5-7(D)</a> ; <a href="#">11-30-4</a>				
<u>Landscaping</u>	<a href="#">Chapter 33, Landscaping</a>				
<u>Limitation on Paving of Front and Street-Facing Side Yards</u>	<a href="#">Section 11-5-73(F) (5)</a>				
<u>Off-Street Parking and Loading</u>	<a href="#">Chapter 32, On-Site Parking, Loading, and Circulation</a>				
<u>Projections above Height Limits</u>	<a href="#">Section 11-30-3, Exceptions to Height Limits</a>				
<u>Projections into Required Yards</u>	<a href="#">Section 11-5-7(A) (2)</a>				
<u>Screening</u>	<a href="#">Section 11-30-9, Screening</a>				
<u>Signs</u>	<a href="#">Article 5, Signs</a>				
<u>Trash Storage and Screening</u>	<a href="#">Section 11-5-7(G)</a> ; <a href="#">Section 11-30-12, Trash and Refuse Collection Areas</a>				

1. ***Reductions to Lot Area.*** Creation of a new lot that is less than the required minimum lot area, **AS SPECIFIED** below, requires approval of a [Planned Area Development](#) (PAD) or [Bonus Intensity Zone](#) (BIZ) overlay. **IT MUST BE DEMONSTRATED THAT THE RESULTING DEVELOPMENT WILL FURTHER THE GOALS AND OBJECTIVES OF THE GENERAL PLAN, SPECIFIC PLANS, AND COUNCIL POLICIES AND WILL PROVIDE SIGNIFICANT SOCIAL OR ECONOMIC BENEFIT TO THE CITY.**
  - a. **THE MINIMUM LOT AREA BY RIGHT IN THE RS DISTRICT IS 6,000 SQUARE FEET, INDICATED BY THE DESIGNATOR RS-6.**

- b. The minimum lot area in the RSL District is 4,500 square feet, indicated by the designator RSL-4.5.

2. ***Additional Lot Width for Corner Lots.***

- a. ***At Local or Local-Collector Street Intersections.*** Additional lot width equivalent to **TEN** percent (10%) of the standard lot width for the zoning district shall be provided on the recorded document for corner lots located at the intersection of:
  - i. **TWO (2)** local streets, or
  - ii. A local street and collector street.
- b. ***At Arterial and Collector or Arterial and Local Street Intersections.*** Additional lot width equivalent to 15 percent of the standard lot width for the zoning district shall be provided on the recorded document for corner lots located at the intersection of:
  - i. **TWO (2)** collector streets,
  - ii. **TWO (2)** arterial streets, or
  - iii. A collector and arterial street.
- c. ***Lots With 2 or More Intersection Corners.*** For lots that have more than one (1) corner, the percent of lot increase required will be based on the highest classified intersection.
- d. ***Lot Depth Adjacent to Arterial Street.*** Where the rear lot line of a lot in the RS-7 or RS-6 District directly abuts the right-of-way of an arterial street, the minimum lot depth shall be increased by an additional **TEN (10)** feet. Rear lot lines separated from arterial street right-of-way by a separate tract of land with a depth of **TEN (10)** or more feet are excluded from this requirement.

3. ***Yards.***

- a. ***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 **TEN (10)** feet deep from the street, separates the residential lot from the arterial street, this requirement shall not apply.

- b. ***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 **TEN (10)** feet.
  - c. ***Side Yards for Vehicular Access.*** Unless otherwise modified by approval of a [PAD](#) (or [DMP](#) under a previous zoning ordinance) overlay zone, interior lots with no access to an alley shall maintain **ONE (1)** side yard with a minimum width of **TEN (10)** feet to allow access to the rear yard.
  - d. ***Zero-Lot-Line Developments.*** Zero-lot-line developments are permitted in the [RS-6, and RS-7 AND RSL Districts](#).
    - i. In a zero-lot-line development, no interior side yard need be provided on **ONE (1)** side of a lot if the minimum aggregate setback stated in [Table 11-5-3](#), or **ten (10)** feet, **whichever is greater**, is provided on the opposite side of the same lot.
    - ii. 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](#).
  - e. ***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.
  - f. ***Limitation on Paving of Street-Facing Yards.*** No more than 50 percent of any required front or street-facing side yard may be covered with a paved surface.
4. ***Third-Story Structures. A SINGLE-RESIDENCE DWELLING UNIT MAY HAVE A THIRD STORY SUBJECT TO THE FOLLOWING:***
- a. 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); **OR**

- b. 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.

5. ***RSL Open Space REQUIREMENTS.*** The open space requirement **IN THE RSL DISTRICTS** may be **SATISFIED** in one of two ways:

- 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:
  - i. The open space may be contained in one **(1)** large area, or multiple areas. No single space shall be smaller than 80 square feet.
  - ii. To count toward the required open space, the open space must have a minimum depth of at least **SIX (6)** feet as an upper story balcony, **EIGHT (8)** feet as a porch or patio and **TEN (10)** feet as a courtyard or lawn area.
  - iii. Items such as covered porches or patios, open on two sides; or designated courtyards with two **(2)** sides defined by a knee wall of not more than **THREE (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:
    - (1) **TEN (10)** feet in the RSL-4.5, 4.0. and 3.0 districts; and
    - (2) **EIGHT (8)** feet in the RSL-2.5 district.
- b. A combination of open space provided on the lot and in a common open space areas:
  - 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 areas to serve the development at a rate of 120 square feet per lot.

- iii. **MINIMUM OPEN SPACE DIMENSION** standards provided above, 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:
  - (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; **AND**
  - (5) **OPEN SPACE AREAS SHALL BE CENTRALLY LOCATED.**

B. ~~Building Form.~~ **SITE PLANNING AND DESIGN STANDARDS.**

1. ~~Subdivision Design.~~ **NEIGHBORHOOD CHARACTER AND IMAGE. IN ACCORDANCE WITH THE CITY OF MESA'S DESIGN GUIDELINES,** the design of residential subdivisions of **FIVE (5)** acres or more shall comply with the [City of Mesa's Residential Development Guidelines](#) (1998), or subsequently adopted guidelines. **SHOULD BE DESIGNED SO THAT THEY ARE RESILIENT COMMUNITIES THAT STAND THE TEST OF TIME. NEW DEVELOPMENTS SHOULD BE BUILT USING A DIVERSE SET OF MATERIALS, ACCESS OPTIONS, COLORS, ARCHITECTURAL STYLES, AND SCALES. ADDITIONALLY, STREETSCAPES, PARKS, PARKING, AND COMMUNITY ACCESS**

**SHOULD ACCENT THE NEIGHBORHOOD THROUGH BOTH FUNCTION AND DESIGN.**

- a. ~~Site Layout~~ **CONNECTIVITY.** Residential subdivisions shall provide **VEHICULAR**, pedestrian and bicycle connectivity to adjacent schools, places of work or services, and abutting residential developments.
- i. **ALL DEVELOPMENT APPLICATIONS MUST ACCOMMODATE THE STREET STANDARDS AND TRANSPORTATION FACILITIES IDENTIFIED BY THE CITY'S TRANSPORTATION PLAN.**
  - ii. **THE STREET OR ROADWAY PATTERN SHALL BE DESIGNED IN REGARDS TO TOPOGRAPHY AND EXISTING NATURAL FEATURES.**
  - iii. **STREETS STUBBED OR PLATTED TO THE BOUNDARY OF PREVIOUSLY APPROVED DEVELOPMENT PLANS SHALL BE INCORPORATED AND CONTINUED, TO PROVIDE FOR LOGICAL, ORDERLY, AND CONVENIENT MOVEMENT FROM ONE NEIGHBORHOOD TO THE NEXT.**
  - iv. **SIDEWALKS, TRAILS, AND GREENBELTS SHALL BE UTILIZED TO PROVIDE PEDESTRIAN/BICYCLE CONNECTIONS BETWEEN NEIGHBORING SUBDIVISIONS AND MAJOR ACTIVITY AREAS.**
- b. **NEIGHBORHOOD IDENTITY AND AMENITY FEATURES.** OPEN SPACE, RECREATIONAL AMENITIES, AND SUBDIVISION FEATURES SHALL BE THOUGHTFULLY DESIGNED AND SITED AS TO CREATE A SENSE OF PLACE AND FOSTER A SENSE OF COMMUNITY.
- i. **COMMUNITY CHARACTER/MONUMENTATION.** PROVIDE ENHANCED ENTRYWAY DESIGN WHERE ENTRY STREETS INTERSECT ARTERIALS OR MAJOR COLLECTORS. SUCH GATEWAY FEATURES PROVIDE A SENSE OF ARRIVAL THROUGH THE USE OF MONUMENT SIGNAGE, SPECIAL LANDSCAPING, SPECIALTY PAVEMENT,

ENHANCED WALL DETAILS, ARCHITECTURAL TOWER OR ARCH FEATURES AND/OR WATER FEATURES.

ii. *PERIMETER WALLS AND FENCES.*

(1) PERIMETER WALLS ALONG ARTERIAL OR COLLECTOR ROADS IN EXCESS OF 40 LINEAR SHALL PROVIDE ARTICULATION THROUGH THE USE OF COLUMNS, VARIED HEIGHTS, AND PROTRUSIONS AND RECESSES IN THE HORIZONTAL PLANE. POSTS OR COLUMNS MUST PROTRUDE A MINIMUM OF SIX (6) INCHES FROM THE ADJACENT PLANE.

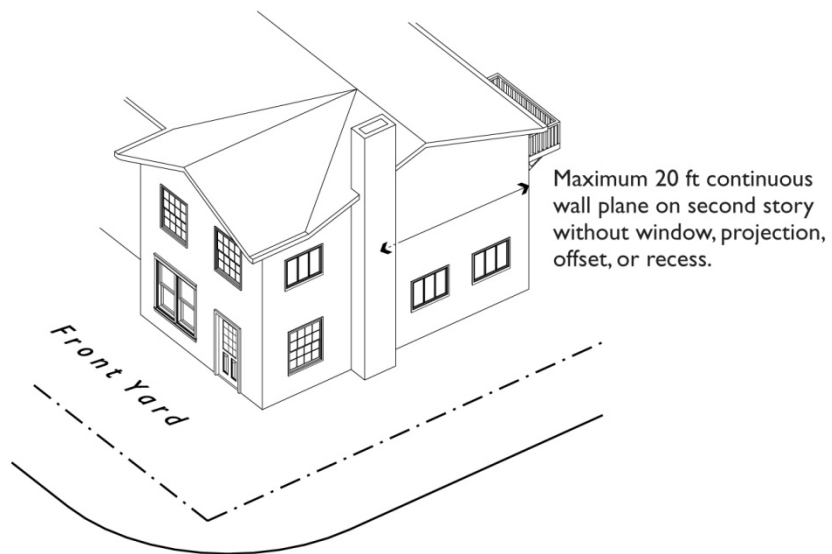
(2) PERIMETER WALLS ALONG OR ADJACENT TO ARTERIAL OR COLLECTOR ROADS SHALL BE CONSTRUCTED OF HIGH-QUALITY, DURABLE MATERIALS SUCH AS STUCCO FINISH, TEXTURED BLOCK, BRICK, DECORATIVE CAP BLOCK, WROUGHT IRON, OR OTHER SIMILAR HIGH-QUALITY MATERIAL.

c. *ARCHITECTURAL VARIATION.* DEVELOPMENTS SHALL PROVIDE VISUAL INTEREST BY PROVIDING ARCHITECTURAL VARIETY THROUGH THE USE OF DISTINCT BUILDING ELEVATIONS, EXTERIOR MATERIALS, ROOF LINES, GARAGE PLACEMENT, AND BUILDING PLACEMENT. SUCH VARIATION IN BUILDINGS SHALL NOT CONSIST SOLELY OF COMBINATIONS OF THE SAME BUILDING FEATURES.

i. For **DEVELOPMENTS** consisting of three (3) to nine (9) lots, there shall be at least two (2) different types of ~~housing models~~ **BUILDING ELEVATIONS**.

ii. **FOR PROJECTS OF TEN (10) TO OR 39 LOTS, THERE SHALL BE AT LEAST THREE (3) DIFFERENT BUILDING ELEVATIONS.**

- iii. **AN ADDITIONAL BUILDING ELEVATION SHALL BE PROVIDED FOR EACH ADDITIONAL 40 LOTS.**
  - iv. **NO TWO (2) OF THE SAME BUILDING ELEVATION SHALL BE LOCATED NEXT TO EACH OTHER OR ACROSS THE STREET FROM ONE ANOTHER.**
2. **MASSING AND SCALE. BUILDINGS SHOULD CONTAIN VARIED MASSING AND SCALE ELEMENTS TO ENSURE AN INTERESTING STREETScape, PROVIDE SHADING, AND DEFINE DIFFERENT USES AND ACTIVITIES IN THE HOUSE.**
- a. ***FAÇADE ARTICULATION.***
    - i. **THE FRONT FAÇADE OF BUILDINGS MUST HAVE AT LEAST ONE (1) CHANGE IN BUILDING PLANE, EXCLUSIVE OF THE GARAGE.**
    - ii. *Two-story Dwellings on Corner Lots.* No second-story street-facing wall shall run in a continuous plane of more than twenty feet without a window, or without a projection, offset, or recess of the building wall at least one (1) foot in depth.

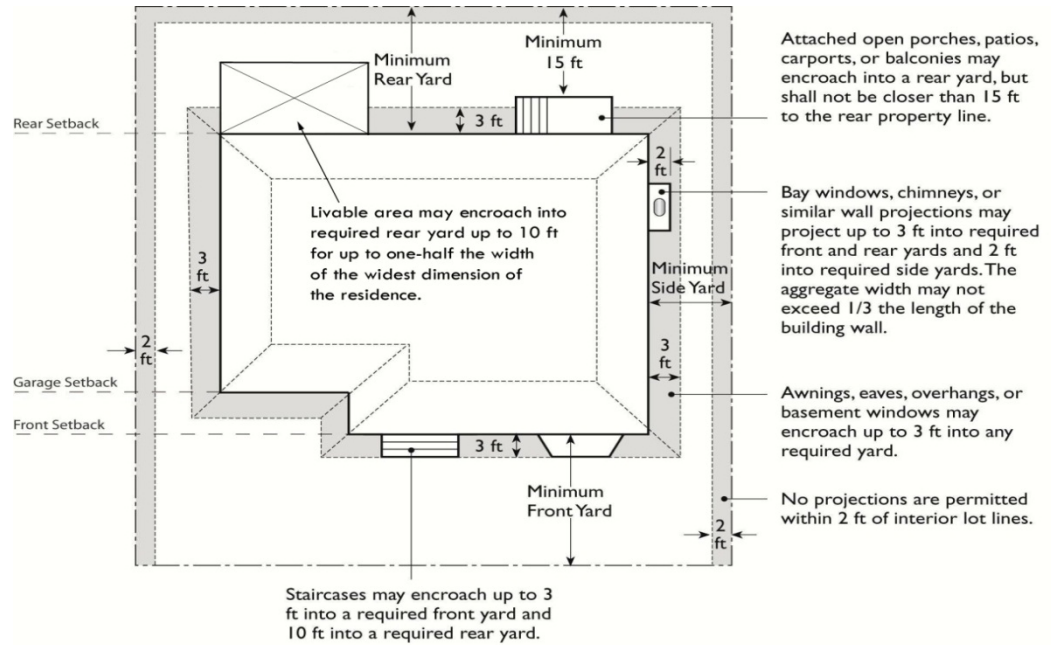


**FIGURE 11-5-3.B(1): TWO-STORY DWELLINGS ON CORNER LOT**



- iii. **ENCROACHMENTS.** Building projections may extend into required yards, subject to the following standards:
- (1) No projection may extend into a public utility easement or closer than **TWO (2)** feet to an interior lot line.
  - (2) Awnings, eaves, overhangs, or basement window wells may encroach up to **THREE (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 **THREE (3)** feet into any required front or rear yard and not more than **TWO (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 up to **THREE (3)** feet into any required front yard, and up to **TEN (10)** feet into any required rear yard.
  - (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 **TEN (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.

- (6) In RS districts only, enclosed livable rooms may encroach up to 10-feet into a required rear yard for up to one-half (1/2) the width of the building, provided a minimum of **TEN (10)** feet remains between the building face and the rear property line.



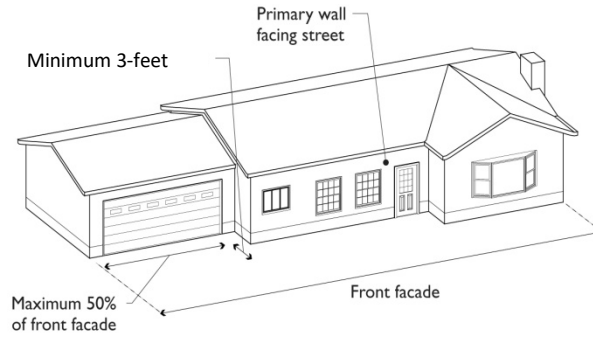
**FIGURE 11-5-37.AB(2): BUILDING PROJECTION**

3. **PRIMARY ENTRANCES. THE FRONT ENTRANCE SHOULD FACILITATE THE TRANSITION BETWEEN PUBLIC AND PRIVATE SPACES AND BE CLEARLY DEFINED TO HELP ORIENT VISITORS. ENTRYWAYS SHALL CONSIST OF:**

- a. A front porch with a minimum depth of six (6) feet, as measured from the building façade to the posts, and a minimum length of eight (8) feet;  
**OR**
- b. **A PORTICO, AWNING, RECESS, OR STOOP MEASURING AT LEAST FOUR (4) BY FOUR (4) FEET WHICH IS WELL DEFINED BY A GABLED ENTRY, DISTINCT CHANGE IN ROOF LINE OR COLUMNS, OR HAS SOME OTHER SIGNIFICANT ARCHITECTURAL DISTINCTION.**

4. ***Garage Frontage and Location.* TO PREVENT RESIDENTIAL STREETSCAPES FROM BEING DOMINATED BY PROTRUDING GARAGE DOORS, AND TO ALLOW THE ACTIVE, VISUALLY INTERESTING FEATURES OF A HOUSE TO BE DOMINANT, THE FOLLOWING STANDARDS SHALL APPLY.**

- a. **FRONT LOADED GARAGES.** Where garage doors ~~are oriented parallel or within 10 degrees of parallel to~~ **FACE** 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~~ **THE FRONT BUILDING** elevation 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,~~ **FORWARD FACING GARAGES** shall be located at least **THREE (3)**-feet behind the primary wall 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.



**FIGURE 11-5-3.E.1B.3: GARAGE FRONTAGE AND LOCATION**

- b. Garages with **THREE (3)** or more doors, or designed to accommodate **THREE (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 **TWO (2)** feet. Exceptions:
  - i. Garages entries oriented parallel or within **TEN (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](#).
- ~~ii. **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.~~
  - ~~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.~~

**c. ALTERNATIVE GARAGE DOOR TREATMENTS MAY BE ACCEPTED BY THE PLANNING DIRECTOR IF:**

- i. THE CONFIGURATION OF THE LOT OR OTHER PHYSICAL EXISTING CONDITIONS MAKE THE APPLICATION OF THESE STANDARDS IMPRACTICAL; AND**
- ii. THE PROPOSED DESIGN MEETS THE INTENT OF THE CHAPTER TO LINE STREETS WITH ACTIVE LIVING SPACE, CREATE PEDESTRIAN-ORIENTED STREETSCAPES, AND PROVIDE VARIETY IN VISUAL INTEREST IN THE EXTERIOR DESIGN OF RESIDENTIAL DWELLINGS.**

**5. *Driveways—Maximum Number and Width.***

**a. *For lots less than 75 feet wide:***

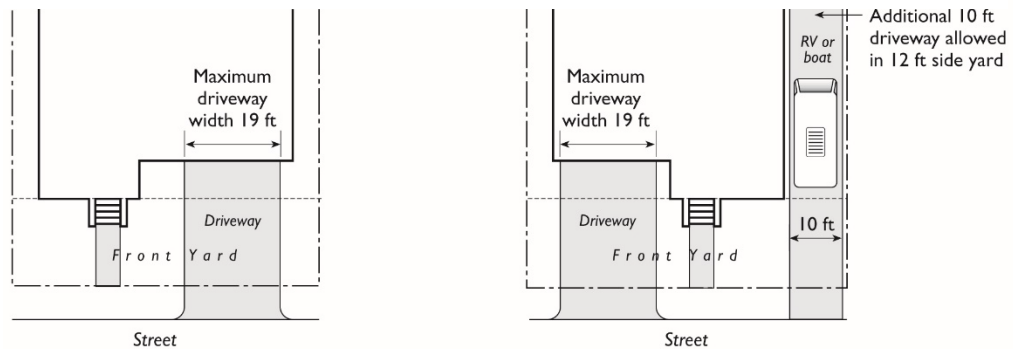
- i.** A maximum of one (1) driveway up to 19 feet wide is permitted for required parking;
- ii.** One additional driveway up to ten (10) feet wide is permitted, if it leads to an interior side yard at least 12 feet wide.
- iii. THE COMBINED PAVED AREAS DO NOT EXCEED 50 PERCENT OF THE AREA OF THE FRONT YARD.**

**b. *For lots greater than or equal to 75 feet wide:***

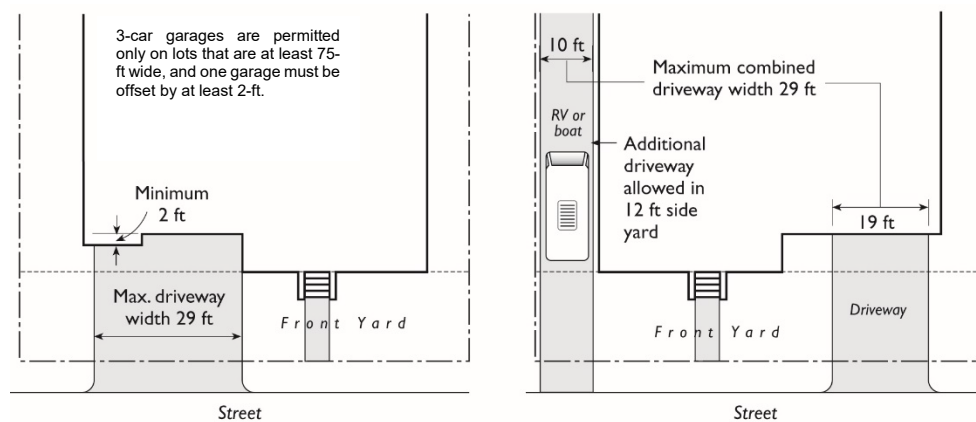
- i.** A maximum of one (1) driveway up to 29 feet wide is permitted for required parking; or

- ii. One (1) 19-foot driveway and one (1) additional ten (10) foot driveway which leads to in interior side yard, at least 12 feet in width; and
- iii. The combined paved areas do not exceed 50 percent of the front yard.

#### Lots less than 75-feet wide



#### Lots greater than or equal to 75-feet wide



**Figure 11-5-3.FB(3): RS Driveways**

6. **WINDOWS.**

- a. *Window Trim or Recess.* On all street-facing facades, trim at least two (2) inches in depth must be provided on at minimum two sides of all windows, or windows must be recessed at least four inches from the outside plane of the surrounding exterior wall. This includes rear facing facades for lots with rear property lines abutting open space, parks, streets or alleys.
- b. **CORNER LOTS.** Dwellings located on corner lots shall include windows on the façade facing each street. **SUCH WINDOW AREA SHOULD CONSTITUTE AT LEAST TEN PERCENT (10%) OF THE FAÇADE'S AREA.**

7. **MATERIALS. BUILDINGS MUST CONTAIN AT LEAST TWO (2) KINDS OF PRIMARY EXTERIOR MATERIALS DISTINCTIVELY DIFFERENT IN TEXTURE OR MASONRY PATTERN, SUCH AS BRICK, STONE, INTEGRALLY TINTED AND TEXTURED MASONRY BLOCK, PRECAST CONCRETE, WOOD, NATURAL AND SYNTHETIC STONE, STUCCO AND SYNTHETIC STUCCO.**

- a. **ANY ONE (1) MATERIAL MUST BE USED ON AT LEAST 15 PERCENT OF THE FRONT FAÇADE.**
- b. **WHERE BRICK OR STONE VENEER IS USED AS WAINSCOTING, IT SHALL BE WRAPPED A MINIMUM OF TWO (2) FEET AROUND SIDE WALLS.**

8. *Factory-Built Buildings.* Factory-built buildings designed, manufactured and approved for residential purposes as dwelling units and attached to permanent foundations are permitted in all residential districts, if such buildings are installed in conformance with all applicable provisions of the Mesa City Code including applicable development standards.

9. **ALTERNATIVE COMPLIANCE. SITE PLANNING AND DESIGN STANDARDS ARE NOT INTENDED TO LIMIT CREATIVE SOLUTIONS. CONDITIONS MAY EXIST WHERE STRICT COMPLIANCE TO SITE PLANNING AND DESIGN STANDARDS OF THIS CHAPTER ARE IMPRACTICAL OR IMPOSSIBLE, OR WHERE MAXIMUM ACHIEVEMENT CAN ONLY BE OBTAINED THROUGH ALTERNATIVE COMPLIANCE. ALTERNATIVE COMPLIANCE DOES NOT MODIFY OR REDUCE REQUIREMENTS OF THE BUILDING CODE OR ANY OTHER**

CHAPTERS OR SECTIONS OF THE ZONING CODE. ALTERNATIVE COMPLIANCE ALLOWS DEVELOPMENT TO SATISFY THE SITE PLANNING AND DESIGN STANDARDS IN THIS CHAPTER BY PROVIDING COMPARABLE STANDARDS IN A CREATIVE WAY.

- a. REQUESTS FOR ALTERNATIVE COMPLIANCE MAY BE ACCEPTED FOR ANY APPLICATION TO WHICH SITE PLANNING AND DESIGN STANDARDS APPLY. A WRITTEN REQUEST MUST BE PROVIDED IN CONJUNCTION WITH THE APPLICABLE LAND USE APPLICATION DESCRIBING HOW THE PROPOSED ALTERNATIVE MEETS THE CRITERIA BELOW.
- b. THE APPROVING BODY SHALL FIND THAT THE REQUEST MEETS ONE (1) OR MORE OF THE FOLLOWING CRITERIA:
  - i. TOPOGRAPHY, SOIL, VEGETATION OR OTHER SITE CONDITIONS ARE SUCH THAT FULL COMPLIANCE IS IMPOSSIBLE OR IMPRACTICAL; OR IMPROVED ENVIRONMENTAL QUALITY WOULD RESULT FROM ALTERNATIVE COMPLIANCE.
  - ii. SPACE LIMITATIONS, UNUSUALLY SHAPED LOTS AND PREVAILING PRACTICES IN THE SURROUNDING NEIGHBORHOOD, MAY JUSTIFY ALTERNATIVE COMPLIANCE FOR BYPASSED PARCELS AND FOR IMPROVEMENTS AND REDEVELOPMENT IN OLDER NEIGHBORHOODS.
  - iii. SAFETY CONSIDERATIONS MAKE ALTERNATIVE COMPLIANCE NECESSARY.
  - iv. THE PROPOSED ALTERNATIVE IS AESTHETICALLY MORE COMPLEMENTARY TO THE SITE, BETTER FITS INTO THE CONTEXT OF THE AREA, IMPROVES THE OVERALL ARCHITECTURAL APPEAL OF THE AREA AND/OR MEETS OR EXCEEDS THE DESIGN OBJECTIVES AS DESCRIBED IN THE CITY'S GENERAL PLAN.



**11-5-4: Development Standards for the RSL District **RESERVED******1. Lot Area:**

- a. ~~**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.~~
- b. ~~**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 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, 3.0, or 4.0, representing the minimum average lot area in thousands of square feet, are assigned to the RSL District at time of approval.~~

<b>Table 11-5-4 A: Lot Size and Minimum Number of Required Design Elements for a Small Lot Subdivision</b>				
<i>Average Lot Area (sq. ft.)</i>	<i>Streetscape Elements</i>	<i>Site Design Elements</i>	<i>Building Design Elements</i>	<i>Total</i>
2,500 – 2,999	2	1	2	6
3,000 – 3,999	2	1	1	5
4,000 – 4,499	1	1	1	4

i. ~~*Streetscape Elements:*~~

- i. ~~*Planter Strips.* 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.~~
- ii. ~~*Street and Sidewalk Improvements.* 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.~~
- iii. ~~*Parkland and Open Space.* The development includes privately maintained park or common open space at least 30 percent greater in area than the minimum open space required.~~
- iv. ~~*Paving Material.* 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.~~

ii. ~~*Site Design Elements:*~~

- i. ~~*Alley Accessed Parking.* Parking for at least 50 percent of lots in the development is accessed from the rear of the lots via an alley or alleys.~~

- ~~ii. *Shared or Clustered Driveways.* Driveways are paired so that there is a single curb cut providing access to 2 houses, and the total width for the paired driveway is not more than 18 feet. Alternatively, driveways may be clustered (but need not share the same curb cut) so that there is at least 36 feet of uninterrupted curb between the clustered driveways.~~
- ~~iii. *Variable Front Yards.* No more than 50 percent of homes will be set back the same distance from the front lot line, and at least 50 percent of the homes will be set back at least 2 feet farther than the minimum. This element may be accomplished by recording “build-to” lines on the final subdivision map.~~
- ~~iv. *Variety of Lot Widths.* Varieties of lot widths are provided to accommodate a variety of home styles, setbacks, and garage placements. At least 30 percent of the lots vary from the predominate(mode) lot width in the development by at least 20 percent.~~
- ~~iii. *Building Design Elements.*~~
  - ~~i. *Garage Setbacks.* All garages will be set back at least 3 feet behind the primary front façade of the dwelling.~~
  - ~~ii. *Variable Garage Entries.* The development plan includes provisions for variable location of garage entries. At least 35 percent of the lots will have garages that are side-loaded, or set entirely in the rear half of the lot in a detached garage.~~
  - ~~iii. *Entries and Porches.* At least 50 percent of the homes include entries and covered porches extending along a minimum of 50 percent of the width of the homes’ front facades, excluding the width of garages. Porches meeting this requirement shall have a minimum width of 8 feet and a minimum depth of 4 feet.~~
  - ~~iv. *Architectural Diversity.* Projects with 20 or fewer lots have a minimum of 3 unique elevations. For each additional 20 lots, or portion thereof, an additional elevation shall be required. [Example: A 100 lot subdivision would require 7 unique elevations  $(100-20)/20 = 4$ ;  $4 + 3$  (for the first 20 lots) = 7]~~

**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.~~

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	‘Tandem’ parking may be allowed. See Table 11-32-3(A)
Minimum Individual Lot Area (sq ft)	4,000	3,500	2,750	2,000	
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’	
Building Form Standards	The building form standards of Section 11-5-3(F) 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	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				
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(G), Section 11-30-12, Trash and Refuse Collection Areas				

- e. ~~**Third-Story Structures.** A third story is permitted for a single-family dwelling under either of the following options:~~
  - i. ~~**Option 1.** 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).~~
  - ii. ~~**Option 2.** 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.~~
- d. ~~**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.~~
- e. ~~**Zero-Lot-Line Developments.** Zero-lot-line developments are permitted in the RSL 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, that 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.~~
- f. ~~**Open Space.** The open space requirement may be met in one of two ways:~~
  - i. ~~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:~~
    - i. ~~The open space may be contained in one large area, or multiple areas. No single space shall be smaller than 80 square feet.~~
    - 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.~~

- ~~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:
  - ~~(1) 10 feet in the RSL 4.5, 4.0, and 3.0 districts, and~~
  - ~~(2) 8 feet in the RSL 2.5 district.~~~~
- ~~ii. A combination of open space provided on the lot and in a common open space areas:
  - ~~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 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:
    - ~~(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.~~

~~(5) All lots must be within 330 feet of common open space.~~

### 11-5-5: Development Standards for the RM District

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#### A. ZONING DISTRICT STANDARDS.

Table 11-5-5 prescribes the development standards for the RM districts including those districts that may utilize the U character designator. ~~The “Additional Standards” column lists additional standards that apply.~~ Section numbers in this column refer to other sections of the [Zoning Ordinance](#), while individual letters refer to subsections that directly follow the table.

Table 11-5-5: Development Standards – <a href="#">RM</a> 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 <a href="#">PAD</a> overlay.
Minimum Lot Width (ft)							
Single-Residence Detached	36	30	25	25	25	25	
Single-Residence Attached	36	25	25	60	25	--	
Multiple-Residence	60	60	60	60	60	60	
Minimum Lot Depth (ft)							
Single-Residence or Multiple-Residence	94	94	94	75	65	65	
Single-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	
<b>MAXIMUM LOT COVERAGE (%)</b>	<b>70%</b>	<b>70%</b>	<b>70%</b>	<b>70%</b>	<b>70%</b>	<b>70%</b>	
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			See NC-U standards in <a href="#">Table 11-6-3(B)</a>			Street-facing setbacks shall be landscaped according to standards in <a href="#">Chapter 33, Landscaping</a> .

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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
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 district. See <a href="#">11-5-5 (A)</a> .
Interior Side: 2 units on lot	10	10	10				Zero-lot-line development permitted as alternative. See <a href="#">11-5-5 (A) 3</a> , and <a href="#">11-5-4(B)3</a>
Interior Side: Single-Residence Detached (ft)	5	5	5				
Interior Side: Single-Residence Attached (ft)	0	0	0				
Rear: 1 or 2 units on lot	15	15	15				
Minimum Separation Between Buildings on Same Lot							<a href="#">See 11-5-5 (B)(A)</a>
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	<a href="#">See 11-5-5 (C)(A)</a> ; 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							<a href="#">See 11-5-5 (D)</a>
Additional Standards							
<a href="#">Accessory Structures</a>	<a href="#">Section 11-5-7(B)</a>						
<a href="#">Driveways</a>	<a href="#">Section 11-5-3(F)</a>						
<a href="#">Fences and Walls</a>	<a href="#">Section 11-5-7(D)</a> <b>11-30-4</b>						
<a href="#">Landscaping</a>	<a href="#">Chapter 33, Landscaping</a>						
<a href="#">Limitation on Paving of Front and Street-Facing Side Yards</a>	<a href="#">Section 11-5-7(F)</a> <b>(A)(1)(d)</b>						
<a href="#">Off-Street Parking and Loading</a>	<a href="#">Chapter 32, On-Site Parking, Loading, and Circulation</a>						
<a href="#">Pedestrian Connections</a>	<a href="#">Section 11-30-8</a>						
<a href="#">Projections above Height Limits</a>	<a href="#">Section 11-30-3, Exceptions to Height Limits</a>						
<a href="#">Projections into Required Yards</a>	<a href="#">Section 11-5-7(A)</a> <b>5(B)(2)(v)</b>						
<a href="#">Screening</a>	<a href="#">Section 11-30-9</a>						
<a href="#">Signs</a>	<a href="#">Article 5, Signs</a>						
<a href="#">Trash Storage and Screening</a>	<a href="#">Section 11-5-7(G)</a> , <a href="#">Section 11-30-12</a>						
<a href="#">Visibility at Intersections</a>	<a href="#">Section 11-30-14</a>						

1. ***Yards.***

- a. ***Setback Adjacent to RS District.*** Where a lot located in an [RM](#) district is adjacent to the [RS](#) district, a single-story building on the RM-zoned lot shall be set back from the RS District property line at least 25 feet. Multiple story buildings shall be setback a minimum of 15 feet of setback for each story (i.e., two story buildings must be set back at least 30 feet; three stories, 45 feet), except [RM-5](#), in which the minimum setback is limited to 25 feet from a RS district, with no additional setback per story. At least 20 feet of the depth of such setbacks must be landscaped consistent with the standards of [Chapter 33](#), Landscaping, and shall remain free from parking, driveways, and encroachment by any structures that are not part of the landscaping design. On lots of **FIVE (5)** acres or more, at least 25 feet of the depth of such setbacks must be landscaped and free from parking or encroachments.
- b. ***Setback Adjacent to Canal.*** A building setback of at least 15 feet shall be maintained along property lines that abut a canal.
- c. ***Zero Setback for Attached Single Residences.*** Attached single-residence structures may have zero-setback on both sides of the structure.
  - i. The minimum interior side yard shall be **ten (10)** feet on the end units.
  - ii. Any portion of the building not placed on a zero-setback line shall maintain a minimum of **ten (10)** foot building setback.
  - iii. 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 providing the owner of the zero-lot-line structure with access to the zero side to maintain the structure. 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.



- d. **Limitation on Paving of Street-Facing Yards.** No more than 50 percent of any required front or street-facing side yard may be covered with a paved surface.

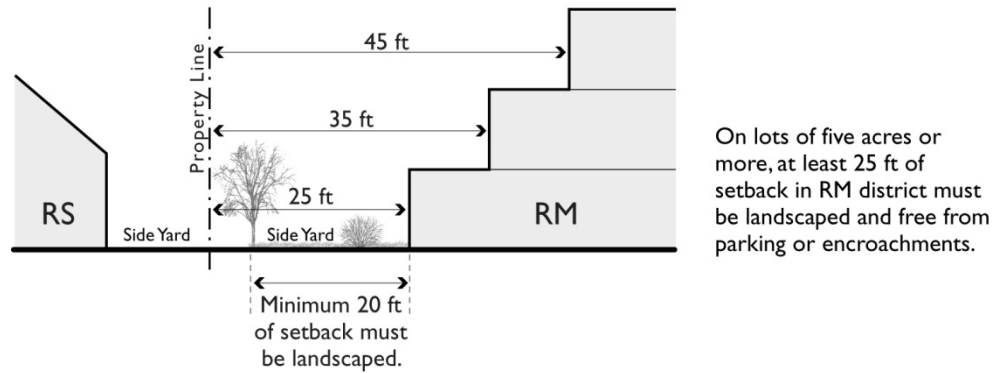


FIGURE 11-5-5.A.1: SETBACK ADJACENT TO RS DISTRICT

2. **Building Separation.** Design Objective: Arrange buildings with residential units in a manner that addresses privacy issues for individual units and allows sufficient separation so that daylight and air is available for each residential unit. If building projections encroach into the required building separation space, ensure that remaining open space is attractive, useable and complies with [CPTED](#) design principals.
  - a. **Non-Parallel Buildings.** For non-parallel buildings, the minimum building separation requirement shall be calculated by determining the open area that would be required between any 2 buildings if they were parallel and met the minimum requirement; then assuring that the same or greater total open area is available between the 2 buildings. At no time shall any points of the buildings be closer than 10 feet.
  - b. **Ground Floor Separation.** Ground floor building separation distance may be reduced up to 20% if the upper floor steps back an equal distance. For example, if the required building separation between 2, 3-story buildings is 35 feet, the ground floor units may be separated by 28-feet provided the upper stories are stepped back so that the building separation for upper stories is no less than 42 feet.
  - c. **Maximum Encroachment.** A maximum encroachment of **three (3)** feet is allowed for individual building projections, including but not limited to balconies, patios, bay windows, fireplaces, and stairs.

3. ***Standards for Required Open Space.*** Provide residents with both private and public outdoor space that may be used for social, recreational, aesthetic and economic purposes.
  - a. ***Proportion of Private and Common Open Space.*** Open space may be provided in any combination of private and common open space, as long as studio and **one (1)** bedroom units have at least **60** square feet of private open space, **two (2)** bedroom units have at least **100** square feet of private open space and **three (3)** bedroom or more have at least **120** square feet of private open space.
  - b. ***Surfacing.*** Surfaces provided for outdoor activities shall allow convenient use for outdoor activities. Such surface may be any combination of lawn, garden, brick, flagstone, wood planking, concrete, or other serviceable, dust-free surface.
  - c. ***Slope.*** The slope of required open space areas shall not exceed ten percent **(10%)**.
  - d. ***Exclusive Dedication.*** Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space.
  - e. ***Additional Standards for Private Open Space.***
    - i. ***Accessibility and Location.*** Private open space shall be accessible to only one **(1)** living unit by a doorway to a habitable room or hallway. Multiple spaces may be provided for individual living units to meet the aggregate open space **REQUIREMENT**, provided at least **ONE (1)** private open space meets the minimum dimensions below.
      - (1) Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than **TEN (10)** feet.
      - (2) Above-ground private open space (e.g., balconies) shall be a minimum of 60 square feet and shall not be less than **EIGHT (8)** feet wide or less than **six (6)** feet deep.
    - ii. ***Openness.*** Open space shall be at least 50 percent covered and shall have at least one (1) exterior side that is open and unobstructed between **THREE (3)** and **EIGHT (8)** feet above its floor level.

f. ***Additional Standards for Common Open Space.***

- i. *Accessibility.* Common open space shall be easily accessible to all dwelling units that it is intended to serve and **CENTRALLY LOCATED.**
- ii. *Location.* Common open space shall be located within the same development as the units served. It may not be located within the required front or street-facing side setback. Up to 20 percent of common open space may be located on the roof of a building. In districts with a U-designator, up to 67 percent common open space may be on roof.
- iii. *Minimum Dimensions.* Common open space shall have no dimension less than 15 feet.
- iv. *Openness.* Common open space shall be unroofed and unobstructed, except for facilities that enhance its usability, such as armadas or playground shade structures, and except that up to 25 percent of ground-level common open space may be covered by a balcony projecting from a higher story.
- v. *Amenities.* Common open space must be designed and provide sufficient amenities (e.g. seating, recreation facilities, armadas, shade, etc.) to encourage or invite one or more uses by the residents of the development.

B. **SITE PLANNING AND DESIGN STANDARDS.**

1. ***CHARACTER AND IMAGE.***

- a. ***MONUMENTATION. PROVIDE ENHANCED ENTRYWAY DESIGN WHERE ENTRY STREETS INTERSECT ARTERIALS OR MAJOR COLLECTORS. SUCH GATEWAY FEATURES PROVIDE A SENSE OF ARRIVAL THROUGH THE USE OF MONUMENT SIGNAGE, SPECIAL LANDSCAPING, SPECIALTY PAVEMENT, ENHANCED WALL DETAILS, ARCHITECTURAL TOWER OR ARCH FEATURES AND/OR WATER FEATURES.***
- b. ***IDENTITY AND AMENITY FEATURES. OPEN SPACE, RECREATIONAL AMENITIES, AND COMMUNITY FEATURES SHALL BE THOUGHTFULLY DESIGNED AND***

**SITED AS TO CREATE A SENSE OF PLACE AND FOSTER A SENSE OF COMMUNITY.**

- c. ***ARCHITECTURAL VARIATION.*** WHERE ADJACENT TO EXISTING MULTIPLE RESIDENCE DWELLINGS, UNIQUE MASSING AND ARCHITECTURAL DESIGN SHALL BE PROVIDED TO AVOID THE APPEARANCE OF LARGE CONTIGUOUS DEVELOPMENTS.

**2. *MASSING AND SCALE.***

- a. ***Architectural Articulation.*** Long facades shall be broken up into smaller modules. This requirement **SHALL** be met by using **TWO (2)** or more of the following methods.
- i. ***Facade Articulation.*** All street-facing facades have at least one (1) horizontal or vertical projection or recess of at least four (4) feet in depth, or two (2) projections or recesses of at least 2.5 feet in depth, for every 25 horizontal feet of wall. If located on a building with two (2) or more stories, the articulated elements must be greater than one (1) story in height and may be grouped rather than evenly spaced in 25-foot modules so long as the total amount of articulation meets or exceeds that which would be required if no grouping occurred. Building entrances and front porches and projections into required yards such as stoops, bays, overhangs, fireplaces, and trellises count towards this requirement.
- ii. ***Variable Roof Form.*** Variable roof forms are incorporated into the building design, and no more than two (2) side-by-side units may be covered by one (1) unarticulated roof. Articulations may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets.
- iii. ***Facade Detailing and Materials.*** All visible building façades incorporate details, such as window trim, window recesses, cornices, changes in materials or other design elements, in an integrated composition. Each side of a building that is visible from a public right-of-way, parking lot, or common open space shall be designed with a complementary level of detailing and quality of materials.

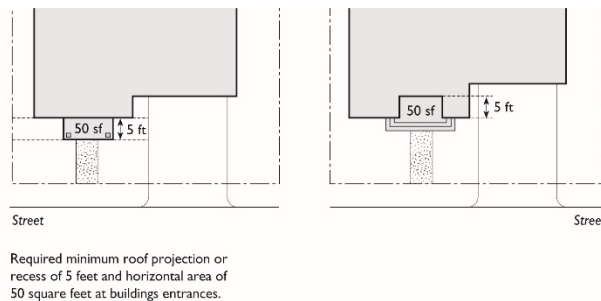
- iv. *Use of Balconies, Bay Windows, and Other Such Projections or Recesses.* The building incorporates balconies, bay windows, entry porches or other projections and recesses in a pattern that creates architectural interest across approximately 30 percent of the length per floor of the façade or an alternative approved by the Planning Director. **IN APPROVING SUCH AN ALTERNATIVE DESIGN, THE PLANNING DIRECTOR SHALL FIND THE ALTERNATIVE TO CONSIST OF A SUPERIOR DESIGN THAT THOSE REQUIRED BY THE ZONING ORDINANCE.**
- v. *Encroachments.* To facilitate the use of architectural features, building projections may extend into required yards, subject to the following standards:
  - (1) Entry porches, balconies and patios may encroach no more than an additional ten (10) feet into required street side setbacks of 20 feet or greater in depth (measured from property line to building).
  - (2) No projection may extend into a public utility easement or closer than **TWO (2)** feet to an interior lot line.
  - (3) Awnings, eaves, overhangs, or basement window wells may encroach up to **THREE (3)** feet into any required yard.
  - (4) Vestibules, bay windows, nooks, chimneys, or similar wall projections with or without footings may encroach not more than **THREE (3)** feet into any required front or rear yard and not more than **TWO (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) Staircases may encroach up to **THREE (3)** feet into any required front yard, and up to **TEN (10)** feet into any required rear yard.

### 3. *Building Entrances.*

- a. *Dwelling Unit Access.* Exterior entrances to units shall be in the form of individual or shared entrances at the ground floor of the building. Unit

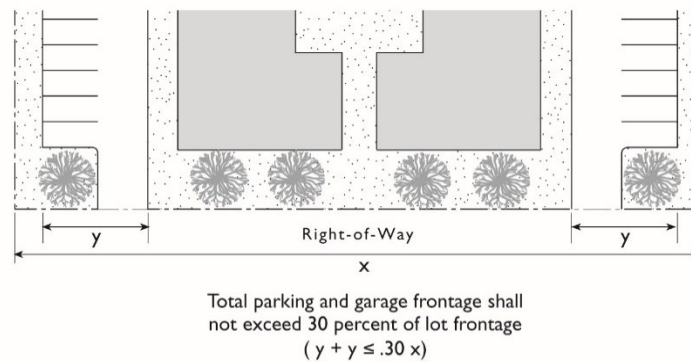
entrances located above the ground floor are also permitted; **HOWEVER**, access corridor located above the ground floor **ARE DISCOURAGED FROM PROVIDING** access to more than four (4) units **PER FLOOR**.

- 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-residence housing is located on four (4) or six (6) lane streets carrying high traffic volumes. In such cases, the project may be oriented around courtyards **OR CIVIC SPACES**.
- c. **Projection or Recess.** Building entrances and individual exterior unit entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and minimum horizontal area of 50 square feet. Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry, may be reviewed and approved through the Design Review process.



**FIGURE 11-5-5.D.3.eB(1): BUILDING ENTRANCE PROJECTION OR RECESS**

- d. *Rental Office Location.* The rental office location and orientation shall be accessible by a defined pedestrian path from the public street.
- 4. *ACCESS, CIRCULATION AND PARKING.* THE PARKING AND CIRCULATION SYSTEM WITHIN EACH DEVELOPMENT SHALL ACCOMMODATE THE MOVEMENT OF VEHICLES, BICYCLES, PEDESTRIANS AND TRANSIT, THROUGHOUT THE PROPOSED DEVELOPMENT AND TO AND FROM SURROUNDING AREAS, SAFELY AND CONVENIENTLY, AND SHALL CONTRIBUTE TO THE ATTRACTIVENESS OF THE DEVELOPMENT.
  - a. *DIRECTNESS AND CONTINUITY.* WALKWAYS WITHIN THE SITE SHALL BE LOCATED AND ALIGNED TO PROVIDE CONTINUOUS CONNECTION BETWEEN BUILDINGS, AND VARIOUS SITE AMENITIES SUCH AS PLAY AREAS, CLUB HOUSES, POOLS, MAILBOXES, ETC. WALKWAYS SHALL NOT BE LOCATED AND ALIGNED SOLELY BASED ON THE OUTLINE OF A PARKING LOT CONFIGURATION THAT DOES NOT PROVIDE SUCH DIRECT PEDESTRIAN ACCESS.
  - b. *OFF-SITE ACCESS.* PEDESTRIAN AND BICYCLE CIRCULATION SYSTEM MUST BE DESIGNED TO PROVIDE, OR ALLOW FOR, DIRECT CONNECTIONS TO TRAILS, PARKS, SCHOOLS, TRANSIT STOPS OR OTHER PUBLIC AMENITIES ADJACENT TO THE DEVELOPMENT. DRIVE AISLES LEADING TO MAIN ENTRANCES SHALL HAVE WALKWAYS ON BOTH SIDES OF THE DRIVE AISLE.
  - c. *LOCATION OF PARKING AREAS.* PARKING AREAS SHALL PRIMARILY BE LOCATED TO THE SIDE OR REAR OF BUILDINGS WITH THE EXCEPTION OF VISITOR PARKING, WHICH MAY BE LOCATED BETWEEN A BUILDING AND THE ADJACENT STREET. The total frontage of parking areas visible from the street, including open parking, carports, and garages, but excluding underground parking and parking located behind buildings, shall not exceed 30 percent of the lot frontage.



**Figure 11-5-5.4.1B(2): Parking and Garage Frontage Limitation**

- d. **PARKING AREA SCALE. LARGE SURFACE PARKING LOTS SHALL BE VISUALLY AND FUNCTIONALLY SEGMENTED INTO SEVERAL SMALLER LOTS PROVIDING RESIDENTS WITH SHORT AND DIRECT ACCESS TO DWELLING UNITS. PARKING LOT CLUSTERS CAN BE SEPARATED BY ELEMENTS SUCH AS, LANDSCAPING, PEDESTRIAN CONNECTIONS, BUILDING PLACEMENT, CROSS AISLES, AND COMMON OPEN SPACE.**
- e. **GUEST PARKING. GUEST PARKING SPACES SHALL BE DISTRIBUTED PROPORTIONALLY TO THE DWELLING UNIT LOCATIONS THAT THEY ARE INTENDED TO SERVE.**
- f. **ATTACHED GARAGES.**
  - i. In **ONE (1)** story buildings that include livable floor area, walls containing garage doors shall be set back a minimum of **THREE (3)** feet from the front façade of the building.
  - ii. In multi-story buildings that include livable floor area, garage doors located below upper-story living space shall be recessed at least **THREE (3)** feet from the upper story façade.
  - iii. When multiple garage doors are located within **ONE (1)** building, the maximum number of garage doors adjacent to one another shall be limited to **THREE (3)**, unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature.



- g. **DETACHED GARAGES.** PERIMETER GARAGES THAT FACE PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY SHALL BE DESIGNED TO PROVIDE INTEREST AND AVOID LONG BLANK WALLS THROUGH ARTICULATION IN HORIZONTAL WALL PLANE AND ROOF LINE, DETAILING AROUND DOORS, MIX OF MATERIALS, WINDOWS OR OTHER FENESTRATION.

5. **MATERIALS.**

- a. **REQUIRED PRIMARY EXTERIOR BUILDING MATERIALS** SHALL BE BRICK, STONE, INTEGRALLY TINTED AND TEXTURED MASONRY BLOCK, PRECAST CONCRETE, WOOD, NATURAL AND SYNTHETIC STONE, STUCCO AND SYNTHETIC STUCCO, AND GLAZING. A MINIMUM OF SEVENTY-FIVE PERCENT (75%) OF ALL EXTERIOR BUILDING WALLS SHALL BE COVERED WITH REQUIRED PRIMARY BUILDING MATERIALS OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR OR DESIGNEE. METAL SHALL NOT BE USED AS A PRIMARY EXTERIOR BUILDING MATERIAL
- b. **BUILDINGS MUST CONTAIN AT LEAST TWO (2) KINDS OF PRIMARY EXTERIOR MATERIALS** DISTINCTIVELY DIFFERENT IN TEXTURE OR MASONRY PATTERN, WITH EACH OF THE REQUIRED MATERIALS COVERING AT LEAST TWENTY-FIVE PERCENT (25%) OF THE EXTERIOR WALLS OF THE BUILDING.
- c. **ARCHITECTURAL METALS, SUCH AS BRONZE, BRASS, COPPER AND WROUGHT IRON, MAY BE USED ON THE PRIMARY FACADE OF ANY BUILDING BUT MAY NOT EXCEED TWENTY FIVE PERCENT (25%) OF THE AREA OF THE PRIMARY FACADE. OTHER MATERIALS MAY BE EVALUATED FOR USE AS PRIMARY OR ACCENT MATERIALS BY THE PLANNING DIRECTOR OR DESIGNEE TO DETERMINE WHETHER THE PROPOSED MATERIALS ARE EQUAL OR SUPERIOR TO THE REQUIRED PRIMARY BUILDING MATERIALS AND PERMISSIBLE FOR USE.**

6. **ALTERNATIVE COMPLIANCE.** SITE PLANNING AND DESIGN STANDARDS ARE NOT INTENDED TO LIMIT CREATIVE SOLUTIONS. CONDITIONS MAY EXIST WHERE STRICT COMPLIANCE TO SITE PLANNING AND DESIGN STANDARDS OF THIS CHAPTER ARE IMPRACTICAL OR IMPOSSIBLE, OR WHERE MAXIMUM ACHIEVEMENT CAN ONLY BE OBTAINED THROUGH ALTERNATIVE COMPLIANCE. ALTERNATIVE COMPLIANCE DOES NOT MODIFY OR REDUCE REQUIREMENTS OF THE BUILDING CODE OR ANY OTHER CHAPTERS OR SECTIONS OF THE ZONING CODE. ALTERNATIVE COMPLIANCE ALLOWS DEVELOPMENT TO SATISFY THE SITE PLANNING AND DESIGN STANDARDS IN THIS CHAPTER BY PROVIDING COMPARABLE STANDARDS IN A CREATIVE WAY.
  - a. REQUESTS FOR ALTERNATIVE COMPLIANCE MAY BE ACCEPTED FOR ANY APPLICATION TO WHICH SITE PLANNING AND DESIGN STANDARDS APPLY. A WRITTEN REQUEST MUST BE PROVIDED IN CONJUNCTION WITH THE APPLICABLE LAND USE APPLICATION DESCRIBING HOW THE PROPOSED ALTERNATIVE MEETS THE CRITERIA BELOW.
  - b. THE APPROVING BODY SHALL FIND THAT THE REQUEST MEETS ONE (1) OR MORE OF THE FOLLOWING CRITERIA:
    - i. TOPOGRAPHY, SOIL, VEGETATION OR OTHER SITE CONDITIONS ARE SUCH THAT FULL COMPLIANCE IS IMPOSSIBLE OR IMPRACTICAL; OR IMPROVED ENVIRONMENTAL QUALITY WOULD RESULT FROM ALTERNATIVE COMPLIANCE.
    - ii. SPACE LIMITATIONS, UNUSUALLY SHAPED LOTS AND PREVAILING PRACTICES IN THE SURROUNDING NEIGHBORHOOD, MAY JUSTIFY ALTERNATIVE COMPLIANCE FOR BYPASSED PARCELS AND FOR IMPROVEMENTS AND REDEVELOPMENT IN OLDER NEIGHBORHOODS.
    - iii. SAFETY CONSIDERATIONS MAKE ALTERNATIVE COMPLIANCE NECESSARY.

- iv. **THE PROPOSED ALTERNATIVE IS AESTHETICALLY MORE COMPLEMENTARY TO THE SITE, BETTER FITS INTO THE CONTEXT OF THE AREA, IMPROVES THE OVERALL ARCHITECTURAL APPEAL OF THE AREA AND/OR MEETS OR EXCEEDS THE DESIGN OBJECTIVES AS DESCRIBED IN THE CITY'S GENERAL PLAN.**

- 6. ~~**Standards for Required Open Space.**~~ Design Objective: Provide residents with both private and public outdoor space that may be used for social, recreational, aesthetic and economic purposes:

~~Open space required by Tables 11-5-5 and 11-6-3(B) shall comply with the following standards:~~

- a. ~~**Proportion of Private and Common Open Space.**~~ Open space may be provided in any combination of private and common open space, as long as studio and 1 bedroom units have at least sixty square feet of private open space, 2 bedroom units have at least one hundred square feet of private open space and 3 bedroom or more have at least one hundred and twenty square feet of private open space.
- b. ~~**Surfacing.**~~ Surfaces provided for outdoor activities shall allow convenient use for outdoor activities. Such surface may be any combination of lawn, garden, brick, flagstone, wood planking, concrete, or other serviceable, dust free surface.
- c. ~~**Slope.**~~ The slope of required open space areas shall not exceed ten percent.
- d. ~~**Exclusive Dedication.**~~ Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space.
- e. ~~**Additional Standards for Private Open Space.**~~
  - iii. ~~**Accessibility and Location.**~~ Private open space shall be accessible to only one living unit by a doorway to a habitable room or hallway. Multiple spaces may be provided for individual living units to meet the aggregate open space listed in C.1, above, provided at least 1 private open space meets the minimum dimensions below:

~~iv. *Minimum Dimensions.* Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than 10 feet. Above-ground private open space (e.g., balconies) shall be a minimum of 60 square feet, and shall not be less than 8 feet wide or less than 6 feet deep.~~

~~v. *Openness.* Open space shall be at least 50 percent covered and shall have at least one (1) exterior side that is open and unobstructed between 3 and 8 feet above its floor level.~~

~~f. *Additional Standards for Common Open Space.*~~

~~i. *Accessibility.* Common open space shall be easily accessible to all dwelling units that it is intended to serve.~~

~~ii. *Location.* Common open space shall be located within the same development as the units served. It may not be located within the required front or street-facing side setback. Up to 20 percent of common open space may be located on the roof of a building. In districts with a U-designator, up to 67 percent common open space may be on roof.~~

~~iii. *Minimum Dimensions.* Common open space shall have no dimension less than 15 feet.~~

~~vi. *Openness.* Common open space shall be unroofed and unobstructed, except for facilities that enhance its usability, such as ramadas or playground shade structures, and except that up to 25 percent of ground-level common open space may be covered by a balcony projecting from a higher story.~~

~~vii. *Amenities.* Common open space must be designed and provide sufficient amenities (e.g. seating, recreation facilities, ramadas, shade, etc.) to encourage or invite one or more uses by the residents of the development.~~

3. ~~**Site Layout and Building Form Standards.**~~

~~a. *Parking and Garage Frontage Limitation.* Design Objective: From the street, parking and garages should be less visible than building entrances and common open space. De-emphasize automobile-related facilities without creating inconvenient connections between parking and residential units.~~

The total frontage of parking areas visible from the street, including open parking, carports, and garages, but excluding underground parking and parking located behind buildings, shall not exceed 30 percent of the lot frontage.

**Figure 11-5-5.d.1: Parking and Garage Frontage Limitation**

- b. ~~**Garage Doors.**~~ Design Objective: Focus attention on building entrances, common open space and building facades. ~~De-emphasize automobile-related facilities without creating inconvenient connections between parking and residential units.~~
  - i. ~~In one-story buildings that include livable floor area, walls containing garage doors shall be set back a minimum of 3 feet from the front façade of the building.~~
  - ii. ~~In multi-story buildings that include livable floor area, garage doors located below upper-story living space shall be recessed at least 3 feet from the upper story façade.~~
  - iii. ~~When multiple garage doors are located within one building, the maximum number of garage doors adjacent to one another shall be limited to 3, unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature.~~
  - iv. ~~Freestanding garages not part of the residential structures, if used, shall be designed to provide interest and articulation to the design by changes in plane, detailing around doors, and breaking up the massing of the rear of the buildings, if visible.~~
- c. ~~**Building Entrances:**~~
  - i. ~~**Dwelling Unit Access.**~~ Exterior entrances to units shall be in the form of individual or shared entrances at the ground floor of the building. Unit entrances located above the ground floor are also permitted; however, no exterior access corridor located above the ground floor may provide access to more than 4 units.
  - ii. ~~**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 housing is located on 4 or 6-lane streets carrying high traffic volumes. In such cases, the project may be oriented around courtyards.

- ~~iii. *Projection or Recess.* Building entrances and individual exterior unit entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least 5 feet and minimum horizontal area of 50 square feet. Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry, may be reviewed and approved through the design review process.~~

**~~FIGURE 11-5 5.D.3.c: BUILDING ENTRANCE PROJECTION OR RECESS~~**

- ~~iv. *Rental Office Location.* The rental office location and orientation shall be accessible by a defined pedestrian path from the public street.~~
- ~~d. ***Architectural Articulation.*** In order to grant Site Plan or [Design Review](#) approval, the approval authority shall find that multiple residence buildings include adequate design features to create visual variety and interest to avoid a large-scale and bulky appearance. Long facades shall be broken up into smaller modules. This requirement can be met by using 2 or more of the following methods:~~
  - ~~i. *Façade Articulation.* All street-facing facades have at least 1 horizontal or vertical projection or recess of at least 4 feet in depth, or 2 projections or recesses of at least 2.5 feet in depth, for every 25 horizontal feet of wall. If located on a building with 2 or more stories, the articulated elements must be greater than one (1) story in height and may be grouped rather than evenly spaced in 25-foot modules so long as the total amount of articulation meets or exceeds that which would be required if no grouping occurred. Building entrances and front porches and projections into required yards such as stoops, bays, overhangs, fireplaces, and trellises count towards this requirement.~~
  - ~~ii. *Variable Roof Form.* Variable roof forms are incorporated into the building design, and no more than 2 side-by-side units may be covered by one (1) unarticulated roof. Articulations may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets.~~
  - ~~iii. *Façade Detailing and Materials.* All visible building façades incorporate details, such as window trim, window recesses, cornices, changes in materials or other design elements, in an integrated composition. Each side of a building that is visible from a public right-of-way, parking lot, or common open space shall be designed with a complementary level of detailing and quality of materials.~~

- ~~iv. *Use of Balconies, Bay Windows, and Other Such Projections or Recesses.* The building incorporates balconies, bay windows, entry porches or other projections and recesses in a pattern that creates architectural interest across approximately 30% of the length per floor of the façade or an alternative approved by the Planning Director. To facilitate the use of such architectural features, entry porches, balconies and patios may encroach no more than an additional 10 feet into required street side setbacks of 20 feet or greater in depth (measured from property line to building).~~

#### 11-5-6: Additional Standards for RM Districts with Urban Community Character Designator (-U) [Return to Page 1](#)

The regulations of this section apply to the RM-3U, RM-4U, and RM-5 districts in order to support pedestrian-oriented development. Design Objective: Create an attractive, comfortable, safe urban environment defined by building fronts, streets and the community space in between.

- A. **Building Entrance.** Design Objective: The main access into the development should be readily visible from the street and engage the street to help create an active street life.

The main entry into a multiple residence building shall be designed with a direct connection with the adjacent public street either by being immediately adjacent to the street or through a courtyard that directly connects to the street. The entry into individual units not in a multi-residence structure shall be through small individual courtyards, or by the first floor of the structure being raised a half story above street level.

- B. **Location of Parking Areas.** Design Objective: Minimize the distance from the entrance features to the street and provide convenient access for alternative transportation modes.

Parking areas shall only be located to the side or rear of buildings and shall not be located between a building and the adjacent street. On corner lots, the requirements of this subsection apply to the frontage on the street with the highest functional classification. If a site fronts **TWO (2)** public streets of equal classification in the [Mesa General Plan \(Figure 3-1, Functional Classification, in the Transportation Element\)](#), the applicant shall meet the requirement on both streets.

- C. **Maximum Building Setbacks.** Design Objective: To align buildings in a predictable manner that creates a street wall, minimizes the walking distance to the building from the street, and yet provides opportunities for environmentally comfortable public interactive spaces, such as plazas and courtyards, to be designed and placed between the building and the right of way in a manner considered to be traditional for urban contexts.

The street-facing facades of buildings must be located no farther from street-facing property lines than the maximum setback distance specified in [Table 11-5-5](#). The following additional provisions apply.

- a. ***Corner Properties.*** Where a property fronts on **TWO (2)** or more streets, the building shall be placed no farther than the maximum setback on **TWO (2)** sides for at least 30 feet on each side. This standard shall be met along the frontage of the streets with the highest functional classification in the Mesa General Plan ([Figure 3-1, Functional Classification, in the Transportation Element](#)). If streets adjacent to the property have the same functional classification, the developer shall choose which frontages for which the standard applies.
  - b. ***Sites with More than One Building.*** Where multiple buildings are placed on one (1) site, the ground level of a building or buildings shall be placed no further back than the maximum setback for a minimum of 65 percent of the width of the lot.
  - c. ***Building Additions.*** For any addition to a building that increases the width of a street-facing façade, 100 percent of the addition must be located on or within the maximum setback until the requirement of C.2, above, is met for the entire building.
  - d. ***Exceptions to Maximum Setback Requirements.*** The following exceptions to the maximum setback requirement are permitted:
    - i. ***Articulated Building Street Face.*** Where a portion of the building is placed back from the maximum setback to provide an entry or other feature creating variation in the facade, the total area of the space created by the setback must be less than the area of one (1) square foot per linear foot of building frontage.
    - ii. ***Outdoor Eating Areas.*** Where an outdoor eating area will be installed on the street frontage, that portion of the building adjacent to the eating area may be set back up to 12 feet farther than the maximum setback line, if at least 40 percent of the building facade is no farther than the maximum setback.
    - iii. ***Residential Uses.*** For buildings or portions of buildings that are in residential use, open porches located at or within the maximum setback shall count toward meeting the build-to requirement if such porches are at least 10 feet wide and **SIX (6)** feet deep.
4. ~~**Standards for Parking Garages.** The exterior elevations of any multi-level parking structure must be screened or concealed by at least one (1) of the following methods:~~
- a. ~~***Ground-Floor Commercial.*** The garage's ground-level street frontage (except for driveways and pedestrian entrances) shall be improved with Retail Sales, Food~~



~~and Beverage Sales, Eating and Drinking Establishments, Personal Services, or similar pedestrian-oriented permitted uses.~~

- ~~b. **Setback and Landscaping.** A parking structure that does not incorporate ground-floor retail or other commercial use must provide a densely planted landscaped yard that is a minimum of 10 feet in depth, or the required setback for the district in which it is located, whichever is greater such that the landscaping provides a full screen of the first floor façade of the parking structure.~~

- E. **Fences, Walls, and Screening.** Design Objective: When using the -U designator, the goal is to create lively, pedestrian oriented, mixed-use environments. Therefore, fences, walls, and screening should only be used ~~where necessary~~ **WHEN REQUIRED** to provide a separation from a less intense use or to screen service areas or parking.

Fences, walls, and screening as required by this Ordinance shall be provided ~~where necessary~~ to screen service areas, trash receptacles, and similar uses. Fences and walls may be required to provide a separation from less intense uses, but shall be discouraged in other situations.

#### 11-5-7: **Supplemental Standards Applicable to All Residential Districts** **RESERVED**

The following supplemental standards apply to all residential districts, except as specified:

1. ~~**Building Projections into Required Yards.** Building projections may extend into required yards, subject to the following standards:~~
  - ~~a. No projection may extend closer than 2 feet to an interior lot line or into a public utility easement.~~
  - ~~b. 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.~~
  - ~~c. Awnings, eaves, overhangs, or basement window wells may encroach up to 3 feet into any required yard.~~
  - ~~d. 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.~~
  - ~~e. Staircases may encroach up to 3 feet into any required front yard, and up to 10 feet into any required rear yard.~~

**FIGURE 11-5-7.A: BUILDING PROJECTIONS**

- ~~f. 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.~~
- ~~g. In RS districts only, enclosed 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.~~
- 2. **Factory-Built Buildings.** Factory-built buildings designed, manufactured and approved for residential purposes as dwelling units and attached to permanent foundations are permitted in all residential districts, if such buildings are installed in conformance with all applicable provisions of the Mesa City Code including applicable development standards.
- 3. **Fences and Freestanding Walls.** All fences and freestanding walls shall meet the standards of Section 11-30-4, Fences and Freestanding Walls and Section 11-30-14, Visibility at Intersections. The following standards shall also be used to provide for corral fences for the keeping of livestock:

**FIGURE 11-5-7.D: FENCES**

- ~~a. **Corral Fences.** Corral fences, as defined in Chapter 4, may be used for the keeping of livestock and similar large animals in the required front yard, subject to the requirements specified in Mesa City Code Title 8, Article 4 (IV). Corral fences are permitted in the AG, RS-90, and RS-43 Districts on the property line or within any yard, if they conform to the following standards:~~
  - ~~i. **Material.** Corral fences shall be constructed of masonry, wrought iron, pipe rail, or similar material, but shall not be of solid construction or made of metal wire, such as chain link or barbed wire, and;~~
  - ~~ii. **Transparency.** Shall maintain a minimum transparency of 66 percent of the exterior surface of the fence to keep visibility into the property and allow the transfer of light and air; and;~~
  - ~~iii. **Maximum Height.** Corral fences shall not exceed 6 feet in height.~~
- 4. **Limitation on Paving of Street-Facing Yards.** No more than 50 percent of any required front or street-facing side yard may be covered with a paved surface.

5. ~~**Screening of Mechanical, Electrical, and Utility Equipment.**~~ Air conditioners, heaters, utility equipment and meters or other equipment shall be located at the side or rear of dwellings, not on street-facing facades, or shall be completely screened from view of any public street.
6. ~~**Trash Storage and Screening.**~~
  - a. ~~Fencing, landscaping, or other type of view-obscuring structure shall be provided for and maintained to screen any trashcans or other refuse containers from view from public rights-of-way.~~
  - b. ~~Pedestrian Access to Trash Container Storage: Pedestrian Access to the trash container storage area shall be provided.~~
    - i. ~~For all Single Residences and Multiple Residence Uses with individual unit trash pick-up service. Access shall maintain a minimum width that allows easy passage of City standard trash receptacles.~~
    - ii. ~~For Multiple Residence, Commercial, or Mixed Uses with Bulk Common Trash Pick-up Service: Pedestrian access shall maintain a minimum width of 3 feet and may be maintained as a separate access point, or in combination with the screening gate for the trash container storage area.~~
  - c. ~~Location for trash container storage shall be shown on plans submitted for zoning and building permits.~~
  - d. ~~Location for trash container storage shall have a smooth solid surface such as concrete or pavers.~~
  - e. ~~Trash receptacles for multiple family dwellings of 10 or more units shall meet the standards of Section 11-30-12, Trash and Refuse Collection Areas.~~
  - f. ~~Design to work in [RSI](#) district.~~

#### 11-5-8: Comprehensive Youth Residence

1. Comprehensive youth residences are allowed in the [RS-90](#) District upon approval of a [Special Use Permit](#), provided all of the following items are present:
  - a. The site contains at least 20 contiguous acres; and
  - b. The facility is licensed by the State of Arizona; and
  - c. The number of beds provided by the facility exceeds 25; and
  4. The facility provides on-site counseling, education and recreation catering specifically to the resident population; and
  5. All applicable setbacks and building height requirements for the [R1-90](#) District are

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maintained.

2. In addition to the mandatory items listed above, such facilities may include, but are not required to have, such uses as on-site retail stores, offices, indoor or outdoor recreation (including equestrian) facilities, and detached staff residences, all of which directly relate both to the support and to the operation of the facility, and are clearly considered as an accessory use to the primary activity. If provided, accessory retail and accessory office uses, in aggregate for both uses, shall not exceed 10 percent of the aggregate gross floor area as shown on an approved Comprehensive Site Plan of the entire facility. On-site detached staff residences may consist of manufactured housing.
3. Spaces with utility connections may be provided for Recreational Vehicles (RVs) for use by temporary or seasonal volunteers as temporary quarters, provided:
  - a. No park model RV units are used,
  - b. No space is used for longer than 6 months out of a 12-month calendar year by a individual or family, and
  - c. No RV accessory structures, as defined in Chapter 87, are constructed.

#### **11-5-9: Review of Plans**

Permit and review procedures shall follow the standards established in [Article 7](#), Administration.

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**Revision Key:**

~~Strikethrough~~ = removed text

**ORANGE TEXT = PROPOSED TEXT**

Green Text = moved text

## Chapter 6      Commercial and Mixed Use Districts

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Sections:

11-6-1	<a href="#">Purpose</a>
11-6-2	<a href="#">Land Use Regulations</a>
11-6-3	<a href="#">Development Standards</a>
11-6-4	<a href="#">Special Standards for Districts with – U Community Character Designator</a>
11-6-5	<a href="#">Criteria and Standards for Commercial Centers</a> <b>RESERVED</b>
11-6-6	<a href="#">Review of Plans</a>

### 11-6-1:      Purpose

A.      **General Purposes of Commercial and Mixed-Use Districts.** The purposes of the commercial and [mixed-use districts](#) are to:

1.      Provide for the orderly, well-planned, and balanced growth of commercial areas.
2.      Plan for and allow office and commercial development to expand the variety of goods and services to meet the needs of Mesa residents and those living within Mesa's market area.
3.      Allow mixed-use commercial/residential development, where consistent with the [General Plan](#), to promote less reliance on automobiles for mobility and result in a reduction in vehicle miles traveled.
4.      Establish development standards that improve the visual quality of commercial and mixed-use development and create a unified, distinctive, and attractive character along commercial streets.
5.      Contribute to the pedestrian environment with standards that promote ground-floor visibility, orientation of buildings to the street, shaded connectivity,

opportunities for community interaction, and pedestrian access across parking lots and between commercial centers and adjacent land uses.

6. Integrate new development into existing or planned context, as appropriate, address transitions, and provide appropriate buffers between commercial and residential uses.
7. Encourage improvements, such as architectural features and landscaping to mitigate air and storm water pollution, and reduce the effects of the urban heat island.
8. Encourage commercial and mixed-use developments to include improvements, such as landscaping, to mitigate air and storm water pollution, to provide shade to reduce the effects of the urban heat island, and to consider solar orientation to take full advantage of sun angles and reduce potential energy consumption.

**B. Specific Purposes of Each District.**

1. [NC Neighborhood Commercial](#). To provide areas for locally oriented retail and service uses that serve the surrounding residential trade area within a 1/2 to 2-mile radius. Typical uses include, but are not limited to retail stores, grocery-store-anchored shopping centers, drug stores, restaurants and cafes, gas stations, and convenience stores. Other compatible uses include small-scale medical and professional offices, personal services, as well as public and semi-public uses. Large-format retail stores **COMMERCIAL DEVELOPMENT BUILDINGS** are not appropriate in the Neighborhood Commercial District according to the [Mesa General Plan](#).
2. [LC Limited Commercial](#). To provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one- to ten-mile radius. Typical uses include, but are not limited to, grocery store and additional large-format **LARGE COMMERCIAL DEVELOPMENT** stores anchored tenant shopping centers with additional drug stores, fast-food restaurants, hardware and building supply stores, gas stations with convenience stores, and restaurants and cafes. Other typical uses include, but are not limited to, those anchors and large-format retail stores that are typically located within a regional mall, retail outlet, or power center. Other compatible uses include medical and professional offices, as well as public and semi-public uses.
3. [GC General Commercial](#). To provide indoor retail, limited outdoor display and related service-oriented businesses that serve a large surrounding residential trade area within a 4- to 5-mile radius. This district includes several automobile-

oriented uses and similar support services related to automobiles, welding, and light assembly and fabrication related to an on-site commercial use. Other supportive uses may include, but are not limited to commercial lodging, automotive, restaurant, and movie uses, as well as office uses and public-and semi-public uses.

4. [OC Office Commercial](#). To provide areas for small-scale medical and professional offices intended to serve the community and remain compatible with adjacent residential areas.
5. [MX Mixed Use](#). To provide areas for a variety of purposes including employment centers, retail and service commercial uses, medical and professional offices, and residential uses at densities of 15 to 25 units per acre. Residential densities in excess of 25 dwelling units per acre may be appropriate in selected locations.

## 11-6-2: Land Use Regulations

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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.

<b>Table 11-6-2: Commercial Districts</b>						
<b>Proposed Use</b>	<a href="#"><u>NC</u></a> (C-1)	<a href="#"><u>LC</u></a> (C-2)	<a href="#"><u>GC</u></a> (C-3)	<a href="#"><u>OC</u></a> (O-S)	<a href="#"><u>MX</u></a>	<b>Additional Use Regulations</b>
<b>Residential Use Classifications</b>						
<a href="#"><u>Single Residence -Attached</u></a>	<a href="#"><u>CUP</u></a> _(1, 19, 20)	CUP (1, 19, 20)	CUP (1, 19, 20)	CUP (1, 19, 20)	CUP (16,19, 22)	<a href="#">Section 11-31-31, Residential Uses in Commercial Districts</a>
<a href="#"><u>Multiple Residence</u></a>	CUP/P (1, 21, 22)	CUP/P (1, 21, 22)	CUP/P (1, 21, 22)	--	P (21, 22)	

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<b>Table 11-6-2: Commercial Districts</b>						
<b>Proposed Use</b>	<b><u>NC</u> (C-1)</b>	<b><u>LC</u> (C-2)</b>	<b><u>GC</u> (C-3)</b>	<b><u>OC</u> (O-S)</b>	<b><u>MX</u></b>	<b>Additional Use Regulations</b>
<a href="#"><u>Assisted Living</u></a>	<a href="#"><u>SUP</u> (19, 22)</a>	SUP (19, 22)	--	SUP (19, 22)	--	
<a href="#"><u>Group Residential</u></a>						
<a href="#"><u>Correctional Transitional Housing Facility</u></a>	--	--	CUP (19,22)	--	--	<a href="#"><u>Sec 11-31-12, Correctional Transitional Housing Facilities</u></a>
<a href="#"><u>Group Home for the Handicapped</u> (up to 10 residents)</a>	--	--	--	--	P (19,22)	<a href="#"><u>Section 11-31-14, Group Homes for the Handicapped</u></a>
<a href="#"><u>Group Home for the Handicapped</u> (greater than 10 residents)</a>	SUP (19, 22)	--	--	SUP (19,22)	SUP (21,22)	
<a href="#"><u>Group Housing</u></a>	P (19,22)	P (19,22)	P (19,22)	--	P (21,22)	
<a href="#"><u>Home Occupations</u></a>	P(23)	P(23)	P(23)	P(23)	P(23)	<a href="#"><u>Section 11-31-33, Home Occupations;</u></a>
<b>Public and Semi-Public Use Classifications</b>						
<a href="#"><u>Clubs and Lodges</u></a>	P (19)	P	P (19)	--	P (22)	
<a href="#"><u>Colleges and Trade Schools, Public or Private</u></a>						
<a href="#"><u>Colleges and Universities</u></a>	--	P (19,20)	P (19,20)	--	P (19,22)	
<a href="#"><u>Commercial Trade Schools</u></a>	--	P (19,20)	P (19,20)	--	P (19,22)	
<a href="#"><u>Industrial Trade Schools</u></a>	--	--	P(4,19,20)	--	--	
<a href="#"><u>Community Center</u></a>	P	P	P	--	P	
<a href="#"><u>Community Gardens</u></a>	P	P	P	P	P	<a href="#"><u>Section 11-31-10, Community Gardens</u></a>
<a href="#"><u>Cultural Institutions</u></a>	P (19)	P (19)	P (19)	P (19)	P (21)	
<a href="#"><u>Day Care Centers</u></a>	P (19,20)	P (19,20)	P (19,20)	P (19,20)	P (19,22)	
<a href="#"><u>Government Offices</u></a>	P(2)	P	P	P	P(2)	
<a href="#"><u>Hospitals and Clinics</u></a>						
<a href="#"><u>Clinics</u></a>	P (3, 19, 20)	P (3, 19, 20)	P (3, 19, 20)	--	P (19, 22)	<a href="#"><u>Section 11-31-15, Hospitals and Clinics</u></a>
<a href="#"><u>Hospitals</u></a>	P (19, 20)	P (19, 20)	P (19, 20)	--	--	
<a href="#"><u>Nursing and Convalescent Homes</u></a>	P (19, 20)	P (19, 20)	P (19, 20)	P (19, 20)	--	



<b>Table 11-6-2: Commercial Districts</b>						
<b>Proposed Use</b>	<b><u>NC</u> (C-1)</b>	<b><u>LC</u> (C-2)</b>	<b><u>GC</u> (C-3)</b>	<b><u>OC</u> (O-S)</b>	<b><u>MX</u></b>	<b>Additional Use Regulations</b>
<a href="#">Parks and Recreation Facilities, Public</a>	P	P	P	P	P	
<a href="#">Places of Worship</a>	P (19)	P (19)	P (19)	P (19)	P (19)	<a href="#">Section 11-31-22, Places of Worship</a>
<a href="#">Public Safety Facilities</a>	P	P	P	P	P	
<a href="#">Schools, Public or Private</a>	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	<a href="#">Section 11-31-24, Schools</a>
<a href="#">Social Service Facilities</a>	CUP	CUP	CUP	--	--	<a href="#">Section 11-31-26, Social Service Facilities</a>
<b>Commercial Use Classifications</b>						
<b><u>Animal Sales and Services</u></b>						
<a href="#">Small Animal Day Care</a>	SUP(4)	SUP(4)	P(4)	--	SUP(4,7)	
<a href="#">Kennels</a>	SUP(4)	SUP(4)	P(4)	--	--	
<a href="#">Pet Stores</a>	P(4)	P(4)	P(4)	--	SUP(4,7)	
<a href="#">Veterinary Services</a>	P(4)	P(4)	P(4)	P(4)	P(4,7)	
<a href="#">Artists' Studios</a>	P	P	P	P	P	
<b><u>Automobile/Vehicle Sales and Services</u></b>						
<a href="#">Accessory Automobile Rentals</a>	--	SUP	P	--	SUP	
<a href="#">Automobile Rentals</a>	--	SUP	P	--	--	<a href="#">Section 11-31-5, Automobile Rentals; Automobile/ Vehicle Sales and Leasing</a>
<a href="#">Automobile/Vehicle Sales and Leasing</a>	--	--	P	--	--	
<a href="#">Automobile/Vehicle Repair, Major</a>	--	--	P	--	--	<a href="#">Section 11-31-6, Automobile/ Vehicle Repair, Major and Minor</a>
<a href="#">Automobile/Vehicle Service and Repair, Minor</a>	--	P	P	--	--	
<a href="#">Automobile/Vehicle Washing</a>	SUP	SUP	SUP	--	--	<a href="#">Section 11-31-7, Automobile/ Vehicle Washing</a>
<a href="#">Large Vehicle and Equipment Sales, Services, and Rental</a>	--	--	P	--	--	<a href="#">Section 11-31-5, Automobile Rentals; Automobile/ Vehicle Sales and Leasing</a>
<a href="#">Service Station</a>	SUP	SUP	SUP	--	--	<a href="#">Section 11-31-25, Service Stations</a>
<a href="#">Banks and Financial Institutions</a>	P	P	P	P	P	
<a href="#">With Drive-Thru Facilities</a>	SUP	P	P	SUP	SUP	<a href="#">Section 11-31-18, Drive-thru Facilities</a>
<a href="#">Banquet and Conference Center</a>	P	P	P	P	P	
<a href="#">Building Materials and Services</a>	--	P(11)	P	--	--	<a href="#">Section 11-31-16 if GFA exceeds 25,000 sq ft.</a>
<a href="#">Business Services</a>	P	P	P	P	P	
<a href="#">Commercial Entertainment</a>	--	P	P	--	P	

<b>Table 11-6-2: Commercial Districts</b>						
<b>Proposed Use</b>	<b><u>NC</u></b> (C-1)	<b><u>LC</u></b> (C-2)	<b><u>GC</u></b> (C-3)	<b><u>OC</u></b> (O-S)	<b><u>MX</u></b>	<b>Additional Use Regulations</b>
<b><u>Commercial Recreation</u></b>						
<u>Small-Scale</u>	--	P	P	--	SUP	
<u>Large-Scale</u>	--	SUP	P (19)	--	--	
<b><u>Eating and Drinking Establishments</u></b>						
<u>Bars/Clubs/Lounges</u>	--	P	P	--	P	
<u>Coffee Shops/Cafes</u>	P	P	P	P(5)	P	
<u>Restaurants, Bar and Grill</u>	--	P	P	--	P	
<u>Restaurants, Full Service</u>	P	P	P	--	P	
<u>Restaurants, Limited Service</u>	P	P	P	P(5)	P	
<u>With Drive-Thru Facilities</u>	SUP	P	P	--	SUP	Section 11-31-18, Drive-thru Facilities
<u>With Outdoor Seating Areas</u>	SUP (21, 22)	P (21, 22)	P (21, 22)	SUP (5, 21, 22)	P (21, 22)	<a href="#">Section 11-31-19, Outdoor Eating Areas</a>
<u>With Off-track Betting</u>	--	P (25)	P (25)	--	P (25)	
<u>With Live Entertainment</u>	--	P (4, 26)	P (26)	--	P (4, 26)	
<u>Farmer's Market</u>	TUP/SUP (27)	TUP/SUP (27)	TUP/SUP (27)	--	TUP/SUP (27)	<a href="#">Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets</a>
<b><u>Food and Beverage Sales</u></b>						
<u>Convenience Market</u>	P/SUP(12)	P/SUP(12)	P/SUP(12)	P(5, 13)	P(13)	<a href="#">Section 11-31-11, Convenience Markets</a>
<u>General Market</u>	P(14)	P	P	--	P	Sec 11-31-16 applies if GFA exceeds 25,000 sq ft.
<u>Funeral Parlors and Mortuaries</u>	--	P(18)	P	--	P(18)	
<u>Accessory Crematorium</u>	--	SUP	P	--	--	
<u>Hotels and Motels</u>	--	P	P	--	P	
<u>Large-Format COMMERCIAL DEVELOPMENT</u>	--	P	P	--	CUP(7)	<a href="#">Section 11-31-16, Large-Format Retail COMMERCIAL DEVELOPMENT</a>
<u>Light Fleet-Based Services</u>	--	--	P	--	--	
<u>Live-Work Unit</u>	SUP (19, 20)	SUP (19, 20)	SUP (19, 20)	--	P (7,19, 22)	<a href="#">Section 11-31-17, Live Work Units</a>
<u>Maintenance and Repair Services</u>	P	P	P	--	--	
<u>Non-chartered Financial Institutions</u> (Payday Lenders)	--	CUP(10)	CUP(10)	--	--	
<b><u>Offices</u></b>						
<u>Business and Professional</u>	P	P	P	P(15)	P	
<u>Medical and Dental</u>	P	P	P	P	P	
<u>Parking, Commercial</u>	--	--	P	--	CUP	
<u>Personal Services</u>	P	P	P	P(5)	P	
<u>Plant Nurseries and Garden Centers</u>	--	SUP	P	--	P/SUP (6,7)	

<b>Table 11-6-2: Commercial Districts</b>						
<b>Proposed Use</b>	<b><u>NC</u> (C-1)</b>	<b><u>LC</u> (C-2)</b>	<b><u>GC</u> (C-3)</b>	<b><u>OC</u> (O-S)</b>	<b><u>MX</u></b>	<b>Additional Use Regulations</b>
<b><u>Retail Sales</u></b>						
<u>General</u>	P(8, 9)	P	P	--	P(7)	
<u>Large Format</u>	--	P	P	--	CUP(7)	<a href="#">Section 11-31-16, Large Format Retail</a>
<u>Pawn Shops</u>	CUP(10)	CUP(10)	CUP(10)	--	--	<a href="#">Section 11-31-21, Pawn Shops</a>
<u>Tattoo and Body Piercing Parlors</u>	--	P	P	--	P	
<b><u>Employment Use Classifications</u></b>						
<u>Handicraft/Custom Manufacturing</u>	--	--	P	--	--	
<u>Light Assembly/Cabinetry</u>	--	--	P	--	--	
<u>Research and Development</u>	--	--	P	--	P	
<b><u>Recycling Facilities</u></b>						
<u>Reverse Vending Machine</u>	P	P	P	--	P(7)	<a href="#">Section 11-31-23</a>
<u>Small Indoor Collection Facility</u>	--	SUP	P	--	SUP(7)	<a href="#">Section 11-31-23</a>
<b><u>Warehousing and Storage</u></b>						
<u>Mini-Storage</u>	--	P	P	--	SUP(7)	
<u>Wholesale</u>	--	--	CUP	--	--	
<b><u>Transportation, Communication, and Utilities Use Classifications</u></b>						
<b><u>Communication Facilities</u></b>						
<u>Antenna and Transmission Towers</u>						<a href="#">See Chapter 35</a>
<u>Facilities within Buildings</u>						<a href="#">See Chapter 35</a>
<u>Transportation Passenger Terminals</u>	P	P	P	P	P	
<u>Utilities, Minor</u>	P	P	P	P	P	
<u>Heliports</u>	--	CUP (24)	CUP (24)	--	CUP(24)	
<b><u>Specific Accessory Uses</u></b>						
<u>Caretakers' Residences</u>	SUP	SUP	SUP	SUP	P	
<u>Garden Center</u>	--	SUP	P		SUP (6.7)	
<u>Outdoor entertainment or activities</u>	SUP	SUP	SUP	SUP	SUP	
<u>Outdoor display</u> , not specified by other classifications	--	--	SUP	--	SUP (19)	

Notes:

- 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](#).
- 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 if 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 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.

### 11-6-3: Development Standards

#### A. ZONING DISTRICT STANDARDS.

[Table 11-6-3\(A\)](#) prescribes the development standards for the commercial districts without the additional character designators. [Table 11-6-3\(B\)](#) prescribes the development standards for the commercial and mixed-use districts with the character designators. The “[Additional Standards](#)” column lists additional standards that apply in some or all commercial districts. Section numbers in this column refer to other sections of the [Zoning Ordinance](#), while individual letters refer to subsections that directly follow the table.

<b>Table 11-6-3.A: Development Standards – Commercial Districts</b>					
<i>Standard</i>	<a href="#">NC</a> (C-1)	<a href="#">LC</a> (C-2)	<a href="#">GC</a> (C-3)	<a href="#">OC</a> (O-S)	<i>Additional Standards</i>
<b><u>Lot and Density Standards</u></b>					
Minimum Lot Area (sq ft)	5,000	10,000	5,000	10,000	
Minimum Lot Width (ft)	50	100	50	100	
Minimum Lot Depth (ft)	100	100	100	100	
<b><u>Building Form and Location</u></b>					
Maximum Height (ft)	30	30	30	30	
<b><u>Minimum Setback along Property Lines or Building and Parking Areas (ft)</u></b>					
Front and Street-Facing Side:	Varies by classification of adjacent street: 6-lane arterial: 15 ft. 4-lane arterial: 15 ft. Major/Midsection <a href="#">Collector</a> : 15 ft. Industrial/Commercial Collector: 20 ft. Local Street: 20 ft. Freeways: 30 ft. for buildings; 15 ft. for parking structures				<a href="#">Setbacks shall be landscaped according to Ch.33, Landscaping.</a>
Interior Side and Rear-Adjacent to <a href="#">RS</a> District: 1-story building 2-story building 3-story building	25 50 75	25 50 75	25 50 75	25 50 75	At least 20 feet of such required yard must be landscaped. <del>See <a href="#">11-6-3(F)</a>.</del> <b>SETBACKS SHALL BE LANDSCAPED ACCORDING TO CH.33, LANDSCAPING.</b>
Interior Side and Rear-Adjacent to <a href="#">RM</a> District: 1st <del>S</del> story Each additional story	20 15	20 15	20 15	20 15	At least 15 feet of such required yard must be landscaped. <b>SETBACKS SHALL BE LANDSCAPED ACCORDING TO CH.33, LANDSCAPING.</b>

Interior Side and Rear Adjacent to Non-residential District: ( <del>Each story</del> )	15	15	15	15	At least 15 feet of such required yard must be landscaped. <b><u>SETBACKS SHALL BE LANDSCAPED ACCORDING TO CH.33, LANDSCAPING.</u></b>
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A. Table 11-6-3.A: Development Standards – Commercial Districts					
Standard	<a href="#">NC</a> (C-1)	<a href="#">LC</a> (C-2)	<a href="#">GC</a> (C-3)	<a href="#">OC</a> (O-S)	Additional Standards
<b><u>BUILDING FORM AND LOCATION CONT.</u></b>					
Setback at Street Intersections for Buildings and Patios (covered or uncovered) – Minimum radius (ft)	Arterial with Arterial: 25 ft. Arterial with Major/Midsection Collector: 25 ft. Arterial with <a href="#">Collector</a> /Commercial/Industrial: 25 ft. Major/Midsection Collector with Major/Midsection Collector: 15 ft. Major/Midsection Collector with Collector/Industrial/Commercial: 15 ft. Collector/Industrial/Commercial with <a href="#">Collector</a> /Industrial/Commercial: 15 ft.				
<b>Table 11-6-3A: Development Standards – Commercial Districts</b>					
Standard	<a href="#">NC</a> (C-1)	<a href="#">LC</a> (C-2)	<a href="#">GC</a> (C-3)	<del>OC</del> (O-S)	Additional Standards
Minimum Separation between Buildings on Same Lot (ft)					
Building Height up to 20 feet	25	25	25	25	
Building height between 20 and 40 feet	30	30	30	30	
Building height over 40 feet	35	35	35	35	
Ground-Floor Transparency Requirement Applies	Yes	Yes	Yes	Yes	
Main Building Entrance Orientation Requirement Applies	Yes	Yes	Yes	Yes	
<b><u>Additional Standards for Residential Development</u></b>					
Minimum Residential Density (dwelling units/net acre)	NA	NA	NA	NA	<a href="#">CUP</a> Per <a href="#">Table 11-6-2</a>
Maximum Residential Density (dwelling units/net acre)	15	25	15	25	
Minimum Outdoor Living Area (sq ft/unit)	100	100	150	100	<a href="#">Section 11-5-5(C)</a> , Standards for Required Open Space.
<b><u>Supplemental Standards</u></b>					
<a href="#">Building Form</a>	<a href="#">Section 11-6-3(B)</a>				
<a href="#">Building and Roofing Materials</a>	<a href="#">Section 11-6-3(<del>C</del>B)(5)</a>				
Corner <a href="#">Setbacks</a> and <a href="#">Landscape</a> Areas	<a href="#">Section 11-30-10, Setbacks at Intersections</a>				
<a href="#">Fences and Walls</a>	<a href="#">Section 11-30-4, Fences and Freestanding Walls</a>				
<a href="#">Landscaping</a>	<a href="#">Section 11-6-3(F)</a> and <a href="#">Chapter 33, Landscaping</a>				
<a href="#">Lighting and Illumination</a>	<a href="#">Section 11-30-5, Lighting and Illumination</a>				
<a href="#">Lots and Subdivisions</a>	<a href="#">Mesa City Code, Title 9, Chapter 6</a> ; and <a href="#">Section 11-30-6</a>				
<a href="#">Off-Street Parking and Loading</a>	<a href="#">Chapter 32, On-Site Parking, Loading, and Circulation</a>				
<a href="#">Outdoor Storage</a>	<a href="#">Section 11-30-7, Outdoor Storage</a>				
<a href="#">Pedestrian Connections</a>	<a href="#">Section 11-30-8, Pedestrian Connections</a>				
<a href="#">Projections above Height Limits</a>	<a href="#">Section 11-30-3, Exceptions to Height Limits</a>				
<b><u>Supplemental Standards</u></b>					
<a href="#">Projections into Required Yards</a>	<a href="#">Section 11-6-3(<del>D</del>B)(2)</a>				

<a href="#">Solar Panels and Alternative Energy</a>	<a href="#">Section 11-30-15, Solar Panels and Other Energy Production Facilities</a>
<a href="#">Screening</a>	<a href="#">Section 11-30-9, Screening</a>
<a href="#">Signs</a>	<a href="#">Article 5, Signs</a>
<a href="#">Swimming Pools and Contained Bodies of Water</a>	<a href="#">Section 11-30-11, Swimming Pools</a>
<a href="#">Trash Storage and Screening</a>	<a href="#">Section 11-30-12, Trash and Refuse Collection Areas</a>
<a href="#">Truck Docks, Loading, and Service Areas</a>	<a href="#">Section 11-30-13, Truck Docks, Loading, and Service Areas</a>
<a href="#">Visibility at Intersections</a>	<a href="#">Section 11-30-14, Visibility at Intersections</a>

<b>Table 11-6-3.B: Development Standards – Commercial and Mixed-Use Districts – with Character Designators</b>								
<i>Standard</i>	<i>NC-<a href="#">U</a></i>	<i>LC-<a href="#">U</a></i>	<i>OC-<a href="#">U</a></i>	<i>MX-<a href="#">U</a></i>	<i>LC-<a href="#">A</a></i>	<i>GC-<a href="#">A</a></i>	<i>OC-<a href="#">A</a></i>	<i>Additional Standards</i>
<b><u>Lot and Density Standards</u></b>								
Minimum Lot Area (sq ft)	5,000	5,000	5,000	5,000	10,000	10,000	10,000	
Minimum Lot Width (ft)	25	50	50	50	100	100	100	
Minimum Lot Depth (ft)	100	100	100	100	100	100	100	
<b>MAXIMUM LOT COVERAGE (PERCENT)</b>	<b>80%</b>	<b>80%</b>	<b>80%</b>	<b>80%</b>	<b>80%</b>	<b>80%</b>	<b>80%</b>	
<b><u>Building Form and Location</u></b>								
Maximum Height (ft)	35	35	30	45	30	30	30	
<b><u>Minimum Setback along Property Lines or Building and Parking Areas (ft)</u></b>								
Front and Street-Facing Side:	0	0	5	5	Varies by classification of adjacent street: 6-lane arterial: 30 ft. 4-lane arterial: 20 ft. Major or Midsection <a href="#">Collector</a> : 25 ft. Industrial/Commercial Collector: 20 ft. Local Street: 20 ft. Freeways: 30 ft. for buildings; 15 ft. for parking structures			Setbacks shall be landscaped according to <a href="#">Ch. 33, Landscaping</a> .



<b>Table 11-6-3.B: Development Standards – Commercial and Mixed-Use Districts – with Character Designators</b>								
<i>Standard</i>	<i>NC-U</i>	<i>LC-U</i>	<i>OC-U</i>	<i>MX-U</i>	<i>LC-A</i>	<i>GC-A</i>	<i>OC-A</i>	<i>Additional Standards</i>
Interior Side and Rear Adjacent to <a href="#">RS</a> District: 1-story bldg 2-story bldg 3-story bldg	15 25 35	15 25 35	15 25 35	15 25 35	25 50 75	25 50 75	25 50 75	At least 20 feet of such required yard must be landscaped. See <a href="#">11-6-3 (4)</a> . <b>SETBACKS SHALL BE LANDSCAPED ACCORDING TO CH. 33, LANDSCAPING.</b>
Interior Side and Rear Adjacent to <a href="#">RM</a> District: 1st story  Each additional story	15 10	15 10	15 10	15 10	20 15	20 15	20 15	At least 15 feet of such required yard must be landscaped.
Setback at Street Intersections for Buildings and Parking Areas – Minimum radius (ft)	0	0	10	10	Arterial with Arterial: 100 ft. Arterial with Major/Midsection Collector: 75 ft. Arterial with Collector/Commercial/Industrial: 50 ft. Major/Midsection Collector with Major/Midsection Collector: 75 ft. Major/Midsection Collector with Collector/Industrial/Commercial: 50 ft. Collector/Industrial/Commercial with Collector/Industrial/Commercial: 50 ft.			
Maximum Yard – Front and Street-Facing Side	10	10	25	25	-	-	-	
<b>Minimum Separation between Buildings on Same Lot (ft)</b>								
Building Height up to 20 feet	15	15	15	15	25	25	25	
Building <del>Height</del> <b>HEIGHT</b> between 20 and 40 feet	15	15	15	15	30	30	30	
Building height over 40 feet	15	15	15	15	35	35	35	

Ground-Floor Transparency Req. Applies	Yes	Yes	Yes	Yes	No	No	No	
<b>Table 11-6-3.B: Development Standards – Commercial and Mixed-Use Districts – with Character Designators</b>								
<i>Standard</i>	<i><u>NC-U</u></i>	<i><u>LC-U</u></i>	<i><u>OC-U</u></i>	<i><u>MX-U</u></i>	<i><u>LC-A</u></i>	<i><u>GC-A</u></i>	<i><u>OC-A</u></i>	<i>Additional Standards</i>
Main Building Entrance Orientation Requirement Applies	Yes	Yes	Yes	Yes	No	No	No	
<b>Additional Standards for Residential Development</b>								
Minimum Residential Density (dwelling units/net acre)	NA	NA	NA	15	-	-	NA	Mandatory CUP
Maximum Residential Density (dwelling units/net acre)	15	15	NA	25	25	25	NA	In <u>MX-U</u> , additional density possible with a use permit
Minimum Outdoor Living Area (sq ft/unit)	150	150	NA	100	100	100	NA	<u>Section 11-5-5(C)</u> , Standards for Required Open Space.
<b>Supplemental Standards</b>								
<u>Building Form</u>	<u>Section 11-6-3(B)</u>							
<u>Building and Roofing Materials</u>	<u>Section 11-6-3(<del>C</del>B)(5)</u>							
Corner <u>Setbacks</u> and <u>Landscape</u> Areas	<u>Section 11-30-10, Setbacks at Intersections</u>							
Drive-thru Facilities	Section 11-31-18, Drive-thru Facilities							
<u>Fences and Walls</u>	<u>Section 11-30-4, Fences and Freestanding Walls</u>							
<u>Landscaping</u>	<u>Section 11-6-3(<del>E</del>)</u> and <u>Chapter 33, Landscaping</u>							
<u>Lighting and Illumination</u>	<u>Section 11-30-5, Lighting and Illumination</u>							
<u>Lots and Subdivisions</u>	<u>Mesa City Code, Title 9, Chapter 6;</u> and <u>Section 11-30-6</u>							
<u>Off-Street Parking and Loading</u>	<u>Chapter 32, On-Site Parking, Loading, and Circulation</u>							
<u>Outdoor Storage</u>	<u>Section 11-30-7, Outdoor Storage</u>							
<u>Pedestrian Connections</u>	<u>Section 11-30-8, Pedestrian Connections</u>							
<u>Projections above Height Limits</u>	<u>Section 11-30-3, Exceptions to Height Limits</u>							
<u>Projections into Required Yards</u>	<u>Section 11-6-3(<del>D</del>B)(2)(iii)</u>							
<u>Solar Panels and Alternative Energy</u>	<u>Section 11-30-15, Solar Panels and Other Energy Production Facilities</u>							
<u>Screening</u>	<u>Section 11-30-9, Screening</u>							
<u>Signs</u>	<u>Article 5, Signs</u>							
<u>Swimming Pools and Contained Bodies of Water</u>	<u>Section 11-30-11, Swimming Pools</u>							
<u>Trash Storage and Screening</u>	<u>Section 11-30-12, Trash and Refuse Collection Areas</u>							
<u>Truck Docks, Loading, and Service Areas</u>	<u>Section 11-30-13, Truck Docks, Loading, and Service Areas</u>							
<u>Visibility at Intersections</u>	<u>Section 11-30-14, Visibility at Intersections</u>							

**Section 11-6-3 Development Standards (continued)**

- B. ~~Group Commercial or Group Office Developments (Group C-O-I):~~ Group Commercial or Group Office developments are permitted in all commercial districts, except MX, or districts with a “U” designator.

- C. ~~Building Design Standards.~~

- B. **SITE PLANNING AND DESIGN STANDARDS.** ~~Design Objective: Achieve a desirable, functional and attractive project by allowing flexibility in selecting and implementing the most appropriate combination of~~ Building Form Standards requirements listed below.

~~In order to approve an application for Site Plan Review or Design Review, the decision-making authority shall find that adequate design features are provided as required by this Chapter, Article 4 requirements, as applicable, and the review criteria specified in Chapters 69, Site Plan Review and 71, Design Review. This requirement shall be met by using three or more of the following methods:~~

1. **CHARACTER AND IMAGE. DEVELOPMENT SHALL CONTRIBUTE TO THE UNIQUENESS OF THE ZONE DISTRICT IN WHICH IT IS LOCATED, AND/OR THE MESA COMMUNITY WITH PREDOMINANT MATERIALS, ELEMENTS, FEATURES, COLOR RANGE, AND ACTIVITY AREAS TAILORED SPECIFICALLY TO THE SITE AND ITS CONTEXT. THIS CHARACTER AND IMAGE SHALL CONFORM TO THE FOLLOWING STANDARDS:**

- a. **GROUP COMMERCIAL. IN MULTIPLE BUILDING DEVELOPMENTS, EACH INDIVIDUAL BUILDING SHALL INCLUDE PREDOMINANT CHARACTERISTICS SHARED BY EACH BUILDING SO THAT THE BUILDINGS WITHIN THE DEVELOPMENT APPEAR TO BE PART OF A COHESIVE, PLANNED AREA, YET ARE NOT MONOTONOUS IN DESIGN. COMPATIBILITY SHALL BE ACHIEVED THROUGH TECHNIQUES SUCH AS, THE REPLICATION OF ROOF LINES, THE USE OF SIMILAR PROPORTIONS IN BUILDING MASS AND OUTDOOR SPACES, SIMILAR RELATIONSHIPS TO THE STREET, SIMILAR WINDOW AND DOOR PATTERNS, OR THE USE OF BUILDING MATERIALS THAT HAVE COLOR SHADES AND TEXTURES THAT ARE SIMILAR TO OR COMPLIMENTARY TO THOSE EXISTING ON, OR IN THE IMMEDIATE AREA OF, THE SUBJECT PROPERTY**

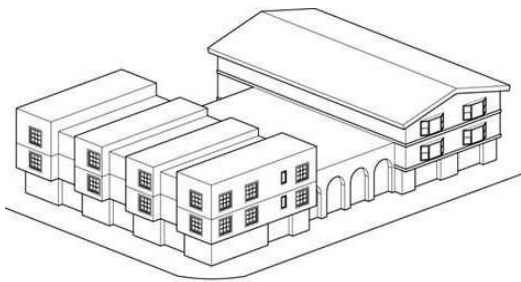
- i. Developments located within a planning sub-area, such as Desert Uplands, Mesa Gateway, Citrus Sub-Area, Downtown, or any other designated sub-area, shall be consistent with any City design policy adopted for such sub-area.
- b. ***NO ESTABLISHED THEME OR STAND-ALONE DEVELOPMENT.*** WHERE THERE IS NO ESTABLISHED OR CONSISTENT NEIGHBORHOOD OR AREA CHARACTER OR UNIFYING THEME, OR WHERE THE EXISTING CHARACTER IS NOT DESIRABLE TO CONTINUE, BECAUSE IT DOES NOT REFLECT A DESIGN THEME CONSISTENT WITH THE DEVELOPMENT STANDARDS AS DESCRIBED IN THIS CHAPTER, THE PROPOSED DEVELOPMENT SHALL BE DESIGNED TO ESTABLISH CHARACTER AND A SENSE OF PLACE THROUGH THE STRATEGIC USE OF ARCHITECTURAL ELEMENTS, BUILDING FORM, MATERIALS, LANDSCAPING, LIGHTING ETC. WHICH CREATES A COHESIVE THEME OR STYLE FOR FUTURE DEVELOPMENTS AND BUILDINGS WITHIN THE AREA TO FOLLOW.
- c. ***CORPORATE ARCHITECTURE.*** WHERE THE PROPOSED ARCHITECTURE OF A BUILDING OR STRUCTURE IS THE RESULT OF A FRANCHISE STYLE, PROTOTYPICAL OR FRANCHISE ARCHITECTURAL DESIGN, INCLUDING MATERIALS AND COLOR, SHALL BE MODIFIED IF NECESSARY TO MEET THESE DEVELOPMENT STANDARDS AND SET A STANDARD, OR CONTRIBUTE TO A HIGH-LEVEL OF QUALITY FOR FUTURE DEVELOPMENTS AND BUILDINGS WITHIN THE AREA.
- d. ***LARGE COMMERCIAL DEVELOPMENT.*** Each large COMMERCIAL DEVELOPMENT (over 25,000 sq. ft. or commercial centers with four (4) or more BUILDINGS WHOSE COMBINED GROSS FLOOR AREA EXCEEDS 25,000 SQ. FT.) shall contribute to the establishment or enhancement of the community and public spaces.
  - i. ***OPEN SPACE.*** Public space shall be provided at a rate of FIVE (5) square feet per 1,000 square feet of building floor area but **SHALL NOT EXCEED** 15,000 square feet of open space. Required sidewalks shall not be included in the open space calculation.

- ii. *Location.* Such public space shall be visible from a public street, or from on-site areas normally frequented by customers, and shall be accessible during business hours. Areas within required setbacks may count toward the public space requirement. Areas designated for customers to wait for **RIDESHARE SERVICES** may be combined with required public space.
    - ii. *Amenities.* On-site public space shall include **AMENITIES** and **A** ground surface **THAT IS** landscaped or surfaced with distinguishable and durable paving materials. Amenities shall enhance the comfort, aesthetics, or usability of the space, **AND MAY CONSIST OF** but **ARE** not limited to, **PATIO/SEATING AREAS, PEDESTRIAN PLAZAS WITH BENCHES, TRANSPORTATION CENTERS, PASEOS, OUTDOOR PLAYGROUND AREAS, KIOSK AREAS, WATER FEATURES, AMPHITHEATERS, CLOCK TOWERS OR OTHER SUCH DELIBERATELY SHAPED AREA AND/OR A FOCAL FEATURE OR AMENITY.**
  - e. *Pad Developments.* Freestanding pad development site design **SHALL BE** complementary to the surrounding center in terms of building scale, materials, colors, **AND OTHER ARCHITECTURAL** details.
2. **MASSING AND SCALE. THE DESIGN OF BUILDINGS SHALL AVOID THE APPEARANCE OF A SINGLE, LARGE, DOMINANT BUILDING MASS BY USING DESIGN TECHNIQUES THAT INCLUDE STEPPING BACK PORTIONS OF THE BUILDING FACADE, BREAKING UP THE MASS INTO SMALLER ELEMENTS AND/OR USING MATERIAL CHANGES.**
1. ~~**Variety in Wall Plane.** Vary exterior building walls in depth and/or direction. Building walls shall exhibit offsets, recesses, or projections with significant depth, or a repeated pattern of offsets, recesses, or projections of smaller depth in a well integrated composition.~~
- a. **WALL ARTICULATION. EXTERIOR BUILDING WALLS SHALL BE SUBDIVIDED AND PROPORTIONED TO HUMAN SCALE, USING PROJECTIONS, OVERHANGS AND RECESSES IN ORDER TO ADD ARCHITECTURAL INTEREST AND VARIETY AND TO AVOID THE EFFECT OF A SINGLE, MASSIVE WALL WITH NO RELATION TO HUMAN SIZE.**

- i. PUBLICLY VISIBLE FACADES (VIEWED FROM RIGHTS-OF-WAY OR PRIVATE PROPERTY), MAY NOT HAVE BLANK, UNINTERRUPTED WALL LENGTHS EXCEEDING 50 FEET WITHOUT INCLUDING AT LEAST TWO (2) OF THE FOLLOWING: CHANGE IN PLANE, CHANGE IN TEXTURE OR MASONRY PATTERN, WINDOWS, TRELLIS WITH VINES, OR AN EQUIVALENT ELEMENT THAT SUBDIVIDES THE WALL INTO HUMAN SCALE PROPORTIONS.
  - ii. SIDE OR REAR WALLS, NOT PUBLICLY VISIBLE FROM RIGHTS-OF-WAY OR PRIVATE PROPERTY, MAY INCLUDE FALSE WINDOWS AND DOOR OPENINGS WHEN ACTUAL DOORS AND WINDOWS ARE NOT FEASIBLE BECAUSE OF THE OF THE USE OF THE BUILDING. SUCH FENESTRATION, (FALSE WINDOWS AND DOOR OPENINGS) SHALL BE DEFINED BY FRAMES, SILLS AND LINTELS, OR SIMILARLY PROPORTIONED MODULATIONS OF THE WALL.
  - iii. **ENCROACHMENTS.** Awnings, eaves, overhangs, **AND** light shelves may encroach up to **THREE (3)** feet into any required yard, but shall not be closer than **TWO (2)** feet to any property line. Exception, the Zoning Administrator may approve minor building projections that extend into the required setback upon finding that the encroachment responds to functional requirements of the project, does not adversely affect the adjacent **PROPERTY**, and complies with all requirements of the Building Code.
- b. ~~Variety in Height or Roof Forms.~~ **ARTICULATION.** Provide architectural interest at the skyline and accentuate appropriate building elements.
- i. Vary building height so that a significant portion of the building has a noticeable change in height, **PROVIDING AT LEAST TWO CHANGES IN HEIGHT** or roof forms **THAT** are varied over different portions of the building through changes in pitch, plane, and orientation.
  - ii. **FLAT ROOFS OR FACADES WITH A HORIZONTAL EAVE, FASCIA, OR PARAPET, IN EXCESS OF ONE**

HUNDRED (100) FEET IN LENGTH, MUST PROVIDE VERTICAL MODULATION. THE MINIMUM VERTICAL MODULATION IS TWO (2) FEET OR ONE-TENTH (1/10) MULTIPLIED BY THE WALL HEIGHT, NOT TO EXCEED ONE-THIRD (1/3) OF THE HEIGHT OF THE SUPPORTING WALL.

- iii. ALL PARAPETS MUST HAVE DETAILING SUCH AS CORNICES, MOLDINGS, TRIM, OR VARIATIONS IN BRICK COURSING.
- iv. Multi-building developments shall be configured to locate the tallest and largest structures within the core of the site and provide a gradual decrease in building height and mass towards adjacent residential land uses.



Building form and facades shall provide visual variety and relief to avoid a large-scale, bulky, or box-like appearance.



**FIGURE 11-6-3.C: BUILDING FORM STANDARDS MASSING & SCALE**

- 3. **BUILDING ENTRANCES. PRIMARY PUBLIC BUILDING ENTRANCES SHALL BE CLEARLY DEFINED**, shaded, and inviting. The architectural details of building entrances ~~are~~ **SHALL BE** integrated with the overall building design in terms of materials, scale, proportion, and design elements and are appropriately scaled for people.
  - a. Entries shall be **RECESSED, PROJECTED OR FRAMED BY ELEMENTS SUCH AS AWNINGS, ARCADES OR PORTICOS.**
  - b. **ORIENTATION. PRIMARY ENTRIES SHALL FACE THE STREET OR PRIMARY PEDESTRIAN AREAS.**
  - ~~b. Visual clues are provided in the landscape to show people the location of the entrance.~~



4. **ACCESS, CIRCULATION, AND PARKING.** THE PARKING AND CIRCULATION SYSTEM WITHIN EACH DEVELOPMENT SHALL ACCOMMODATE THE MOVEMENT OF VEHICLES, BICYCLES, PEDESTRIANS AND TRANSIT, THROUGHOUT THE PROPOSED DEVELOPMENT AND TO AND FROM SURROUNDING AREAS, SAFELY AND CONVENIENTLY, AND SHALL CONTRIBUTE TO THE ATTRACTIVENESS OF THE DEVELOPMENT.

a. ***Pedestrian Facilities and Amenities.*** Pedestrian facilities **SHALL** integrated—landscaping, shading, lighting, surface treatment, and other amenities **TO** create an attractive, quality environment.

i. ***Pedestrian Walkways.*** A continuous system of hard-surfaced, safe, and convenient pedestrian walkways at least **FIVE (5)** feet wide shall be provided. **PEDESTRIAN** walkways shall connect on-site buildings to one another, to automobile and bicycle parking areas, to any on-site open space areas or pedestrian amenities, and to the adjacent public right-of-way. A minimum of 50 percent of pedestrian walkways shall be **SHADED** either **BY** structures or **WITH** landscaping.

ii. ***SAFETY CONSIDERATIONS.*** Where pedestrian **WALKWAYS** cross-vehicular traffic aisles and driveways, **POTENTIAL HAZARDS SHALL BE MINIMIZED BY THE USE OF TECHNIQUES SUCH AS SPECIAL PAVING, RAISED SURFACES, PAVEMENT MARKING, SIGNS OR STRIPING, BOLLARDS, MEDIAN REFUGE AREAS, TRAFFIC CALMING FEATURES, LANDSCAPING, LIGHTING OR OTHER MEANS TO CLEARLY DELINEATE PEDESTRIAN AREAS, FOR BOTH DAY AND NIGHT USE.**

b. ***Bicycle Parking.*** Adequate, safe, and convenient bicycle parking facilities **SHALL BE** provided. Short-term bicycle parking spaces for the use of customers and visitors **SHALL BE** located close to building entrances, easily identifiable, visible to those passing by, and separate from pedestrian circulation areas. Long-term bicycle parking for the use of employees, **SUCH AS** bicycle lockers, designated areas within buildings, or outside areas with visual monitoring **IS STRONGLY ENCOURAGED.**

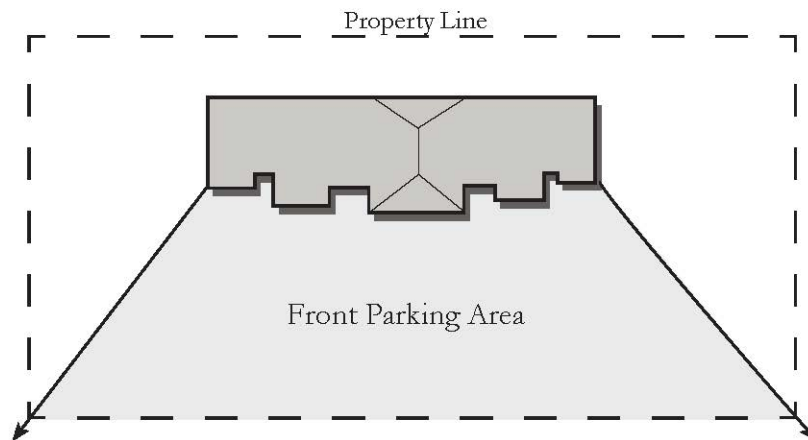
c. ***Transit Facilities.*** When transit facilities **ARE LOCATED DIRECTLY ADJACENT** to develop**MENT**; **THE DEVELOPMENT SHALL PROVIDE** efficient **AND COMFORTABLE** pedestrian routes **TO THE TRANSIT**

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**FACILITIES. PEDESTRIAN ROUTES SHALL INCLUDE DESIGN FEATURES SUCH AS**, shading **STRUCTURES**, seating, landscaping, decorative paving, **OR** public art features.

- d. **PARKING SPACES SHALL BE LOCATED BEHIND BUILDINGS. IF THERE ARE PHYSICAL ATTRIBUTES OF THE PROPERTY THAT PREVENTS THE PARKING SPACES FROM BEING LOCATED BEHIND THE BUILDINGS, THE PROPERTY OWNER MAY SEEK ALTERNATIVE COMPLIANCE.**
- e. **LARGE COMMERCIAL DEVELOPMENT. LARGE COMMERCIAL DEVELOPMENT SHALL:**
  - i. Provide one (1) major driveway entrance feature such as a landscaped entry corridor, **LANDSCAPE MEDIAN, ROUND-ABOUT, OR SIMILAR ENTRYWAY FEATURE** that provides an organizing element to the site design.
  - ii. *Entry Plazas/ Passenger Loading Areas.* A plaza shall be provided at the entry to each anchor tenant **BUILDING**, that provides for pedestrian circulation and vehicle passenger loading and unloading. Entry plazas and passenger loading areas shall provide decorative paving materials, adequate seating areas, adequate shade, and attractive landscaping including trees and/or raised planters.
  - iii. **NO MORE THAN FIFTY PERCENT (50%) OF REQUIRED PARKING SPACES SHALL BE LOCATED BETWEEN THE FRONT FACADE AND THE ABUTTING STREET (THE "FRONT PARKING AREA"). THE FRONT PARKING AREA SHALL BE DETERMINED BY DRAWING A LINE FROM THE FRONT CORNERS OF THE BUILDING TO THE NEAREST PROPERTY CORNERS. SUPERMARKETS ARE EXEMPT FROM THIS REQUIREMENT.**



**FIGURE 11-6-3.D: FRONT PARKING AREA**

5. **MATERIALS AND COLORS.** Buildings and structures shall be constructed of durable, high-quality materials appropriate for **MESA'S** climate such as, **BRICK, STONE, INTEGRALLY TINTED AND TEXTURED MASONRY BLOCK, PRECAST CONCRETE, WOOD, NATURAL AND SYNTHETIC STONE, STUCCO AND SYNTHETIC STUCCO, AND GLAZING.**
  - a. Pre-engineered metal buildings are not allowed in the commercial and mixed-use districts.
  - b. All visible pitched roofs shall consist of metal seam, clay tile, concrete tile, or a similar grade of roofing material.
  - c. **TO REDUCE THE APPARENT MASSING AND SCALE OF BUILDINGS, FACADES SHALL INCORPORATE AT LEAST THREE (3) DIFFERENT AND DISTINCT MATERIALS.**
  - d. **NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL FACADE MAY BE COVERED WITH ONE (1) SINGLE MATERIAL.**
  - e. **BUILDINGS LARGER THAN 10,000 SQUARE FEET SHALL BE FINISHED WITH MORE THAN ONE (1) COLOR ON ALL ELEVATIONS THAT ARE VISIBLE FROM THE STREET.**
  - f. **PREDOMINANT FACADES COLORS SHALL BE LOW REFLECTANCE, SUBTLE, NEUTRAL OR EARTH TONE COLORS. THE USE OF HIGH-INTENSITY COLORS AS THE**

PREDOMINANT BUILDING COLOR, SUCH AS BLACK OR FLUORESCENT COLORS, ARE PROHIBITED. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS. ACCENT COLORS SHALL COVER NO MORE THAN FIVE PERCENT (5%) OF STREET-FACING FACADES.

g. **BASE AND TOP TREATMENTS.** ALL FACADES SHALL HAVE:

i. A RECOGNIZABLE "BASE" CONSISTING OF (BUT NOT LIMITED TO):

(1) THICKER WALLS, LEDGES OR SILLS;

(2) INTEGRALLY TEXTURED MATERIALS SUCH AS STONE OR OTHER MASONRY;

(3) INTEGRALLY COLORED AND PATTERNED MATERIALS SUCH AS SMOOTH FINISHED STONE OR TILE; OR

(4) LIGHTER OR DARKER COLORED MATERIALS, MULLIONS OR PANELS; OR PLANTERS.

ii. A RECOGNIZABLE "TOP" CONSISTING OF (BUT NOT LIMITED TO):

(1) CORNICE TREATMENTS, OTHER THAN JUST COLORED "STRIPES" OR "BANDS," WITH INTEGRALLY TEXTURED MATERIALS SUCH AS STONE OR OTHER MASONRY OR DIFFERENTLY COLORED MATERIALS;

(2) SLOPING ROOF WITH OVERHANGS AND BRACKETS; OR

(3) STEPPED PARAPETS.

h. *All Side Architecture.* Architectural detailing on facades may vary depending on visibility and orientation; **HOWEVER, ALL PUBLICLY VISIBLE FACADES SHALL PROVIDE EQUIVALENT ARCHITECTURAL DETAILING COMMENSURATE WITH THE MAIN FAÇADE.**

g. ~~When there is a change in the building plane, a change in the building materials, colors, or patterns is appropriate.~~

6. **LOADING AND SERVICE AREAS.** LOADING AND SERVICE AREAS MUST BE LOCATED ON THE SIDE OR THE REAR OF BUILDINGS AND AWAY FROM PUBLIC VIEW. LOADING AND SERVICING AREA MAY NOT FACE PUBLIC STREETS.
7. **ALTERNATIVE COMPLIANCE.** SITE PLANNING AND DESIGN STANDARDS ARE NOT INTENDED TO LIMIT CREATIVE SOLUTIONS. CONDITIONS MAY EXIST WHERE STRICT COMPLIANCE TO SITE PLANNING AND DESIGN STANDARDS OF THIS CHAPTER ARE IMPRACTICAL OR IMPOSSIBLE, OR WHERE MAXIMUM ACHIEVEMENT CAN ONLY BE OBTAINED THROUGH ALTERNATIVE COMPLIANCE. ALTERNATIVE COMPLIANCE DOES NOT MODIFY OR REDUCE REQUIREMENTS OF THE BUILDING CODE OR ANY OTHER CHAPTERS OR SECTIONS OF THE ZONING CODE. ALTERNATIVE COMPLIANCE ALLOWS DEVELOPMENT TO SATISFY THE SITE PLANNING AND DESIGN STANDARDS IN THIS CHAPTER BY PROVIDING COMPARABLE STANDARDS IN A CREATIVE WAY.
  - a. REQUESTS FOR ALTERNATIVE COMPLIANCE MAY BE ACCEPTED FOR ANY APPLICATION TO WHICH SITE PLANNING AND DESIGN STANDARDS APPLY. A WRITTEN REQUEST MUST BE PROVIDED IN CONJUNCTION WITH THE APPLICABLE LAND USE APPLICATION DESCRIBING HOW THE PROPOSED ALTERNATIVE MEETS THE CRITERIA BELOW.
  - b. THE APPROVING BODY SHALL FIND THAT THE REQUEST MEETS ONE (1) OR MORE OF THE FOLLOWING CRITERIA:
    - i. TOPOGRAPHY, SOIL, VEGETATION OR OTHER SITE CONDITIONS ARE SUCH THAT FULL COMPLIANCE IS IMPOSSIBLE OR IMPRACTICAL; OR IMPROVED ENVIRONMENTAL QUALITY WOULD RESULT FROM ALTERNATIVE COMPLIANCE.
    - ii. SPACE LIMITATIONS, UNUSUALLY SHAPED LOTS AND PREVAILING PRACTICES IN THE SURROUNDING NEIGHBORHOOD, MAY JUSTIFY ALTERNATIVE COMPLIANCE FOR BYPASSED PARCELS AND FOR IMPROVEMENTS AND REDEVELOPMENT IN OLDER NEIGHBORHOODS.

iii. SAFETY CONSIDERATIONS MAKE ALTERNATIVE COMPLIANCE NECESSARY.

iv. THE PROPOSED ALTERNATIVE IS AESTHETICALLY MORE COMPLEMENTARY TO THE SITE, BETTER FITS INTO THE CONTEXT OF THE AREA, IMPROVES THE OVERALL ARCHITECTURAL APPEAL OF THE AREA AND/OR MEETS OR EXCEEDS THE DESIGN OBJECTIVES AS DESCRIBED IN THE CITY'S GENERAL PLAN.

2. ~~***Façade Design Incorporates Architectural Detail.***~~ Incorporate details, such as window trim, window recesses, cornices, belt courses, changes in material, or other design elements, into the façade in an integrated composition. Architectural features of the front façade shall be incorporated into the rear and side elevations.

3. ~~***Balconies, Bay Windows, and other such Projections or Recesses.***~~ Incorporate balconies, bay windows, entry porches or other projections and recesses in a pattern that creates architectural interest across the length and height of the façade. Place building projections in a manner that mitigates the effect of solar exposure for users and pedestrians.

D. ~~**Building and Roofing Materials.**~~ Design Objective: ~~Buildings and structures shall be constructed of durable, high-quality materials appropriate for the climate.~~

1. ~~Pre-engineered metal buildings are not allowed in the commercial and mixed-use districts.~~

2. ~~All visible pitched roofs shall consist of metal seam, clay tile, concrete tile, or a similar grade of roofing material.~~

E. ~~**Building Projections into Setbacks.**~~ Design Objective: ~~Projections should add visual interest and enhance the architecture of the building by providing shade and shadows.~~

~~Awnings, eaves, overhangs, light shelves and basement window wells may encroach up to 3 feet into any required yard, but shall not be closer than 2 feet to any property line. Exception, the Zoning Administrator may approve minor building projections that extend into the required setback upon finding that the encroachment responds to functional requirements of the project, does not adversely affect the adjacent project, and complies with all requirements of the Building Code.~~

F. ~~**Landscaping of Interior Setbacks.**~~ Design Objective: ~~Landscaping should provide a visual buffer for users of adjacent property, screen view of objectionable uses, provide a transition between adjacent development, shade paved and unpaved surfaces, and screen nighttime light from adjacent property.~~

~~Where a parcel of land of less than 2.5 acres located in a commercial or mixed-use district is adjacent to the [RS](#) or [RSL](#) district, at least 20 feet of the depth of such setbacks must be landscaped consistent with the standards of [Chapter 33, Landscaping](#), and remain free from parking, driveways, and encroachment by any structures that are not part of the landscaping design. On sites of 2.5 acres or more adjacent to an RS or RSL district, at least 25 feet of the depth of such setbacks must be landscaped and free from encroachments. Adjacent to non-residential districts, at least 15 feet of the depth of interior setbacks must be landscaped and free from encroachments.~~

#### 11-6-4: **Special Standards for Districts with –U Community Character Designator**

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The regulations of this section apply to the [NC-U](#), [LC-U](#), [OC-U](#), and [MX-U](#) districts in order to support pedestrian-oriented development. Design Objective: Create an attractive, comfortable, safe urban environment defined by building fronts, streets and the community space in between.

- A. **Building Main Entry Orientation.** Design Objective: Focus activity on the urban streets and walkways by providing direct connections from sidewalks to building entrances.

The primary entrance(s) of a building shall face or be oriented to within 45 degrees of parallel to the street frontage. This entrance(s) must allow pedestrians to both enter and exit the building. Where a site is located on two public streets, a primary entrance shall be oriented toward the street with the higher functional classification in the Mesa General Plan. If a site fronts two public streets of equal classification, the applicant may choose which frontage on which to meet the requirement.

- B. **Ground-Floor Transparency.** Design Objective: Create vibrant, safe environments along urban streets and walkways.

Exterior walls facing any front or street-facing lot line shall include windows, doors, or other openings for at least 50 percent of the building wall area located between 2.5 and seven feet above the elevation of the sidewalk. No wall may run in a continuous plane for more than 20 feet without an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least 3 feet deep.

1. ***Exception for Structured Parking Facilities.*** Multi-level parking garages, where permitted, must meet the standards of Subsection (E) of this Section.
2. ***Sites with Multiple Buildings.*** On sites that contain multiple buildings, the building ground-floor transparency requirement does not need to be met along street-facing facades of buildings if the façade is located behind other buildings and not visible from the adjacent public street.

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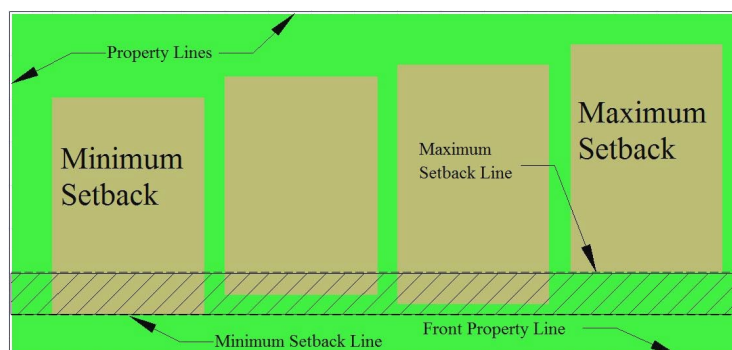
3. ***Reduction through Site Plan Review.*** The building transparency requirement may be reduced or waived, if it is found that:
  - a. The proposed use has unique operational characteristics with which providing the required windows and openings is incompatible, such as in the case of a cinema or theater; and
  - b. Street-facing building walls shall exhibit architectural relief and detail, or the building shall be enhanced with landscaping in such a way as to create visual interest at the pedestrian level and soften or mitigate the scale of the building form. Architectural relief and detail may be provided by exhibiting variety in the color, building massing, wall plane, and materials used. Building detailing shall be consistent with the proportions, rhythm, style and form of architecture presented.

C. **Location of Parking Areas.**

1. [NC-U](#), [LC-U](#), [OC-U](#). Parking shall be located to the rear or side of buildings and shall not be located between a building and adjacent street. This requirement does not apply to structured parking garages. ~~that meet the standards of Subsection (E) of this Section.~~
2. [MX-U](#). Parking spaces shall be located to the rear or side of buildings, or between 2 or more buildings on a lot. No parking space shall be located between a building and adjacent street. Any parking space located to the side of a building must meet the screening standard of [Section 11-30-9\(H\)](#), Parking Areas.
3. ***Corner Lots.*** On corner lots, the requirements of this subsection apply to the street front with the highest functional classification in the [General Plan](#). If a site fronts 2 public streets of equal classification, the applicant shall meet the requirement on both streets.

- D. **Maximum Building Setbacks.** The street-facing facades of buildings must be located no farther from street-facing property lines than the maximum setback distance specified in [Table 11-6-3](#). The following additional provisions apply.

**Figure 11-6-4.A Maximum Building Setbacks**



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1. **Corner Properties.** Where a property fronts on two or more streets, the building shall be placed at the maximum setback, or closer to the street right-of-way, on two sides for at least thirty feet on each side. This standard shall be met along the frontage of the two streets with the highest functional classification in the [Mesa General Plan \(Figure 3-1, Functional Classification, in the Transportation Element\)](#). If all streets adjacent to the property have the same functional classification, the developer shall choose which frontages with which to meet the standard.
  2. **Sites with More than One Building.** Where multiple buildings are placed on 1 site, the ground level of a building or buildings shall be placed no further back than the maximum setback for a minimum of 65 percent of the width of the lot.
  3. **Building Additions.** For any addition to a building that increases the width of a street-facing façade, 100 percent of the addition must be located on or within the maximum setback until the requirement of (D) 2, above, is met for the entire building.
  4. **Retention Basins.** Retention basins shall be designed as an integral part of the site design theme and should be a usable element of the project, capable of serving multiple purposes.
  5. **Exceptions to Maximum Setback Requirements.** The following exceptions to the maximum setback requirement are permitted.
    - a. *Articulated Building Street Face.* Where a portion of the building is placed back from the maximum setback to provide an entry or other feature creating variation in the facade, the total area of the space created by the setback must be less than the area of one (1) square foot per linear foot of building frontage.
    - b. *Outdoor Eating Areas and Plazas.* Where an outdoor eating area or plaza will be installed on the street frontage, a portion of the building may be set back up to 12 feet farther than the maximum setback line, if at least 40 percent of the building facade is no farther than the maximum setback.
    - c. *Residential Uses.* For buildings or portions of buildings that are in residential use, open porches or stoops located at or within the maximum setback shall count toward meeting the build-to requirement if such porches are at least ten feet wide and six feet deep.
- E. ~~**Standards for Parking Garages.** The exterior elevations of any multi-level parking structure must be screened or concealed by at least one (1) of the following methods:~~



1. ~~**Ground Floor Commercial.**~~ The garage's ground-level street frontage (except for driveways and pedestrian entrances) shall be improved with Retail Sales, Food and Beverage Sales, Eating and Drinking Establishments, Personal Services, or similar pedestrian-oriented permitted uses.
2. ~~**Setback and Landscaping.**~~ A parking structure that does not incorporate ground-floor retail or other commercial use must provide a densely planted landscaped yard that is a minimum of 10 feet in depth, or the required setback for the district in which it is located, whichever is greater such that the landscaping provides a full screen of the first floor façade of the parking structure.

#### 11-6-5: ~~Criteria and Standards for Group Commercial Centers~~ **RESERVED**

Commercial centers containing 80,000 square feet or more of floor area, or four or more establishments in the Retail Sales, Food and Beverage Sales, and/or Building Materials Sales and Service use classifications shall meet or exceed the following standards and criteria for approval. They also must be consistent with adopted City policy on commercial center design.

##### A. ~~Standards.~~

1. ~~**Parking Setback from Buildings.**~~ The location and design of foundation base and pedestrian loading areas shall follow the requirements of Section [Section 11-33-5, Foundation Base](#), Foundation Base.
2. ~~**Location of Loading and Service Areas.**~~ The location and design of loading docks and service areas shall follow the requirements of [Section 11-30-13, Truck Docks, Loading, and Service Areas](#).

##### B. ~~Design Criteria.~~ In order to receive design approval for a commercial center pursuant to, the decision-making authority shall find that all of the following criteria have been met.

1. ~~**Integrated Theme.**~~ Buildings and structures will exhibit an integrated architectural theme that includes complementary materials, colors, and design details. The site will exhibit a unified theme that includes landscaping, amenities, signage, and lighting.
2. ~~**Character Area Design Theme.**~~ A commercial center located within a planning sub-area, such as [Desert Uplands](#), [Mesa Gateway](#), [Citrus Sub Area](#), [Downtown](#), or any other designated sub-area, shall be consistent with any City design policy adopted for such sub-area. Building design addresses any specific design theme that exists within an identified character area.
3. ~~**Site Entrance.**~~ Community-scale commercial developments (10 acres or larger) are developed with at least 1 major driveway entrance feature that provides an

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organizing element to the site design. Major driveway entrance features, such as a landscaped entry corridor or a divided median drive separated by a landscaped center dividing island, are included.

4. ~~**Building Entrances.** Building entrances to anchor tenants and other large stores are prominent, shaded, and inviting. The architectural details of building entrances are integrated with the overall building design in terms of materials, scale, proportion, and design elements. Architectural and site detailing at entrances are appropriately scaled for people. Visual clues are provided in the landscape to show people the location of the entrance.~~
5. ~~**All Side Architecture.** Architectural detailing on facades may vary depending on visibility and orientation. However, all facades shall include an appropriate level of design detail or theme. Architectural details shall be integrated into the form and massing of the building; and shall avoid details that appear artificial or incongruous to the design.. Light and shadow are used to provide visual interest. Façade detailing is appropriate to solar orientation.~~
6. ~~**Pad Developments.** Freestanding pad developments, if included in the development, are integrated into the site design in terms of parking lot layout, on-site vehicular and pedestrian circulation routes, landscaping, and building design. Internal cross access is provided between pad developments and the surrounding commercial center. Building scale, materials, colors, and design details are complementary to the surrounding center.~~
7. ~~**Drive-Through Facilities.** Drive-through lanes for restaurants, banks, pharmacies, and other uses, where included, are integrated with the overall site layout in such a way as to provide safe, efficient vehicular and pedestrian circulation. Adequate vehicular stacking or queuing spaces are provided to avoid waiting vehicles from blocking drive aisles or parking spaces. Drive-through facilities are located to minimize the visual impact of drive through lanes and canopies from the right-of-way and to provide adequate screening from internal uses. Locate drive through lanes and order boxes away from residential districts. For additional requirements, see Section 11-31-18.~~
8. ~~**Vehicular Circulation.** Safe, convenient vehicular circulation will be provided within the development through an appropriate system of internal vehicular circulation routes based on a hierarchy of drive aisles and cross routes. Vehicular and pedestrian conflicts are minimized. Where pedestrian circulation routes cross vehicular traffic aisles and driveways within a development, there are clearly delineated crosswalks that include clear sight lines and adequate lighting. In addition, consider adequate warning signage for both vehicles and pedestrians, and protective barrier posts or similar features for separation at walkway entrances.~~

9. ~~***Pedestrian Facilities and Amenities.***~~ Pedestrian facilities will create an attractive, quality environment with integrated landscaping, shading, lighting, surface treatment, and other amenities. Pedestrian walkways shall be of a color and/or texture that contrasts with adjacent paving material.
10. ~~***Bicycle Parking.***~~ Adequate, safe, and convenient bicycle parking facilities are provided. Short-term bicycle parking spaces for the use of customers and visitors are located close to building entrances, easily identifiable, visible to those passing by and separate from pedestrian circulation areas. Long-term bicycle parking for the use of employees will provide a high degree of security and safety such as the use of bicycle lockers, designated areas within buildings, or outside areas with visual monitoring.
11. ~~***Entry Plazas.***~~ Entry plazas and passenger loading areas, where required, include unique, decorative paving materials, adequate seating areas, provision of adequate shade), and attractive landscaping including trees and/or raised planters.
12. ~~***Transit Facilities.***~~ Transit facilities, where included, are developed with effective shading, comfortable seating, attractive landscaping, decorative paving, public art features and efficient pedestrian routes to adjacent development.
13. ~~***Lighting.***~~ A combination of attractively designed and located lighting fixtures, including low pole lights, ground-mounted fixtures, light bollards, and/or architectural lighting is used to provide interesting compositions for outdoor lighting, as well as a safe, secure environment. See Section 11-30.
14. ~~***Shade Areas.***~~ Pedestrian areas, such as walkways, building entrances, and gathering areas, are adequately shaded through such techniques as the careful placement of trees and landscaping, trellis structures, projecting canopies, covered walkways, arcades, porticos, building orientation, or similar techniques.
15. ~~***Landscaping.***~~ Landscaping is an integral component of the project theme. For large buildings, groupings of trees soften the building and larger planters are located around base of buildings where people enter the building. In planters near entries, massing of understory plants is provided. Tree species, height and diameter, are appropriate for scale of associated building. Landscaping complements detailing of building and signage.
16. ~~***Signage design.***~~ Architectural detailing, landscaping and signage are coordinated so each component does not negatively influence another.

## 11-6-6: Review of Plans

Permit and review procedures shall follow the standards established in [Article 7](#), Administration.

**Revision Key:**

~~Strikethrough~~ = removed text

**ORANGE TEXT = PROPOSED TEXT**

Green Text = moved text

## Chapter 7      Employment Districts

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Sections:

- 11-7-1      [Purpose](#)
- 11-7-2      [Land Use Regulations](#)
- 11-7-3      [Development Standards](#)
- 11-7-4      [Review of Plans](#)

### 11-7-1:      **Purpose**

A.      **General Purpose of Employment Districts.** The purposes of the employment districts are to:

1.      Designate land for industrial, office, and research and development uses to provide a range of employment opportunities in Mesa.
2.      Provide for the appropriate location of businesses that may have the potential to generate off-site impacts, while providing compatibility in use and form.
3.      Provide appropriate buffers between employment and residential uses to preserve both employment feasibility and residential quality.
4.      Provide diverse options for types of employment-oriented areas, ranging from landscaped sites in campus-like settings, to mixed-use commercial and industrial areas, to industrial-only areas, to sites that are still well designed, but convey a minimalist or utilitarian approach, the entire range of which may contribute to providing the appropriate context for a successful business environment.

B.      **Specific Purposes of Each District.**

1.      [\*\*\*PEP Planned Employment Park.\*\*\*](#) To provide areas where professional and medical office parks, research and development facilities, light manufacturing, and

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data and information processing centers are integrated in a campus setting with ancillary restaurants, retail and other supportive establishments.

2. **LI Light Industrial.** To provide areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities take place within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses. Light Industrial areas can be used to buffer General Industrial uses from other less intense uses. This district also provides for a full range of commercial activities, generally on a limited scale, including high-impact commercial uses, outdoor display and outdoor sale. Individual developments include well-designed buildings on sites that may or may not have campus-like settings, and areas visible to the general public include well-designed landscape areas.
3. **GI General Industrial.** To provide areas for manufacturing, processing, assembly, research, wholesale, and storage, and similar activities that require separation from residential uses due to noise, vibration, use of hazardous materials, or other characteristics. These activities principally take place indoors, but may also include some outdoor activities. This district also permits a full range of commercial activities.
4. **HI Heavy Industrial.** To provide areas that are set aside principally for manufacturing, assembly, wholesaling, distribution and storage activities, with limited amounts of moderately scaled commercial activities provided only to the extent necessary to support industrial related activities. HI activities may take place indoors or outdoors. Land uses in this district include those activities that may adversely affect surrounding uses because of the after effects of the manufacturing, assembly and/or production process.

## 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.

<b>Table 11-7-2: Employment Districts</b>					
<i>Proposed Use</i>	<b><u>PEP</u></b>	<b><u>LI</u></b> (M-1)	<b><u>GI</u></b> (M-2)	<b><u>HI</u></b>	<i>Additional Use Regulations</i>
<b>Residential Use Classifications</b>					
<a href="#">Correctional Transitional Housing Facility (CTHF)</a>	--	<a href="#">CUP</a> (10, 12)	<a href="#">CUP</a> (10, 12)	--	<a href="#">Section 11-31-12, Correctional Transitional Housing Facilities</a>
<b>Public and Semi-Public Use Classifications</b>					
<a href="#">Clubs and Lodges</a>	P (10)	P (10)	--	--	
<b><a href="#">Colleges and Universities Colleges and Trade Schools, Public or Private</a></b>					
<a href="#">Colleges and Universities</a>	P (10,11)	P (10,11)	--	--	
<a href="#">Commercial Trade Schools</a>	P (10,11)	P (10,11)	P (10,11)	--	
<a href="#">Industrial Trade Schools</a>	P (10,11)	P (10,11)	P (10,11)	--	
<a href="#">Cultural Institutions</a>	<a href="#">CUP</a> (10)	<a href="#">SUP</a> (10)	<a href="#">SUP</a> (10)	--	
<a href="#">Day Care Centers</a>	SUP(10,11)	P (10, 11)	<a href="#">SUP</a> (10, 11)	<a href="#">SUP</a> (10, 11)	
<a href="#">Government Offices</a>	P	P	P	P	
<b><a href="#">Hospitals and Clinics</a></b>					
<a href="#">Clinics</a>	<a href="#">SUP</a> (10,11)	<a href="#">SUP</a> (10, 11)	<a href="#">SUP</a> (10, 11)	--	<a href="#">Section 11-31-15, Hospitals and Clinics</a>
<a href="#">Hospitals</a>	P(10,11)	P (10, 11)	--	--	
<a href="#">Places of Worship</a>	P(10)	P (10)	--	--	<a href="#">Section 11-31-22, Places of Worship</a>
<a href="#">Public Safety Facilities</a>	P	P	P	P	
<a href="#">Public Maintenance Facilities</a>	P	P	P	P	
<a href="#">Schools, Public or Private</a>	<a href="#">CUP</a> (10,11)	<a href="#">CUP</a> (10, 11)	<a href="#">CUP</a> (10, 11)	--	<a href="#">Section 11-31-24, Schools</a>
<b>Commercial Use Classifications</b>					
<b><a href="#">Animal Sales and Services</a></b>					
<a href="#">Kennels</a>	--	P	P	--	
<a href="#">Pet Stores</a>	--	P	P	--	
<a href="#">Veterinary Services</a>	P	P	P	--	
<a href="#">Artists' Studios</a>	P	P	P	P/SUP (6)	
<b><a href="#">Automobile/Vehicle Sales and Services</a></b>					
<a href="#">Automobile Rentals</a>	<a href="#">SUP</a>	P	P	--	<a href="#">Section 11-31-5, Automobile Rentals; Automobile/Vehicle Sales and Leasing</a>
<a href="#">Automobile/Vehicle Sales and Leasing</a>	--	P	P	--	
<a href="#">Automobile/Vehicle Repair, Major</a>	--	P	P	--	<a href="#">Section 11-31-6, Automobile/Vehicle Repair, Major and Minor</a>
<a href="#">Automobile/Vehicle Service and Repair, Minor</a>	--	P	P	--	

<b>Table 11-7-2: Employment Districts</b>					
<i>Proposed Use</i>	<u><b>PEP</b></u>	<u><b>LI</b></u> (M-1)	<u><b>GI</b></u> (M-2)	<u><b>HI</b></u>	<i>Additional Use Regulations</i>
<a href="#">Automobile/Vehicle Washing</a>	<u>SUP</u>	P	P	--	<a href="#">Section 11-31-7, Automobile/Vehicle Washing</a>
<a href="#">Large Vehicle and Equipment Sales, Services, and Rental</a>	--	P	P	--	<a href="#">Section 11-31-5, Automobile Rentals; Automobile/Vehicle Sales and Leasing</a>
<a href="#">Service Station</a>	<u>SUP</u>	<u>SUP</u>	<u>SUP</u>	--	<a href="#">Section 11-31-25, Service Stations</a>
<a href="#">Towing and Impound</a>	--	<u>SUP</u>	<u>SUP</u>	<u>CUP</u>	
<a href="#">Banks and Financial Institutions</a>	P	P	P	--	
<a href="#">With Drive-Thru Facilities</a>	<u>SUP</u>	P	P	--	
<a href="#">Building Materials and Services</a>	--	P	P	--	
<a href="#">Business Services</a>	P	P	P	P/SUP (6)	
<b><u>Commercial Recreation</u></b>					
<a href="#">Small-Scale</a>	P(10, 12)	P (10, 12)	--	--	
<a href="#">Large-Scale</a>	SUP (10, 12)	P (10, 12)	--	--	
<b><u>Eating and Drinking Establishments</u></b>					
<a href="#">Bars/Clubs/Lounges</a>	P	P	P	--	<a href="#">Section 11-31-19, Outdoor Eating Areas</a>
<a href="#">Coffee Shops/Cafes</a>	P	P	P	P/SUP (6)	
<a href="#">Restaurants, Bar and Grill</a>	P	P	P	P/SUP (6)	
<a href="#">Restaurants, Full-Service</a>	P	P	P	P/SUP (6)	
<a href="#">Restaurants, Limited Service</a>	P	P	P	P/SUP (6)	
<a href="#">With Drive-Thru Facilities</a>	P	P	P	SUP	
<a href="#">With Outdoor Seating Areas</a>	P (10,11)	P (10,11)	P (10,11)	SUP	
<a href="#">Off-track Betting</a>	P(14, 15)	P (14, 15)	--	--	
<a href="#">With Live Entertainment</a>	P	P	--	--	
<a href="#">Farmer's Market</a>	TUP/ <u>SUP</u>	--	--	--	<a href="#">Section 11-31-30, Temporary Uses</a>
<b><u>Food and Beverage Sales</u></b>					
<a href="#">Convenience Market</a>	P/ <u>SUP</u> (1)	P(1,7)	P(1,7)	P/SUP (6)	<a href="#">Section 11-31-11, Convenience Markets</a>
<a href="#">Funeral Parlors and Mortuaries</a>	<u>SUP</u>	P	P	P	
<a href="#">Hotels and Motels</a>	P	P	P	--	
<a href="#">Laboratories</a>	P	P	P	P	
<b>LARGE COMMERCIAL DEVELOPMENT</b>	<b>P(8)</b>	<b><u>CUP</u></b>	<b>--</b>	<b>--</b>	<b><u>SECTION 11-31-16, LARGE COMMERCIAL DEVELOPMENT</u></b>
<a href="#">Light Fleet-Based Services</a>	--	P	P	P	
<a href="#">Live-Work Units</a>	SUP (10,11)	<u>SUP</u> (10,11)	<u>SUP</u> (10,11)	--	<a href="#">Section 11-31-17, Live Work Units</a>

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Table 11-7-2: Employment Districts					
Proposed Use	<u>PEP</u>	<u>LI</u> (M-1)	<u>GI</u> (M-2)	<u>HI</u>	Additional Use Regulations
<u>Maintenance and Repair Services</u>	--	P	P	--	
<u>Medical Marijuana Dispensaries</u>	--	P	P	--	<u>Section 11-31-34</u>
<u>Medical Marijuana Cultivation Facilities</u> (Accessory to Medical Marijuana Dispensaries)	--	P	P	--	
Medical Marijuana Cultivation Facilities	--	P	P	--	
<u>Offices</u>					
<u>Business and Professional</u>	P	P	P	--	
<u>Medical and Dental</u>	P	P	P	--	
<u>Parking, Commercial</u>	--	P	P	P	
<u>Personal Services</u>	P(2)	P	P	P/SUP (6)	
<u>Plant Nurseries and Garden Centers</u>	<u>SUP</u>	P	P	<u>SUP</u>	
<u>Retail Sales</u>					
<u>General</u>	P	P	P	--	
<u>Large Format</u>	P(8)	<u>CUP</u>	--	--	<u>Section 11-31-16; Large Format Retail</u>
<u>Swap Meets and Flea Markets</u>	--	<u>CUP</u>	<u>CUP</u>	--	<u>Section 11-31-30; Temporary Uses; Swap Meets and Farmer's Markets</u>
<u>Tattoo and Body Piercing Parlors</u>	--	P	P	--	
<u>Employment and Industrial Use Classifications</u>					
<u>Cement Plants</u>	--	--	--	P	
<u>Handicraft/Custom Manufacturing</u>	P(4)	P(5)	P	P	
<u>Hazardous Waste Facility</u>	--	--	--	<u>CUP</u>	
<u>Hazardous Waste Disposal Facility</u>	--	--	--	--	
<u>Incineration of Garbage or Organic Matter</u>	--	--	--	<u>CUP</u>	
<u>Light Assembly/Cabinetry</u>	P(4)	P(5)	P	P	
<u>Manufacturing, General</u>	--	P(5)	P	P	
<u>Manufacturing, Limited</u>	P(4)	P(5)	P	P	
<u>Meat Slaughterhouse or Packing Plant</u>	--	--	--	P	
<u>Metal Refining, Casting or Extrusion</u>	--	--	<u>CUP</u>	P	
<u>Metal Smelting, Industrial</u>	--	--	--	P	
<u>Oil Refinery/Petroleum Distillation</u>	--	--	--	<u>CUP</u>	
<u>Research and Development</u>	P(4)	P(5)	P	P	
<u>Recycling Facilities</u>					
<u>Reverse Vending Machines</u>	<u>SUP</u>	P	P	--	<u>Section 11-31-23</u>

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Table 11-7-2: Employment Districts					
Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
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 (13)	SUP (13)	SUP (13)	SUP (13)	
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					
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, 11)	P (10, 11)	P (10, 11)	--	
Outdoor Display	--	P	P	P	

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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](#) 2 overflight area, See [Section 11-19-2](#), Runway Protection Zones and Airport Overflight Areas.
13. Heliports in Employment Districts shall be set a minimum of 2 full stories above the natural grade, unless associated with a hospital.
14. 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.
15. Permitted only when accessory to a Eating or Drinking establishment.

### 11-7-3: Development Standards

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#### A. ZONING DISTRICT STANDARDS.

[Table 11-7-3](#) prescribes the development standards for the employment districts. The “[Additional Standards](#)” column lists additional standards that apply in some or all employment districts. Section numbers in this column refer to other sections of the [Zoning Ordinance](#), while individual letters refer to subsections that directly follow the table.

<b>Table 11-7-3: Development Standards – Employment Districts</b>					
<i>Standard</i>	<a href="#">PEP</a>	<a href="#">LI</a>	<a href="#">GI</a>	<a href="#">HI</a>	<i>Additional Standards</i>
<b>Lot and Density Standards</b>					
Minimum Site Area (acre)	2.5	1.0	1.0	1.0	Smaller lots may be approved for master planned development with shared parking.
Minimum Lot Width (ft)	100	100	100	100	
Minimum Lot Depth (ft)	100	100	100	100	
<b>MAXIMUM LOT COVERAGE</b>	<b>90%</b>	<b>90%</b>	<b>90%</b>	<b>90%</b>	
<b>Building Form and Location</b>					
Maximum Height (ft)	Plan Specific	40	50	50	

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Table 11-7-3: Development Standards – Employment Districts					
Standard	PEP	LI	GI	HI	Additional Standards
Minimum Setback along Property Lines or Building and Parking Areas (ft)					
Front and Street-Facing Side	Varies by classification of adjacent street, according to the Mesa Transportation Plan, Figure 4-9: Arterial Street: 15-ft. Major or Midsection Collector: 20 ft. Industrial/Commercial Collector: 20 ft. Local Street: 20 ft. Freeways: 30 ft. for buildings; 15 ft. for parking structures.				Street-facing setbacks shall be landscaped in accordance with Sec 11-33-3.A
Interior Side and Rear: Adjacent to AG, RS, RSL or RM Districts	1ft of setback for each foot of building height with minimum 20ft setback.				Interior Side and Rear setbacks shall be landscaped in accordance with Sec 11-33-3.B <b>SETBACKS SHALL BE LANDSCAPED ACCORDING TO CH. 33, LANDSCAPING</b>
Interior Side and Rear: Adjacent to Commercial and PEP Districts	1ft of setback for each foot of building height with minimum 20ft setback.				
Interior Side and Rear: Adjacent to LI, GI, or HI Districts	Plan Specific	0 (none) for a building setback			
Minimum Separation between Buildings on Same Lot (ft)	Plan Specific	0 (none)			
Supplemental Standards					
Building Form	Section 11-7-3(A)(2)				
Drive-thru Facilities	Section 11-31-18, Drive-thru Facilities				
Exceptions to Height Limits	Section 11-30-3, Exceptions to Height Limits				
Fences and Walls	Section 11-7-3(C), Section 11-30-4, Section 11-30-9				
Landscaping	Chapter 33, Landscaping				
Lighting and Illumination	Section 11-30-5				
Lots and Subdivisions	Section 11-30-6; and Title 9, Chapter 6				
Off-Street Parking and Loading	Chapter 32, On-Site Parking, Loading, and Circulation				
Outdoor Storage	Section 11-7-3(D), Section 11-30-7, Outdoor Storage				
Pedestrian Connections	Section 11-30-8, Pedestrian Connections				
Projections above Height Limits	Section 11-30-3, Exceptions to Height Limits				
Projections into Required Yards	Section 11-7-3(B)(2)(b)				
Screening	Section 11-7-3(E), Section 11-30-9, Screening				
Solar Panels	Section 11-30-15, Solar Panels and Other Energy Production Facilities				
Swimming Pools	Section 11-30-11				
Signs	Article 5, Signs				
Trash Storage and Screening	Section 11-30-12, Trash and Refuse Collection Areas				
Truck Docks, Loading, and Service Areas	Section 11-7-3(F) and Section 11-30-13, Truck Docks, Loading, and Service Areas				
Visibility at Intersections	Section 11-30-14, Visibility at Intersections				

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- B. ~~Building Form Standards.~~ **SITE PLANNING AND DESIGN STANDARDS.** Design Objectives: Achieve a desirable, functional and attractive project by allowing flexibility in selecting and implementing the most appropriate combination of Building Form Standards requirements listed below:

~~This requirement shall be met by using 2 or more of the following methods:~~

- ~~1. **Primary Public Entranc.** Use building materials, architectural composition and detailing to focus the public's attention on the primary entrance to the building or tenant space(s). Incorporate shade elements, where appropriate.~~
- ~~2. **Materials.** Arrange various profiles, finishes, textures and materials in a well-designed, attractive composition.~~
- ~~3. **Form.** Arrange massing and functional elements, such as the skyline edge, primary building entrance feature(s), office windows, and repetetive functional elements (such as arches, columns, reveals and detailing) to provide architectural interest. Consider the visual effect of shade and shadow on the building form.~~
- ~~4. **Ground plane.** Use hardscape and landscaping to provide a transition from building walls to public areas, parking areas, and drive aisles around the base of the building.~~

1. **CHARACTER AND IMAGE. DEVELOPMENT SHALL CONTRIBUTE TO THE UNIQUENESS OF THE ZONE DISTRICT IN WHICH IT IS LOCATED, AND/OR THE MESA COMMUNITY WITH PREDOMINANT MATERIALS, ELEMENTS, FEATURES, COLOR RANGE, AND ACTIVITY AREAS TAILORED SPECIFICALLY TO THE SITE AND ITS CONTEXT. THIS CHARACTER AND IMAGE SHALL CONFORM TO THE FOLLOWING STANDARDS:**

- a. **IN MULTIPLE BUILDING DEVELOPMENTS, EACH INDIVIDUAL BUILDING SHALL INCLUDE PREDOMINANT CHARACTERISTICS SHARED BY EACH BUILDING SO THAT THE BUILDINGS WITHIN THE DEVELOPMENT APPEAR TO BE PART OF A COHESIVE, PLANNED AREA, YET ARE NOT MONOTONOUS IN DESIGN. COMPATIBILITY SHALL BE ACHIEVED THROUGH TECHNIQUES SUCH AS, THE REPLICATION OF ROOF LINES, THE USE OF SIMILAR PROPORTIONS IN BUILDING MASS AND OUTDOOR SPACES, SIMILAR RELATIONSHIPS TO THE STREET, SIMILAR WINDOW**

AND DOOR PATTERNS, OR THE USE OF BUILDING MATERIALS THAT HAVE COLOR SHADES AND TEXTURES THAT ARE SIMILAR TO OR COMPLIMENTARY TO THOSE EXISTING ON, OR IN THE IMMEDIATE AREA OF, THE SUBJECT PROPERTY.

- i. DEVELOPMENTS LOCATED WITHIN A PLANNING SUB-AREA, SUCH AS DESERT UPLANDS, MESA GATEWAY, CITRUS SUB-AREA, DOWNTOWN, OR ANY OTHER DESIGNATED SUB-AREA, SHALL BE CONSISTENT WITH ANY CITY DESIGN POLICY ADOPTED FOR SUCH SUB-AREA.
- b. *NO ESTABLISHED THEME OR STAND-ALONE DEVELOPMENT.* WHERE THERE IS NO ESTABLISHED OR CONSISTENT NEIGHBORHOOD OR AREA CHARACTER OR UNIFYING THEME, OR WHERE THE EXISTING CHARACTER IS NOT DESIRABLE TO CONTINUE, BECAUSE IT DOES NOT REFLECT A DESIGN THEME CONSISTENT WITH THE DEVELOPMENT STANDARDS AS DESCRIBED IN THIS CHAPTER, THE PROPOSED DEVELOPMENT SHALL BE DESIGNED TO ESTABLISH CHARACTER AND A SENSE OF PLACE THROUGH THE STRATEGIC USE OF ARCHITECTURAL ELEMENTS, BUILDING FORM, MATERIALS, LANDSCAPING, LIGHTING ETC. WHICH CREATES A COHESIVE THEME OR STYLE FOR FUTURE DEVELOPMENTS AND BUILDINGS WITHIN THE AREA TO FOLLOW.
- c. *CORPORATE ARCHITECTURE.* WHERE THE PROPOSED ARCHITECTURE OF A BUILDING OR STRUCTURE IS THE RESULT OF A FRANCHISE STYLE, PROTOTYPICAL OR FRANCHISE ARCHITECTURAL DESIGN, INCLUDING MATERIALS AND COLOR, SHALL BE MODIFIED IF NECESSARY TO MEET THESE DEVELOPMENT STANDARDS AND SET A STANDARD, OR CONTRIBUTE TO A HIGH LEVEL OF QUALITY FOR FUTURE DEVELOPMENTS AND BUILDINGS WITHIN THE AREA.
- d. *Employee and Visitor Amenities.* Development within the Employment District **SHALL PROVIDE COMMON** open space

AND AMENITIES FOR THE USEFUL ENJOYMENT OF EMPLOYEES AND VISITORS TO THE SITE. COMMON OPEN SPACE SHOULD BE ARRANGED FOR FUNCTIONALITY AND SHALL BE FURNISHED WITH EATING AREAS, SITE FURNITURE (SUCH AS BENCHES, TABLES, WASTE RECEPTACLES, PLANTERS) OR OTHER AMENITIES.

- i. **BUILDINGS 30,000 SQUARE FEET OR LARGER, SHALL PROVIDED COMMON OPEN SPACE AT A RATE OF ONE PERCENT (1%) PER BUILDING GROSS FLOOR AREA (GFA). A COLLECTION OF SMALLER BUILDINGS LINKED BY COMMON WALLS IS CONSIDERED ONE BUILDING.**
  - ii. Multiple **AREAS OF** common **OPEN** space are encouraged; however, the minimum size of any one (1) common open space shall be **300** square feet **WITH A MINIMUM DIMENSION OF 15** feet in any direction.
  - iii. **AT LEAST 50 PERCENT OF COMMON** open space must be open to the sky. At least 75 percent of **THE** open space area **MUST BE LANDSCAPED AND MAINTAIN LIVE PLANT MATERIAL IF THE AREA IS** not otherwise used as active recreation facilities.
2. **MASSING AND SCALE. ARCHITECTURAL ELEMENTS AND TECHNIQUES SHALL BE UTILIZED TO REDUCE THE APPARENT MASSING AND SCALE OF BUILDINGS.**
- a. ~~Arrange massing and functional elements, such as the skyline edge, primary building entrance feature(s), office windows, and repetitive functional elements (such as arches, columns, reveals and detailing) to provide architectural interest. Consider the visual effect of shade and shadow on the building form.~~ **WALL ARTICULATION. EXTERIOR BUILDING WALLS SHALL BE SUBDIVIDED AND PROPORTIONED TO HUMAN SCALE, USING PROJECTIONS, OVERHANGS AND RECESSES IN ORDER TO ADD ARCHITECTURAL INTEREST AND VARIETY AND TO AVOID THE EFFECT OF A SINGLE, MASSIVE WALL WITH NO RELATION TO HUMAN SIZE.**

- i. **PUBLICLY VISIBLE FACADES (VIEWED FROM RIGHTS-OF-WAY OR PRIVATE PROPERTY), MAY NOT HAVE BLANK, UNINTERRUPTED WALL LENGTHS EXCEEDING 50 FEET WITHOUT INCLUDING AT LEAST TWO (2) OF THE FOLLOWING: CHANGE IN PLANE, CHANGE IN TEXTURE OR MASONRY PATTERN, WINDOWS, TRELLIS WITH VINES, OR AN EQUIVALENT ELEMENT THAT SUBDIVIDES THE WALL INTO HUMAN SCALE PROPORTIONS.**
  - ii. **SIDE OR REAR WALLS, NOT PUBLICLY VISIBLE FROM RIGHTS-OF-WAY OR PRIVATE PROPERTY, MAY INCLUDE FALSE WINDOWS AND DOOR OPENINGS WHEN ACTUAL DOORS AND WINDOWS ARE NOT FEASIBLE BECAUSE OF THE OF THE USE OF THE BUILDING. SUCH FENESTRATION, (FALSE WINDOWS AND DOOR OPENINGS) SHALL BE DEFINED BY FRAMES, SILLS AND LINTELS, OR SIMILARLY PROPORTIONED MODULATIONS OF THE WALL.**
- b. ***Building Projections into Setbacks.*** ~~Design Objective:~~ Maintain appropriate separations between buildings on adjacent properties to allow for light, air, and circulation while recognizing the need to allow minor projections that improve the effectiveness of environmental or aesthetic features.
- i. Awnings, eaves, overhangs, light shelves and basement window wells may encroach up to **THREE (3)** feet into any required setback, but shall not be closer than **TWO (2)** feet to any property line. Building projections shall be no closer than 15<sup>2</sup> **FEET** to any property line adjacent to sites located in the RS and RSL Districts.
- c. **ROOF ARTICULATION. PROVIDE ARCHITECTURAL INTEREST AT THE SKYLINE AND ACCENTUATE APPROPRIATE BUILDING ELEMENTS.**

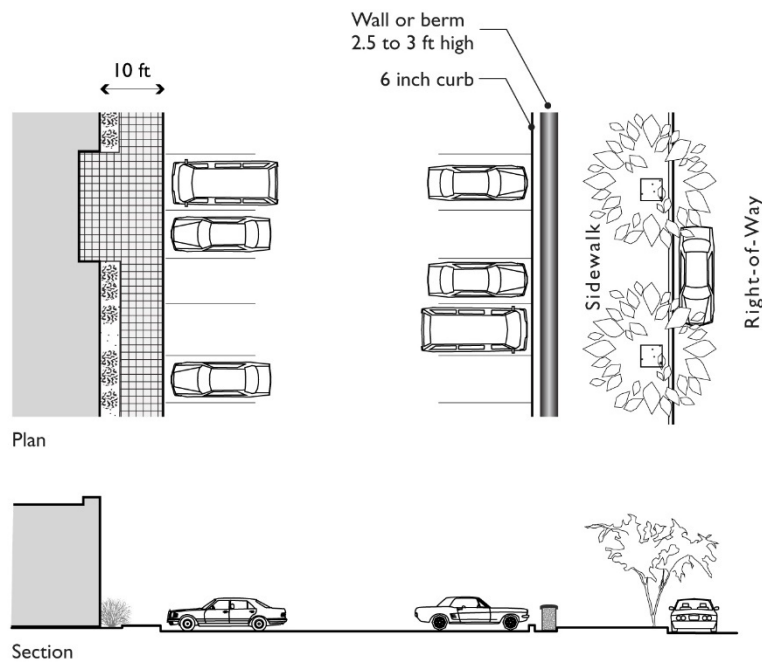
- i. **VARY BUILDING HEIGHT, PROVIDING AT LEAST TWO CHANGE IN HEIGHT OR ROOF FORMS THAT ARE VARIED OVER DIFFERENT PORTIONS OF THE BUILDING THROUGH CHANGES IN PITCH, PLANE, AND ORIENTATION.**
- ii. **FLAT ROOFS OR FACADES WITH A HORIZONTAL EAVE, FASCIA, OR PARAPET, IN EXCESS OF ONE HUNDRED (100) FEET IN LENGTH, MUST PROVIDE VERTICAL MODULATION. THE MINIMUM VERTICAL MODULATION IS TWO (2) FEET OR ONE-TENTH (1/10) MULTIPLIED BY THE WALL HEIGHT, NOT TO EXCEED ONE-THIRD (1/3) OF THE HEIGHT OF THE SUPPORTING WALL.**
- iii. **ALL PARAPETS MUST HAVE DETAILING SUCH AS CORNICES, MOLDINGS, TRIM, OR VARIATIONS IN BRICK COURSING.**
- iv. **MULTI-BUILDING DEVELOPMENTS SHALL BE CONFIGURED TO LOCATE THE TALLEST AND LARGEST STRUCTURES WITHIN THE CORE OF THE SITE AND PROVIDE A GRADUAL DECREASE IN BUILDING HEIGHT AND MASS TOWARDS ADJACENT RESIDENTIAL LAND USES.**

~~Awnings, eaves, overhangs, light shelves and basement window wells may encroach up to 3 feet into any required setback, but shall not be closer than 2 feet to any property line. Building projections shall be no closer than 15' to any property line adjacent to sites located in the [RS](#) and [RSL](#) Districts.~~

3. ***BUILDING ENTRANCES.* PRIMARY ENTRANCES ALONG MAJOR FACADES SHALL BE CLEARLY DEFINED WITH FACADE VARIATIONS, PORTICOS, ROOF VARIATIONS, RECESSES OR PROJECTIONS, OR OTHER INTEGRAL BUILDING FORMS.**
4. ***ACCESS, CIRCULATION, AND PARKING.***
  - a. ***Screening and Separation of Parking Areas.*** Parking areaS located between a building and street shall be screened with a screening wall or berms at least 2.5 feet high and no more than 3.5 feet high. In addition,



parking areas shall be separated from on-site buildings by a distance of at least **TEN (10)** feet. This separation shall be landscaped and may include a pedestrian walkway.



**FIGURE 11-7-3.E: SCREENING AND SEPERATION OF PARKING AREA**

5. **MATERIALS AND COLORS.** BUILDINGS AND STRUCTURES SHALL BE CONSTRUCTED OF DURABLE, HIGH-QUALITY MATERIALS APPROPRIATE FOR THE CLIMATE, SUCH AS BRICK, STONE, INTEGRALLY TINTED AND TEXTURED MASONRY BLOCK, PRECAST CONCRETE, WOOD, ARCHITECTURAL METALS., NATURAL AND SYNTHETIC STONE, STUCCO AND SYNTHETIC STUCCO, AND GLAZING.
  - a. **TO REDUCE THE APPARENT MASSING AND SCALE OF BUILDINGS, FACADES SHALL INCORPORATE** at least three (3) different and distinct materials.
  - b. **NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL FAÇADE MAY BE COVERED WITH ONE (1) SINGLE MATERIAL.**

- c. BUILDINGS LARGER THAN 10,000 SQUARE FEET SHALL BE FINISHED WITH MORE THAN ONE (1) COLOR ON ALL ELEVATIONS THAT ARE VISIBLE FROM PUBLIC STREETS.
- 6. *ALTERNATIVE COMPLIANCE.* SITE PLANNING AND DESIGN STANDARDS ARE NOT INTENDED TO LIMIT CREATIVE SOLUTIONS. CONDITIONS MAY EXIST WHERE STRICT COMPLIANCE TO SITE PLANNING AND DESIGN STANDARDS OF THIS CHAPTER ARE IMPRACTICAL OR IMPOSSIBLE, OR WHERE MAXIMUM ACHIEVEMENT CAN ONLY BE OBTAINED THROUGH ALTERNATIVE COMPLIANCE. ALTERNATIVE COMPLIANCE DOES NOT MODIFY OR REDUCE REQUIREMENTS OF THE BUILDING CODE OR ANY OTHER CHAPTERS OR SECTIONS OF THE ZONING CODE. ALTERNATIVE COMPLIANCE ALLOWS DEVELOPMENT TO SATISFY THE SITE PLANNING AND DESIGN STANDARDS IN THIS CHAPTER BY PROVIDING COMPARABLE STANDARDS IN A CREATIVE WAY.
  - a. REQUESTS FOR ALTERNATIVE COMPLIANCE MAY BE ACCEPTED FOR ANY APPLICATION TO WHICH SITE PLANNING AND DESIGN STANDARDS APPLY. A WRITTEN REQUEST MUST BE PROVIDED IN CONJUNCTION WITH THE APPLICABLE LAND USE APPLICATION DESCRIBING HOW THE PROPOSED ALTERNATIVE MEETS THE CRITERIA BELOW.
  - b. THE APPROVING BODY SHALL FIND THAT THE REQUEST MEETS ONE (1) OR MORE OF THE FOLLOWING CRITERIA:
    - i. TOPOGRAPHY, SOIL, VEGETATION OR OTHER SITE CONDITIONS ARE SUCH THAT FULL COMPLIANCE IS IMPOSSIBLE OR IMPRACTICAL; OR IMPROVED ENVIRONMENTAL QUALITY WOULD RESULT FROM ALTERNATIVE COMPLIANCE.
    - ii. SPACE LIMITATIONS, UNUSUALLY SHAPED LOTS AND PREVAILING PRACTICES IN THE

**SURROUNDING NEIGHBORHOOD, MAY JUSTIFY ALTERNATIVE COMPLIANCE FOR BYPASSED PARCELS AND FOR IMPROVEMENTS AND REDEVELOPMENT IN OLDER NEIGHBORHOODS.**

- iii. **SAFETY CONSIDERATIONS MAKE ALTERNATIVE COMPLIANCE NECESSARY.**
- iv. **THE PROPOSED ALTERNATIVE IS AESTHETICALLY MORE COMPLEMENTARY TO THE SITE, BETTER FITS INTO THE CONTEXT OF THE AREA, IMPROVES THE OVERALL ARCHITECTURAL APPEAL OF THE AREA AND/OR MEETS OR EXCEEDS THE DESIGN OBJECTIVES AS DESCRIBED IN THE CITY'S GENERAL PLAN.**

A. **Fences and Walls.** ~~Design Objective: Provide physical barriers where appropriate or required but do not overwhelm adjacent development or pedestrian areas with oversized walls. Fences and walls, where visible to the public, shall be integrated with the project design and provide design continuity with adjacent development.~~

~~No fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5 feet, and nor shall any fence or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of 8 feet.~~

1. ~~**Exceptions to Fence Height Limits.** A fence height exception may be granted through the design review process. The maximum height that is allowed with a fence height exception is 6 feet in front or street side yards, and 12 feet in interior side or rear yards.~~

2. ~~**Prohibited Materials.** Chain link fencing is not permitted in any street-facing yard in any employment district. In all employment districts, the use of barbed wire, razor wire, embedded glass shards, electrified and other hazardous fencing is prohibited in street-facing yards or where visible from any public right-of-way.~~

3. ~~**Intersection Visibility.** Notwithstanding other provisions of this section, fences, walls, and related structures must comply with Section 11-30-14, Visibility at Intersections.~~

B. **Outdoor Storage.** Design Objective. Minimize impact on adjacent uses and limit the view of outdoor storage from public view by screening outdoor storage.

~~In the li district, outdoor storage shall be screened so as not to be visible from areas visible or accessible to the public. In the gi and hi districts outdoor storage areas shall be screened to not be visible from public right of ways. Outdoor storage is not permitted in the pep district.~~

11-7-4:        **Review of Plans**

Permit and review procedures shall follow the standards established in [Article 7](#), Administration.

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Revision Key:

~~Strikethrough~~ = removed text

**ORANGE TEXT = PROPOSED TEXT**

Green Text = moved text

## Chapter 8      Downtown Districts

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Sections:

11-8-1	<a href="#">Purpose</a>
11-8-2	<a href="#">Applicability</a>
11-8-3	<a href="#">Land Use Regulations</a>
11-8-4	<a href="#">Development Standards — Downtown Residence (DR) Districts</a>
11-8-5	<a href="#">Development Standards — Downtown Business (DB) Districts</a>
11-8-6	<a href="#">Development Standards — Downtown Core (DC) District</a>
11-8-7	<a href="#">Supplemental Regulations for All Downtown Districts</a>
11-8-8	<a href="#">Review of Plans</a>

### 11-8-1:      Purpose

A.      **General Purposes.** The Downtown districts are intended to promote the development and redevelopment of land within the Downtown Area to insure the future growth and vitality of the original square mile and adjacent areas (See [Map 11-8-2](#)). The regulations of this chapter are also intended to promote sustainable development patterns and encourage the development of high-intensity land uses where appropriate and where such uses add to the visual image and sense of place of [Mesa's Downtown](#).

B.      **Specific Purposes of Each District.**

1.      ***Downtown Residence Districts*** [\(DR-1, DR-2, DR-3\)](#). In order to maintain a viable downtown area, stable residential neighborhoods must be protected and enhanced. The purpose of the DR Districts is to protect existing residential uses and to encourage the redevelopment of blighted or under-utilized sites for new residential usage. It is also the purpose of these districts to encourage pedestrian linkages between residential neighborhoods and the business, cultural and entertainment core of Downtown. It is the intent of the DR Districts to retain a real and perceived sense of neighborhood in urban-oriented residential areas by excluding most non-residential uses. It is also the intent of these districts to enhance the quality of residential neighborhoods through establishing compatible architectural and site design elements and regulating residential densities. The numerical designators -1, -2, and -3 are applied to the DR Districts to represent different development intensities.

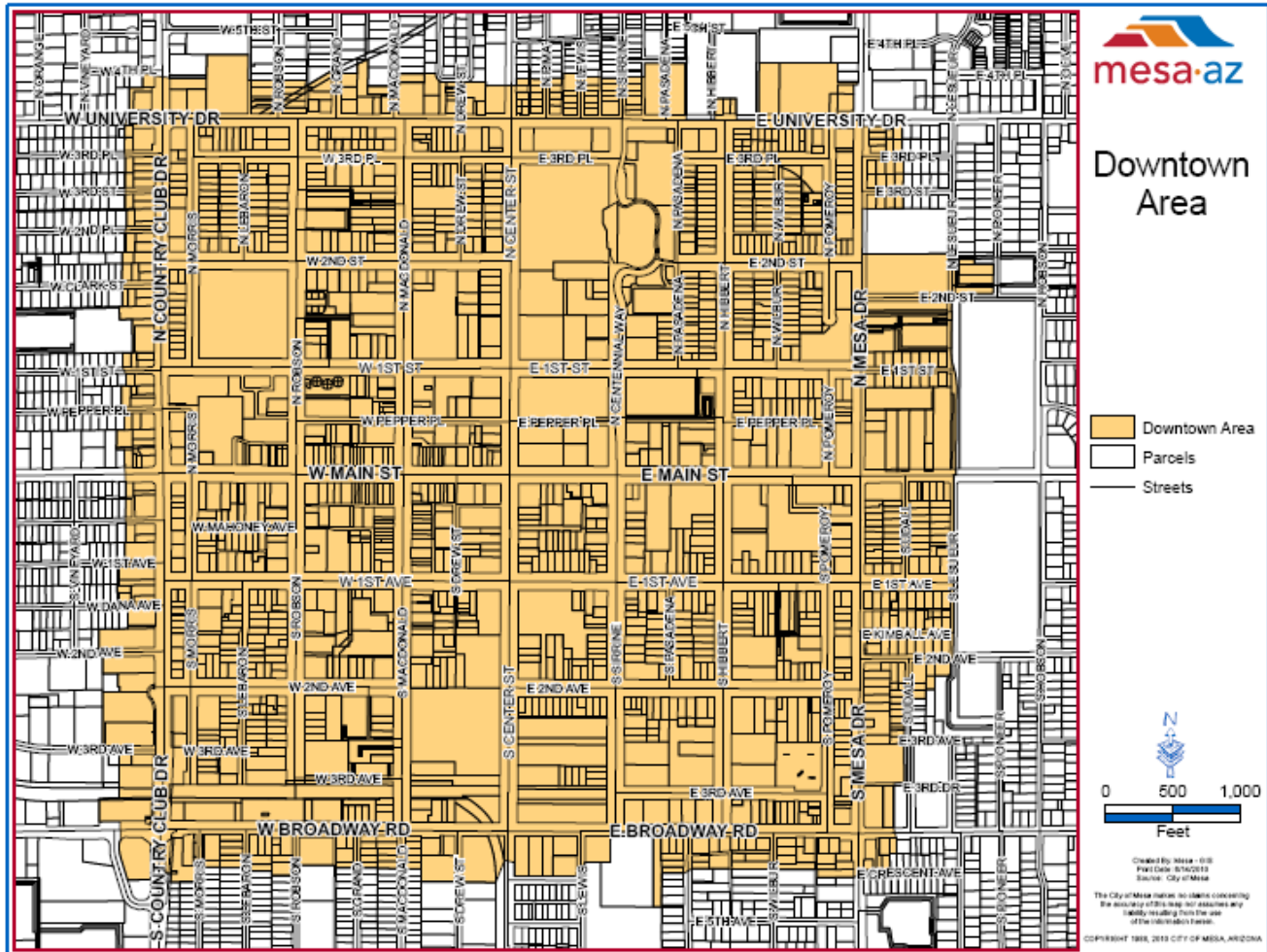
2. [\*\*Downtown Business District 1 \(DB-1\)\*\*](#). The purpose of the DB-1 District is to provide for general retailing, services, and medium-density residential uses. It is the intent of this district to allow multiple residences, professional office, and commercial uses as a major component of the Downtown Area.
3. [\*\*Downtown Business District 2 \(DB-2\)\*\*](#). The purpose of the DB-2 District is to provide for a combination of intensive commercial, light manufacturing, and related uses. The intent of the district is to provide a suitable location for those commercial and manufacturing uses which may require arterial street or railway access.
4. [\*\*Downtown Core District \(DC\)\*\*](#). The purpose of the Downtown Core District is to encourage the highest intensity of land uses to be developed, redeveloped and maintained within the Downtown. It is also the purpose of the DC District to provide incentives for the development or redevelopment of under-utilized and bypassed properties within Downtown and to promote the development of a vital, vibrant activity area. The regulations for the DC District are intended to ensure that higher-intensity land uses are appropriate for the fulfillment of the purpose of the Downtown Core District as a vibrant focal point for the city. At the same time, the Downtown Core District is created to serve residents, businesses, employees and visitors and to ensure that the visual image of the core of the Mesa Downtown will be maintained and enhanced.

#### **11-8-2: Applicability**

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The Downtown Area is established within the area bounded by University Drive, Broadway, Country Club Drive, Mesa Drive, Second Street, Second Avenue, and LeSueur and on property adjoining or within 300 feet of the rights-of-way bounding this area in the furtherance of the stated purpose and intent of this Section. If this 300-foot distance puts at least 1/2 of a property within the Downtown Area, the entire property shall be within the Downtown Area; if less than 1/2 of the property is within the area then the entire property will be outside the Downtown Area.

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### 11-8-3: Land Use Regulations

In [Table 11-8-3](#), which follows, the land use regulations for each Downtown zoning district are established by letter designations as follows:

- “P” designates use classifications permitted in downtown 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.



- “--” 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 11-8-3: Downtown Districts							
Proposed Use	<a href="#">DR-1</a>	<a href="#">DR-2</a>	<a href="#">DR-3</a>	<a href="#">DB-1</a>	<a href="#">DB-2</a>	<a href="#">DC</a>	Additional Use Regulations
Residential Use Classifications							
<a href="#">Single Residence</a>							
<a href="#">Detached</a>	P	P	P	--	--	--	
<a href="#">Attached</a>	--	P	P	P	<a href="#">CUP</a>	--	
<a href="#">Multiple Residence</a>	--	P	P	P	<a href="#">CUP</a>	P(1)	
<a href="#">Assisted Living</a>	-	-	<a href="#">SUP</a>	<a href="#">SUP</a>	-	<a href="#">SUP</a>	
<a href="#">Day Care Group Home</a>							
<a href="#">Small Home Day Care</a> (up to 5)	P	P	P	P	--	--	<a href="#">Section 11-31-13, Day Care Group Homes</a>
<a href="#">Large Home Day Care</a> (6 to 10)	--	<a href="#">SUP</a>	<a href="#">SUP</a>	P	--	--	
<a href="#">Group Residential</a>							
<a href="#">Boarding House</a>	--	--	P	P	--	--	
<a href="#">Group Home for the Handicapped</a> (up to 10 residents)	P	P	P	P	--	--	<a href="#">Section 11-31-14, Group Homes for the Handicapped</a>
<a href="#">Group Home for the Handicapped</a> (greater than 10)	--	<a href="#">SUP</a>	<a href="#">SUP</a>	--	--	--	
<a href="#">Group Housing</a>	--	--	--	P	--	--	
<a href="#">Home Occupations</a>	P	P	P	P(9)	--	P(9)	<a href="#">Section 11-31-33, Home Occupations</a>
Public and Semi-Public Use Classifications							
<a href="#">Clubs and Lodges</a>	--	--	--	P	P	P	
<a href="#">Colleges and Trade Schools, Public or Private</a>							
<a href="#">Colleges and Universities</a>	--	--	--	P	P	P	
<a href="#">Commercial Trade Schools</a>	--	--	--	P	P	P	
<a href="#">Industrial Trade Schools</a>	--	--	--	--	<a href="#">SUP</a>	--	
<a href="#">Community Center</a>	--	<a href="#">SUP</a>	<a href="#">SUP</a>	P	P	P	
<a href="#">Community Gardens</a>	P	P	P	P	P	P	<a href="#">Section 11-31-10, Community Gardens</a>
<a href="#">Cultural Institutions</a>	--	--	--	--	--	P	
<a href="#">Day Care Centers</a>	--	<a href="#">SUP</a>	<a href="#">SUP</a>	P	P	P	
<a href="#">Government Offices</a>	--	--	--	P(2)	P	P	
<a href="#">Hospitals and Clinics</a>							
<a href="#">Clinics</a>	--	--	--	P(3)	P(3)	--	<a href="#">Section 11-31-15, Hospitals and Clinics</a>
<a href="#">Hospitals</a>	--	--	--	P	P	--	
<a href="#">Nursing and Convalescent Homes</a>	--	--	--	P	P	--	
<a href="#">Parks and Recreation Facilities, Public</a>	P	P	P	P	P	P	

<b>Table 11-8-3: Downtown Districts</b>							
<i>Proposed Use</i>	<a href="#"><i>DR-1</i></a>	<a href="#"><i>DR-2</i></a>	<a href="#"><i>DR-3</i></a>	<a href="#"><i>DB-1</i></a>	<a href="#"><i>DB-2</i></a>	<a href="#"><i>DC</i></a>	<i>Additional Use Regulations</i>
<a href="#">Places of Worship</a>	P	P	P	P	P	P	<a href="#">Section 11-31-22, Places of Worship</a>
<a href="#">Public Safety Facilities</a>	--	--	--	P	P	P	
<a href="#">Schools, Public or Private</a>	<a href="#">CUP</a>	<a href="#">CUP</a>	<a href="#">CUP</a>	<a href="#">CUP</a>	<a href="#">CUP</a>	<a href="#">CUP</a>	<a href="#">Section 11-31-24, Schools</a>
<a href="#">Social Service Facilities</a>	--	--	--	<a href="#">CUP</a>	<a href="#">CUP</a>	--	<a href="#">Section 11-31-26, Social Service Facilities</a>
<b><a href="#">Commercial Use Classifications</a></b>							
<a href="#">Animal Sales and Services</a>							
<a href="#">Kennels</a>	--	--	--	--	P(4)	--	
<a href="#">Pet Stores</a>	--	--	--	--	P	P(4,6)	
<a href="#">Veterinary Services</a>	--	--	--	P(4)	P	--	
<a href="#">Artists' Studios</a>	--	--	--	P	P	P	
<b><a href="#">Automobile/Vehicle Sales and Services</a></b>							
<a href="#">Accessory Automobile Rentals</a>	--	--	--	<a href="#">SUP</a>	--	<a href="#">SUP</a> (12)	<a href="#">Section 11-31-5, Automobile Rentals; Automobile/Vehicle Sales and Leasing</a>
<a href="#">Automobile Rentals</a>	--	--	--	--	<a href="#">SUP</a>	<a href="#">CUP</a>	
<a href="#">Automobile/Vehicle Sales and Leasing</a>	--	--	--	--	<a href="#">SUP</a>	--	
<a href="#">Automobile/Vehicle Repair, Major</a>	--	--	--	--	<a href="#">SUP</a>	--	<a href="#">Section 11-31-6, Automobile/Vehicle Repair; Major and Minor</a>
<a href="#">Automobile/Vehicle Service and Repair, Minor</a>	--	--	--	--	<a href="#">SUP</a>	<a href="#">CUP</a>	
<a href="#">Automobile/Vehicle Washing</a>	--	--	--	--	<a href="#">SUP</a>	<a href="#">CUP</a>	<a href="#">Section 11-31-7, Automobile/Vehicle Washing</a>
<a href="#">Large Vehicle and Equipment Sales, Services, and Rental</a>	--	--	--	--	<a href="#">SUP</a>	--	<a href="#">Section 11-31-5, Automobile Rentals; Automobile/Vehicle Sales and Leasing</a>
<a href="#">Service Station</a>	--	--	--	--	<a href="#">SUP</a>	<a href="#">CUP</a>	<a href="#">Section 11-31-25, Service Stations</a>
<a href="#">Banks and Financial Institutions</a>	--	--	--	P	P	P	
<a href="#">With Drive-Thru Facilities</a>	--	--	--	<a href="#">CUP</a>	<a href="#">SUP</a>	<a href="#">CUP</a>	
<a href="#">Banquet and Conference Center</a>	--	--	--	P	P	P	
<a href="#">Bed and Breakfast Inns</a>	<a href="#">SUP</a>	P	P	--	--	--	<a href="#">Section 11-31-8, Bed and Breakfast Inns</a>
<a href="#">Business Services</a>	--	--	--	--	P	P	
<a href="#">Commercial Entertainment</a>	--	--	--	P	P	P	
<b><a href="#">Commercial Recreation</a></b>							
<a href="#">Small-Scale</a>	--	--	--	P	P	P	
<a href="#">Large-Scale</a>	--	--	--	--	--	P(5)	

<b>Table 11-8-3: Downtown Districts</b>							
<i>Proposed Use</i>	<a href="#"><i>DR-1</i></a>	<a href="#"><i>DR-2</i></a>	<a href="#"><i>DR-3</i></a>	<a href="#"><i>DB-1</i></a>	<a href="#"><i>DB-2</i></a>	<a href="#"><i>DC</i></a>	<i>Additional Use Regulations</i>
<b><u>Eating and Drinking Establishments</u></b>							
<a href="#">Bars/Clubs/Lounges</a>	--	--	--	P	P	P	
<a href="#">Coffee Shops/Cafes</a>	--	--	--	P	P	P	
<a href="#">Restaurants, Bar and Grill</a>	--	--	--	P	P	P	
<a href="#">Restaurants, Full Service</a>	--	--	--	P	P	P	
<a href="#">Restaurants, Limited Service</a>	--	--	--	P	P	P	
<a href="#">With Drive-Thru Facilities</a>	--	--	--	<a href="#">CUP</a>	<a href="#">SUP</a>	--	
<a href="#">With Outdoor Seating Areas</a>	--	--	--	<a href="#">SUP</a>	<a href="#">SUP</a>	<a href="#">SUP</a>	<a href="#">Section 11-31-19, Outdoor Eating Areas</a>
<a href="#">Farmer's Market</a>	--	--	--	<a href="#">TUP</a>	<a href="#">TUP</a>	<a href="#">SUP</a>	<a href="#">Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets</a>
<b><u>Food and Beverage Sales</u></b>							
<a href="#">Convenience Market</a>	--	--	--	<a href="#">SUP</a>	<a href="#">SUP</a>	P	<a href="#">Section 11-31-11, Convenience Markets</a>
<a href="#">General Market</a>	--	--	--	P	P	P	
<a href="#">Funeral Parlors and Mortuaries</a>	--	--	--	--	P	<a href="#">CUP</a>	
<a href="#">Hotels and Motels</a>	--	--	--	P	--	P	
<a href="#">Laboratories</a>	--	--	--	--	P	--	
<b><a href="#">LARGE COMMERCIAL DEVELOPMENT</a></b>	--	--	--	--	<a href="#">CUP</a>	<a href="#">CUP</a>	<b><a href="#">SECTION 11-31-16, LARGE COMMERCIAL DEVELOPMENT</a></b>
<a href="#">Light Fleet-Based Services</a>	--	--	--	--	P	<a href="#">CUP</a>	
<a href="#">Live-Work Unit</a>	--	P	P	P	P	<a href="#">SUP</a>	<a href="#">Section 11-31-17, Live Work Units</a>
<a href="#">Maintenance and Repair Services</a>	--	--	--	--	P	--	
<b><u>Offices</u></b>							
<a href="#">Business and Professional</a>	<a href="#">SUP (10)</a>	<a href="#">SUP (10)</a>	<a href="#">SUP (10, 11)</a>	P	P	P	
<a href="#">Medical and Dental</a>	--	--	--	P	P	P	
<a href="#">Parking, Commercial</a>	--	--	--	--	<a href="#">SUP</a>	P(7)	
<a href="#">Personal Services</a>	--	--	--	P	P	P	
<a href="#">Plant Nurseries and Garden Centers</a>	--	--	--	--	<a href="#">SUP</a>	--	
<b><u>Retail Sales</u></b>							
<a href="#">General</a>	--	--	--	P	P	P	
<a href="#">Large Format</a>	--	--	--	--	<a href="#">CUP</a>	<a href="#">CUP</a>	<a href="#">Section 11-31-16, Large Format Retail</a>
<a href="#">Pawn Shops</a>	--	--	--	<a href="#">CUP (8)</a>	<a href="#">CUP (8)</a>	--	<a href="#">Section 11-31-21, Pawn Shops</a>

<b>Table 11-8-3: Downtown Districts</b>							
<i>Proposed Use</i>	<a href="#"><i>DR-1</i></a>	<a href="#"><i>DR-2</i></a>	<a href="#"><i>DR-3</i></a>	<a href="#"><i>DB-1</i></a>	<a href="#"><i>DB-2</i></a>	<a href="#"><i>DC</i></a>	<i>Additional Use Regulations</i>
<a href="#">Tattoo and Body Piercing Parlors</a>	--	--	--	P	P	P	
<b>Employment and Industrial Use Classifications</b>							
<a href="#">Handicraft/Custom Manufacturing</a>	--	--	--	--	P	--	
<a href="#">Manufacturing, Light Cabinet Assembly</a>	--	--	--	--	P	--	
<a href="#">Manufacturing, Limited</a>	--	--	--	--	P	--	
<a href="#">Research and Development</a>	--	--	--	--	P	--	
<b><a href="#">Warehousing and Storage</a></b>							
<a href="#">Contractors' Yards</a>	--	--	--	--	<a href="#">SUP</a>	--	
<a href="#">Indoor Warehousing and Storage</a>	--	--	--	--	P	--	
<a href="#">Mini-Storage</a>	--	--	--	--	P	--	
<b>Recycling Facilities</b>							
<a href="#">Reverse Vending Machine</a>	--	--	--	P(4)	P(4)	--	<a href="#">Section 11-31-23</a>
<a href="#">Small Indoor Collection Facility</a>	--	--	--	--	SUP (14)	--	<a href="#">Section 11-31-23</a>
<b><a href="#">Transportation, Communication, and Utilities Use Classifications</a></b>							
<b><a href="#">Communication Facilities</a></b>							
<a href="#">Antenna and Transmission Towers</a>	<a href="#">See Chapter 35</a>						
<a href="#">Facilities within Buildings</a>	<a href="#">See Chapter 35</a>						
<a href="#">Transportation Passenger Terminals</a>	--	P	P	P	P	P	
<a href="#">Utilities, Minor</a>	P	P	P	P	P	P	
<b>Accessory Uses and Facilities</b>							
<a href="#">Outdoor Storage</a>	--	--	--	--	<a href="#">SUP</a>		
Drive-thru facilities	--	--	--	<a href="#">CUP</a>	<a href="#">SUP</a>	<a href="#">CUP</a>	
<a href="#">Accessory Dwelling Unit</a>	P/SUP (13)	P/SUP (13)	P/SUP (13)	--	--	--	<a href="#">Section 11-31-3, Accessory Dwelling Unit</a>
<a href="#">Caretakers' Residences</a>	--	--	--	--	<a href="#">SUP</a>	--	
<a href="#">Outdoor entertainment or activities</a>	--	--	--	<a href="#">SUP</a>	<a href="#">SUP</a>	--	
<ol style="list-style-type: none"> <li>Multiple-Family Residential permitted at a minimum density of 20 units/acre in an exclusive multiple residence project. No minimum density when part of a mixed-use project.</li> <li>Permitted if occupying less than 5,000 square feet; greater floor area requires approval of an <a href="#">SUP</a>.</li> <li>A <a href="#">CUP</a> is required for plasma centers and substance abuse detoxification and treatment centers; other Clinics are permitted by right.</li> <li>Must be confined to completely enclosed, sound-attenuated facilities.</li> <li>Permitted if all activities pertaining to commercial recreation are conducted entirely within an enclosed building.</li> <li>Permitted if floor area is no more than 1,500 square feet.</li> <li>Structured parking garages are permitted. A <a href="#">CUP</a> is required for surface (open) parking lots.</li> <li>Must be at least 1,200 feet from any use in the same classification, and at least 1,200 feet from any school.</li> <li>Home Occupations permitted where and when a residence is authorized.</li> <li>Eligible sites are limited to locations designated as Class 1 Historic Buildings based on the <a href="#">City of Mesa Historical Survey, 1984</a>.</li> <li>Eligible sites limited to lots with frontage on an arterial street as designated in the Mesa General Plan.</li> <li>Eligible Sites limited to ancillary use to hotel or motel.</li> </ol>							

<b>Table 11-8-3: Downtown Districts</b>							
<i>Proposed Use</i>	<a href="#"><i>DR-1</i></a>	<a href="#"><i>DR-2</i></a>	<a href="#"><i>DR-3</i></a>	<a href="#"><i>DB-1</i></a>	<a href="#"><i>DB-2</i></a>	<a href="#"><i>DC</i></a>	<i>Additional Use Regulations</i>
13. Use is Permitted as an accessory use only. Special Use Permit is required if Accessory Dwelling Unit is leased or rented as a secondary apartment							
14. Facility may be as large as 6,000 square feet in the DB-2 district, subject to approval of a Special Use Permit..							

#### 11-8-4: Development Standards—Downtown Residence Districts

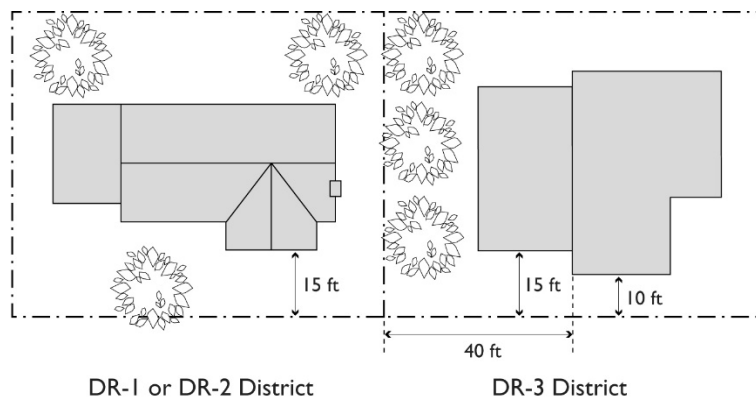
[Table 11-8-4](#) prescribes the development standards for the [DR](#) districts. The “[Additional Standards](#)” column lists additional standards that apply. Section numbers in this column refer to other sections of the Zoning Ordinance, while individual letters refer to subsections that directly follow the table.

<b>Table 11-8-4: Development Standards – DR Downtown Residence Districts</b>				
<i>Standard</i>	<i>DR-1</i>	<i>DR-2</i>	<i>DR-3</i>	<i>Additional Standards</i>
<b>Lot and Density Standards</b>				
Minimum Lot Area (sq ft)				
1 dwelling unit	6,000	6,000	6,000	
2 dwelling units	NA	11,000	7,000	
3 dwelling units	NA	15,000	11,000	
4 or more units in DR-2	NA	18,000	NA	
4 dwelling units in DR-3	NA	NA	15,000	
5 or more dwelling units	NA	NA	18,000	
Maximum Density (dwelling units/net acre)	NA	12	40	
<b>Building Form and Location</b>				
Maximum Height (ft)	30	30	40	<a href="#">P&amp;Z Board</a> may approve additional height through site plan review.
Minimum Setback (ft)				
Front	15	15	10	<a href="#">Section 11-8-4(A)</a>
Interior Side: 1-story building	5	1-2 units: 5 ft 3+ units: 15 ft.	10	
Interior side: 2-story building	5	1 unit: 5 ft 2 units: 10 ft 3+ units: 15 ft	15	
Interior side: 3-story building	NA	NA	20	
Street Side	10	10	10	
Rear: 1-story building	15	15	10	
Rear: 2-story building	20	20	20	
Rear: 3-story building	NA	NA	20	
Parking Spaces	20	20	20	
Minimum Open Space (sq ft/dwelling unit)	400	400/200	400/200	<a href="#">Section 11-8-4(B)</a>
<b>Supplemental Standards</b>				
Detached Accessory Structures	<a href="#">Section 11-8-7(C)</a>			
<a href="#">Exceptions to Height Limits</a>	<a href="#">Section 11-30-3</a>			
<a href="#">Fences and Walls</a>	<a href="#">Section 11-30-4, Fences and Freestanding Walls</a>			
<a href="#">Landscaping</a>	<a href="#">Section 11-8-4(C); Chapter 33, Landscaping</a>			
<a href="#">Lighting and Illumination</a>	<a href="#">Section 11-30-5</a>			

Table 11-8-4: Development Standards – DR Downtown Residence Districts				
Standard	DR-1	DR-2	DR-3	Additional Standards
<a href="#">Off-Street Parking and Loading</a>	<a href="#">Section 11-8-7(A)</a> and <a href="#">(B)</a> ; <a href="#">Chapter 32, On-Site Parking, Loading, and Circulation</a>			
<a href="#">Pedestrian Connections</a>	<a href="#">Section 11-30-8, Pedestrian Connections</a>			
<a href="#">Projections above Height Limits</a>	<a href="#">Section 11-30-3, Exceptions to Height Limits</a>			
<a href="#">Projections into Required Yards</a>	<a href="#">Section 11-8-7(D)</a>			
<a href="#">Screening between multiple and single residences</a>	<a href="#">Section 11-8-5(C)</a>			
<a href="#">Screening (other screening standards)</a>	<a href="#">Section 11-30-9, Screening</a>			
<a href="#">Setbacks at Intersections</a>	<a href="#">Section 11-30-10, Setbacks at Intersections</a>			
<a href="#">Swimming Pools</a>	<a href="#">Section 11-30-11</a>			
<a href="#">Signs</a>	<a href="#">Article 5, Signs</a>			
<a href="#">Solar Panels</a>	<a href="#">Section 11-30-15, Solar Panels</a>			
<a href="#">Trash Storage and Screening</a>	<a href="#">Section 11-30-12, Trash and Refuse Collection Areas</a>			
<a href="#">Visibility at Intersections</a>	<a href="#">Section 11-30-14, Visibility at Intersections</a>			

A. **Transitional Standards.** For a residential structure in the [DR-3](#) District that is adjacent to the [DR-1](#) District or the [DR-2](#) District, the following shall apply:

1. **Front Yard Setback.** The required front-yard setback shall be the same as that in the [DR-1](#) and [DR-2](#) Districts, i.e. 15 feet from the street right-of-way. This 15-foot front yard setback shall be required for the first 40 feet of lot street frontage adjacent to the [DR-1](#) or [DR-2](#) District.



**FIGURE 11-8-4.A.1: TRANSITION TO RESIDENTIAL STRUCTURE IN DR-3 DISTRICT**

2. **Roof Profile.** The relative height and roof profile of new residential structures in the [DR-3](#) District shall complement and be compatible with the roof profiles of residential structures in the adjacent [DR-1](#) or [DR-2](#) Districts.



DR-1 or DR-2

DR-3

**FIGURE 11-8-4.A.2: TRANSITION TO RESIDENTIAL STRUCTURE ROOF PROFILE**

[Roof Profile](#), in this context, refers to the relative height of a roof or roofs of a building, together with the shape or form of the roof structure that are placed above residential dwelling units, such as gable, gambrel, hip, mansard, parapet, pitched and shed.

#### **B. Minimum Open Space.**

1. ***Single Residence Detached and Attached.*** Single residence detached and attached developments in the [DR-1](#), [DR-2](#), and [DR-3](#) Districts, shall have a minimum of 400 square feet of individual, private outdoor space for each dwelling unit provided adjacent to the dwelling unit.
2. ***Multiple Residence Developments.*** Multiple residence developments in the [DR-2](#) and [DR-3](#) Districts, shall have a minimum of 200 square feet of open space for each dwelling unit. This open space shall not include any required front or side yard. The open space requirement shall be provided by one of the following options.
  - a. At least 200 square feet of private open space or patio area attached to the individual unit,
  - b. A private balcony or deck of at least 60 square feet in area adjacent to the individual dwelling unit and the remainder of the open space (140 square feet per unit) provided in a usable common open-space, or
  - c. Where no individual private open space is provided adjacent to a dwelling unit, 300 square feet per dwelling unit shall be required to be provided in a usable common open space.

#### **C. Landscaping.**

1. Landscaping materials and quantities shall be installed and maintained in compliance with [Chapter 33, Landscaping](#), unless specified by a landscape design plan or specific redevelopment plan adopted by the [City Council](#). The following landscaping regulations shall also apply:

- a. Existing lawns and/or vegetated ground cover shall be maintained in the street right-of-way area between the curb and the property line.
- b. The required front yard area shall be maintained in lawn and/or vegetative ground cover. In the [DR-1](#) and [DR-2](#) Districts not more than 20~~5~~ percent of the front-yard ground cover shall be inorganic materials.
- c. The required quantity of trees, shrubs and vegetation, as specified in [Chapter 33](#), shall be located in the street right-of-way and in the required front-yard setbacks. Where conflict occurs between the requirements of [Chapter 33](#) and the minimum yards listed in this Chapter (in [Table 11-8-4](#)), the minimum yards listed in this chapter shall prevail.
- d. All required yard areas shall be landscaped, as specified in [Chapter 33, Landscaping](#), and maintained free from encroachments.
- e. Where a parcel is used for multiple residences, or office, the required side and rear yards shall also be landscaped.

#### D. Screening.

Whenever a new multiple residence is constructed, or floor area is added to an existing single residence to convert it to a multiple residence use, a privacy wall shall be constructed along the property lines separating the multiple residence use, its parking areas and driveways from any adjacent existing single residence. Conversion of existing single residence without increasing floor area does not invoke the screening requirement. The privacy wall shall be of masonry construction with stucco, mortar wash or other finish to match that of the main building and shall be 6 feet in height. The privacy wall shall extend along interior side lot lines to the front-yard setback of the main building or to the front-yard setback of the existing adjacent residence, whichever is closer to the street right-of-way, but shall not extend past the setback into the front yard without being reduced in height to a maximum of 3 feet. All other screening standards of [Section 11-30-9](#) shall apply.

### 11-8-5: Development Standards—Downtown Business Districts

[Table 11-8-5](#) prescribes the development standards for the [DB districts](#). The “[Additional Standards](#)” column lists additional standards that apply. Section numbers in this column refer to other sections of the [Zoning Ordinance](#), while individual letters refer to subsections that directly follow the table.

<b>Table 11-8-5: Development Regulations – DB Downtown Business Districts</b>			
<i>Standard</i>	<i>DB-1</i>	<i>DB-2</i>	<i>Additional Standards</i>
<b>Building Form and Location for Non-Residential Development</b>			
Maximum Height (ft)	50	40	<a href="#">P&amp;Z Board</a> may approve additional height through site plan review.
Minimum Setback (ft) – Nonresidential buildings			
Front	15	15	May be reduced to 10 feet when located on an arterial street and not adjacent to residential.
Interior side: not adjacent to residential development	0	0	



<b>Table 11-8-5: Development Regulations – DB Downtown Business Districts</b>			
<i>Standard</i>	<i>DB-1</i>	<i>DB-2</i>	<i>Additional Standards</i>
Interior side: adjacent to residential development	10	10	<a href="#">Section 11-8-5(A)</a>
Street Side	15	15	May be reduced to 10 feet when located on an arterial street and not adjacent to residential.
Rear: not adjacent to residential	0	0	
Rear: adjacent to residential	10	10	<a href="#">Section 11-8-5(A)</a>
<b>Building Form and Location for Residential Development</b>			
Maximum Density (dwelling units/net acre)	40	Plan Specific	In <a href="#">DB-2</a> maximum density is determined through review by council use permit.
Minimum Yards (ft)			
Front: if located on arterial street	15	Plan Specific	
Front: if located on non-arterial street	10	Plan Specific	
Interior Side	10	Plan Specific	
Street side: if located on arterial street	15	Plan Specific	
Street side: if located on non-arterial street	10	Plan Specific	
Rear	20	Plan Specific	
Minimum Open Space (sq. ft./dwelling unit)	200	Plan Specific	<a href="#">Section 11-8-4(B)2</a>
<b>Supplemental Standards</b>			
<a href="#">Fences and Walls</a>	<a href="#">Section 11-30-4, Fences and Freestanding Walls</a>		
<a href="#">Landscaping</a>	<a href="#">Section 11-8-5(B)</a> ; <a href="#">Chapter 33, Landscaping</a>		
<a href="#">Off-Street Parking and Loading</a>	<a href="#">Section 11-8-7(A)</a> and <a href="#">(B)</a> ; <a href="#">Chapter 32, On-Site Parking, Loading, and Circulation</a>		
<a href="#">Pedestrian Connections</a>	<a href="#">Section 11-30-8, Pedestrian Connections</a>		
<a href="#">Projections above Height Limits</a>	<a href="#">Section 11-30-3, Exceptions to Height Limits</a>		
<a href="#">Screening</a>	<a href="#">Section 11-8-5(C)</a> , <a href="#">Section 11-30-9, Screening</a>		
<a href="#">Signs</a>	<a href="#">Article 5, Signs</a>		
<a href="#">Trash Storage and Screening</a>	<a href="#">Section 11-30-12, Trash and Refuse Collection Areas</a>		

- A. Intrusion on Adjacent Residential.** Multi-storied structures with windows on sides adjacent to residential districts or uses shall utilize methods such as increased setbacks, window screens, and/or window placement, as determined by the [Planning Director](#), to limit intrusion on the adjacent residential district or use.
- B. Landscaping.** Landscape materials and quantities shall be installed and maintained in compliance with [Chapter 33, Landscaping](#), unless specified by a landscape design plan or specific redevelopment plan adopted by the [City Council](#). The following landscape requirements shall also apply:
1. The required front-yard setback and street right-of-way area shall have low-water usage, vegetative ground cover and plants; no more than 20 percent may be covered with inorganic materials. Street

rights-of-way shall be landscaped in accordance with any landscape design plan or specific redevelopment plan adopted by the decision making authority.

2. The required quantity of trees, shrubs and vegetation specified in [Chapter 33, Landscaping](#), shall be located in the required front-yard setback and street right-of-way area. Front yards shall be as noted in [Table 11-8-5](#) of this section. Where conflict occurs between the landscaped setbacks specified in [Chapter 33](#), and the yard requirements of this section (in [Table 11-8-5](#)), the yard requirements of this section shall prevail.
3. Landscaping also shall be installed and maintained free from encroachments such as parking spaces, driveways, mechanical equipment or buildings in side and rear yards as specified in [Chapter 33, Landscaping](#).

**C. Screening.** In addition to the screening standards of [Section 11-30-9, Screening](#), the following standards shall apply:

1. A 6-foot masonry wall with mortar wash finish, stucco or other finish, designed to match the main building on the site, shall be installed with the first phase of commercial development along all interior property lines adjacent to residential districts or uses.
2. All refuse and ground mounted mechanical equipment areas shall be:
  - a. screened on at least 3 sides by 6-foot high masonry walls,
  - b. located at least 10 feet away from adjacent residential property lines and
  - c. shall not be located within required street-yard setbacks.

**D. Additional Height to Buildings.** For sites located within [DB-1](#) or [DB-2](#) districts, additional height may be granted, up to a 20-percent increase over the district maximum, through a site plan review hearing by the [Planning & Zoning Board](#).

## 11-8-6: Development Standards—Downtown Core District

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This section establishes standards for the [Downtown Core District](#).

- A. Density, Area, Buildings and Yards.** Minimum lot area and yard setbacks will vary according to the type of development, the proposed use, and the size, scope and density of the project. The decision making authority or designee may determine that certain projects shall be reviewed by the [Planning & Zoning Board](#) who shall determine the specific density, area, building, and yard regulations for such

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projects. Maximum residential densities and building heights are through approval by the [Planning & Zoning Board](#).

**B. Landscaping.**

1. ***Conformance with U Designator Standards.*** All landscape designs, materials and quantities and maintenance shall conform to “-U” designator standards as specified in [Chapter 33, Landscaping](#), unless specified by a landscape design plan or specific redevelopment plan adopted by the decision making authority.
2. ***Landscape Materials.*** Landscape materials shall be used to enhance street right-of-way and building frontages by the following:
  - a. Street trees shall be planted in street right-of-way areas consistent with adopted City streetscape plans and also may be installed in on-site pedestrian walkway areas and plazas.
  - b. Building foundation plantings shall be conform to “-U” designator standards specified in [Chapter 33](#) unless specified by a landscape design plan or specific redevelopment plan adopted by the decision making authority.

**C. Parking.** In addition to the regulations of [Chapter 32, On-Site Parking, Loading, and Circulation](#), and [Section 11-8-7\(A\) and \(B\)](#) of this chapter, the following standards apply to the [DC District](#):

1. Covered multi-level parking structures are encouraged; open surface parking shall be discouraged.
2. All parking area and structure designs and off-site parking accommodations are subject to approval by the [Planning & Zoning Board](#) through site plan review.

**11-8-7: Supplemental Regulations for All Downtown Districts**

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**A. Parking.** In addition to the standards of [Chapter 32, On-Site Parking, Loading, and Circulation](#), the following standards apply to the Downtown districts.

1. ***Off-Site Parking.*** Required parking may be provided off-site in a privately or municipally owned parking garage, commercial parking lot or other approved facility. If such off-site parking is leased, the length of the term of such lease shall be the same as the length of the term of the lease of the property for which such spaces are provided. Terms of the lease shall be provided upon request of the city.
2. ***Shared Parking.*** Required parking spaces may be shared between differing commercial and mixed-use projects when located on the same or adjacent parcels, if the principal operating hours of the uses involved are significantly different, i.e. daytime versus nighttime uses. Assurances of different operating hours for each use must be provided in writing in a form acceptable to the Zoning Administrator, pursuant to [Section 11-32-5](#).

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3. **Enclosed Structures.** In the [DR-1](#) and [DR-2](#) Districts, enclosed structures shall be provided for required parking when the parking space is located in the front half of a lot.
4. **Interconnectivity.** In the [DB-1](#) and [DB-2](#) Districts, parking areas should be interconnected on-site to allow vehicular access between parcels and to avoid numerous driveway cuts along street rights-of-way.

**B. Loading.** In addition to the standards of [Chapter 32, On-Site Parking, Loading, and Circulation](#) all non-residential uses shall demonstrate availability of convenient, paved space for loading and unloading of commercial vehicles within 300 ft of the site.

**C. Detached Accessory Structures.**

1. When located within any downtown residence district, any individual tool or piece of equipment that is higher than 4 feet and in which the added measurements of the length, width and depth (length plus width plus depth) are no greater than 15 lineal feet, based on the extreme perimeter measurements, shall be placed or stored within an enclosed building. Motorized vehicles eligible for licensing by the [State of Arizona](#) for travel on public thoroughfares are excluded from this requirement. Recreational vehicle parking requirements - See [Section 11-34-5\(B\)](#), Temporary Parking.
2. Detached accessory buildings or structures located on lots in [DR-1](#), [DR-2](#), or [DR-3](#) districts are permitted subject to the following provisions. Detached accessory structures:
  - a. 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.
  - b. May be located in the required rear yard but outside of the required side yard provided that they do not exceed 12 feet in height.
  - c. 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.
  - d. 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.
  - e. 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.
  - f. Shall not exceed the height of the dwelling when located within any part of the buildable lot area, on any lot of less than 1 acre in size.
  - g. Shall not exceed 30 feet in height when located within any part of the buildable lot area, on any lot of one (1) acre or more in size.

- h. Shall not have an aggregate area of all such detached buildings greater than 50 percent of the roof area of a dwelling or dwellings.

**D. Building Projections into Required Yards.** Building projections may extend into required yards, subject to the following standards:

1. No projection may extend closer than 2 feet to an interior lot line or 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 up to 3 feet into any required front yard, and up to 10 feet into any required rear yard.
5. Attached open porches, open patios, open carports or open balconies 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 Building Code for patio covers.
6. In [DR-1](#) and [DR-2](#) districts only, enclosed 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.

**11-8-8: Review of Plans**

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Permit and review procedures shall follow the standards established in [Article 7](#), Administration.

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## CHAPTER 15 LEISURE AND RECREATION (LR)

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### SECTIONS:

11-15-1	<u>PURPOSE</u>
11-15-2	<u>LAND USE REGULATIONS</u>
11-15-3	<u>REVIEW OF PLANS</u>

#### 11-15-1: PURPOSE

THE PURPOSE OF THIS ZONING DISTRICT IS TO ALLOW PUBLIC AND PRIVATE PARKS AS A SPECIFIC ZONING DISTRICT IN THE CITY'S ZONING ORDINANCE. THE DISTRICT PROVIDES FOR FACILITIES AND AREAS ORIENTED PRIMARILY TOWARDS RECREATION-RELATED SERVICES FOR RESIDENTS AND VISITORS OF THE CITY AND ALLOWS PROPERTIES TO BE ZONED AS LEISURE AND RECREATION.

#### 11-15-2 LAND USE REGULATIONS

IN TABLE 11-15-2, THE LAND USE REGULATIONS FOR EACH LEISURE AND RECREATION ZONING DISTRICT ARE ESTABLISHED BY LETTER DESIGNATIONS AS FOLLOWS:

- "P" DESIGNATES USE CLASSIFICATIONS PERMITTED IN THE LEISURE AND RECREATION 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 11-15-2: LEISURE AND RECREATION DISTRICT		
PROPOSED USE	<u>LR</u>	ADDITIONAL USE REGULATIONS
PUBLIC AND SEMI-PUBLIC USE CLASSIFICATIONS		
<u>COMMUNITY GARDENS</u>	P	<u>SECTION 11-31-10, COMMUNITY GARDENS</u>
<u>PARKS AND RECREATION FACILITIES, PUBLIC</u>	P	
<u>PARKS AND RECREATION FACILITIES, PRIVATE</u>	P	

### 11-15-2 REVIEW OF PLANS

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.

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## Chapter 22      Planned Area Development Overlay District

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Sections:

11-22-1	<a href="#">Purpose</a>
11-22-2	<a href="#">Land Use Regulations</a>
11-22-3	<a href="#">Development Standards</a>
11-22-4	<a href="#">Supplemental Regulations</a>
11-22-5	<a href="#">Review of Plans</a>

### 11-22-1:      Purpose

The purpose of the Planned Area Development Overlay (PAD) District is to ~~allow for innovative design and~~ **PERMIT** flexibility in ~~projects of sufficient size that are planned for development as a cohesive unit.~~ **THE APPLICATION OF ZONING STANDARDS AND REQUIREMENTS WHERE IT CAN BE DEMONSTRATED THAT THE PROPOSED DEVELOPMENT PROVIDES EQUIVALENT OR SUPERIOR STANDARDS IN A CREATIVE WAY TO MEET THE INTENT OF THE UNDERLAYING ZONING DISTRICT AND GENERAL PLAN.** This overlay district **ALLOWS FOR INNOVATIVE DESIGN AND FLEXIBILITY IN PROJECTS OF SUFFICIENT SIZE THAT ARE PLANNED FOR DEVELOPMENT AS A COHESIVE UNIT** **AND** may also be used to organize a development in phases by using conceptual development plans and deferring specific site plan approval to a future date. The intent of this district is to provide for creative, high-quality development incorporating:

- A. Well designed and integrated open space and/or recreational facilities held in common ownership and of a scale that is proportionate to the use;
- B. Options for the design and use of private or public streets;
- C. Preservation of significant aspects of the natural character of the land;
- D. Building design, site design, and amenities that create a unique and more sustainable alternative to conventional development;
- E. Sustainable property owners' associations;
- F. Maintenance of property held in common ownership through the use of recorded covenants, conditions, and restrictions; and

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- G. Single or multiple land use activities organized in a comprehensive manner, and designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.

#### **11-22-2: Land Use Regulations**

The [PAD](#) overlay district is to be used in conjunction with one or more underlying zoning districts, thereby permitting the same uses and activities as the underlying base zoning district(s), except those that may be excluded by the [City Council](#). Limitations and standards of use also may be established in the overlay district as conditions of approval for individual developments. Before the [City Council](#) excludes a land use from a base zoning district, a development agreement that also excludes those specified land uses shall be adopted previous to or concurrently with the adoption of the overlay district.

#### **11-22-3: Development Standards**

- A. The minimum site area for a [PAD](#) shall be 5 acres. Residential and mixed-use applications for sites that are smaller than 5-acres may be considered in the event the project includes a minimum of 20 dwelling units.
- B. The general development standards established in this Ordinance and the specific development standards for each underlying zoning district are required, unless specifically modified by the [City Council](#) with the approval of the [PAD](#) overlay.

#### **11-22-4: Supplemental Regulations**

- A. The submitted plan shall list permitted development and land use options, which may be assigned to specific parcels. Multiple development and land use options may be assigned and described as available alternatives. Land developed under this Chapter may consist of multiple parcels or may have common building sites.
- B. Common open space shall be an essential and major element of the plan. Open areas should provide an efficient, aesthetic, and desirable usage.
- C. Every structure shall have access to a public street, directly across either a coterminous property line; or using recorded access easements; or using a court, walkway or other common area owned and maintained as common ground.

#### **11-22-5: Review of Plans**

- A. **Application.** Requests for [PAD](#) overlays shall follow the same procedures specified for zoning amendments in [Chapter 76](#), Zoning Ordinance: Amendments to Map and Text, of this Ordinance. In addition, applications requesting PAD overlays shall include a planning document(s) that incorporates the following items:
  - 1. Graphic depictions of the following, as may be applicable:

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- a. Land use plan, drawn to scale, including:
    - i. Dimensions and acreage of overall project site;
    - ii. Dimensions and acreage of each underlying zoning district;
    - iii. Dimensions and acreage of each unit or stage of development; and,
    - iv. Locations of properties proposed for conceptual and specific review.
  - b. [Site Plan](#)(s), drawn to scale, including typical lot sizes and building placement for residential development (Site Plans not required for conceptual requests).
  - c. Elevation(s) of proposed building(s), drawn to scale (Elevations not required for conceptual requests).
  - d. Locations of commonly owned, property, including open space and recreational amenities.
  - e. Locations of all proposed streets alignments and subdivisions of land.
2. Narrative description(s) and explanation(s) of the following:
- a. Compliance of the proposed project with the requirements of the Mesa General Plan, and the Purpose statements of the PAD Overlay District ([Section 11-22-1](#)).
  - b. Development standards for the project, including **HOW** any proposed deviations from base zoning district development standards and general development standards **ARE OF EQUAL OR SUPERIOR QUALITY**.
  - c. Phasing plans, if the project consists of multiple units or stages of development.
  - d. Specific and/or conceptual land uses, as applicable.
  - e. Properties and amenities to be held in common ownership, including open space and recreational amenities.
  - f. Intensity of development expressed as a ratio (specific plan) or as a range (conceptual plan).
  - g. Description of design themes and **CHARACTER** ~~quality~~.
  - h. Incorporation of sustainable development practices.
- B. **Conceptual and Specific Plans.** Applications for [PAD](#) Overlay may specify the project is proposed for conceptual and/or specific approval.
1. Requests for Conceptual Plan approval permits submittal of generalized plans describing land uses and development themes, and ranges of intensity of development described as ratios of activity, such as floor area ratio or dwelling units per acre. Approved Conceptual Plans require review and approval of a Specific Plan prior to development.

2. Requests for Specific Plan approval requires submittal of detailed drawings of the proposed development, including site plans, landscape plans and building elevations, depicting the project as it is anticipated to be constructed on the specific location. Specific Plans may be approved by the [Planning & Zoning Board](#) in the event a Conceptual Plan has been approved by the [City Council](#), and the submitted Specific Plan indicates the land use is consistent with the range of intensity and other applicable descriptions of development documented on the approved Conceptual Plan or conditions of approval.
  3. The initial submittal for rezoning for the [PAD](#) overlay may include both specific plan areas and conceptual plan areas.
- C. **Modifications to Plans.** Changes to the approved development plan shall be reviewed and processed in accordance with the provisions in [Chapter 67 Common Procedures](#), of this Ordinance.
- D. **Phased Development.** An approved development may be built in phases as part of the project's plan, if the construction and provision of all necessary elements, including parking, drainage, common open spaces, and public and recreational facilities, which are shown on the approved plan, proceed at a rate commensurate with the construction of buildings. If the [Development and Sustainability Department Director](#) determines that the rate of building construction is not commensurate with the construction of the aforementioned necessary elements, the [Planning Director](#) or designee shall notify the developer that no permits for building construction will be issued until the rate of construction conforms accordingly. Failure to comply with the terms of this Section in a timely manner following notification shall result in all building construction being halted until compliance is restored.
- E. **Conformance with Approved Plan - Modification after Initial Construction.** When the project has been completed, the use of the land and the construction, modification, or alteration of any buildings or structures within the development shall remain in conformance with the approved development plan except that any minor extension, alteration, or modification of existing buildings or structures may be reviewed and approved by the [Zoning Administrator Hearing Officer](#) or [Board of Adjustment](#) in accordance with [Chapter 67 Common Procedures](#), of this Ordinance if the request is found to be consistent with the purpose and intent of the approved development plan.

**ARTICLE 4**  
**DEVELOPMENT REGULATIONS**

*MESA ZONING ORDINANCE*

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## Chapter 30      General Site Development Standards

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Sections:

11-30-1	<a href="#">Purpose and Applicability</a>
11-30-2	<a href="#">Building Projections into Setbacks</a>
11-30-3	<a href="#">Exceptions to Height Limits</a>
11-30-4	<a href="#">Fences and Freestanding Walls</a>
11-30-5	<a href="#">Lighting and Illumination</a>
11-30-6	<a href="#">Lots and Subdivisions</a>
11-30-7	<a href="#">Outdoor Storage</a>
11-30-8	<a href="#">Pedestrian Connections</a>
11-30-9	<a href="#">Screening</a>
11-30-10	<a href="#">Setbacks at Intersections</a>
11-30-11	<a href="#">Swimming Pools</a>
11-30-12	<a href="#">Trash and Refuse Collection Areas</a>
11-30-13	<a href="#">Truck Docks, Loading, and Service Areas</a>
11-30-14	<a href="#">Visibility at Intersections</a>
11-30-15	<a href="#">Solar Panels and Other Energy Production Facilities</a>
11-30-16	Portable Storage Containers
11-30-17	Detached Accessory Buildings

### 11-30-1:      Purpose and Applicability

- A.      **General Purposes of the Site Development Standards.** The purposes of this Chapter are to:
1.      Prescribe development and site regulations that establish a framework for diverse, comfortable, safe and sustainable neighborhoods;
  2.      Enhance existing community character and encourage transitions to more mixed-use community centers characterized by attractive urban design, high quality architecture, vibrant public spaces, and [pedestrian amenities](#) where appropriate;
  3.      Encourage orderly, well-planned development of individual sites;
  4.      Encourage development that fits seamlessly into attractive, viable neighborhoods and improves areas that are in transition;
  5.      Ensure appropriately designed and maintained site features that incorporate [Community Policing Through Environmental Design \(CPTED\)](#) principles and allow natural surveillance;

## Standards

6. Ensure development functions efficiently and screens unsightly and utilitarian elements and uses from public view;
  7. Contribute to the pedestrian environment by prescribing a safe, shaded network of walkways that connect destinations on-site to destinations on the public street, and to adjacent development.
- B. **Applicability.** The standards apply, except where specifically stated, to development in all districts. These standards shall be used in conjunction with the standards for each zoning district located in [Article 2](#), Base Zoning District Regulations and [Article 3](#), Overlay District Regulations. When a conflict exists, the standards specific to a zoning district, or approved by a plan as part of an applicable overlay district, shall override these regulations.

**11-30-2: Building Projections into Setbacks**

In all districts, awnings, eaves, overhangs, light shelves and basement window wells may encroach not more than 3 feet into any required yard, but shall not be closer than 2 feet to any property line. Additional standards for building projections into setbacks for the agricultural and residential districts are located in [Sections 11-4-3](#), Agricultural District - Development Standards, [11-5-4](#), Residential Districts - Development Standards for the [RSL](#) District and [11-5-5](#), Residential Districts - Development Standards for the [RM](#) District, respectively.

**11-30-3: Exceptions to Height Limits**

- A. **Allowed Projections above Height Limits.** The structures listed in [Table 11-30-3](#) may exceed the maximum permitted building height for the district in which they are located, subject to the limitations stated in the table below, and further if no portion of a structure in excess of the building height limit may be used for sleeping quarters or advertising.

<b>Table 11-30-3: Allowed Projections Above Height Limits</b>		
<i>Structures Allowed Above the Height Limit</i>	<i>Maximum Coverage, Location Restrictions</i>	<i>Maximum Vertical Projection Above the Height Limit (ft)</i>
Skylights	No limitation.	10
Solar panels, and other energy production facilities located on a rooftop	No limitation.	20% of base height limit
Chimneys	10% of roof area	20% of base height limit up to 10
Decorative features such as spires, bell towers, domes, cupolas, pediments, obelisks, and monuments	No limitation	No limitation
Rooftop open space features such as sunshade and windscreen devices, open trellises, enclosed space for use by residents, and landscaping	25% of roof area	20% of base height limit up to 12
Elevator and stair towers (for multi-family and non-residential buildings only)	NA	12
Mechanical penthouses	60% of roof area	10

<b>Table 11-30-3: Allowed Projections Above Height Limits</b>		
<i>Structures Allowed Above the Height Limit</i>	<i>Maximum Coverage, Location Restrictions</i>	<i>Maximum Vertical Projection Above the Height Limit (ft)</i>
Flagpoles	N/A	<a href="#">DC District</a> : 40 ft total height. Other districts: No limit except <a href="#">AF Overlay Districts</a> which require a <a href="#">SUP</a> when exceeding maximum base district height standard.
Distribution and transmission towers, lines, and poles Water tanks, Windmills, Radio towers, Airway beacons Industrial structures where the manufacturing process requires a greater height, located in the <a href="#">GI</a> and <a href="#">HI</a> Districts	20% of the area of the lot, or 20% of the roof area of all on-site structures, whichever is less; no limit if a primary use permitted in the district	10 as an accessory structure; none as a primary use
Building-mounted telecommunications facilities, antennas, and microwave equipment	Subject to provisions of <a href="#">Chapter 35</a> , Antennas and Wireless Communication Facilities. A <a href="#">Special Use Permit</a> is required for commercial communication towers that exceed the maximum permitted height of the district in which they are located.	

- B. **Airfield Overlay District.** Notwithstanding any other provisions of this section, there shall be no exceptions to the specified height limits within the [AF Airfield Overlay Districts](#), unless authorized by the approval of a [Special Use Permit](#) in accordance with [Chapter 70](#), Conditional Use Permits.
- C. **Additional Exceptions.** The [Design Review Board](#) may approve additional exceptions to the height limits specified in this Ordinance only upon a finding by the Board that:
1. The proposed development does not exceed the maximum number of stories or residential densities permitted in the zoning district in which it is located; and.
  2. At least one of the following items is present:
    - a. Increased setbacks, enhanced landscaping, or other screening measures effectively mitigate the impact of the building height; or
    - b. The exception is necessary to accommodate the proposed uses or activities within the building or structure; or
    - c. The architectural style of the building or structure places the exception at a central point or in a limited area such as a dome, sphere, or other geometric solid.



**11-30-4: Fences and Freestanding Walls**[Return to Page 1](#)

Design Objective: Fences and walls should be an integral design component of the project that identify public areas; direct movement of visitors, define areas intended for private use and allow natural surveillance.

Fences, freestanding walls, and similar structures shall comply with the standards of this section.

A. [AG](#), [RS](#), [RSL](#), [RM](#), and [DR](#) Districts.

1. *Maximum Height.*

- a. *Front Yards.* No opaque or non-transparent fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5 feet. Fences or freestanding walls over 3.5 feet high are allowed in front yards, provided the fence or freestanding wall does not exceed a maximum height of 4.5 feet, and the topmost 1.5 feet is visually transparent and not opaque.
- b. *Side and Rear Yards.* No fence or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of 6 feet.

2. **CORRAL FENCES** ~~*Agricultural, RS-90 and RS-43 Districts.*~~ Corral fences are **ONLY** allowed in the front yard up to 6 feet in height as described in Section 11-5-7(E)(1). **FOR THE KEEPING OF LIVESTOCK AND SIMILAR LARGE ANIMALS SUBJECT TO THE REQUIREMENTS SPECIFIED IN** Mesa City Code Title 8, Article 4 (IV). **CORRAL FENCES ARE PERMITTED IN THE [AGRICULTURAL](#), [RS-90](#) AND [RS-43](#) DISTRICTS SUBJECT TO CONFORMANCE WITH THE FOLLOWING STANDARDS:**

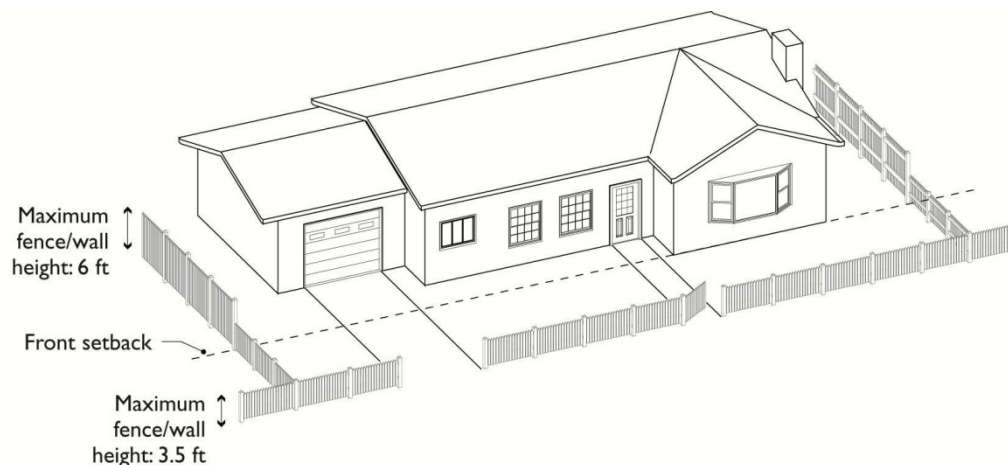
- a. **MATERIAL.** CORRAL FENCES SHALL BE CONSTRUCTED OF MASONRY, WROUGHT IRON, PIPE-RAIL, OR SIMILAR MATERIAL, BUT SHALL NOT BE OF SOLID CONSTRUCTION OR MADE OF METAL WIRE, SUCH AS CHAIN-LINK OR BARBED WIRE, AND,
- b. **TRANSPARENCY.** SHALL MAINTAIN A MINIMUM TRANSPARENCY OF 66 PERCENT OF THE EXTERIOR SURFACE OF THE FENCE TO KEEP VISIBILITY INTO THE PROPERTY AND ALLOW THE TRANSFER OF LIGHT AND AIR; AND,
- c. **MAXIMUM HEIGHT.** CORRAL FENCES SHALL NOT EXCEED 6 FEET IN HEIGHT.

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**d. LOCATION. CORRAL FENCES MAY BE LOCATED ON THE PROPERTY LINE OR WITHIN ANY YARD.**

3. **Building Area.** When located in the buildable area, the maximum height for fences and freestanding walls is the maximum height allowable in the applicable district.
4. **Decorative Features.** One entry gateway, trellis, or other entry structure is permitted in the required front or street-facing side yard of each lot, provided the maximum height or width of the structure does not exceed 10 feet in either direction. Such decorative feature shall not have any solid obstruction that exceeds 2 feet in diameter between the height of 3 and 10 feet.
5. **DR Districts.** Whenever a new multiple residence project is constructed or an existing single residence is converted to a multiple residence use, a privacy wall shall be constructed along the property lines separating the multiple residence use, its parking areas and driveways from any existing single residence. The privacy wall shall be of masonry construction with stucco, mortar wash or other finish to match that of the main building and shall be 6 feet in height. The privacy wall shall extend along interior side lot lines to the front-yard setback of the main building or to the front-yard setback of the existing adjacent residence, whichever is closer to the street right-of-way, but shall not extend past said setback into the front yard without being reduced in height to a maximum of 3.5 feet.
6. **Prohibited Materials.** The use of barbed wire, razor wire, embedded glass shards, ultra barrier, electrified and other hazardous fencing is prohibited, except for the use of barbed wire fencing used for livestock enclosures.

**FIGURE 11-5 7.D: FENCES****FIGURE 11-30-4.A: FENCES**

## B. All Other Zoning Districts.

1. *Maximum Height.*

- a. *Front Yards and Required Street Side Yards.* No fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5-feet.
- b. *Rear Yards and Interior Side Yards.* No fence or freestanding wall within or along the exterior boundary of the required interior side or rear yards shall exceed a height of 8-feet.
- c. *Building Area.* When located in the buildable area, the maximum height for fences and freestanding walls is the maximum height allowable in the applicable district.

2. *~~Prohibited Fence Materials in Commercial and Employment Districts.~~*

- a. **MATERIALS. WALLS AND FENCES SHALL BE CONSTRUCTED OF HIGH-QUALITY MATERIALS, SUCH AS TINTED, TEXTURED BLOCKS; BRICK; STONE; OR ORNAMENTAL METAL; AND SHALL COMPLEMENT THE DESIGN OF AN OVERALL DEVELOPMENT AND ITS SURROUNDINGS.**
  - i. ~~Chain Link and Wood.~~ Chain link may only be used when not visible from public view.
  - ii. Wood fencing is not allowed, except wood may be used in conjunction with metal frames for gates used in conjunction with required screening walls.
  - iii. ~~Hazardous Materials.~~ The use of barbed wire, razor wire, embedded glass shards, ultra barrier, electrified and other hazardous fencing is prohibited in street-facing yards or where adjacent to any public right-of-way. ~~when placed at a height of less than 7 feet from the height of the adjacent sidewalk or natural grade.~~

C. **Visibility at Intersections.** Notwithstanding any other provisions of this Section, fences and walls shall comply with the standards of [Section 11-30-14](#), Visibility at Intersections.

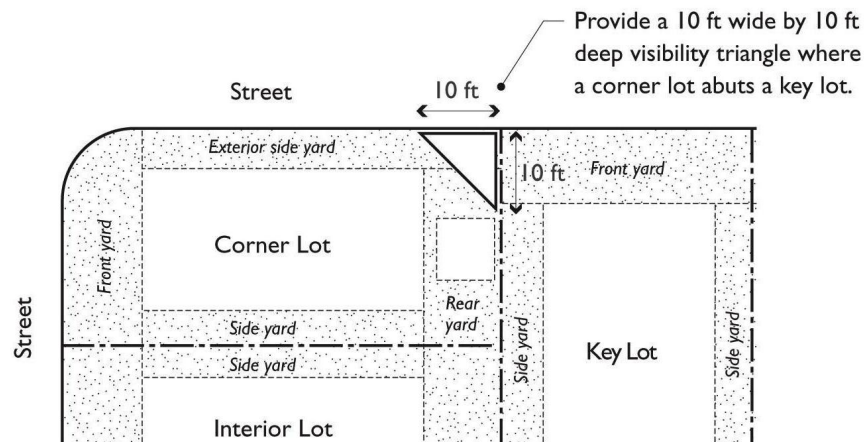


FIGURE 11-30-4.DC: CORNER LOT ABUTTING A KEY LOT

- D. **Corner Lots Abutting a Key Lot.** In the event the rear property line of a corner lot abuts a side property line of an adjoining key lot, a 10-foot deep by 10-foot wide visibility triangle shall be maintained over the corner lot, starting at the intersection of the rear and street side property lines of the corner lot. See diagram above, [11-30-4D.B.](#)
- E. **FENCE ARTICULATION. THE MAXIMUM LENGTH OF CONTINUOUS, UNBROKEN AND UNINTERRUPTED FENCE OR WALL PLANE ADJACENT TO RIGHT-OF-WAY OR PRIVATE STREETS FUNCTIONING AS PUBLIC ROADS SHALL BE FORTY (40) FEET. ARTICULATION SHALL BE PROVIDED THROUGH THE USE OF COLUMNS, LANDSCAPING POCKETS AND/OR A CHANGE TO DIFFERENT MATERIALS.**

### 11-30-5: Lighting and Illumination

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Design Objective: Well designed lighting can enhance the design of building or site by highlighting interesting architectural details, calling attention to interesting textures and colors, and focusing attention to primary site features. Such lighting should be controlled to minimize adverse impacts to abutting residential uses.

- A. **Applicability:** The requirements of this Section shall apply to all projects except single residence swellings and duplex residence dwellings (2 dwellings on one lot or parcel)
- B. **Parking Lot Illumination.**
1. Light standards shall be located only within the parking area or, where permitted, the outdoor storage area, and shall not encroach into required perimeter landscape areas.
  2. House side shields shall be provided on all light standards adjacent to residential development.

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3. Building mounted lights shall maintain the same heights as specified in B, below.
4. For additional standards refer to the Mesa Lighting and Electrical Code; [Title 4, Chapter 4](#) of the [Mesa City Code](#).

**C. Maximum Height of Lighting Fixtures.**

Design Objective: Provide sufficient height to safely light areas without impacting adjacent residential development or contributing to light pollution.

1. Lighting fixtures, including freestanding light poles as well as building-mounted lights, shall not exceed the maximum heights specified in [Table 11-30-5](#) below.

<b>Table 11-30-5: Maximum Height of Lighting Fixtures</b>		
<i>District</i>	<i>Maximum Height (ft) - Detached</i>	<i>Maximum Height (ft) - Attached</i>
Residential Districts	15	Not to exceed the peak elevation of the immediately adjacent sloped roof, parapet, or building elevation to which the fixture is attached
<a href="#">DC</a> , and <a href="#">DB</a> Districts all non-residential districts with U designators	16	
All other non-residential districts	Within 50 feet of any street frontage: 20 ft Within 50 feet of a residential district: 15ft Any other location: 25 ft	

2. Exceptions to the maximum height of lighting fixtures may be approved by the [Zoning Administrator](#), after a review of a photometric study for compliance with [Section 11-30-5\(A\)](#). Such exceptions may include requirements for use light control devices, such as fully shielded or full cut-off fixtures, to reduce glare and light-spillage onto abutting properties.

**D. Exposed Exterior Building Illumination.** Design Objective: Contribute to the safety of the nighttime environments and accentuate architectural elements.

1. ***Findings for Approval.*** The use of exposed neon, argon, LED or krypton tubing, exposed incandescent lighting, or other exposed artificial lighting to outline any structure or portion thereof may be authorized after review and approval by the [Design Review Board](#). The Board shall approve exposed building illumination only upon a finding that such illumination:
  - a. Constitutes a design component of the overall building architecture; and
  - b. Is integrated into the primary physical elements of the building or development, and is harmonious with the architectural style of the structure(s); and
  - c. Serves only for the purpose of embellishing the nighttime architecture of the building, and does not portray an advertising message; and

- d. Is compatible with the land use and architecture of adjacent developments.
2. **Substantial Conformance Required.** Any approval by the [Design Review Board](#) for exposed building illumination requires finding that the structure or building complex on which the lighting is to be used shall be in substantial compliance with all current [Mesa City Code](#) requirements and regulations.
3. **Full Functionality Required for Use.** If any component of the lighting system becomes nonfunctional, neither the entire lighting system, nor any portion thereof, may be illuminated until the entire lighting system is repaired.
- E. **Compliance with Mesa Lighting and Electrical Code.** All lighting shall comply with the Mesa Lighting and Electrical Code ([Title 4, Chapter 4 of the Mesa City Code](#)).
- F. **Control of Light Trespass.** Project lighting shall be designed to minimize glare and light trespass from the project site to adjacent residential properties.
- G. **Maximum Light Spillage.** For light spillage, the light level at the boundary of the project, measured 36-inches above ground level, shall be not more than 0.5 foot candles (5 Lux) above ambient light level.
- H. **Illuminate Pedestrian Paths.** Pedestrian paths connecting the project to the public sidewalks, connecting buildings on the same project, and the public pedestrian entry foundation base of the building shall be illuminated during the twilight and evening hours the project is active and open to the public.
- I. **Consistent Fixture Design.** Fixture designs used shall be harmonious with the building design, and with the architectural theme of the overall project, including multiple building projects.
- J. **Gradual Transition of Exterior Lighting Levels.** The relative brightness of light used may vary throughout the project, provided the transition from higher levels to lower levels of illumination of illumination shall be gradual, without extreme or abrupt degrees of change between higher levels of illumination and natural ambient darkness.
- K. **Highlight Building Entries.** Focus attention on primary building entries with illumination directed to highlight the entry and adjacent architectural details. Generally, lighting levels at the primary public entry shall be higher than lighting levels away from the public entry.
- L. **Lighting to Enhance Design.** Lighting shall embellish nighttime architecture by illuminating activity areas, calling attention to details of the building design; and highlighting the relief of building features and/or the texture of building materials.

**11-30-6: Lots and Subdivisions**[Return to Page 1](#)

Design Objectives: Provide for orderly growth and harmonious development; to insure adequate access and circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions, adjoining development and public facilities; to achieve individual property lots of reasonable utility and livability; to secure adequate provisions for light, air, and separation between residences; and to establish street and lot patterns that support sustainable development practices.

- A. Any lot or parcel of land recorded in the [Maricopa County Recorder's Office](#) and lawfully created prior to the effective date of this ordinance and having an area, width, depth, or street frontage less than that required by the zoning district regulations of that zone in which such lot or parcel is located, shall be deemed to be a lot and may be used as a building site, provided that all other regulations for the zoning district in which that lot is situated shall be applicable.
- B. No lot shall be reduced in area so as to cause any open space or yard required by this ordinance to be less in dimension than is required for the district and lot in question, except those lots reduced in area by purchase, dedication or gift to a governing authority for the purposes of providing public rights-of-way; or for conveying a portion of a lot to a public governing authority for a publicly beneficial use.
- C. No yard or other open space required around any building designed to comply with the provisions of this ordinance shall again be used as a yard or other open space for another lot or parcel.
- D. No lot shall be divided in such a way that any division of such lot shall contain more dwelling units than are permitted by the zoning district in which such lot is situated.
- E. A large lot or parcel of land may be subdivided into smaller lots provided such smaller lots conform to the lot size limitations of the district in which the lots are situated. However, a parcel shall not be divided into 4 or more lots or 2 or more lots if a new street is involved, without approval of a subdivision plat in compliance with Title 9 of the [Mesa City Code](#).
- F. The division of land into 2 or 3 parcels shall require approval of a land split map in compliance with [Section 9-6-6: Land Splits](#), of the [Mesa City Code](#). Division of developed land shall maintain separation distances as required in the [Building Code](#) and the open space requirements of this Ordinance.
- G. Where two or more lots are used as a building site and where buildings cross lot lines, the entire area shall be considered one lot, except that the front of the parcel shall be determined to be the front of the individual lots as originally platted or recorded.

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- H. Every lot shall have frontage on a dedicated public street unless the lot is part of an approved [Planned Area Development \(PAD\)](#), [Bonus Intensity Zone \(BIZ\)](#), [Infill Development](#) District (ID-1 or ID-2), [Planned Employment Park](#) District (PEP), a unit in a condominium subdivision or an alternative is specified in an approved Community Plan for a [Planned Community District \(PC\)](#).
- I. Where future width lines for rights-of-way have been established, all required yards shall be measured from such future width lines.
- J. Where a conflict exists between yards required by this ordinance and yards specified on a subdivision plat, the more restrictive requirement shall control, except when such yards are conditioned by an approved [PAD](#), [BIZ](#), overlay districts, or adoption of an [Infill Development](#) or [Planned Community District \(PC\)](#) districts.

**11-30-7: Outdoor Storage**[Return to Page 1](#)

Design Objective: Maintain an attractive environment for the community, adjacent businesses and residents while allowing open storage of goods, materials, machines, equipment, and vehicles or parts when necessary for business purposes in specific locations.

Open storage of goods, materials, machines, equipment, and vehicles or parts outside of a building (considered collectively as a general activity) for more than 24 hours must conform to the standards of this Section. The regulations of this Section do not apply to temporary storage of construction materials reasonably required for construction work on the premises pursuant to a valid building permit.

- A. **Permitted Locations.** Table 11-30-7 states the districts where outdoor storage is permitted and prohibited.

<b>Table 11-30-7: Open Storage Regulations by District and Location</b>	
<i>Base Districts</i>	<i>Permissibility of Open Storage</i>
<a href="#">Neighborhood Commercial</a> (NC), <a href="#">Limited Commercial</a> (LC), <a href="#">Mixed Use</a> (MX), and <a href="#">Downtown Business</a> (DB)	All storage must be within an enclosed building except as specified for accessory outdoor display (limited to garden centers, plant nurseries, and lumber supply areas for home centers). Accessory outdoor display is subject to screening standards and to review and approval of a <a href="#">Special Use Permit</a> .
<a href="#">Planned Employment Park</a> (PEP)	All storage must be within an enclosed building
<a href="#">General Commercial</a> (GC) and <a href="#">Light Industrial</a> (LI)	Not permitted in front or street-facing side yards. Permitted in interior side and rear yards, or outside of required yards, subject to the standards of this Section.
<a href="#">General Industrial</a> (GI) and <a href="#">Heavy Industrial</a> (HI)	Permitted anywhere on a lot, subject to the standards of this Section.

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B. **Screening and Setbacks.** Storage areas visible from public streets shall be screened.

1. **Screening Walls.** Screening walls and fences shall be at least 8 feet in height. If located on a street facing front or side yard, the fence shall be placed to meet required street side setbacks.
2. **Landscaping.** Landscaping is not required within screened storage areas.
3. **Setback.** A setback shall be provided for material stored outdoors at the ratio of 1:1 from all lot lines equal to total height of stored material above required screen wall 8 feet.

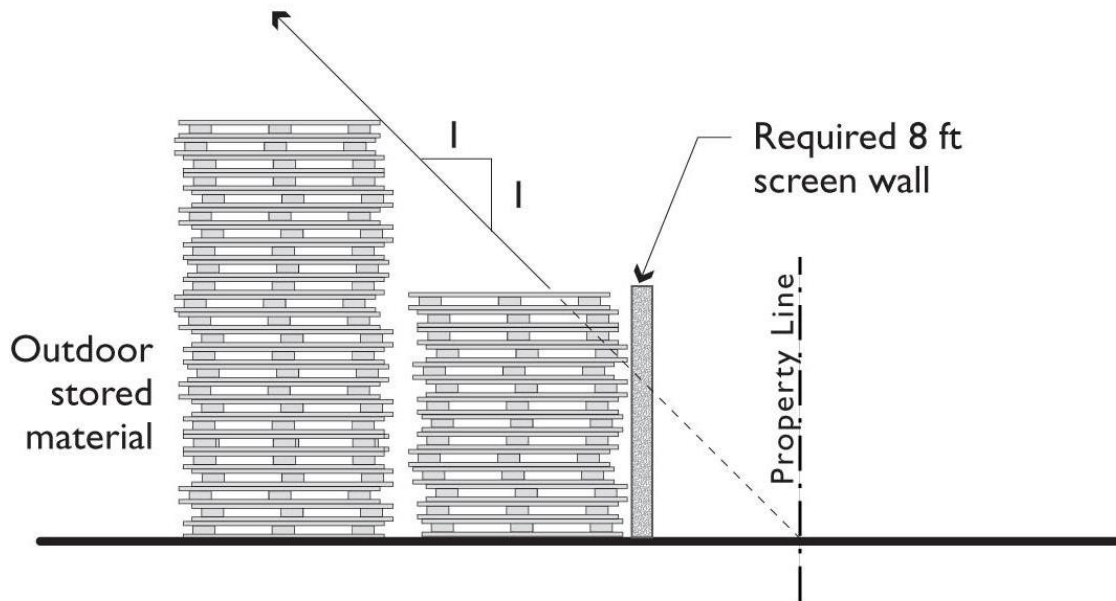


FIGURE 11-30-8.B.3: OUTDOOR STORED MATERIAL

## 11-30-8: Pedestrian Connections

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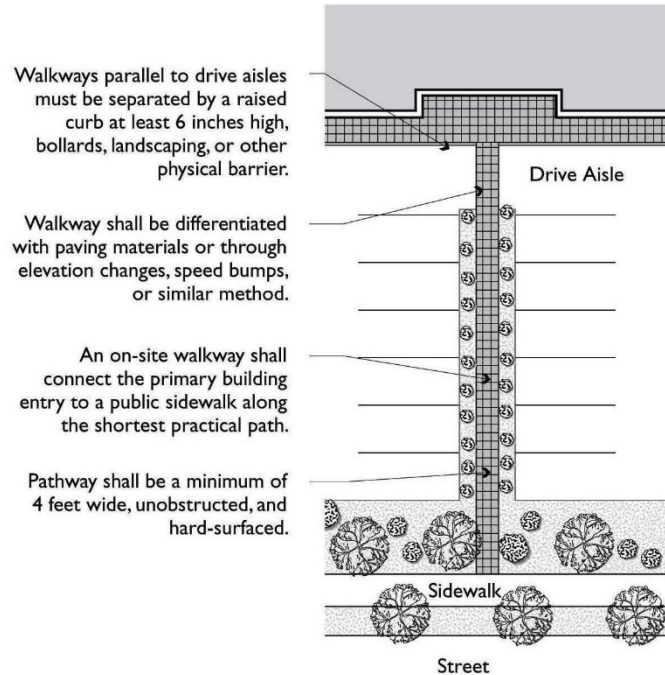
Design Objective: Encourage people to walk by providing safe, convenient, comfortable and efficient pedestrian connections.

Pedestrian walkways shall be provided in office, employment, commercial, mixed-use and multi-family residential developments. These walkways shall be designed to serve internal pedestrian circulation needs, and shall connect to public sidewalks and transit stops. Pedestrian access must be provided according to the following standards:

- A. **Connection to Public Sidewalk.** An on-site walkway shall connect the main entry of each building or each primary entry to a public sidewalk on each street frontage of the site, and to any transit stop adjacent to the site. On at least one frontage, such walkway shall be provided along the shortest practical distance between the main building entry

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and sidewalk, generally no more than 125 percent of the straight-line distance. The distance may increase up to 50% of the total straight-line distance in the event the route is designed to take account of afternoon shade patterns from buildings or similar shading devices.



**FIGURE 11-30-8.A: PEDESTRIAN ACCESS THROUGH PARKING AREA**

- B. **Internal Connections.** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site recreational or open space areas or pedestrian amenities.
- C. **Connections across Parking Areas.** See [Section 11-32-4\(G\)3](#).
- D. **Materials and Width.** Pedestrian walkways shall be at least 5 feet in width and paved with a hard, durable surface.
- E. **Separation.** Where a pedestrian walkway is parallel and adjacent to an auto travel lane, it must be raised and separated from the auto travel lane by a raised curb at least 6 inches high, decorative bollards, or other physical barrier.
- F. **Shade at Entries.** At customer entrances, pedestrian walkways shall be provided with weather protection such as canopies, awnings, arcades and trellises.

### 11-30-9: Screening

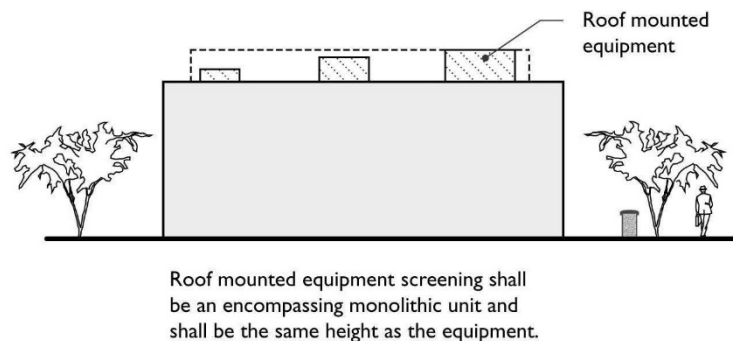
Design Objective: Encourage attractive, safe buildings and sites by screening non-architectural elements and uses from public view and providing for transitions between uses.

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- A. **Screening of Mechanical Equipment.** Design Objective: Integrate visual screening of necessary mechanical equipment into the architecture of buildings to ensure development is attractive, clutter-free and safe.

~~Except the AG, RS, DR-1 and RSL districts, a~~ All exterior mechanical equipment, whether on a roof, on the side of a structure, or on the ground, shall be screened from public view. Exterior mechanical equipment to be screened includes, but is not limited to heating, ventilation, air conditioning, refrigeration equipment, plumbing lines, ductwork, transformers, satellite dishes, smoke exhaust fans, service entry section and similar utility devices. Exceptions may be approved by the [Zoning Administrator](#) when warranted. Screening shall be architecturally integrated into the main structure with regard to materials, color, shape, and size to appear as an integral part of the building or structure. Equipment shall be screened from public view, public right of way, parking areas and on-site pedestrian walkways and amenities. Screening materials shall be opaque and durable. When screening with plants, evergreen types of vegetation shall be planted and maintained. Plant material sizes and types shall be selected and installed, and maintained so that at the time of building occupancy, and continuously afterwards, such plants effectively screen their respective equipment. The use of wood, expanded metal lath, and chain link for screening is prohibited. The following additional screening standards apply:

1. **Roof-Mounted Equipment.** Roof-mounted equipment screening shall be constructed as an encompassing monolithic unit, rather than as several individual screens (i.e., multiple equipment screens, or “hats,” surrounding individual elements shall not be permitted). The height of the screening element shall equal or exceed the height of the structure’s tallest piece of installed equipment.

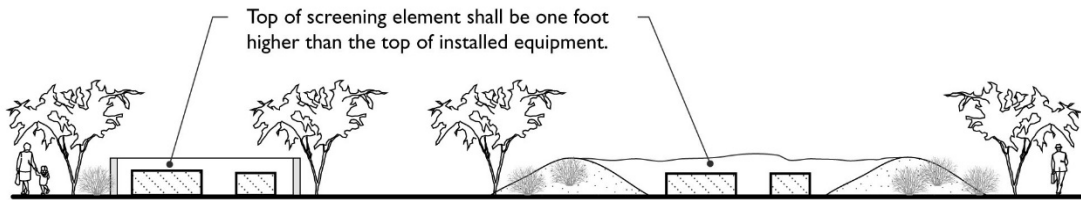


**FIGURE 11-30-9.A.1: SCREENING OF ROOF-MOUNTED EQUIPMENT**

2. **Ground-Mounted Equipment.** Ground-mounted equipment facing a street or not otherwise separated from the street by intervening building(s) shall be screened to a height of at least 12 inches above the equipment. Screening devices shall consist of decorative walls and/or berms (2:1 maximum slope) with supplemental plant materials including trees, shrubs and groundcovers. For screen walls that are 3 feet in height or lower,

## Standards

vegetative materials may be substituted for 50 percent of the screening device.



**FIGURE 11-30-9.A.2: SCREENING OF GROUND-MOUNTED EQUIPMENT**

3. **Exterior Wall Equipment.** Wall-mounted equipment, including but not limited to electrical meters, electrical distribution cabinets, service entry section (SES), fire sprinkler equipment and similar valves and cabinets that face a street, or public parking and are not recessed and/or separated from the street by intervening building(s) shall be screened. Screening devices shall incorporate elements of the building design, e.g. shape, color, texture and material. Vegetative materials may be substituted for up to 50 percent of the screening devices when used in conjunction with screen walls that are 3 feet in height or lower.

- B. **Truck Docks, Loading, and Service Areas.** Truck docks, loading, delivery and service bays shall be screened according to the standards of [Section 11-30-13](#).
- C. **Roof Access Ladders and Fire Sprinkler Risers.** Design Objective: Reduce visual clutter at the skyline.

The location of roof-access ladders and fire sprinkler risers shall be, within the interior of the structure.

- D. **Outdoor Storage.** Screening for outdoor storage shall be according to the standards of [Section 11-30-7](#), Outdoor Storage.
- E. **Drive-through Windows and Automated Car Washes.** Design Objective: Reduce potential visual glare of headlights with screening that is an integral part of the site and landscaping theme.

Screening for vehicle lanes for drive-through windows and automated car wash openings shall be from public streets to a height of 40 inches. Screening devices shall consist of walls and/or berms with supplemental plant materials.

- F. **Auto Service Bays.** Design Objective: Reduce view into open service bays, integrate screening device with project theme, and attenuate noise emanating from power-assisted tools.

1. ***Adjacent Residential or Mixed Use.*** When the automobile/vehicle repair or service use is within 200 feet of a residential or mixed-use development without an intervening street, the following standards shall apply along the common property line:
  - a. Bay doors located within 100 feet of an adjacent residential or mixed-use development shall be oriented away from the adjacent use.
  - b. Bay doors located between 100 feet and 200 feet of an adjacent residential or mixed use development and oriented such that the bay doors would be visible from the adjacent use shall be screened with an intervening building or an 8' tall screen wall.
  - c. Bay doors located more than 200 feet from an adjacent residential or mixed use development and oriented such that the bay doors would be visible from the residential or mixed use development shall be screened by an intervening building or a 6' screen wall.
2. ***Screening From Adjacent Streets.*** Screening of bay door openings shall be accomplished based upon the following preferences:
  - a. The use of intervening buildings such that the bay doors are not visible from the street(s).
  - b. The bay doors are setback from the street a distance of 200 feet or greater.
  - c. Orient the building such that the bay doors are perpendicular to the centerline axis of the abutting street. For corner lots, the bay doors shall be oriented perpendicular to the street with the highest functional classification according to the [Mesa General Plan Transportation Element](#). In the event that the functional street classifications are equivalent, the orientation creating the smallest noise impact on adjacent residential development shall be used.
  - d. When bay doors are less than 200 feet from an adjacent street and the bay doors are less than perpendicular to a street, screening shall be provided at least 6' high. Screening shall be at least 50% opaque and may include landscaping.
3. ***Landscape Screening.*** Large-canopy trees and shrubs shall be used to provide partial screening to the bay doors when the bays are visible from the adjacent street.
4. ***Noise Reduction.*** Air compressors and similar devices shall be housed in enclosed rooms designed to attenuate sound a minimum of 25 db.

*Standards*

- G. **Trash and Refuse Collection Areas.** Design Objective: Reduce visual clutter of trash and refuse collection areas and integrate screening device with project theme.

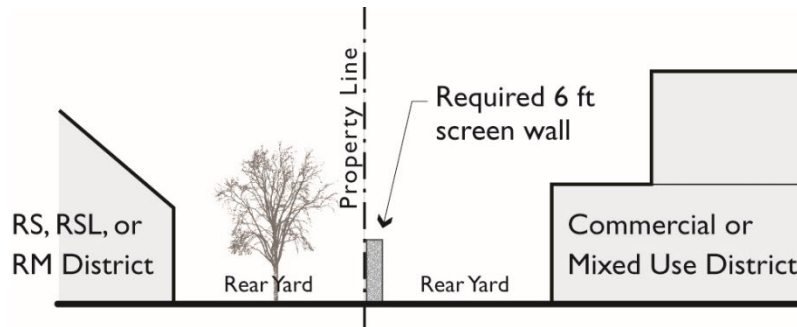
Trash and refuse collection areas shall be screened so as to not be visible from a public street or parking area. Latching gates shall be provided for trash enclosure openings where visible from street and/or public parking areas. Orient openings away from public right of way, where possible. See [Section 11-30-12](#).

- H. **Parking Areas.** Design Objectives: Reduce potential visual glare of headlights and reduce the visual clutter of parking fields with screening that is integral to the site and landscaping theme.

Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or 'vertical wire trellis panels'. No more than 40 percent of the screening shall be accomplished with dense landscaping.

1. Screen walls shall vary in height from 32 to 40 inches and shall be offset or staggered by at least 24 inches at intervals of no more than 50 feet.
  2. The screening device shall vary in height from 12 to 18 inches when lawful display of automobiles, trucks, recreational vehicles, manufactured homes, boats, motorcycles, and utility trailers is adjacent to public streets.
  3. Screen walls shall be composed of brick, stone, stucco, or other quality durable material that complements the theme of the project and shall include a decorative cap or top finish as well as edge detail at wall ends.
  4. Berms shall be contoured and covered with a combination of vegetative and inert ground cover. If a contoured screening berm is installed, 24" box trees may be substituted for required 36" box trees.
  5. Screen wall and/or berm height shall be measured from the finish grade of the parking lot.
  6. When using a screen wall there shall be a landscaped setback of at least 5 feet between the screen wall and the edge of the parking area.
  7. A setback of at least 10 feet shall be provided between the screen wall and the right of way.
- I. **Common Property Lines.** Design Objective: Fences and walls that screen building(s), facilities or activities of the site from adjacent development should be an effective buffer and an integral design component of the project.

A screening wall of 6 feet in height shall be provided on the interior lot lines of any lot that contains any commercial use, industrial use, public or semi-public use (except Cemetery or Public Park and Recreation Facility), or transportation, communication and utilities use, as described in [Chapter 86](#), Descriptions of Use Classifications and Use Types, and abuts a residential district or residential use. Such screening wall shall be provided at the time of new construction or expansion of buildings, or changes from one use classification to another non-residential use classification.



**FIGURE 11-30-9.I: SCREENING ALONG RESIDENTIAL DISTRICT BOUNDARIES**

1. **Location.** Screening walls shall follow the lot line of the lot to be screened, or shall be so arranged within the boundaries of the lot so as to substantially hide from adjoining lots the building, facility, or activity required to be screened.
2. **Materials.** Industrial uses must provide a solid screening wall of stucco, decorative block, or concrete panel. Screening walls for other uses may be constructed of stucco, decorative block, concrete panel, or other substantially equivalent material. Chain-link fencing does not fulfill the screening wall requirement.
3. **Berms.** A landscaped earth berm may be used in combination with, or in lieu of, the above types of screening walls.
4. **Relationship to Fence and Wall Height Limits.** If the minimum height required for screening walls exceeds the maximum permitted height of fences and freestanding walls for the zoning district, then an alternative screening solution shall be provided for review and approval by the [Planning Director](#) that meets the intent of the screening requirement.
5. **Exception.** In locations where commercial and multiple residence properties share a common interior property line the requirements for screening can be waived, except for loading and service areas, if the waiver of the screening will



## Standards

facilitate a more integrated design and development allowing greater pedestrian connection between the uses.

- J. **Roof-mounted Solar Equipment.** Design Objective: Allow solar panels and other solar equipment to be placed on roofs in a manner that is aesthetically pleasing without creating excess shadows on the equipment.

Solar equipment placed on flat roofs shall be screened a minimum of 60% of the height of the equipment. Roof mounted equipment laying flat on a sloped roof, without additional structures elevating the panels from collectors do not require any additional screening device.

**11-30-10: Setbacks at Intersections**[Return to Page 1](#)

- A. **Minimum Setback.** Design Objective: Provide open space at intersections to enhance or establish distinctive locations.

Within the required setbacks at intersections, integrate way-finding features such as attractive plantings, pedestrian paving, lighting, monument signage and/or street furniture. All parking areas, and drive aisles shall be set back from street intersections according to the standards in [Table 11-30-10](#).

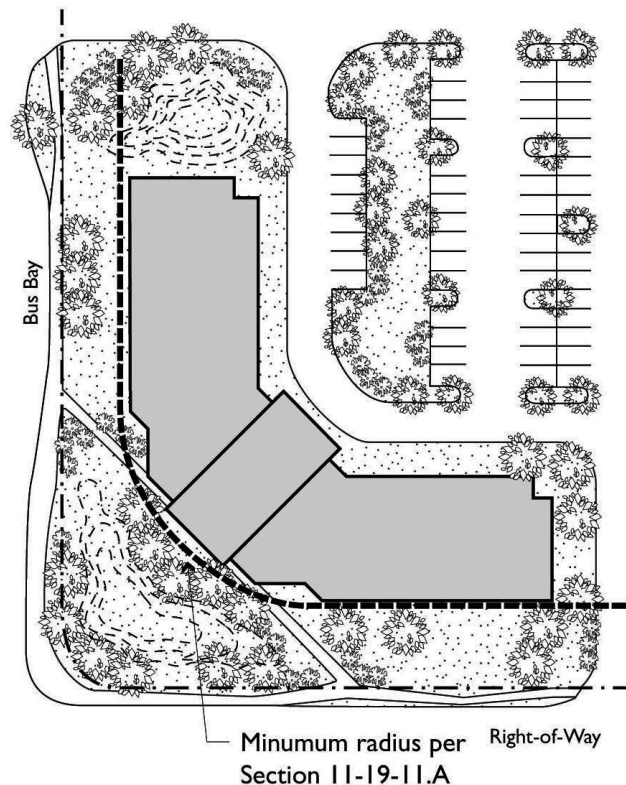


Figure 11-30-10.A: Corner Setbacks

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<b>Table 11-30-10: Minimum Setbacks from Intersections</b>		
<b>Intersections</b>	<b>Minimum Corner Setback (radius in feet)</b>	
	<b>DR, DB, DC, RM-5 and All Districts with a 'U' designator</b>	<b>All other non-residential districts</b>
<a href="#">Arterial</a> (110-130' <a href="#">R.O.W.</a> ) with Arterial	No radius is required for any of the above listed zoning districts so that the setback becomes an intersection of the street side setbacks with a build-to line where required.	Minimum 50' radius
Arterial with Major/Midsection <a href="#">Collector</a>		Minimum 35' radius
Arterial with Major/Midsection Collector		Minimum 25' radius
Major/Midsection Collector (90-110' <a href="#">R.O.W.</a> ) with Major/Midsection Collector		Minimum 35' radius
Major/Midsection Collector with Collector/Industrial/Commercial		Minimum 25' radius
Collector/Industrial/Commercial (60-80' <a href="#">R.O.W.</a> ) with Collector/Industrial/Commercial		Minimum 25' radius

- B. **Landscaping.** Corner setbacks shall be landscaped according to the standards of [Chapter 33, Landscaping](#).

### 11-30-11: Swimming Pools

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Swimming pools and other bodies of water located in any zoning district must be developed in compliance with the following standards:

- A. A swimming pool shall not be located in the required front yard or a side yard required for vehicle access, required landscaped areas or closer than 4 feet from the water's edge to any lot line.
- B. Contained bodies of water either above or below ground level with the container being 18 inches or more in depth at any point or wider than 8 feet at any point, shall conform to the location and fencing requirements for swimming pools.
- C. Swimming pools shall be secured from unauthorized access by an enclosure as provided in [Title 4, Chapters 2](#) (Mesa Building Code) [or 3](#) (Mesa Residential Code), as applicable, of the [Mesa City Code](#).

### 11-30-12: Trash and Refuse Collection Areas

Design Objectives: Trash and refuse collection areas, including enclosures, should be an integral component of the project. The areas should be safe and convenient. The location should not be visually prominent.

- A. **General Applicability Requirements and Alternatives.**

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1. ***General Applicability Requirements.*** Solid waste and recycling-container enclosures are required for new dwelling groups consisting of 4 or more dwelling units and for all commercial or industrial developments in which the aggregate gross floor area exceeds 10,000 square feet. Designs must meet [Mesa Standard Details](#).
  2. ***Alternatives.*** Alternatives to standard requirements may be considered by the [Planning Director](#) and [Solid Waste Management Director](#).
- B. **Location.** All enclosures shall comply with all applicable [Building and Fire Codes](#) and shall meet the following requirements.
1. The solid waste and recycling storage area shall not be located within any required front yard, street side yard, any required parking and landscaped areas, or any other area required by the [Mesa City Code](#) to be constructed and maintained unencumbered according to fire and other applicable building and public safety codes.
  2. Solid waste and recycling areas shall be consolidated to minimize the number of collection sites and located so as to reasonably equalize the distance from the building spaces they serve.
  3. Storage areas shall be located so that the trucks and equipment used by the City of Mesa solid waste and recycling collector(s) have sufficient maneuvering areas.
- C. **Materials, Construction and Design.**
1. ***Minimum Height of Screening.*** Solid waste and recycling storage areas located outside or on the exterior of any building shall be screened to a minimum height of 6-feet.
  2. ***Enclosure Material.*** Enclosure material shall be solid masonry or concrete tilt-up with decorated exterior-surface finish compatible to the main structure(s).
  3. ***Gate Material.*** Gate material shall be decorative, solid, heavy-gauge metal or a heavy-gauge metal frame with a covering of a view-obscuring material.
  4. ***Access to Enclosure from Residential Projects.*** Each solid waste and recycling enclosure serving a residential project shall be designed to allow walk-in access without having to open the main enclosure gate.
  5. ***Protection for Enclosures.*** Concrete curbs or equivalent shall protect enclosures from adjacent vehicle parking and travel ways.

## Standards

6. **Landscaping.** When feasible the perimeter of the recycling and trash enclosure shall be planted with drought resistant landscaping, including a combination of shrubs and/or climbing evergreen vines.
7. **Lighting.** All trash collection areas shall be well lit with a minimum 1 foot candle.

**11-30-13: Truck Docks, Loading and Service Areas**[Return to Page 1](#)

Design Objectives: Reduce the negative impact of noise and activity associated with truck docks, loading and service areas on quieter activities of adjacent properties. Minimize the impact of visual clutter associated with open bay doors and parked trucks being loaded and unloaded from adjacent lots and street rights-of-way.

Truck docks, loading, and service areas shall be located and screened as follows:

- A. **Minimum Distance from Residential District.** Truck docks, loading, and service areas are not permitted within 50 feet of the boundary of any residential district or use.
- B. **Location on Lot.** In all districts except the [GI](#), and [HI](#) districts, truck docks, loading areas and service areas must be located at the rear or side of buildings, rather than facing a street.
- C. **Screening.** Truck docks, loading areas, and service areas located in any zoning district shall be screened from any adjacent residential districts or uses. Docks, loading and service areas in any district except the [GI](#) and [HI](#) districts shall be screened from public view. Screening shall consist of a solid masonry wall at least 8 feet in height or opaque automated gates.

**11-30-14: Visibility at Intersections**

Notwithstanding any other provisions of this section, no fence, wall, shrubbery, sign or other obstruction to vision between a height of 3 feet and 8 feet above the centerline grades of the intersecting streets shall be erected, placed, planted, allowed to grow or maintained within the triangular yard space formed by the intersecting center lines and a line joining points on such center lines 80 feet from the point of intersection. Where a conflict occurs between this requirement and the Subdivision Regulations, the more restrictive provision shall apply.

**11-30-15: Solar Panels and Other Alternative Energy Production Facilities**

- A. **Solar Panels.** The following standards are applicable solar panels used for the primary purpose of providing energy for the immediate site or development:
  1. **Attached solar panels.** In all zoning districts, solar panels attached to sloped roofs shall be located entirely on the roof. Solar panels located behind parapets

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on flat roofs shall comply with [Table 11-30-3](#): Allowed Projections Above Height Limits.

2. **Detached, freestanding solar panels.** Detached or freestanding solar panel structures are permitted only in single residence districts and shall comply with all location, maximum height and maximum roof area requirements of Detached Accessory Structures, ~~Section 11-5-7(B).~~

- B. **Solar Farms and Alternative Energy Production Facilities.** Design Objective: Reduce the impact of large energy production utilities.

Solar farms and other alternative energy production facilities shall be permitted in accordance with the requirements of [Article 2](#) and the following:

1. **Setbacks and Landscaping.** In all districts where permitted, provide the setbacks and landscaping required for that district.
2. **Screening.** Solar panels and equipment used for solar farms and/or alternative energy production facilities shall be screened from the public view of the street right-of-way by walls and fences that are the height of the panels and equipment or at least 8 feet in height, whichever is less.

### 11-30-16: Portable Storage Containers

Portable Storage Containers are permitted only in accordance with the following requirements:

- A. **Minimum Standard.** The construction of the PSC shall conform to requirements set by the International Standards Organization for portable shipping containers, ISO 6346.
- B. **Temporary Use during Construction.** PSCs are permitted as a temporary storage device for use during construction, remodeling, or redevelopment of permanent on-site buildings and facilities:
  1. When either of the following occurs:
    - a. In all Agriculture (AG), multiple residence (RM), all commercial and all industrial zoning districts, and for non-residential uses in Mixed Use (MX) and all Transect districts, if no building permit is required for the type of construction taking place, the temporary use of the PSC is subject to the issuance of an Administrative Use Permit by the Development Services Division in accordance with requirements of Chapter 70 of this Zoning Ordinance.
    - b. In all zoning districts, when a building permit is required for the type of construction taking place, the temporary use of use of the PSC may be authorized in conjunction with the issuance of a building permit in accordance with Title 4 of the Mesa City Code.

*Standards*

2. Applications for a building permit or Administrative Use Permit, as applicable (Item 1, above), shall include a plan which specifies the number, size, and location of the storage containers.
  2. The temporary use of PSCs is limited to the lesser of the following time periods:
    - a. When authorized in conjunction with the issuance of a building permit, the temporary use shall be limited to the time in which the construction, remodeling, or redevelopment of permanent on-site buildings and facilities is actively taking place; or
    - b. When authorized with the issuance of an Administrative Use Permit, the temporary use shall be limited to 6-months, or until such time as the construction, remodeling, or redevelopment activity is completed, whichever occurs first. If the construction, remodeling, or redevelopment activity remains active and extends beyond 6-months, then the use permit may be renewed, but no more than 2 times.
  3. The PSC shall be removed within 7-days of the completion of:
    - a. The construction, remodeling, or redevelopment activities;
    - b. The construction activities authorized by the construction permit; or
    - c. The expiration of the use permit.
  4. In all Single Residence (RS) and Single Residence-Small Lot (RSL) districts, PSCs used during construction with the issuance of a building permit shall be limited to no more than one PSC per residential lot.
  5. PSCs shall not be located in retention basins, drive aisles, fire lanes, loading zones, or any other location that may cause hazardous conditions, or constitute a threat to public safety.
- C. **Temporary or Periodic Commercial Storage.** In the LC and GC commercial districts, and in the PEP and LI industrial districts, PSCs may be used as a periodic, intermittent, or isochronal use for a temporary period of time and accessory to a primary permitted use, subject to the approval of a special use permit in accordance with Chapters 67 and 70 of this Zoning Ordinance. In addition to specifying and limiting the number, size, location, and duration of the storage containers, the special use permit may require additional measures to ensure compatibility with adjacent land uses, such as increased setbacks, screen walls, landscaping, exterior materials and color.
- D. **Permanent Storage in Industrial Districts.** In those industrial districts for which outdoor storage is expressly allowed (i.e., LI, GI and HI districts), PSCs may be used for permanent outdoor storage, subject to:
1. All requirements for the placement of outdoor storage specified for the applicable zoning district; and

*Standards*

2. Compliance with all requirements of Section 11-30-7 with regard to placement and screening of outdoor storage; and
  3. Placement of the PSC in a manner such that it is not located in landscape areas, designated open space, retention basins, drive aisles, fire lanes, required parking spaces, loading zones, or any other location that may cause hazardous conditions, or constitute a threat to public safety.
- E. **Permanent Storage in Downtown Business District 2.** In the DB-2 district, a PSC shall only be used for outdoor storage, subject to:
1. Approval of a Special Use Permit in accordance with Chapters 67 and 70 of this Zoning Ordinance; and
  2. Compliance with all requirements for the placement of outdoor storage specified by Section 11-30-7 with regard to placement and screening of outdoor storage.
  3. Placement of the PSC in a manner such that it is not located in landscape areas, designated open space, retention basins, drive aisles, fire lanes, required parking spaces, loading zones or any other location that may cause hazardous conditions, or constitute a threat to public safety.
- F. **Temporary Use in Residential Districts for Loading and Unloading of Household Goods.** In residential districts (RS, RSL and RM), Downtown Residence (DR-1, DR-2 and DR-3), and residential uses in all Transect districts (T3N, T4N, T4NF, T4MS, T5N, T5MSF, and T6MS), the temporary placement of a portable storage container on a residential lot for the purpose of loading and unloading household contents is only permitted for a period of time not exceeding seven (7) days in a calendar year.
- G. **Permanent Use in Single Residence and Agriculture Districts.** The permanent use of PSCs is permitted only in the RS-43, RS-90 and AG zoning districts, and only in accordance with the following requirements:
1. The placement, floor area, and size of the portable storage containers shall be in conformance with the same requirements specified for detached accessory buildings in Section 11-30-17.
  2. A building permit is required before installation, with a field inspection following installation.
  3. The PSC shall be placed upon an elevated pad that is a minimum of 4-inches above average natural grade of the ground within a 4-foot radius of the exterior walls of the PSC.
  4. One or more of the following aesthetic treatments to the exterior physical appearance of the PSC are required. At minimum:
    - a. A veneer of a durable building material similar to and congruous in appearance with the primary dwelling shall be attached to the PSC; or

*Standards*

- b. Landscaping of sufficient density is installed and maintained so as to block the visibility of the PSC from across property lines of all directly abutting properties, or from across a right-of-way from a property that would otherwise directly abut the site. This landscaping screening may be through the use of a hedge or other landscaping growing adjacent or on the PSC. If this alternative is used, the PSC shall be painted a color considered compatible with the color of the associated primary residence; or,
  - c. A combination of partial veneer treatments, compatible paint colors, and/or landscape treatments that result in the appearance of the PSC being aesthetically congruous with the primary residence, and undiscernible from a detached accessory building of standard construction.
5. Openings created for placement of doors and/or windows in the PSC are only permitted if no cuts or structural alterations are made to the primary structural frame of the PSC.

**11-30-17: Detached Accessory Buildings**

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.

- 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 thoroughfares 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.
- 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](#):
  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.



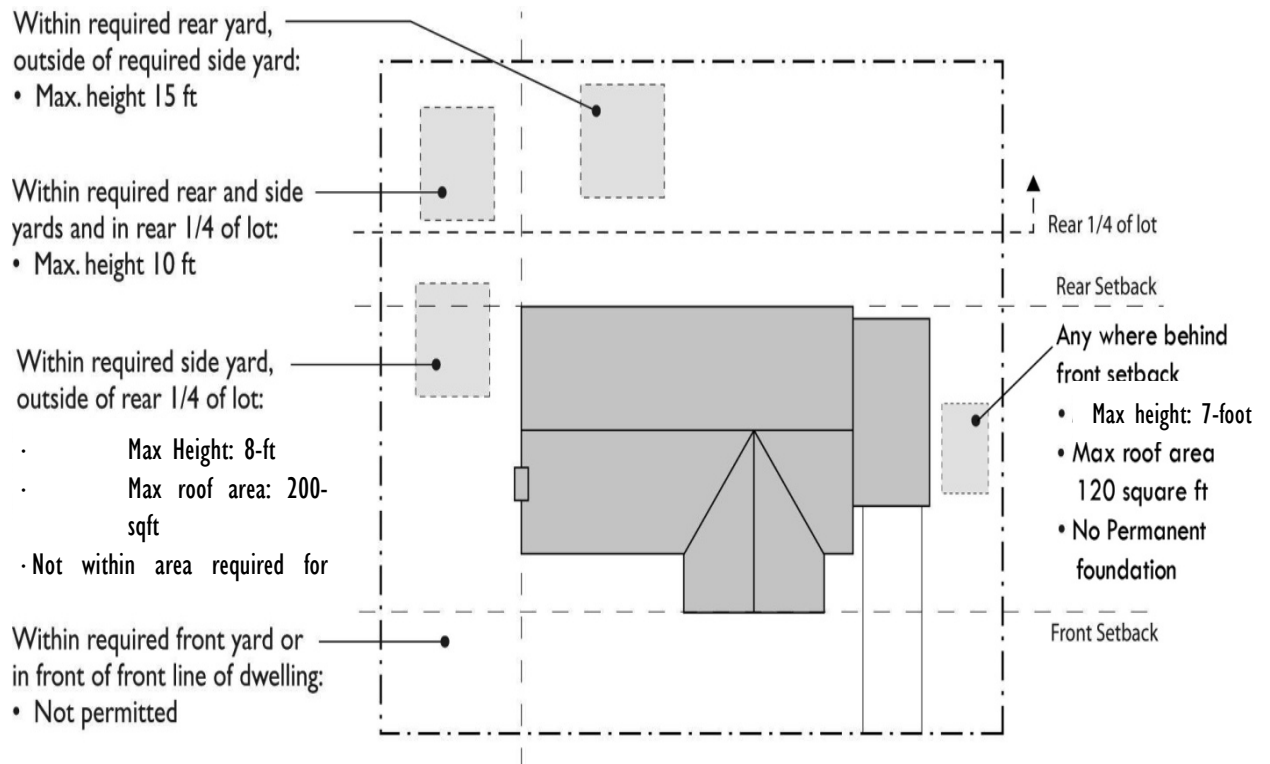
*Standards*

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  $\frac{1}{4}$  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:
  - 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.
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.
7. Shall not exceed 30 feet in height when located within any part of the buildable lot area.
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](#).
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.
10. Detached accessory structures in multiple residence districts shall not be located in any required yard when in conjunction with a multiple residence use.

(See Figure 11-30-17, next page)



Figure 11-30-17: Detached Accessory Buildings



**Revision Key:**

~~Strikethrough~~ = removed text

**ORANGE TEXT = PROPOSED TEXT**

Green Text = moved text

## Chapter 31      Standards for Specific Uses and Activities

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Sections:

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11-31-2	<a href="#">Accessory Uses</a>
11-31-3	<a href="#">Accessory Dwelling Unit</a>
11-31-4	<a href="#">Animal Keeping (Accessory to Residential Uses)</a>
11-31-5	<a href="#">Automobile Rentals; Automobile/Vehicle Sales and Leasing</a>
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11-31-34	<a href="#">Medical Marijuana Facilities</a>
11-31-35	<a href="#">Recreational Vehicle Storage Lots in RS Districts</a>

### 11-31-1: Purpose and Applicability

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The purpose of this Chapter is to establish standards for specific uses and activities that are permitted or conditionally permitted in multiple zones. For each zoning district, uses and activities that are permitted or conditionally permitted shall comply with the regulations and standards of this Chapter, as well as any applicable standard found in each zoning district.

### 11-31-2: Accessory Uses

An accessory use shall be secondary to a primary use and shall be allowed only in conjunction with a principal use or building to which it relates, in any zoning district. Accessory use regulations are found in the use regulations tables in [Article 2 and 3](#) of this [Zoning Ordinance](#) and are subject to the regulations of the primary use and specific standards found in this Chapter.

### 11-31-3: Accessory Dwelling Unit

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:

- 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.
- 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.
- 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.

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- 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.
- 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.

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#### **11-31-4: Animal Keeping (Accessory to Residential Uses)**

Keeping animals in residential zones is allowed, subject to compliance with [Title 8 Article 4](#).

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/Board of Adjustment](#) that all three of the following are present:

- A. The applicant has demonstrated that the number of livestock proposed is consistent with the number historically kept on the property.
- B. The keeping of livestock is for private use and enjoyment and does not constitute a commercial use, unless otherwise authorized in this Chapter.
- 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.

#### **11-31-5: Automobile Rentals; Automobile/Vehicle Sales and Leasing**

Automobile Rental, and Automobile/Vehicle Sales and Leasing, each as described in [Section 11-86-4](#), shall be located, developed, and operated in compliance with the land use regulations in [Article 2](#) and the following standards:

- A. **Landscaping.** In addition to perimeter and foundation base landscaping requirements, landscaping shall comprise a minimum of 10 percent of the site area.
- B. **Vehicle Display.** A maximum of 30 percent of the street side landscape area may be used for vehicle display. A minimum 12-foot wide planter strip shall separate vehicle display areas from sidewalks along the streets. Vehicle display encroachments wider than 30-feet

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shall be separated by a minimum distance of 30-feet between similar vehicle displays that encroaches into the street side landscape area (illustration needed).

C. **Vehicle Loading and Unloading.** Vehicle loading and unloading shall occur on-site.

D. **Vehicle Display Platforms:**

1. Elevated platforms or other structures or devices used for the display of vehicles associated with an approved vehicle sales or rental facility are permitted, provided such platforms, structures, or devices:
  - (a) Shall only be located in areas currently approved or authorized for vehicle display; and
  - (b) Shall not project into or over required landscape areas, drive aisles, or fire lanes; and
  - (c) Shall not be located closer to the public street than the existing, at-grade vehicle display area; and
  - (d) Shall not exceed four feet (4') in height as measured from the mean finished grade of the display surface.
2. Only one (1) vehicle shall be displayed on each platform, structure, or device.
3. The number of display platforms, structures, or devices shall not exceed a ratio of one (1) per one hundred feet (100') of lineal street frontage of the at-grade display area (exclusive of driveways).
4. The Design Review Board may approve modifications or variations to the above provisions when such platforms, structures, or devices are a component of a site development plan reviewed and approved in accordance with Section 11-18-9 of this Title. Such modifications or variations shall only be approved upon a finding by the Board that such platforms, structures, or devices:
  - (a) Constitute a design component, or incorporate architectural features, associated with the primary buildings or structures on the development site; and
  - (b) Serve only to enhance the visibility of vehicles, and do not display or portray an advertising message, or commercial signage; and
  - (c) Will not impede or obstruct the visibility of traffic maneuvering on the development site or traveling upon the public-street; and
  - (d) Incorporate increased setbacks, enhanced landscaping, or other screening measures to effectively mitigate the impact of the platforms.

**11-31-6: Automobile/Vehicle Repair, Major and Minor**[Return to Page 1](#)

Major Automobile/Vehicle Repair, and Minor Automobile/Vehicle Service and Repair, each as described in [Section 11-86-4](#), shall be located, developed, and operated in compliance with the land use regulations in [Article 2](#) and the following standards:

- A. **Minimum Lot Size.** 1 acre, unless part of a larger group commercial center.
- B. **Screening.** Car service and storage areas shall be screened per [Sections 11-30-9\(F\)](#), Auto Service Bays and [11-30-9\(H\)](#), Parking Areas.
- C. **Litter.** No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles may be stored outside of the main building.
- D. **Noise.** All body and fender work, or similar noise-generating activity, shall be enclosed in masonry or similar building with sound attenuating measures incorporated into the building design and construction to absorb noise to comply with [Title 6, Chapter 12](#) of the [Mesa City Code](#). Bay openings shall be oriented so as to minimize the effects of sound emanating from the auto repair building towards residential uses, towards outdoor restaurant seating and outdoor reception areas. Compressors shall be located within separately enclosed, sound attenuated rooms.

**11-31-7: Automobile/Vehicle Washing**

Automobile Washing, as described in [Section 11-86-4](#), shall be located, developed, and operated in compliance with the land use regulations in [Article 2](#) and the following standards:

- A. **Location.** Automobile/Vehicle Washing, as a primary use, is only allowed on sites with at least one frontage on an arterial street.
- B. **Setbacks.** No building or structure shall be located within 20 feet of any interior lot line abutting a residential zoning district.
- C. **Drive-up Aisles and Required Queuing Area.** Drive-up aisles shall be at least 11 feet wide; if adjacent to a street, they shall be screened as specified in [Section 11-30-9\(E\)](#), Drive-through Windows and Automated Car Washes. The drive-up aisle shall provide queuing space, with no encroachment into required landscape areas or building setbacks, for at minimum:
  - 1. 4 vehicles per pull-through rack for each automatic wash bay.
  - 2. 3 vehicles per bay for self-serve, coin-operated and/or hand wash facilities.

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- D. **Landscaping.** Automobile/Vehicle Washing, as a primary use, in addition to perimeter, parking lot and foundation base landscaping requirements, landscaping shall comprise a minimum of 10 percent of the site area.
- E. **Litter.** One permanent, non-combustible trash receptacle per wash bay is required.
- F. **Noise.** Sound attenuating measures shall be incorporated into the building design and construction to absorb noise such that the sound level readings at the street and at interior property lines are no more than 55 decibels. Mechanical equipment for centralized vacuum equipment shall be housed in an enclosed room.
- G. **Additional Special Use Permit Criteria.** When a [Special Use Permit](#) is required by [Article 2](#), each of the following items shall be included in the evaluation:
1. The number of automobile related activities within 600-feet of an intersection of arterial streets shall not exceed 2, including automobile/vehicle washing, automobile service stations, automobile sales or rental lots, or automobile/vehicle repair.
  2. Proposed locations within “[-U](#)” designated areas shall be oriented with canopies and fuel dispensing equipment away from the street, either to the side or to the rear of a building.
  3. Compliance with all development standards for the applicable zoning district, including compliance with all requirements for automobile related services located in all mixed districts and “[-U](#)” designated districts.
  4. The use is found to be in compliance with the [General Plan](#), applicable Sub-area plans and other recognized development plans or policies, and will be compatible with surrounding uses;
  5. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use shall adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites.
  6. A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations.
  7. A finding that a "[good neighbor policy](#)" in narrative form has been submitted,

which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses. Such policies shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures.

8. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines

### 11-31-8: Bed and Breakfast Inns

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Bed and Breakfast Inns, as described in [Section 11-86-4](#), shall be located, developed and operated in compliance with the land use regulations in Article 2 and the following standards:

- A. **Location of Parking:** All parking shall be located behind the front yard building setback for the zoning district, and be designed to facilitate the exiting of vehicles in a forward motion from the site onto the adjacent street. Parking for sites located in [RM](#) districts shall not encroach into any required side and rear yards, nor any required landscape areas.
- B. **Additional Requirements for Sites located in RS and DR Districts.** In addition, sites located within the [RS](#) and [DR](#) districts shall comply with the following:
  1. **Minimum lot area.** When located in Single Residence ([RS](#)) districts, the minimum lot area shall be 15,000 square feet or greater.
  2. **On-site resident.** When located in Single Residence ([RS](#)) or Downtown Residence ([DR](#)) districts, the operation of the facility shall include an on-site resident owner or manager.
  3. **Outdoor facilities.** In addition to compliance with all building setback requirements for the zoning district, all unenclosed outdoor buildings open on 1 or more sides, miscellaneous structures, decks and swimming pools shall maintain a minimum separation of 20-feet from abutting single residence lots.
  4. **Signage.** The site shall be limited to 1 attached sign that is no greater than 4 square feet. Any verbiage on the sign shall be limited to the name of the facility and the address. Use of an internally illuminated sign is prohibited.
- C. **Special Use Permit Criteria.** Review of the [Special Use Permit](#) required for Bed and Breakfast Inns located in [RS](#) districts shall be based on the following:

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1. **Historic Sites.** Preference may be given to sites located within Approved Historic or [Historic Landmark](#) Overlay Districts, without the site being located in close proximity to an arterial street, as stated in 2, below.
2. **Proximity to Arterial Streets.** Sites should be located within a traveling distance on public streets of 300-feet from a major arterial street, and should have no more than 1 turning movement on a public street before accessing the public street leading to the arterial street.
3. **Facility-Lot Area Balance.** The size and number of on-site improvements should be balanced against the size of the lot in order to maintain the appearance of the site as being compatible with the context and character of the surrounding neighborhood. Factors to consider in reviewing this balance include:
  - a. Providing facilities needed to minimize impacts on adjacent properties at a scale limited to that needed to achieve the intended result; and
  - b. Restricting non-residential structures; and
  - c. Providing adequate screening (by structure, screening wall and/or vegetation) of the view of parking spaces from the adjacent street(s).

#### 11-31-9: Commercial Uses in Any Residence Districts

Any [Special Use Permit](#) request for a commercial land use classifications in a residence district shall be reviewed in accordance with the following criteria:

- A. **Applicable Policies.** The use is found to be in compliance with the [General Plan](#), and with applicable [Sub Area Plans](#), Neighborhood Plans and other recognized development plans or policies, and will be compatible with surrounding uses; and
  1. **Site Plan.** A finding that an acceptable site plan has been submitted for review and consideration.
  2. **Operational Plan.** A finding that an acceptable operational plan in narrative form has been submitted for review and consideration, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses, Such policies shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures; and

3. **Addresses Adverse Impacts.** Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use shall adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites.

### 11-31-10: Community Gardens

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[Community Gardens](#), as described in Section 11-86-3 shall be located, developed, and operated in compliance with the land use regulations in [Article 2](#) and the following standards:

- A. **Type and Size Restrictions.** Community gardens shall be limited in type and size by zoning district as follows:
  1. ***Agricultural.*** Gardens may be divided into individual plots or farmed collectively. There is no maximum size for individual plots or for the aggregate garden area.
  2. ***RS-35, RS-43, and RS-90.*** Gardens may be divided into individual plots or farmed collectively. Individual plots may be of any size, the maximum size of the aggregate garden area is limited to one (1) acre.
  3. ***All Other Districts.*** Garden areas may only be developed as individual garden plots. The individual garden plots may be no larger than 400 square feet and the maximum size of the aggregate garden area is limited to ½ acre.
- B. **Setbacks.** Site features, such as raised planting beds and storage sheds, are not allowed in the required setback. Plantings are allowed in required yards provided they comply with site visibility triangles of [Section 11-30-14](#), Visibility at Intersections.
- C. **Storage Buildings.** Storage buildings shall conform to the following standards:
  1. Maximum area: 200 square feet;
  2. Maximum height: 10 feet;
  3. Location: within the buildable area and placed in the rear one-half of the lot;
  4. Number: One (1) storage shed per site for gardens one (1) acre or less; maximum 2 storage sheds for sites larger than one (1) acre.
- D. **Lighting.** Overhead lighting is prohibited.

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- E. **Parking.** No more than 2 vehicles shall be permitted onsite, excluding those parked within an enclosed structure. Parking spaces shall be paved with an approved dust proof material.
- F. **Maintenance.** The site shall be kept clear of weeds, debris and waste in conformance with Mesa City Code, [Section 8-6-3](#). All composting shall be done in a screened area or within a container. All tools and equipment shall be stored or screened from view when not in use.
- G. **Fences.** Fences, including trellises, are allowed in required yards subject to the standards governing fence location, maintenance, height and design of [Section 11-30-4](#), Fences and Freestanding Walls. Exception: chain link fence material may be used in the [Community Garden](#).

#### 11-31-11: Convenience Markets

[Convenience Markets](#), as described in Section 11-86-4, shall be located, developed, and operated in compliance with the land use regulations in [Article 2](#) and the following standards:

- A. **Maximum Building Size.** 5,000 square feet.
- B. **Setbacks.** No building or structure shall be located within 20 feet of an interior lot line abutting a residential zoning district.
- C. **Litter.** One permanent, non-flammable trash receptacle shall be installed in the parking area adjacent to the entrance/exit of the market.

#### 11-31-12: Correctional Transitional Housing Facilities (CTHF)

[Correctional Transitional Housing Facility](#), 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:

A. **Location:**

1. **Separation from Dissimilar Uses:** A minimum distance of at least 500 feet from all of the following:
  - (a) Any residential zoning district; and
  - (b) A public or private school building with kindergarten programs or any of grades one (1) through 12, and any recreational area adjacent to such school building; and
  - (c) A church; and
  - (d) A public park
2. **Separation from Similar Uses:** A separation of at least 5,280 feet from any other [CTHF](#).

B. **Location Exception Criteria:** The [City Council](#), at its discretion, may grant an exemption to the separation provisions of [Subsection A](#) if it makes all of the following findings:

1. That the location of the proposed activity will not have a detrimental effect on nearby properties or be contrary to the public safety or welfare; and
2. That the granting of the exception will not violate the spirit and intent of this [Section 11-31-12](#); and
3. That compliance with this separation requirement will place an undue hardship on the owner of the facility; and
4. That all other applicable provisions of the [Mesa City Code](#) will be observed.

C. **Criteria for Review of Council Use Permit:** The review of the [Council Use Permit](#) shall include a review and determination regarding the following items:

1. The use is found to be in compliance with the [General Plan](#) and other recognized development plans or policies, and will be compatible with surrounding uses; and
2. A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and
3. A finding that a "[good neighbor policy](#)" in narrative form has been submitted, which

includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses. Such policies shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures; and

4. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City [Development Standards](#), including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.

- D. **General Operations:** Notwithstanding the foregoing, [Correctional Transitional Housing Facility](#) shall not house any person whose tenancy would constitute a direct threat to the health or safety of other individuals or a direct threat of physical damage to the property of others.

### 11-31-13: Day Care Group Homes

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[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:

- 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 day care group homes of 600 feet or by the presence of significant intervening physical features between an existing day care group home and the proposed day care group home, such as arterial streets, canals, parks, or similar buffering features or developments.

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**11-31-14: Group Homes for the Handicapped**

- A. [Group Home for the Handicapped](#) (GHH), as described in Section 11-86-2 shall be located, developed and operated in compliance with the requirements of [Article 2](#) and the following standards:
1. A maximum of 10 residents per home, not including staff.
  2. No identification from a public street by signage, graphics, display, or other visual means, except for signage otherwise permitted by the [Sign Ordinance](#).
  3. Compliance with all applicable building and fire safety regulations.
  4. A separation between such homes of 1200-feet or by the presence of significant intervening physical features between an existing group home for the handicapped and the proposed group home for the handicapped, such as arterial streets, canals, parks, or similar buffering features or developments.
  5. Evidence of license, certification, or registration with the appropriate state or federal agency, if required by such state or federal agency or evidence of a license with the [City of Mesa](#) if no license, certification, or registration is required by a state or federal agency.
  6. Registration of the location with the [Planning Division](#).
- B. Notwithstanding the foregoing, group homes shall not house any person whose tenancy would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others.

**11-31-15: Hospitals and Clinics**

[Hospitals and Clinics](#), as described in Section 11-86-3 shall be located, developed, and operated in compliance with the land use regulations in [Article 2](#) and the following standards:

- A. **Patient Entrances:** Patient entrances shall:
1. Be clearly distinctive from the remainder of the building, and be readily visible from the public street;
  2. Be identified by directional signage in conformance with requirements of [Article 5](#);

3. Include an extended foundation base to provide a patient drop-off area of a minimum 900 sqft, extending a minimum 20-feet measured perpendicular from the patient entrance door “ See FIGURE [11-31-15.A](#) & [11-31-15.B](#)”; and
4. Pedestrian connections within parking areas, to other buildings on site, and to the public street and transit shall follow the requirements of [Section 11-30-8](#), Pedestrian Connections and [Section 11-32-4\(G\)3](#), Pedestrian Access.

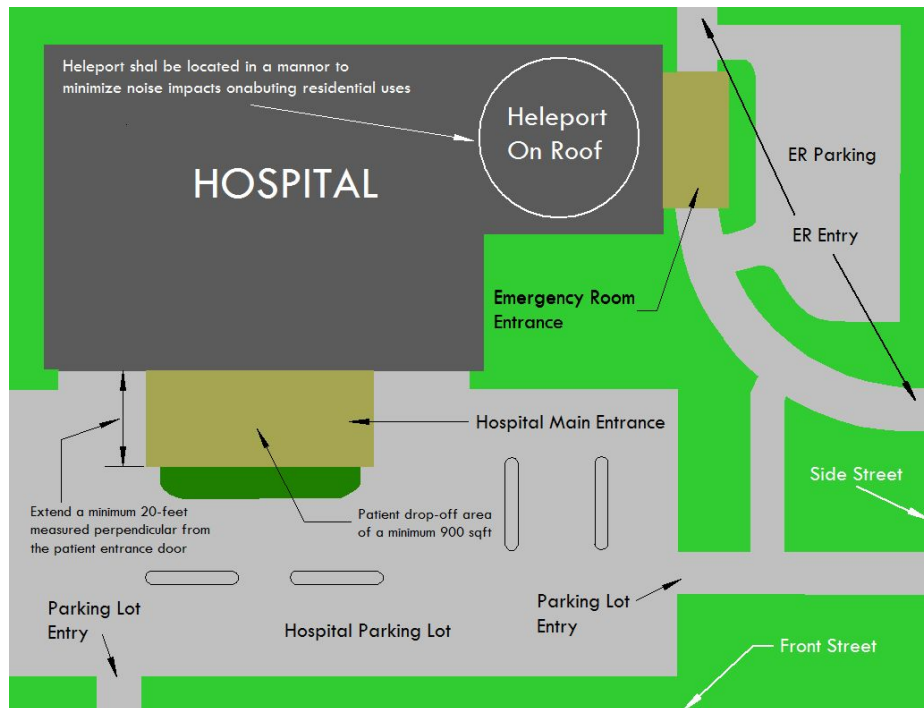


FIGURE 11-31-15.A: HOSPITALS AND CLINICS





**FIGURE 11-31-15.B: PATIENT ENTRANCES**

- B. **Emergency Room Access.** Emergency room access shall be separate and distinct from the patient entrance(s), with directional signage in conformance with the requirements of [Article 5](#). Vehicle access drives leading to the Emergency Room shall be direct from the street and separated from parking lanes and spaces by intervening buildings, extruded curbs and landscape islands. “See FIGURE [11-31-15.C](#) and [11-31-15.D](#)”

**FIGURE 11-31-15.C.1: EMERGENCY ROOM ACCESS**





**FIGURE 11-31-15.C.2: EMERGENCY ROOM ACCESS**

- C. **Storage of Liquid Chemicals and Bulk Materials.** Liquid oxygen and other similar materials stored outdoors and in bulk shall be screened from ground-level view by the building, screen wall, or screen walls in combination with landscape materials. If landscape materials are used, the mature height of the plant according to [ANA](#) standards may be taken into consideration, provided the size of the tree at planting is a minimum of 36-inch box.
- D. **Heliports.** “See FIGURE [11-31-15.A](#)” Heliports associated with a hospital are permitted, and shall be located in a manner to minimize noise impacts on abutting residential uses, according to the following preferences:
1. First Preference: Ground on side of building opposite any abutting residential areas.
  2. Second Preference: Roof level of building less than the highest point on side of building away from residential areas.
  3. Third Preference: Roof at top of building.

## **11-31-16: ~~Large Format Retail~~ COMMERCIAL DEVELOPMENT**

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~~Large Format Retail~~ **COMMERCIAL DEVELOPMENT**, **AS** described in Section 11-86-4, buildings shall be located, developed and operated in compliance with the land use regulations in [Article 2](#), and the following standards:

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- A. **Section 11-6-53 Standards Apply.** Large ~~Format Retail~~ **COMMERCIAL DEVELOPMENT** buildings shall comply with all requirements of [Section 11-6-35](#), without regard to minimum floor area requirements.
- B. **Customer Entrances.** All entries designed for general public and customer access to the building shall:
1. Be clearly visually distinctive from the remainder of the building, and be readily visible from the public street;
  2. Include an extended foundation base to provide a customer drop-off area of a minimum 900 sq ft, extending a minimum 20-feet measured perpendicular from the public entrance door “ See FIGURE [11-31-16.B.2](#) & [11-31-16.B.2.2](#); and
  3. Comply with the requirements of [Section 11-30-8](#), Pedestrian Connections and [Section 11-32-4\(G\)3](#), Pedestrian Access regarding all pedestrian connections within parking areas to other buildings on site, to the public street, and to transit stops or stations.

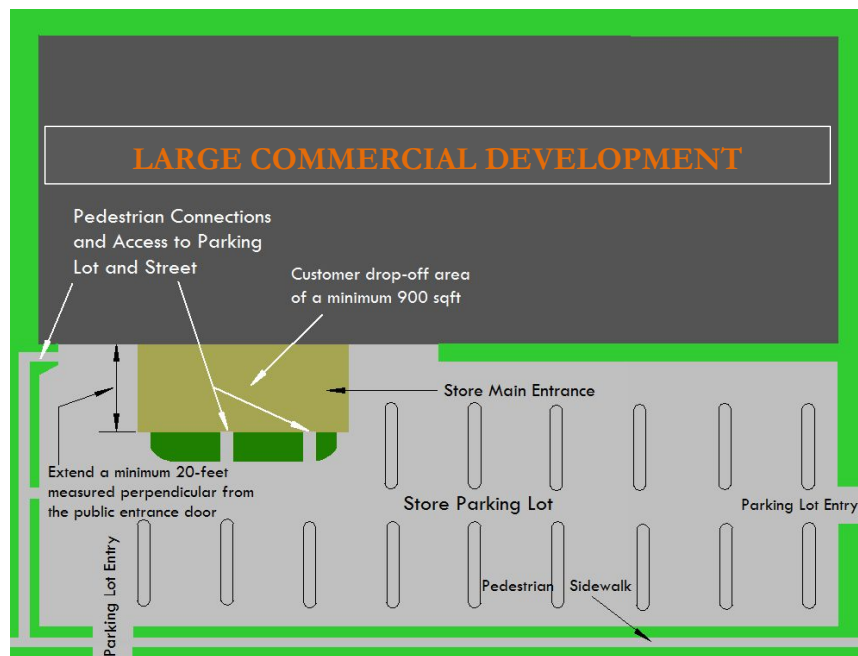


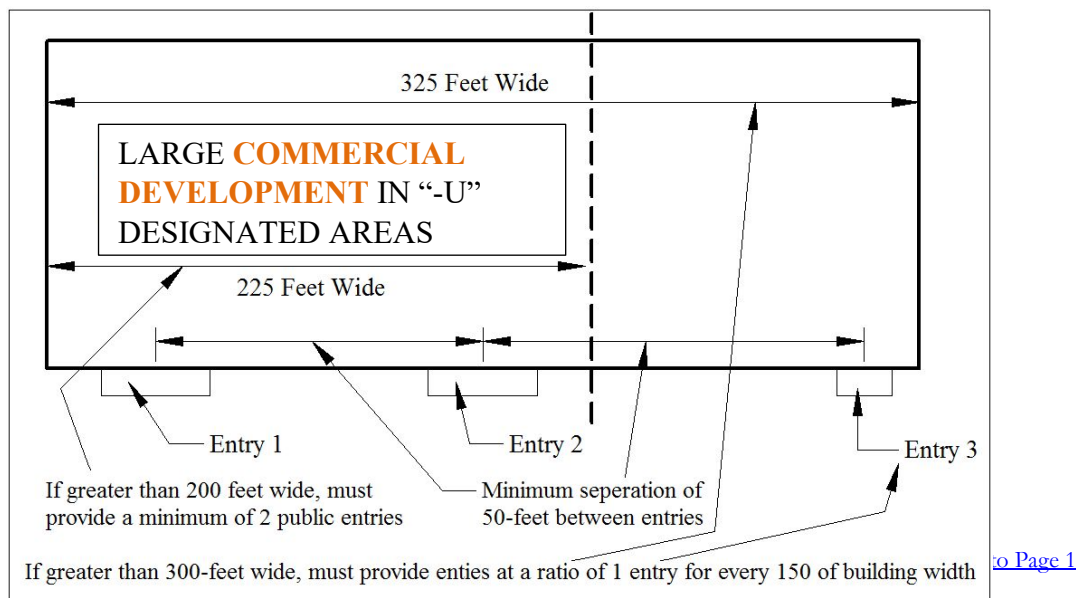
FIGURE 11-31-16.B.2: STORE ENTRIES



FIGURE 11-31-16.B.2.2: STORE ENTRIES

- C. **Large ~~Format Retail~~ COMMERCIAL DEVELOPMENT** in “-U” Designated Areas. In addition to the development standards specified in [Section 11-6-34](#) and [Section 11-6-5](#), Large ~~Format Retail~~ **COMMERCIAL DEVELOPMENT** buildings located in “-U” designated areas shall comply with the following requirements:

1. Number of Store Entries. Buildings greater than 200-feet wide shall provide a minimum of 2 public entries to the store building. Store buildings greater than 300-feet wide shall provide public entries from the street at a ratio of 1 entry for every 150 linear feet of building width. Public entries shall have a minimum separation of 50-feet between entries.



**FIGURE 11-31-16.C.1: NUMBER OF STORE ENTRIES**

2. Maximum Setback Standard. The ground level of a building or buildings shall be placed no further back than the maximum setback for a minimum of 65 percent of the width of the building.
  3. Corner Properties. Where a property fronts on 2 or more streets, the building shall be placed at the maximum setback or closer to the street right-of-way on 2 sides for at least 65 percent of the building width on one street side, and for 50 percent of the building width on the second side. For lots fronting more than 2 streets, this requirement shall be met along the frontage of the two streets with the highest functional classification in the [Mesa General Plan \(Figure 3-1, Functional Classification, in the Transportation Element\)](#). If all streets adjacent to the property have the same functional classification, the developer shall choose which 2 street frontages apply.
- D. **Criteria for Review of Council Use Permit:** When required, the review of the [Council Use Permit](#) for a ~~Large Format Retail Store~~ **LARGE COMMERCIAL DEVELOPMENT** shall include a review and determination regarding the following items:
1. The use is found to be in compliance with the General Plan and other recognized development plans or policies, and will be compatible with surrounding uses; and
  2. A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and [Return to Page 1](#)
  3. A finding that a "[good neighbor policy](#)" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses. Such policies shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures; and
  4. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.

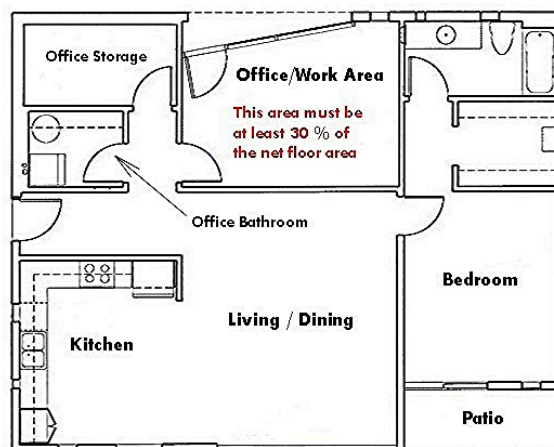
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5. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use shall adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites.

### 11-31-17: Live/Work Units

[Live-Work Units](#), as described in Section 11-86-4, shall be located, developed, and operated in compliance with the land use regulations in [Article 2](#) and the following standards:

- A. **Establishment.** Live/Work Units may be established through new construction or through the conversion of existing commercial or industrial buildings that were designed, constructed and received an occupancy permit for such non-residential uses. See [FIGURE 11-31-17.A](#)
- B. **Allowable Uses.** Work activities in [Live-Work Units](#) are limited to uses as permitted in the base zoning district in which the Live/Work Units are located.
- C. **Sale or Rental of Portions of Unit Prohibited.** No portion of a Live/Work Unit may be separately rented or sold as a commercial space for a person or persons not living on the premises, or as a residential space for a person or persons not working on the premises.
- D. **Floor Area Distribution.** At least 30 percent of the net floor area of a Live/Work Unit must be designated for work activities. An applicant shall submit a floor plan of all proposed units to the [Planning Division](#) to demonstrate compliance with this regulation.
- E. **Outdoor Living Area.** Common or private on-site open space shall be provided for the use of occupants at a rate of at least 150 square feet per [Live-Work Unit](#). This space may be attached to individual units or located on the roof or adjoining the building in a rear yard.



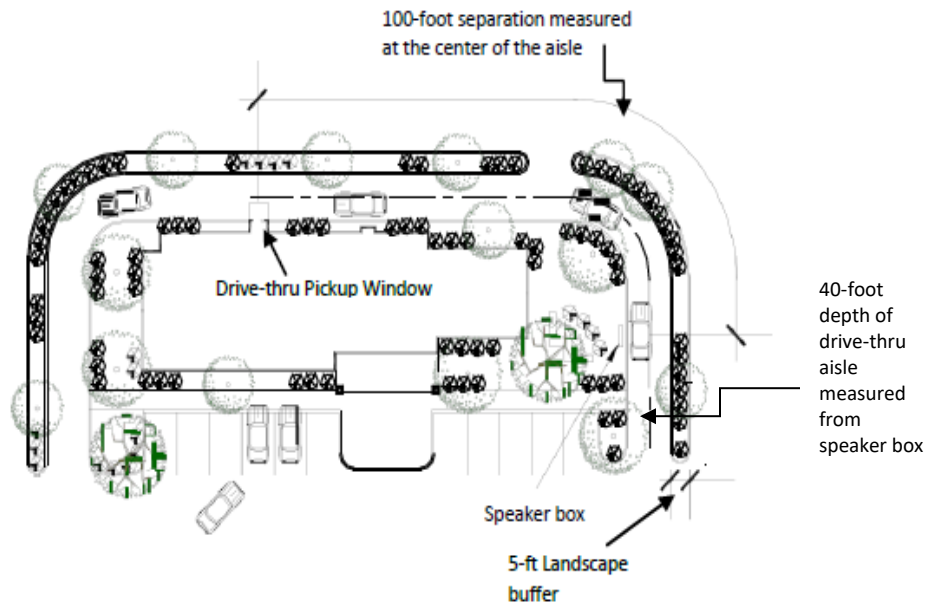
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**FIGURE 11-31-17.A: LIVE/WORK UNIT****11-31-18: Drive-thru Facilities**

Design Objective: Mitigate the visual impact of drive-thru facilities such as fast food restaurants, pharmacies, banks, and cleaners. Where authorized, drive-thru facilities shall conform to the following requirements

- A. Physically separate drive-thru traffic lane from the non-drive-thru traffic area with a five foot (5') wide raised landscape median.
- B. Provide 2-foot foundation base along exterior building where adjacent to drive-thru lane.
- C. Pick-up windows to be architecturally integrated in proportion, color, material and texture to the building it serves. Where windows extend out from building face, projection is to be 2 - foot minimum. Provide awnings or architecturally integrated structures for weather protection.
- D. **DRIVE-THRU LANES SHALL NOT BE LOCATED PARALLEL TO ARTERIAL ROADWAYS. WHERE PHYSICAL SITE CONDITIONS PREVENT SUCH CONFIGURATION** provide 40-inch high screen walls adjacent to the public right-of-way.

- E. Unless otherwise approved by site plan review, provide at least 100-foot long stacking distance between pick-up window and order-placing speaker, with at least 40-foot long stacking distance between order-placing speaker and entry to the drive-thru lane. Distance measured at centerline of drive-thru lane.



**Figure 11-31-8 Drive-thru Facilities**

### 11-31-19: Outdoor Eating Areas

Outdoor eating areas in conjunction with an [Eating and Drinking Establishment](#), as described in Section 11-86-4, shall be located, developed, and operated in compliance with the land use regulations in [Article 2](#) and the following standards: See FIGURES [11-31-19.A](#) and [11-31-19.B](#)

- A. **Location.** Outdoor eating areas may be permitted within the buildable area of the lot, and:
1. For mixed and “[U](#)” designated areas, outdoor eating areas are permitted on any public sidewalk, provided a minimum of continuous 5 foot width of public sidewalk remains unobstructed for pedestrian uses. An encroachment permit shall be required.



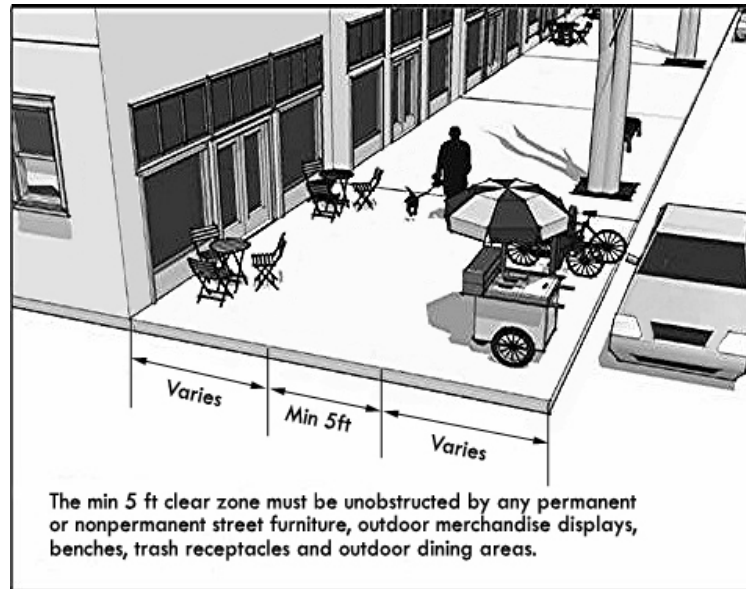


FIGURE 11-31-19.A.1: OUTDOOR EATING AREAS

2. For any commercial district without a “-U” designation, or any employment district, outdoor eating are permitted to encroach up to one-half the depth of a street-side landscape area, provided that any wall or fence that surrounds that portion of the outdoor eating area that encroaches does not exceed a height of 3.5-feet high.

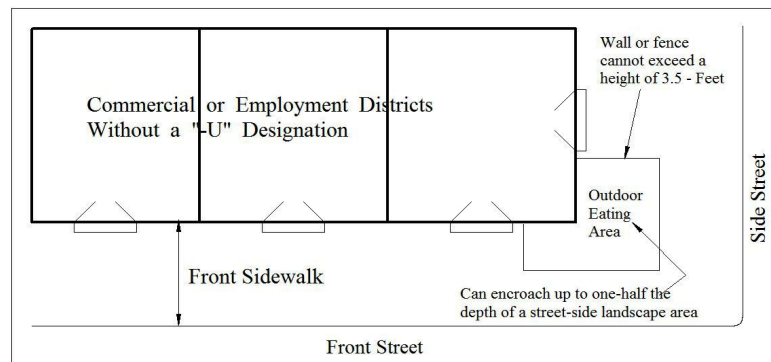


FIGURE 11-31-19.A.2: OUTDOOR EATING AREAS

- B. **Enclosures.** Awnings or umbrellas may be used in conjunction with an outdoor eating area. Awnings shall be adequately secured, retractable, and shall comply with the provisions of the [Mesa Building Code](#), Title 4 of the [Mesa City Code](#). In all districts except the [MX](#) and “-U” designated districts, permanent roofs or shelters over the public sidewalk



are prohibited. In the [MX](#) and “[-U](#)” designated districts, permanent roofs or shelters over the public sidewalk require the review and approval of the City Engineer.

- C. **Fixtures.** Furnishings provided for use in an outdoor eating area located within a public sidewalk shall consist only of movable tables, chairs, umbrellas, planters, lights, and heaters. Lighting fixtures may be permanently affixed onto the exterior front of the building.



**FIGURE 11-31-19.C: FURNISHINGS IN OUTDOOR EATING AREAS**

- D. **Refuse Storage Area.** No trash enclosure shall be erected or placed on or adjacent to an outdoor eating area on the public sidewalk or right-of-way.
- E. **Certification.** Outdoor Eating Areas that encroach into right-of-way require submission of a [Certificate of Insurance](#) which complies with the requirements of the [City Attorney's Office](#).

## 11-31-20: Outdoor Retail Sales

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Outdoor retail sales (not including automobile/vehicle sales or rental lots, or equipment sales or rental lots), where the business is not conducted entirely within a structure or enclosed area, shall be located, developed, and operated in compliance with the land use regulations in [Article 2](#) and the following standards:

- A. **Permanent Outdoor Display/Sales.**
1. **Location of Sales Area.** The outdoor sales shall be located entirely on private property, in compliance with any required setback, except [DC](#), [MX](#) and [-U](#) designated districts.
  2. **Screening Required.** All outdoor sales and activity areas shall be screened from adjacent public rights-of-way by decorative solid walls, fences, or landscaped berms, a minimum of 42 inches high. Outdoor sales areas along the street

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frontage in the [DC](#), [MX](#) and [-U](#) designated districts are not required to be screened.

3. ***Location of Merchandise.*** Displayed merchandise shall occupy a fixed, specifically approved and defined location that does not disrupt the normal function of the site or its circulation and does not encroach upon required parking spaces, driveways, pedestrian walkways, or required landscaped areas. These displays shall also not obstruct sight distance or otherwise create hazards for vehicle or pedestrian traffic.
- B. **General Requirements.** The following requirements shall apply to all (temporary and permanent) outdoor display/sales activities:
1. ***Height of Displayed Materials.*** The outdoor sales shall not exceed a height of 7 feet above finished grade for a single display item. Stacked displays may not exceed a height of 6 feet above finished grade.
  2. ***Relationship to Main Use.*** The sales shall be directly related to a business establishment on the parcel and occupy a permanent structure on the parcel. The use of the property shall comply with the standards for the zoning district within which the property is located.
- C. **Exceptions.** The provisions of this section do not apply to the following:
1. Sales or distribution of newspapers or periodicals in compliance with the [Mesa City Code](#).
  2. Sales from the public right-of-way in compliance with the [Mesa City Code](#), Title 5.

### 11-31-21: Pawn Shops

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[Pawn Shops](#), as described in Section 11-86-4, shall be located, developed, and operated in compliance with the land use regulations in [Article 2](#) and the following standards:

- A. **License required.** A pawn broker license issued pursuant to [Title 5, Chapter 7](#) of the Mesa City Code is required, or evidence of current and/or future compliance with all requirements of [Mesa City Code Title 5, Chapter 7](#) pertaining to the issuance of a pawn broker's license.
- B. **Location.**

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1. Minimum distance from another pawn shop: 1,200 feet. Minimum distance from a public or private school: 1,200 feet.
  2. Exceptions to the 1,200 foot separation requirement may be approved by the [City Council](#) upon a finding that there are significant intervening physical features, such as arterial street, canals, parks, or similar buffering features or developments, between a proposed pawn shop and an existing pawn shop or Public or Private School.
- C. **Criteria for Review of Council Use Permit:** The review of the [Council Use Permit](#) shall include a review and determination regarding the following items:
1. The use is found to be in compliance with the [General Plan](#) and other recognized development plans or policies, and will be compatible with surrounding uses; and
  2. A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and
  3. A finding that a "[good neighbor policy](#)" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses. Such policies shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures; and
  4. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City [Development Standards](#), including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.
  5. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use shall adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites.

## 11-31-22: Places of Worship

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[Places of Worship](#), as described in Section 11-86-4, shall be located, developed, and operated in compliance with the land use regulations in [Article 2](#) and the following standards:

- A. **Accessory Uses.** Accessory uses customarily found in conjunction with Places of Worship, including parish houses, parsonages, rectories, seminaries, classrooms, and

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convents, are permitted, provided that such accessory uses are located on the same lot or contiguous lot with the religious facility.

- B. **Athletic Facilities and Day Care Centers.** Athletic facilities and day care centers in conjunction with [Places of Worship](#) require approval of a [Special Use Permit](#).
- C. **Residential Districts.** [Places of Worship](#) located in residence districts shall:
1. Locate buildings within the required setbacks for the building setbacks specified for that zoning district;
  2. Comply with design standards for the [LC](#) district, unless located within an area designated by the [U Character Designator](#), when it would then comply with [LC-U](#) design standards.
- D. **Building Setback, Building Height, Parking, Landscaping and Screening Standards.** [Places of Worship](#) shall comply with each of the following:
1. The building setback and building height requirements established by the zoning district for which the [Places of Worship](#) is located; unless modified as a building height exception pursuant to [Section 11-30-3](#).
  2. Landscaping and Screening requirements as specified for a [LC](#) development, pursuant to [Section 11-30-9](#) and [Chapter 33](#). In the event character designators “[-U](#)” or “[-A](#)” are established for the [Places of Worship](#) site, the development standards associated with such character designators shall also apply.
  3. All parking requirements specified in [Chapter 32](#).

### 11-31-23: Recycling Collection and Processing Facilities

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- A. **Recycling Collection Facilities**, as described in [Section 11-86-5](#) shall be located pursuant to the requirements of [Article 2](#), and developed and operated in compliance with the following standards:
1. **Location.** The facility must be established in conjunction with an existing commercial use or community service facility and not obstruct pedestrian or vehicular circulation.
  2. **Minimum Distance** from an R ([RS](#), [RSL](#) or [RM](#)) Zones shall be 100 feet.
  3. **Maximum Size:**

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- a. [Small Indoor Collection Facility](#) shall occupy no more than 1000 square feet of space.
    - b. [Reverse Vending Machines](#) shall occupy no more than 350 square feet of space
  4. **Power-Driven Equipment.** Power-driven processing equipment, except for reverse vending machines, is not permitted.
  5. **Storage Container.** All recyclable material must be stored in containers. Materials may not be left outside of containers. Containers shall be stored within an enclosed building, when required by the zoning district. For reverse vending machines, such containers shall be stored within the machine.
  6. **Maintenance.** Facilities must be maintained free of litter and any other undesirable materials, and mobile facilities for which truck or containers are removed at the end of the collection day, must be swept at the end of the collection day.
  7. **Required Container Information.** Containers shall be clearly marked to identify the type of materials that may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material shall be left outside of the building or reverse recycling machine.
  8. **Reduction of Parking.** Occupation of parking spaces by a reverse vending facility and by the attendant (if present) may not reduce available parking spaces below the minimum number required for the site.
- B. **Recycling Processing Facilities** shall be located pursuant to the requirements of [Article 2](#), and developed and operated in compliance with the following standards:
1. **Operation—Fence, Wall or Enclosed Building Required.** All operations and storage, including all equipment used in conducting such use, other than parking, shall be conducted within an enclosed building or within an area enclosed by a solid wall or solid fence.
  2. **Specifications for Walls and Fences.** [Return to Page 1](#)
    - a. All fences and walls shall be of a uniform height, and shall be a minimum of eight feet and shall not exceed 15 feet in height. Where fences or walls

exceed a height of 10 feet and are located on street or highway frontages, they shall be set back at least three feet from the lot line. The area between the fence and the lot line shall be fully landscaped according to the specifications described in this section.

- b. All fences and walls open to view from any street or highway or any area in a residential, agricultural or commercial zone shall be constructed of the following materials:
  - i. Metallic panels, at least .024 inches thick, painted with a “baked on” enamel or similar permanent finish;
  - ii. Masonry;
  - iii. Other materials comparable to the foregoing if approved by the [Director](#).
- c. Other required fences may be constructed of material other than as specified above.
- d. All fences and walls shall be constructed in workmanlike manner and shall consist solely of new materials unless the [Director](#) approves the substitution of used materials where, in his opinion, such used materials will provide the equivalent in service, appearance and useful life.
- e. All fences and walls, excluding masonry and approved permanent-finish panels, shall be painted a uniform, neutral color, excluding black, which blends with the surrounding terrain, and improvements shall be maintained in a neat, orderly condition at all times. Such fence or wall shall contain no painted signs or posters except as approved by the [Director](#).
- f. Modifications, When Authorized. The [Director](#) may modify fences or walls not exposed to view from any street or highway or any area in a residential, agricultural or commercial zone:
  - i. Where an adjoining lot is located within a [GI](#) zone, and is developed with an automobile dismantling yard, junk and salvage yard, scrap metal processing yard, or other open storage use displaying similar characteristics; or
  - ii. Where substantial fences, walls or buildings on abutting properties serve to enclose such yard as well or better than the required wall or fence. Should the use, fence, wall or building providing justification for such modification be removed, a new

wall or fence shall be provided in compliance with this section within six months from the date of such removal.

- C. **Paving of Yards.** All areas of the yard open to vehicular passage shall be paved with an asphalt surfacing or an oil and aggregate mixture to prevent emission of dust or tracking of mud onto public rights-of-way; provided, however, the [Director](#) may approve other paving materials which provide, in his opinion, the equivalent in service and useful life.
- D. **Storage Limitations.**
  - a. Salvage or junk shall not be placed or allowed to remain outside of the enclosed yard area, but may be stored above the height of the fence or wall, provided such storage is not within 10 feet of an exterior lot line.
  - b. Where the land upon which the yard is located is in a [GI](#) zone, and such storage above said fence or wall is not within 500 feet of any different zoning district other than a [GI](#) zone, the 10-foot setback shall not apply.

## 11-31-24: Schools

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[Schools](#), as that term is defined in [Section 11-86-3](#) shall be located, developed, and operated in compliance with the land use regulations in [Article 2](#) and the following standards:

- A. **Accessory Uses.** Accessory uses customarily found in conjunction with schools, including classrooms, dormitories, stadiums, and auditoriums are permitted provided such accessory uses are located on the same lot or contiguous lot with the school.
- B. **Building Setback, Building Height, Parking, Landscaping and Screening Standards.** Schools shall
  - 1. Comply with the building setback and building height requirements established by the zoning district for which the School is located; unless modified as a building height exception pursuant to [Section 11-30-3](#);
  - 2. Comply with Landscaping and Screening requirements as specified for a [LC](#) development, pursuant to [Chapters 6](#) and [Chapter 33](#); and
  - 3. Comply with all parking requirements specified in [Chapter 32](#).
  - 4. In the event the school is located in a Downtown, Mixed or “-U” designated district, [Section 11-6-4](#), Special Standards for Districts with “-U” Character Designator shall apply rather than [Section 8-6-3](#).

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**11-31-25: Service Stations**

[Service Stations](#), as described in [Section 11-86-4](#), shall be located, developed, and operated in compliance with the land use regulations in [Article 2](#) and the following standards:

- A. **Location.** Maximum number of service stations permitted **at an arterial intersection** is total of 2.
- B. **Minimum Frontage.** 100 feet on each street.
- C. **Pump Canopy.** Pump islands shall be covered by a canopy that matches or complements the design of the main structure.
- D. **Landscaping.** Landscaping shall comprise a minimum 10 percent of the site area, exclusive of required setbacks, and include an irrigation system that is permanent, below-grade, and activated by automatic timing controls.
- E. **Fencing.** Masonry only.
- F. **Lighting.** All exterior light sources, including canopy, perimeter, and flood, shall be stationary, and shielded or recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public rights-of-way. No lens of any lighting fixture may extend below the shielding device. Lighting shall not be of a high intensity so as to cause a traffic hazard, be used as an advertising element, or adversely affect adjacent properties.
- G. **Litter.** A minimum of 1 permanent, non-flammable trash receptacle shall be installed at each pump island.
- H. **Urban Character Designator Design Standards.** When located in a “[-U](#)” designated district, the main structure containing the office, cashier, retail shop and/or other services shall be placed between the pump canopy and the street right-of-way no further back from the property line than the maximum setback. When located on a corner, the street with the higher functional classification shall be used to determine compliance with this requirement.
- I. **Criteria for Review of Special Use Permit:** When required, the review of the [Special Use Permit](#) for a [Service Station](#) shall include a review and determination regarding the following items:
  - 1. The use is found to be in compliance with the [General Plan](#), applicable [Sub Area Plans](#), and other recognized development plans or policies, and will be compatible



with surrounding uses; and

2. A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and [Return to Page 1](#)
3. A finding that a "[good neighbor policy](#)" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses, including sound attenuation, lighting control measures, and vehicular access and traffic control. Such policies shall include, but are not limited to, the name and telephone number of the position, manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures; and
4. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City [Development Standards](#), including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.
5. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use shall adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites.

### 11-31-26: Social Service Facilities

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[Social Service Facilities](#), as described in Section 11-86-3 shall be located, developed, and operated in compliance with the land use regulations in [Article 2](#) and the following standards:

- A. **Location.** [Social Service Facilities](#) are not allowed on Main Street, within the designated Town Center Redevelopment Area.
- B. **Minimum Standards.** All [Social Service Facilities](#) shall provide: adequate and accessible sanitary facilities, including lavatories, rest rooms and refuse containers; sufficient patron seating facilities for dining, whether indoor or outdoor; effective screening devices such as landscaping and masonry fences in conjunction with outdoor activity areas; a plan of operation, including but not limited to, patron access requirements, hours of operation, measures used to control potential client congregation on the site during non-operating hours, security measures, litter control, and noise attenuation. Further, evidence of

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compliance with all [Building and Fire Safety](#) regulations and any other measures determined by the [City Council](#) to be necessary and appropriate to ensure compatibility of the proposed use or uses with the surrounding area shall be provided with permit applications.

- C. **Applicable Guidelines.** All [Social Service Facilities](#) are subject to the Social Service Facilities Guidelines adopted by the City.
- D. **Criteria for Review of Council Use Permit:** When required, the review of the [Council Use Permit](#) shall include a review and determination regarding the following items:
1. The use is found to be in compliance with the [General Plan](#), [Sub Area Plans](#) and other recognized development plans or policies, including the [Social Service Facility Guidelines](#) and will be compatible with surrounding uses; and
  2. A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and
  3. A finding that a "[good neighbor policy](#)" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses. Such policies shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures; and
  4. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City [Development Standards](#), including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.

## 11-31-27: Special Events

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- A. Special events as defined in [Chapter 87](#) of this Title are permitted in all zoning districts, provided that:
1. The event is licensed in accordance with the provisions of [Title 5](#) of the [Mesa City Code](#);
  2. The duration of the event does not exceed the time period specified in the special event license or a maximum of 4 consecutive days, whichever is less;
  3. No more than 4 events are conducted on the same premises during the calendar year;

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4. The site of the event is adequately served by utilities and sanitary facilities; and
  5. The event will not present a safety hazard or public disturbance and will not cause substantial adverse impacts on surrounding properties or land uses by creating excessive noise, glare, heat, dust, odors, or pollutants as determined by the [Director](#) and [Fire Marshal](#).
- B. Special events shall be conducted only on a lot that has an approved dust proof parking surface with permanent driveway access. Decomposed granite or Aggregate Base Course (ABC) gravel surfacing may be substituted for paving subject to approval by the [Director](#) and [Fire Marshal](#).
- C. Facilities, structures, and utilities shall be installed and maintained in conformance with all applicable building, fire, traffic, and zoning regulations.
- D. The maximums specified in [A\(2\)](#) and [\(3\)](#) of this Section may be exceeded:
1. **Outside of the Downtown Events Overlay District:** Only as authorized by approval of a [Special Use Permit](#) in accordance with [Article 7](#) of this Ordinance.
  2. **Within the Downtown Events Overlay District,** without limit to the number of events that may occur in a calendar year. Individual events that exceed the maximum of 4 days per event shall require a [Special Use Permit](#) in accordance with [Article 7](#) of this Ordinance.

**11-31-28: (Reserved)**[Return to Page 1](#)**11-31-29: Temporary Parking Lots**[Return to Page 1](#)

- A. Stadiums, performing arts centers, competitive aquatics facilities, and similar public event facilities, with a required parking count of at least 300 spaces, are permitted to utilize temporary or overflow parking lots in [DB-1](#), [DB-2](#) and [DC](#) districts, subject to the issuance of a [Special Use Permit](#), in accordance with [Article 7](#) of this Ordinance.
- B. A Special Use Permit may be approved for a Temporary Parking Lot that:
1. Has an approved dust-proofed surface;
  2. Is screened from an adjacent residential use by an opaque fence or similar feature at least 6 feet in height;

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3. Has lighting that is fully screened to prevent light spillover onto adjacent properties, if lighting is provided on the temporary parking lot;
  4. Is located within 1,200 feet of the public facility being served. The 1,200 feet shall be measured directly from the nearest edge of the property lines between the proposed temporary parking lot and the public event facility;
  5. Is in conformance with [City Council](#) policies; and
  6. Is compatible with, and not detrimental to, adjacent properties or the neighborhood in general.
- C. Conditions of approval may be stipulated by the [Zoning Administrator](#) or Board of Adjustment to ensure compatibility with adjacent land uses.

### 11-31-30: Temporary Uses: Swap Meets and Farmer's Markets

- A. **Swap Meets**, as described in [Section 11-86-4](#), shall be located, developed, and operated in compliance the land use requirements in [Article 2](#) and with the following standards:
1. **Location of Merchandise.** Displayed merchandise shall not encroach upon required parking spaces, driveways, pedestrian walkways, or required landscaped areas. These displays shall also not obstruct sight distance or otherwise create hazards for vehicle or pedestrian traffic.
  2. **Maintenance.** Swap Meets shall be kept clean and free of litter and debris.
  3. **Required Parking.** Required parking spaces for Swap Meets shall meet the ratio specified in [Chapter 32](#), On-Site Parking, Loading, and Circulation, unless otherwise approved by a [Special Use Permit](#), in accordance with [Article 7](#) of this Ordinance.
  4. **Discontinuance of Use.** All temporary, non-permanent structures and related equipment shall be removed from the site or otherwise stored in enclosed buildings on days the swap meet is closed to the public.
- B. **Farmer's Markets**, as described in [Section 11-86-4](#), shall be located, developed, and operated in compliance with the land use requirements in [Article 2](#), and the following standards:
1. **Location of Merchandise.** Preference is given to vendor placement on sidewalks and other pedestrian oriented areas provided a minimum 6-foot wide accessible lane is maintained in front of each vendor space. If a parking lot is used, all parking

spaces in excess of 90% of the minimum number required for the commercial development may be used for vendor spaces. Displayed merchandise shall not encroach upon driveways, fire lanes, [ADA](#) accessible pedestrian walkways leading from the perimeter of the site, or required perimeter landscaped areas. The [Farmer's Market](#) displays shall also not obstruct sight distance for vehicles exiting the site or otherwise create hazards for vehicle or pedestrian traffic.

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2. **Maintenance.** Farmer's Markets shall be kept clean and free of litter and debris.
3. **Required Parking.** If no other activity takes place on the site, or the [Farmer's Market](#) takes place more than 2 times in any given 7-day period, required parking spaces for Farmer's Markets shall be calculated based upon the ratio specified in [Chapter 32](#), On-Site Parking, Loading, and Circulation, unless otherwise approved by a [Special Use Permit](#). If the Farmer's Market occurs 2 or fewer times in any given 7-day period, and takes place on an improved development site with an existing number of parking spaces equal to what would be required for the farmer's market area, then no additional spaces are required.
4. **Discontinuance of Use.** All temporary, non-permanent structures and related equipment shall be removed from the site, or stored within enclosed buildings, on days the [Farmer's Market](#) is closed to the public.

### 11-31-31: Residential Uses in Commercial Districts

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Residential uses are permitted in commercial districts as provided in [Section 11-6-2](#), and shall be located, developed and operated in compliance with the following standards:

- A. Residential uses are permitted in the [NC](#), [LC](#) and [GC](#) districts, provided:
  1. A minimum of 40 percent of the Gross Floor Area of the entire project is reserved for non-residential uses.
  2. A minimum of 65 percent of the ground floor of each building remains reserved for non-residential uses.
  3. Maximum residential density shall be no more than 15 dwelling units per acre in the [NC](#) district, and no more than 25 dwelling units per acre in the [LC](#) and [GC](#) districts.

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- B. Accessory Residential Uses are permitted in the [NC](#), [LC](#) and [GC](#) districts, subject to approval of a [Special Use Permit](#). A maximum of one Accessory Residential Use is permitted per parcel.
- C. Developments in compliance with the residential density maximums specified in [Table 11-6-3A](#), and in compliance with commercial floor area requirements in [Paragraph A](#) shall require Site Plan Review, as described in [Chapter 69](#). Site Plan Review for such requests shall be decided by the [City Council](#) after the [Planning & Zoning Board](#) holds a public hearing and forwards a recommendation.
- D. Developments exceeding the residential density maximums specified in [Table 11-6-3A](#) and in compliance with commercial floor area requirements specified in Paragraph A shall require approval of a [Council Use Permit](#).
- E. **Criteria for Review of Council Use Permit:** When required, the review of the [Council Use Permit](#) shall include a review and determination regarding the following items:
  - 1. The use is found to be in compliance with the [General Plan](#), [Sub Area Plans](#) and other recognized development plans or policies, and will be compatible with surrounding uses; and
  - 2. A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and
  - 3. A finding that a "[good neighbor policy](#)" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses; including measures to assure that commercial activity will remain as a viable activity on this site; and
  - 4. Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.

### 11-31-32: Superior Design

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For a project to reflect Superior Design it will incorporate all of the following elements:

- A. **Holistic Approach to Project Design.** Varied, high-quality, regionally-appropriate building materials, used in distinctive building forms, building massing and detailing that result in a note-worthy example of holistic site design, architecture, landscaping and signage; and

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- B. **Responsive Approach to Site and Sub-Area Context.** Architectural and landscape architecture details and features that reflect the character defined in [Sub Area Plans](#) or Character Area [Design Guidelines](#), that are harmonious with adjacent development patterns, integrate with the physical conditions of the immediate site, and create a unique sense of place; and
- C. **Sustainable Design.** Site design, architecture and landscaping features that address the local climate to reduce summer sun penetration and provide summer sun shade protection for pedestrians, promote energy and water conservation, promote the preservation or creation of open space, provide for and encourage the use of multiple modes of transportation, utilize existing infrastructure, and create the opportunity for social interaction; and
- D. **Exceeds Standards.** Provision of details and features that exceed the criteria and standards specified in sections [11-5-3](#), [11-5-5](#), [11-6-43](#), [11-6-54](#) (~~if~~ as-applicable), [11-7-3](#), [11-8-5](#), [11-8-6](#) and [Chapters 30 through 34](#), as applicable; and where applicable.
- E. **Great Public Spaces.** Details and features that create attractive, comfortable environments for pedestrians; ensure safe, useful and well integrated open or public spaces; and include high quality amenities.

### 11-31-33: Home Occupations

[Home Occupations](#), as defined in [Chapter 87](#), are permitted as specified in [Article 2](#), limited by the following:

- A. In all residence, commercial, mixed-use and downtown districts, the following standards apply:
  - 1. There is no nonresident employee working at the [Home Occupations](#) site,
  - 2. There is no commercial storage on the [Home Occupations](#) site, interior or exterior,
  - 3. The [Home Occupations](#) site is not used for day-long or other long-term parking of vehicles used by non-resident employees, or clients for personal or business use,
  - 4. Any short-term employee or client parking that is needed occurs on the [Home Occupations](#) property or on the street immediately in front of the residence; and

5. There is no exterior indication of a nonresidential use, outside of a one, non-illuminated, static message sign of no more than 3 square feet in area attached to the building or placed in a window.
- B. In the [AG](#), [RS-90](#) and [RS-43](#) districts:
1. The definition of “[Home Occupations](#)” may be expanded to include on-site fabrication of artisan or custom crafted materials for installation at a different location when conducted within an enclosed, sound attenuated building.
  2. [Home Occupations](#) that are not in conformance with items 1 through 5 in [Paragraph A](#), above, shall require approval a [Special Use Permit](#), pursuant to [Chapter 67](#) and [70](#). Such [SUP](#)’s shall be limited as follows
    - a. No more than 2 non-resident employees;
    - b. 1 on-site, independently accessed parking space provided for each non-resident employee. The parking space(s) shall be located on a dust-proof surface, and shall be in addition to required minimum parking for the residence;
    - c. Any commercial storage occurs entirely within an enclosed structure; and
    - d. The primary residence, and all accessory buildings and structures, shall comply with the requirements of [Section 11-5-3](#), and [11-5-7\(B\)](#)

### 11-31-34: Medical Marijuana Facilities

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Medical Marijuana Related Facilities, including Dispensaries, Cultivation Facilities and Infusion Facilities, each as defined in [Section 11-86-5](#):

- A. [Medical Marijuana Dispensaries](#) are permitted only in the [LI](#) and [GI](#) Districts, provided that evidence has been demonstrated of compliance with all of the following:
1. Registration of the location of the Dispensary and any associated Off-site [Cultivation Facilities](#) with the [Planning Division](#). Such registration shall be valid for a period of one (1) year from the date of registration, and may be renewed only in the event the [Arizona Department of Health Services](#) (DHS) also renews the DHS dispensary Registry Certification. Application for and subsequent issuance of an active [Medical Marijuana Dispensaries](#) registry certification from the Arizona Department of Health Services pursuant to [A.R.S. § 36-2804](#). If the Department of Health Services denies the issuance or renewal of a registry certification, the [Planning Division](#) registration of the location of the dispensary and associated facilities, specified in [Sub-section E](#), below, shall expire immediately.

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2. The dispensary shall be located a minimum distance of 5,280-feet from the next nearest registered [Medical Marijuana Dispensary](#), including dispensaries located in neighboring jurisdictions.
3. The dispensary shall be located a minimum distance of 2,400-feet from the following land uses:
  - a. Residential Substance Abuse Facilities,
  - b. Alcohol Rehabilitation Facilities,
  - c. [Correctional Transitional Housing Facility](#); and.
  - d. Off-site [Medical Marijuana Cultivation Facilities](#) (Except the dispensary specifically associated with the off-site cultivation facility)
4. The dispensary shall be located a minimum distance of 1,200-feet from the following land uses:
  - a. Churches;
  - b. Libraries; and
  - c. Public Parks located in the [LI](#) or [GI](#) districts.
5. The dispensary shall be located a minimum distance of 500-feet from:
  - a. Day Care Centers and Pre-schools.
  - b. Public parks in all zoning districts except [LI](#) or [GI](#).
  - c. Privately owned designated open spaces and recreations areas maintained by Homeowner's Associations.
6. The Dispensary shall be no larger than 2,500 square feet, of which no more than 500 square feet shall be used for storage of product.
7. The Dispensary shall be housed in a permanent building.
8. A minimum of 25% of the gross floor area ([GEA](#)) of the Dispensary shall be set aside for use as an interior customer waiting area.
9. The Dispensary facility shall not include:
  - a. A drive through window;
  - b. Outdoor seating;
  - c. Outdoor vending machines; and
  - d. Temporary, portable, or self-powered mobile facilities.
10. The Dispensary shall not offer direct or home delivery service.

11. The time the Dispensary may be open to the public shall be limited to the hours between 8:00 am and 9:00 pm of the same calendar day.
  12. The Dispensary shall remain in compliance with all requirements of the [Arizona Department of Health Services](#) and [A.R.S § 36-2804](#).
- B. Medical Marijuana Cultivation Facilities (“[Cultivation Facilities](#)”) and medical marijuana infusion facilities ([Infusion Facility](#)), as these terms are defined by this Ordinance, are permitted only in the [LI](#) and [GI](#) districts, subject to compliance with all of the following:
1. The Location of the [Cultivation Facilities](#) and/or the infusion facility shall be a minimum distance of 2,400 feet from the next nearest [Medical Marijuana Dispensary](#), Off-site [Cultivation Facilities](#) or infusion facility. This separation distance does not apply to the distance between the cultivation or infusion facility, and the specific dispensary served by the Cultivation or [Infusion Facility](#).
  2. The Location of the Cultivation and/or Infusion Facility shall be a minimum distance of 1,200 feet from any of the following:
    - a. Churches;
    - b. Libraries;
    - c. Schools
    - c. Public parks in the [LI](#) or [GI](#) districts
  3. The location of the Cultivation and/or Infusion Facility shall be a minimum distance of 500-feet from:
    - a. Day Care Centers and Pre-schools.
    - b. Public parks in all zoning districts except [LI](#) or [GI](#).
    - c. Privately owned designated open spaces and recreations areas maintained by Homeowner’s Associations as designated on the applicable plan of development approved by the City.
  4. The maximum floor area of an Off-site [Cultivation Facilities](#) shall be limited to 25,000 square feet.
  5. On and Off-site Cultivation Facilities shall be housed in Permanent Buildings.
  6. The maximum floor area of an [Infusion Facility](#) shall be limited to 10,000 square feet, of which no more than 2,500 square feet shall be used for storage of marijuana related finished product or marijuana related materials used in the production of product.
  7. The [Cultivation](#) and/or [Infusion Facility](#) shall remain in compliance with requirements of the [Arizona Department of Health Services](#) and [A.R.S § 36-2804](#).

- C. [Medical Marijuana Caregiver Cultivation Facilities](#) are permitted as an accessory use in all residence districts, subject to compliance with all of the following:
1. The Accessory [Cultivation Facilities](#) shall be located a minimum distance of 25-miles from the next closest [Medical Marijuana Dispensary](#). This 25-mile separation distance includes those dispensaries that are located in neighboring jurisdictions.
  2. The Cultivation Facility shall be housed in a permanent building.
  3. The Cultivation Facility shall be limited to a maximum floor area of 250 square feet, including storage areas.
  4. The location (including the correct address) of Cultivation Facility shall be registered with the [Planning Division](#).
  5. The Caregiver shall be in possession of a [Caregiver Card](#), and be in compliance with all rules and requirements of the [Arizona Department of Health Services](#) and [A.R.S § 36-2804](#) of the [Arizona Medical Marijuana Act](#) with regard to cultivating marijuana as a caregiver to a qualified patient.
- D. Medical Marijuana Qualified Patient Cultivation Facilities are permitted as an accessory use in all residence districts, subject to compliance with all of the following:
1. The Accessory [Cultivation Facilities](#) shall be located a minimum distance of 25-miles from the next closest [Medical Marijuana Dispensary](#). This 25-mile separation distance includes those dispensaries that are located in neighboring jurisdictions.
  2. The Cultivation Facility shall be limited to a maximum floor area of 250 square feet, including storage areas.
  3. The location (address) of the Cultivation Facility shall be registered with the [Planning Division](#).
  4. At least one resident of the property shall be in possession of a Qualified Patient Card, and be in compliance with all requirements of [Department of Health Services](#) and [A.R.S § 36-2804](#) of the [Arizona Medical Marijuana Act](#) with regard to cultivating marijuana as a qualified patient.
- E. All medical marijuana dispensaries, cultivation facilities and infusion facilities, including all accessory cultivation facilities, shall register the location of the facility (and associated off-site [Cultivation Facilities](#), if applicable) with the [Planning Division](#). Such registration shall be valid for a period of one (1) year from the date of registration, and may be renewed only in the event the [Arizona Department of Health Services](#) (DHS) also renews the DHS [dispensary Registry Certification](#). Such registration with the [Planning Division](#) shall provide the following information:
1. Name, mailing address, telephone number and e-mail address of the individual or

Non-profit organization operating the facility. If a non-profit organization registers the facility location, information pertaining to contacting the individual responsible for managing the facility shall also be provided.

2. A written narrative describing how the location and improvements associated with the registered facility comply with the requirements of this ordinance.
3. If applicable, the submittal of the name(s) and location(s) of the offsite medical marijuana cultivation facility associated with the dispensary operation.
4. Applicable only to [Dispensaries](#), a copy of the operating procedures adopted in compliance with [A.R.S. § 36-2804\(B\)\(1\)\(c\)](#), including record keeping and security measures.

F. Any combination of medical marijuana dispensary, cultivation facility and/or infusion facility may occur at a single location, provided:

1. The combined facility complies with all requirements of this subsection F.
2. The maximum floor area associated with the combined activity shall not exceed in aggregate the maximums specified by items [A6](#), [B3](#) and [B4](#) for the specific individual uses being combined,
3. The floor area specifically assigned to individual dispensary, cultivation and/or infusion activities within the combined facility does not exceed the maximums specified by items [A6](#), [B3](#) and [B4](#) of this subsection for each individual land use.

### **11-31-35: Recreational Vehicle Storage in Residential Zoning Districts**

**Recreational Vehicle Storage Lots** that have been developed as part of a residential neighborhood and historically been used solely to serve the needs of that residential community may be allowed to expand the use in the RS district and provide storage service to people who reside outside of the adjacent neighborhood, subject to approval of a Special Use Permit, in accordance with Chapter 70 of this zoning ordinance.

- A. The review of the special use permit shall be based upon the following items:
1. The applicant has demonstrated that the storage of recreational vehicles has historically taken place on this site, and that the continued use of this lot for open air storage of recreational vehicles is consistent with this historical usage.
  2. Screening of the storage lot is achieved through either: 1) a combination of a minimum 6-foot high masonry wall and 15-foot wide landscape buffer with trees planted at 20-foot on center; or 2) a minimum 8-foot high, fully grouted masonry wall.

3. The site may be accessed directly from an arterial or collector street.
  4. Landscaping along street frontages complies with landscaping requirements for the LC zoning district where adjacent to arterial streets, and at minimum substantially complies with LC zoning district landscaping requirements where adjacent to streets not classified as a collector or arterial street.
- B. Signs associated with this activity:
1. All signs facing single residence land uses shall remain non-illuminated.
  2. The maximum area of any individual sign shall be 32 square feet.
  3. The maximum height of any detached sign shall be no higher than 8-feet.
  4. The number of signs shall not exceed two per street front in which direct vehicular access to the Storage Lot is available.

Revision Key:

~~Strikethrough~~ = removed text

**ORANGE TEXT = PROPOSED TEXT**

Green Text = moved text

## Chapter 33                      Landscaping

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Sections:

11-33-1	<a href="#">Purpose and Applicability</a>
11-33-2	<a href="#">General Requirements</a>
11-33-3	<a href="#">Perimeter Landscaping</a>
11-33-4	<a href="#">Interior Parking Lot Landscaping</a>
11-33-5	<a href="#">Foundation Base</a>
11-33-6	<a href="#">Retention Basins</a>
11-33-7	<a href="#">Alternative Landscape Plan</a>

### 11-33-1:            Purpose and Applicability

- A.     **Purpose.** This Chapter establishes standards for landscaping. The purpose of the landscaping standards are to:
1.     Improve the appearance of the community by requiring aesthetically pleasing landscaping on public and private sites;
  2.     Soften the appearance of urban development;
  3.     Ensure appropriately designed and maintained landscaping elements that allow natural surveillance;
  4.     Generate and preserve community identity to reinforce a sense of place that is unique to various neighborhoods throughout the City;
  5.     Encourage the use of native or adapted plant species and demonstrate appropriate design and maintenance techniques; and
  6.     Provide environmental improvements such as mitigating air and storm water pollution, providing shade and reducing the effects of the urban heat island.
- B.     **Applicability.** The regulations of this Chapter shall apply to:

1. ***Proposed Developments.*** ~~All buildings and uses of land, except single residences and agricultural buildings.~~ These standards may be augmented, modified or replaced with specific landscaping standards adopted by the [City Council](#) for the [Town Center Area](#), and for other areas of the City as defined by the [General Plan](#) or similarly adopted City Council policies.
  2. ***Existing Properties.*** When there is a change in the distinguishing traits or primary exterior features of the use of a building or land as evidenced by increased parking requirements or a change in the building occupancy designation, after the effective date of this Ordinance, the standards of this Chapter apply.
- C. **Exempt Projects.** The requirements of this Chapter do not apply to:
1. Additions to existing nonresidential or residential construction that add less than 20 percent to the existing floor area;
  2. The establishment of an accessory use on the same lot as an existing primary use, with no expansion of floor area or outdoor area occupied; and
  3. A change in occupancy of a building that does not involve a change in use.

### 11-33-2: General Requirements

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- A. **Landscaped Areas.** Required landscaped areas shall be maintained free from encroachment by any use, structure, vehicle, or feature not a part of the landscaping design, except as specified in [Chapter 33](#).
1. Where turf abuts decomposed granite or similar inorganic landscape material, a hardscape edging material such as brick or concrete curb/mow-strip shall be provided.
  2. Where vehicular cross-access is provided between adjoining properties that are not part of group commercial, office, industrial development, a 15-foot-wide perimeter landscape yard shall be provided, except where drive aisle occurs.
  3. Electric vehicle charging stations may be placed in parking lot landscape islands. If necessary, shrubs and ground cover may be eliminated to accommodate the charging equipment.
- B. **Tree Size.** Required trees shall be a minimum size as specified in the [Arizona Nursery Association](#) "Recommended Tree Specification" latest edition, a copy of which will be maintained on file by the [Planning Division](#).

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C. **Tree Substitution.**

1. **Palm.** Palm trees may be substituted for 20-% of the total required trees along streets and driveways according to the following table:

<b>Table 11-33-2-C-1: Substitute Palm Tree Heights</b>	
<i>Required Tree Size</i>	<i>Substitute Palm Tree Heights (in feet)</i>
15 Gallon	15
24-inch box	20
36-inch box	25

2. **Saguaros.** Saguaros may be substituted for 10% of the total required trees along streets and driveways according to the following table:

<b>Table 11-33-2-C-2: Substitute Saguaro Heights</b>	
<i>Required Tree Size</i>	<i>Substitute Saguaro Heights (in feet)</i>
15 Gallon	6
24-inch box	10
36-inch box	15

*Exception.* A higher percentage, up to a maximum of 30 % of the total number of tree required, may be approved by the Zoning Administrator within the defined boundaries of the Desert Uplands area.

3. **Ocotillos.** Ocotillo plants may be substituted for 10% of the total required trees along streets and driveways, at a ratio of two ocotillo plants for each required tree  
Note: Any fractional amounts are rounded up to the next whole number.

Exception: A higher percentage, up to a maximum of 30 % of the total number of trees required, may be approved by the Zoning Administrator within the defined boundaries of the Desert Uplands area.

- D. **Shrubs.** Required shrubs shall have a minimum mature growth height of 18 inches. At least 50% of required shrubs shall be a minimum of 5 gallons in size upon installation, but in no case shall any shrub be less than one (1) -gallon size.

- E. ~~Ground Cover.~~ Required **OPEN SPACE. FIFTY PERCENT (50%) OF ALL REQUIRED OPEN SPACE SHALL CONTAIN LIVE PLANT MATERIAL.**

1. **TO ENSURE THAT LANDSCAPE MATERIALS ARE MEASURED AS ACCURATELY AND EQUITABLY, THE GUIDELINES IN TABLE 11-33-2-E SHALL BE USED TO DETERMINE WHAT PORTION OF A LOT OR RIGHT-OF-WAY IS LANDSCAPED WITH LIVE PLANT**

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**MATERIALS OTHER THAN TURF AND PROVIDES THE SQUARE FOOTAGE CREDIT FOR VARIOUS TYPES OF PLANTS.**

<b>TABLE 11-33-2-E: VEGETATION CREDIT TABLE</b>	
<b>TYPE OF PLANT MATERIAL</b>	<b>CREDIT IN SQUARE FEET</b>
<b>EVERGREEN TREE (AT LEAST 25 FT TALL AT MATURITY) <sup>1</sup></b>	<b>100</b>
<b>SHADE TREE</b>	<b>50</b>
<b>ORNAMENTAL TREE</b>	<b>25</b>
<b>LARGE SHRUB (MORE THAN 8 FT TALL AT MATURITY)</b>	<b>50</b>
<b>MEDIUM SHRUB (4-8 FT TALL AT MATURITY)</b>	<b>25</b>
<b>SMALL SHRUB (LESS THAN 4 FT TALL AT MATURITY)</b>	<b>10</b>
<b>COLUMNAR DECIDUOUS OR EVERGREEN TREE</b>	<b>25</b>
<b>COLUMNAR EVERGREEN SHRUB (LESS THAN 8 FT TALL AT MATURITY)</b>	<b>10</b>
<b>EVERGREEN GROUND COVER</b>	<b>25</b>
<b>PERENNIAL PLANT AND GROUND COVER, BULB/TUBER AND ORNAMENTAL GRASS <sup>2</sup></b>	<b>5</b>

**1. DWARF TREES OR TREE VARIETIES WITH A MATURE WIDTH OF LESS THAN 10 FEET SHALL COUNT AS 25 SQUARE FEET.**

**2. LARGE ORNAMENTAL GRASS, OVER 4 FEET TALL AT MATURITY, SHALL COUNT AS 10 SQUARE FEET.**

2. Ground cover may be of two types:
  - a. Vegetative ground cover consisting of living plant materials generally characterized by primary horizontal growth, as well as secondary vertical growth, generally not exceeding 18 inches in height; **AND**
  - b. Inert ground cover consisting of gravel, decomposed granite, crushed rock, desert tree mulch or other approved materials. The use of “desert cobble” that looks like the desert floor, consisting of natural desert covers and seed mix, is encouraged.
- F. **Irrigation Systems.** Required irrigation systems shall be underground automatic watering systems, unless the lot is served by functioning flood irrigation.
- G. **Paving and Hardscape Materials.** Paving and ground treatment shall be an integral part of site and landscape design.
- H. **Selection of Plant Materials.** The physical characteristics of the species and variety of plants selected, at maturity, shall correspond closely with the design objectives listed for each of the respective landscape requirements, including the following:
  1. Characteristics of trees and shrubs used in locations required for screening and buffering shall include dense foliage and relatively wide diameters.

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2. Trees and shrubs with thorns, spines and sharp points should not be placed within 7' of sidewalks and/or vehicular roadways and should not be placed within 3' of median island curbing. Exceptions may be made for plants placed in controlled locations, such as plazas and outdoor seating, clearly designed as being away from access aisles, connecting routes or through pathways.
3. Trees designated to meet the shading requirements of the ordinance shall meet at least 50% of the required shading within 4 years and the full shading within 8 years.

I. **Maintenance of Landscaping.**

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1. An irrigation system shall be provided to all landscaped areas containing living plant materials, unless otherwise approved.
2. Lack of maintenance as above described, shall constitute a violation of this Ordinance. The property owner and/or occupant or lessee shall be held jointly and severally liable for any infraction of the requirements set forth in this Chapter.
3. In the event a plant specified as required on an approved landscape plan dies or is removed, the property owner and or occupant or lessee are jointly responsible and shall replace the plant with one of a similar species with a similar size as specified in the approved landscape plan.
4. Landscape Plans shall designate plant material to be kept in either a natural state (minimal pruning) or a formal state (regularly trimmed and pruned to a sculpted appearance). Plant materials shall be maintained as designated.
  - a. Property owners shall maintain landscaping in accordance with the best management practices of the landscaping industry. Pollarding of trees and similar practices of over pruning are discouraged.

J. **Installation of Landscaping.** Landscaping shall be installed with adequate precautions to insure survival, as shown on the approved development plan or landscape plan, prior to the issuance of a [Certificate of Occupancy](#) for the building or use.

K. **Perimeter Landscaping.** Required landscaped areas adjacent to the property lines of the site shall be installed with the first phase of construction when adjacent to residential districts.

L. **Undeveloped Parcel within a Group Commercial, Industrial, or Office Project.** Extruded concrete curbing and a 5 foot-wide landscape area along the undeveloped edge(s) shall be provided, unless otherwise approved.

M. **Substantial Conformance.** Landscaping installation shall be in substantial conformance with the approved plans. Significant alteration in the design or installation without

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appropriate plan amendment approval is subject to the withholding of final inspection approval.

- N. **Curbing.** Where wheel stops are required to prevent vehicular intrusion, poured-in-place continuous concrete curbing or decorative bollards shall be installed.
- O. **Parking.** When a parking space abuts a landscape island or planter, a poured-in-place continuous concrete wheel stop or curbing shall be provided.
- P. **Right-of-Way.** Landscaping of adjacent undeveloped right-of-way is required in addition to the minimum on-site requirements. Right-of-way landscaping shall be limited to non-vegetative ground cover and low-water-use plants, including those drought-tolerant plants listed by the [Arizona Department of Water Resources](#) for the [Phoenix Active Management Area](#). The [Planning Division](#) will maintain a list of such plants.
- Q. **Parking Lot/Site Lighting.** Light standards shall be located only within the parking area.
1. Light Standard Heights. Maximum standard height shall be 14 feet when within 50 feet of the perimeter of the development and adjacent to a residential use. When adjacent to any other use, the maximum height shall be 20 feet within 50 feet of the perimeter. The maximum height shall be 25 feet everywhere else on the site.
  2. House side shields shall be provided on all light standards adjacent to residential development.
  3. Building mounted lights shall maintain the same heights as specified above.
  4. For additional standards refer to the City of Mesa [Lighting Code](#).

### 11-33-3: Perimeter Landscaping

A. **Streets.**

1. **Allowable Uses.** Landscape yards shall be exclusively maintained as landscaped areas with plant materials and may include monument signs, parking screen walls, and retention basins.
2. **Exceptions.** Outdoor seating for restaurants may encroach:
  - a. In M and ~~A~~ designated areas, up to 50 percent of the width of the required landscape area.
  - b. In ~~U~~ designated areas, the entire width of the required landscape area.
3. **Basis for Calculation.** Plant materials shall be calculated based on a linear module of 25 feet. Trees and shrubs may be clustered.

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4. ***Numbers of Plants:***

<b>Table 11-33-3-A-4: Required Number of Plants by Street Type</b>			
<i>Street Right-of-Way</i>	<i>Min. Required Plants</i>	<i>Min. Required Plants – “A” Character Designations</i>	<i>Min. Required Plants – “U” Character Designations</i>
Arterial Streets (110-130’) Note: <a href="#">TC</a> , <a href="#">MX</a> and districts with “ <a href="#">U</a> ” designator shown in section 5 below	1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 24 shrubs per 100’)	1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 24 shrubs per 100’)	3/4 Trees and 6 Shrubs per 25 Linear Feet of Street Frontage (3 trees and 24 shrubs per 100’)
Major and Midsection <a href="#">Collector</a> Streets (90-110’)	1 Trees and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 24 shrubs per 100’)	1 Trees and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 24 shrubs per 100’)	3/4 Trees and 6 Shrubs per 25 Linear Feet of Street Frontage (8 trees and 24 shrubs per 100’)
<a href="#">Collector</a> /Industrial/Commercial Streets (60-80’)	1 Trees and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 16 shrubs per 100’)	1 Trees and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 16 shrubs per 100’)	1 Trees and 4 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 16 shrubs per 100’)
Public or Private Local Streets (Less than 60’)	1 Tree and 4 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 16 shrubs per 100’)	1 Tree and 4 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 16 shrubs per 100’)	1 Tree and 4 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 16 shrubs per 100’)
All Fractional Amounts shall be rounded up to the next whole number (Example 2.15 trees rounds up to 3 trees)			

5. ***“U” Character Designations***, [DC](#) and [MX](#) districts. All new development shall provide shade with canopy trees, shade structures or building overhangs for at least 50% of sidewalk along street frontages.

6. ***Minimum Size***. Minimum size of plant materials shall be as follows:

a. *Trees.*

- i. A minimum of 25 percent of the total required trees shall be 36-inch or larger box trees.
- ii. A minimum of 50 percent of the total required trees shall be 24-inch box trees.
- iii. No trees shall be smaller than 15-gallon size.
- iv. When located in front of buildings that could contain commercial signage, install trees that branch at sufficient height to allow people to see the signage beyond the tree.

b. *Shrubs.*

- i. A minimum of 50 percent of the total required shrubs shall be 5-gallon size or larger.

- ii. No shrubs shall be less than one (1)-gallon size.
- c. *Substitutions.* Substitutions for the above requirements may be made according to the following table.

<b>Table 11-33-3-A-6: Tree Substitutions</b>		
<i>Tree to be placed on site</i>	<i>15-gallon tree equivalent</i>	<i>24-inch box tree equivalent</i>
24-inch box tree	2 trees	-
36-inch box tree	3 trees	2 trees
48-inch box tree	4 trees	3 trees
60-inch or larger box tree	-	4 trees

- 7. All landscape areas shall be either covered with decomposed granite, ‘desert varnish or cobble’, desert tree mulch, turf, and/or acceptable alternative with supplemental shrubs and ground covers, accents, flowers, vines. Fifty percent of the landscape area shall be vegetative material at maturity.
  - 8. All landscape plant material should be appropriate for the developed environment.
- B. ~~Adjacent Property Lines.~~ **REQUIRED LANDSCAPE YARDS. LANDSCAPING SHOULD PROVIDE A VISUAL BUFFER FOR USERS OF ADJACENT PROPERTY, SCREEN VIEW OF OBJECTIONABLE USES, PROVIDE A TRANSITION BETWEEN ADJACENT DEVELOPMENT, SHADE PAVED AND UNPAVED SURFACES, AND SCREEN NIGHTTIME LIGHT FROM ADJACENT PROPERTY.**

- 1. *Landscaping for Non-Single Residence Uses Adjacent to Single Residence.*
  - a. *Width.*
    - i. **WHERE A PARCEL OF LAND OF LESS THAN 2.5 ACRES IS ADJACENT TO A RS OR RSL DISTRICT, A MMinimum 20-FOOT LANDSCAPE YARD feet SHALL BE PROVIDED.**
    - ii. **SITES 2.5 ACRES OR MORE ADJACENT TO AN RS OR RSL DISTRICT MUST PROVIDE A MINIMUM 25-FOOT LANDSCAPE YARD. feet —measured from the common property line.**
  - b. *Ground Treatment.*

- i. The entire landscape yard shall be either covered with decomposed granite, ‘desert varnish or cobble’, desert tree mulch and/or turf or as approved.
    - ii. **LANDSCAPE YARDS SHALL REMAIN FREE FROM PARKING, DRIVEWAYS, AND ENCROACHMENT BY ANY STRUCTURES THAT ARE NOT PART OF THE LANDSCAPING DESIGN.**
  - c. *Number of Plants.*
    - i. *Screening.* Landscape yards not visible from public parking/drive aisles and adjacent to loading, service and unsightly areas shall have a minimum of 5 non-deciduous trees per 100 linear feet of adjacent property line (1 tree per 20 linear feet) or shall have continuous tree canopy between 6’-20’ height at maturity, 50 percent canopy within 5 years, 70 percent canopy within 7 years and 100 percent within 10 years.
    - ii. *Enclosed yards, not visible from public parking or drive aisles.* Trees and shrubs are not required.
    - iii. *Areas visible from public parking or drive aisles.* A minimum of 4 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided.
    - iv. *Transition Areas.* A planted transition between visible areas and loading/service areas shall be provided.
  - d. *Size of Plants.* Required trees shall be at least 24-inch box size.
  - e. *Wall.* Refer to [Section 11-30-9](#) (Screening) for standards regarding screening design of exterior walls and equipment.
2. ***Landscaping for Non-Single Residence Uses Adjacent to Other Non-Single Residence.***
- a. *Width.* Non-single residence uses **ADJACENT TO NON-RESIDENTIAL DISTRICTS AND/OR USES SHALL PROVIDE A 15-FOOT LANDSCAPE YARD.** ~~Landscaping width shall conform to minimum yard and setback requirements as established for each zone in [Chapters 4 through 10.](#)~~
  - b. *Ground Treatment.*
    - i. The entire landscaped yard shall be either covered with decomposed granite, ‘desert varnish or cobble’, desert tree mulch

and/or turf as approved. Supplemental shrubs and ground covers including accents, flowers, and vines shall provide 50 percent vegetative ground coverage.

- ii. **LANDSCAPE YARDS SHALL REMAIN FREE FROM PARKING, DRIVEWAYS, AND ENCROACHMENT BY ANY STRUCTURES THAT ARE NOT PART OF THE LANDSCAPING DESIGN.**
- c. *Number of Plants.* A minimum of 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided. In the event of fractional results, the resulting number will be rounded to the next highest whole number. Shrubbery and ground covers are not necessary if the area is not visible from public parking and drive aisles.
- d. *Size of Plants.* A minimum of 50 percent of the required trees shall be at least 24-inch box size. The balance of the required trees shall be at least 15-gallon-size trees.
- e. *Plant types.* In areas with no pedestrian activity, appropriate low water use desert trees shall be planted.
- f. *Exception.* Trees within [LI](#), [GI](#) and [HI](#) Employment Districts may be 15-gallon-size throughout.

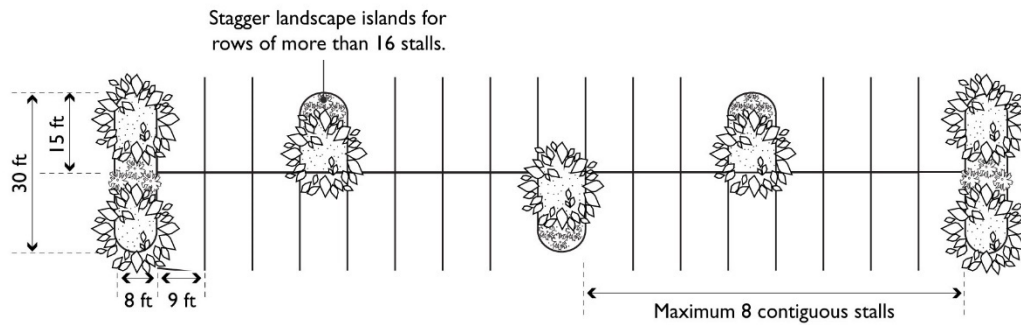
#### 11-33-4: Interior Parking Lot Landscaping

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- A. **Applicability.** The interior parking lot landscaping standards of this Section apply to all off-street parking lots containing 10 or more parking spaces. They do not apply to vehicle/equipment storage lots or vehicle and equipment sales lots. In addition, refer to [Chapter 32](#) for additional parking lot standards.
- B. **Landscape Islands.**
  - 1. Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces.
  - 2. Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single-row and 30 feet in length for double-row parking. All measurements are to face of curb.
  - 3. Radius curbing shall be provided along drive aisles with a minimum 4 foot radius.

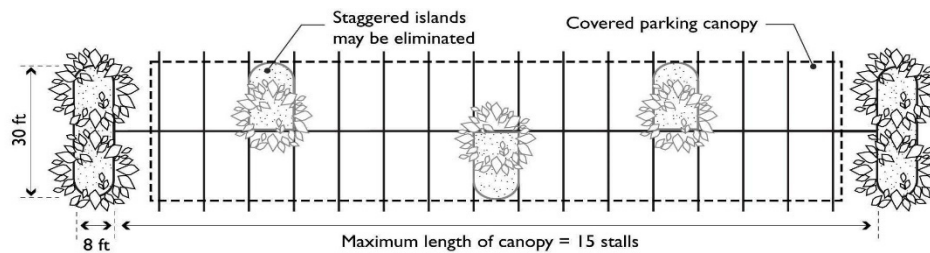
[Return to Page 1](#)

4. For rows of more than 16 parking spaces, landscape islands shall be staggered.



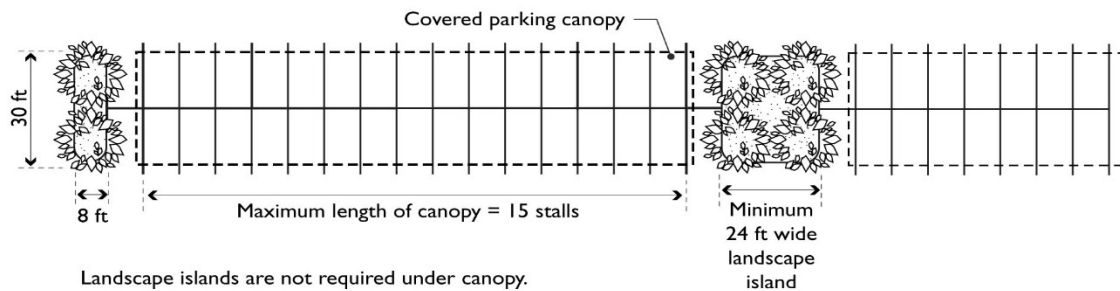
**FIGURE 11-33-4.B.4: INTERIOR PARKING LOT LANDSCAPE ISLANDS**

5. The maximum length of a covered parking canopy shall be 15 parking stalls in a row. Landscape islands may be eliminated when a conflict with the covered parking canopy occurs.



**FIGURE 11-33-4.B.5: INTERIOR PARKING LOT COVERED PARKING CANOPY**

6. When parking canopies are adjacent to each other in a single row, the total length of each canopy shall not exceed 15 parking stalls and the adjoining canopies shall be separated by at least a 24-foot-wide landscape island as depicted in the following illustration.

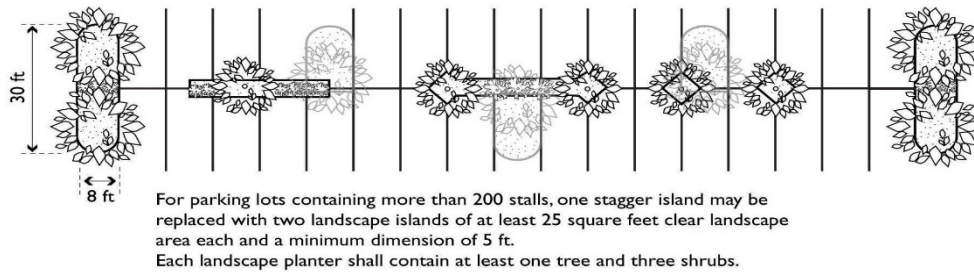


**FIGURE 11-33-4.B.6: INTERIOR PARKING LOT COVERED PARKING CANOPY**

7. For parking lots containing more than 200 spaces, one 8-foot-by-15-foot staggered landscape island may be replaced with 2 landscape islands of at least 25 square feet clear landscape area each. Each landscape island/ planter shall contain



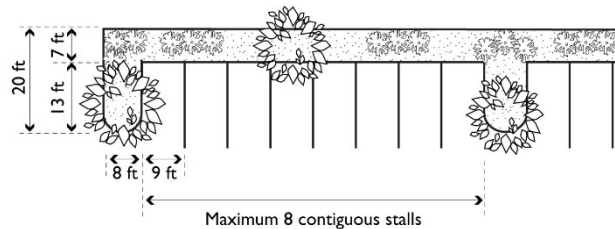
at least 1 tree and 3 shrubs. These landscape islands/ planters may be designed in any combination of shape and size provided the minimum clear landscape area dimension is 5 feet.



**FIGURE 11-33-4.B.7: INTERIOR PARKING LOT LANDSCAPE ISLANDS**

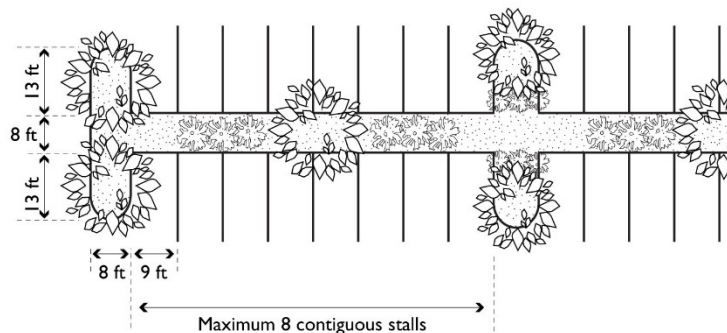
C. **Medians.** Where divider medians occur adjacent to head-in parking, allow for vehicle overhang and shall be as follows:

1. **Single-Row Parking.** Minimum 7-foot landscape area measured from face of curb to face of curb is required. The required median width does not include a sidewalk.



**FIGURE 11-33-4.C.1: INTERIOR PARKING LOT LANDSCAPE ISLANDS**

2. ***Double-Row Parking.*** Minimum 8-foot landscape area measured from face of curb to face of curb. Required median width does not include sidewalk.



**FIGURE 11-33-4.C.2: INTERIOR PARKING LOT MEDIAN DOUBLE ROW PARKING**

3. ***Medians with sidewalks.*** When a sidewalk is located within median, shade trees should be placed so that at least 25 percent of the sidewalk is shaded, at noon.

**D. Plant Materials.**

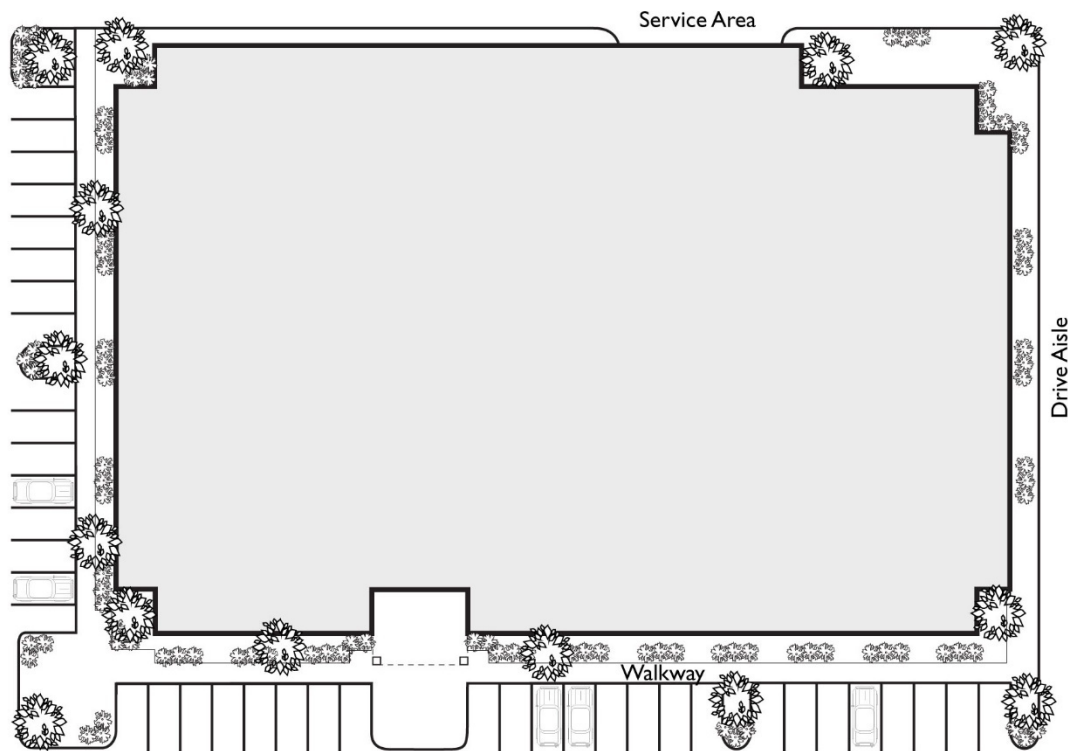
1. ***Number of Plants.***
  - a. Parking lot landscape islands. One shade tree and three shrubs shall be provided for every 15-foot parking island.
  - b. Parking lot divider medians. In addition to the above requirements, minimum 1 shade tree and 6 shrubs shall be provided for every 8 parking spaces.
2. ***Size of Plants.*** A minimum 10 percent of the required trees for parking lot interior landscaping shall be 36-inch box. The balance of the required trees shall be at least 24-inch box. Substitution based on plant size is not permissible for trees planted within the interior of a parking lot.
3. ***Ground Treatment.*** All landscape planting areas that are not dedicated to trees or shrubs shall be decomposed granite and/or turf or as approved.

**11-33-5: Foundation Base**

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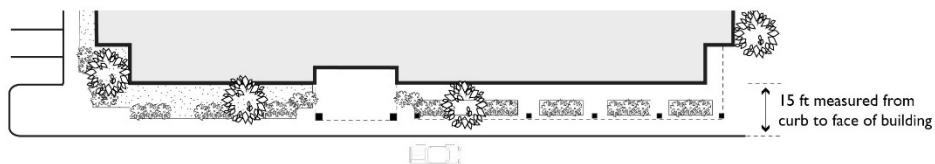
All buildings shall provide a foundation base of plant materials such as trees, shrubs, ground covers, and/or accent plants and hardscape such as decorative pavement adjacent to the exterior walls. Pedestrian areas and building entrance plazas should be shaded with trees and shade structures.



**FIGURE 11-33-5: FOUNDATION BASE**

**A. Foundation Base along Exterior Walls.**

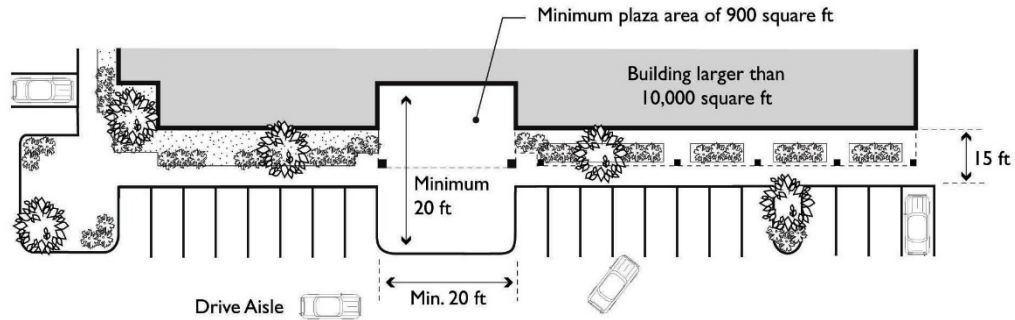
1. *Exterior Walls with Public Entrance.* A 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall. For buildings with corner entries, both adjacent walls require a 15-foot-wide foundation base.



**FIGURE 11-33-5.A.1: FOUNDATION BASE AT EXTERIOR WALL  
WITH PUBLIC ENTRANCE**

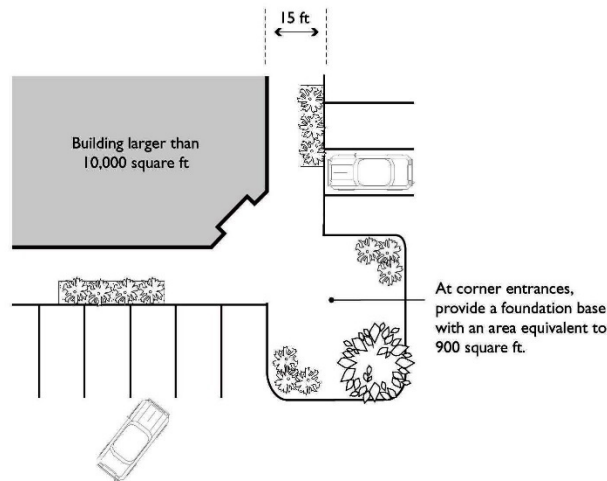
- a. For buildings larger than 10,000 square feet with parking spaces that abut the foundation base, additional foundation base width is required as follows:

- i. *Typical Building Entrances.* An additional foundation base shall be provided at the entrance to create an entry plaza area. The plaza area shall have a minimum width and depth of 20 feet, and a minimum area of 900 square feet.



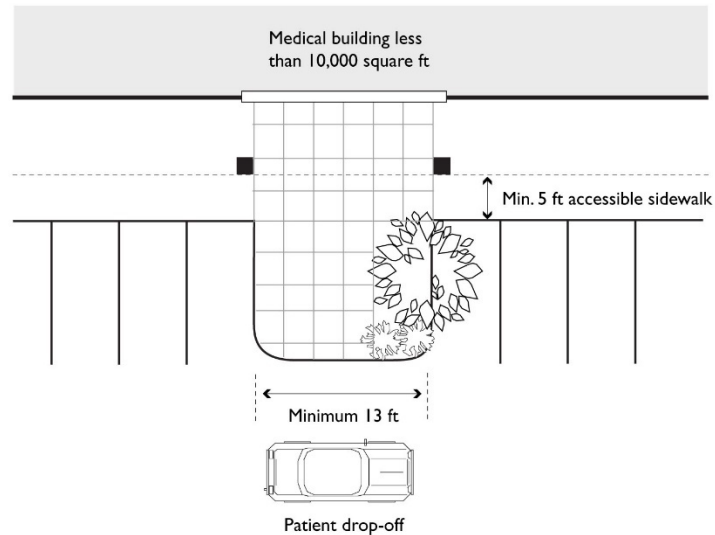
**FIGURE 11-33-5.A.1.A: FOUNDATION BASE AT BUILDING ENTRANCE**

- ii. *Buildings with Corner Entrances.* A foundation base shall be provided to ensure an area equivalent to 900 square feet.



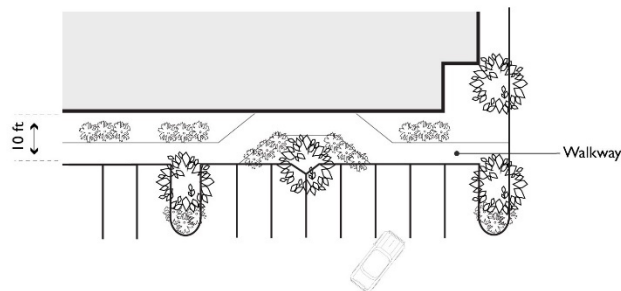
**FIGURE 11-33-5.A.1.B: FOUNDATION BASE WITH CORNER ENTRANCE**

- b. *Medical Buildings Less Than 10,000 Square Feet.* A 13-foot-wide patient drop-off area shall be provided with at least one 5-foot-wide accessible sidewalk.



**FIGURE 11-33-5.A.1.B: FOUNDATION BASE AT MEDICAL BUILDINGS**

2. *Exterior Walls without a Public Entrance.*
- a. A minimum 10-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall adjacent to parking stalls.



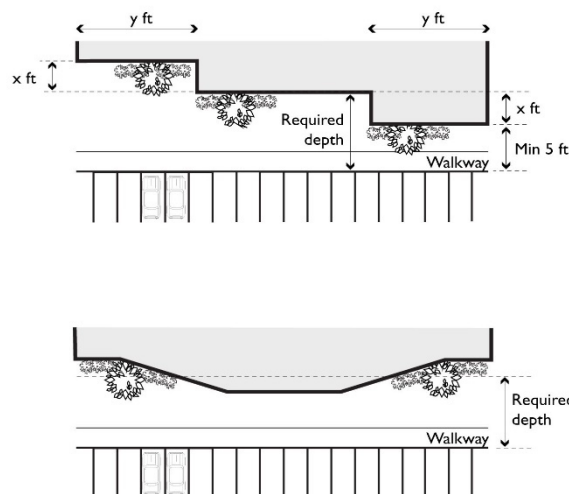
**FIGURE 11-33-5.A.2.A: FOUNDATION BASE EXTERIOR WALL WITHOUT A PUBLIC ENTRANCE**

- b. A minimum 5-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall adjacent to drive aisles as illustrated.



**FIGURE 11-33-5.A.2.B: FOUNDATION BASE AT EXTERIOR WALL WITHOUT A PUBLIC ENTRANCE**

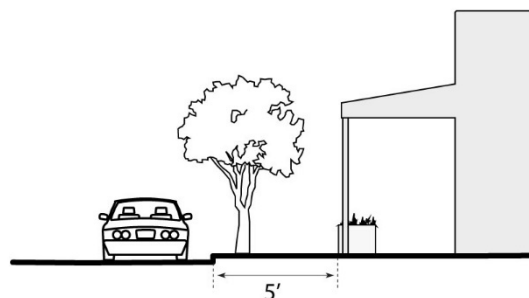
3. *Averaging Depth of Foundation Base:* The designated depth of the foundation base may be less than the minimum required depth (as specified above), provided:
  - a. That for each location in which the depth is less, a corresponding location along the same foundation base exceeds the minimum depth by the same amount; (for example, if 15 feet is the minimum required depth of a foundation base, the foundation base may be reduced to 10 feet at one (1) point provided that an equal portion of the same foundation base depth extends to 20 feet in depth) and;
  - b. In all cases involving principally pedestrian access points into a building, the foundation base shall be no less than 5 feet in depth.
  - c. The foundation base area remains equivalent to or more than the amount of foundation base area that would be provided if the edge of the foundation base remained parallel to the building elevation.



**FIGURE 11-33-5.A.3: AVERAGING FOUNDATION BASE**

B. Landscape Area in Foundation Base.

1. *Number of Trees.* A minimum one (1) tree per 50 linear feet or less of exterior wall length of a building shall be provided. Trees in a parking lot and within 30 feet of the building may be counted toward this requirement. Any calculation resulting in a percentage of a whole tree shall be rounded up to the nearest whole.
  2. *Size of Trees.* A minimum 10 percent of the required trees in foundation base shall be at least 36-inch box size. The balance of the required trees shall be 24-inch box size. Substitution of landscape plants based on plant size is not permissible for trees planted within a required foundation base.
  3. *Plant Material within Foundation Base.*
    - a. *Exterior Walls Visible From Public Parking or Right-of-Way with Public Entrances.* A landscape area shall be provided equal in length to 33 percent (minimum) of adjacent exterior wall.
    - b. *Exterior Walls Visible From Public Parking or Right-of-Way without Public Entrances.* A landscape area shall be provided equal in length to 25 percent (minimum) of adjacent exterior wall.
    - c. *Exterior Walls Not Visible From Public Parking or Right-of-Way without Public Entrances.* A landscape area shall be provided equal in length to 10 % (minimum) of adjacent exterior wall.
  4. Trees shall be in planters that are at least 8 feet wide. Other plant material shall be in planters that are at least 3 feet wide.
  5. If the foundation base contains expansive soils (as determined by a certified engineer) the plant material shall be placed away from the building.
- C. **Setback for Raised Planter Boxes.** Raised planter boxes shall be 5 feet minimum from drive aisles and parking stalls.
- D. **Setback for Columns in Foundation Base.** Columns shall be 5 feet minimum from drive aisles and parking stalls.



Raised planter boxes and columns must be set back a minimum of 5 ft from drive aisles and parking stalls

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**FIGURE 11-33-5.D: SETBACKS FOR RAISED PLANTER BOXES AND COLUMNS****E. Exceptions.**

1. *Loading and Service Areas.* A foundation base is not required along exterior walls at overhead doors.
2. *Foundation Base Adjacent to Drive-Thru Lanes.* Provide 2-foot-wide foundation base along exterior wall, except at window.

**11-33-6: Retention Basins**[Return to Page 1](#)

- A. In both residential and nonresidential developments, the basin design shall be incorporated with the overall site plan by providing access, landscape, amenities.
- B. Retention basin layout shall be irregular in shape, contoured and designed as an integral part of the landscaping theme, and shall not take on the appearance of a ditch. The depth of water in retention basins shall not exceed 3 feet 6 inches.
- C. A 3-foot transition area shall be provided where the retention basin side exceeds 6-to-1 slope measured horizontal to vertical and basin is adjacent to right-of-way and sidewalks. Transition area shall be less than 6-to-1 slope. A maximum 4-to-1 slope allowed in other locations.
- D. Retaining walls shall not exceed 25 percent of the basin perimeter (measured at the high waterline). The maximum height of retaining walls is 18 inches.
- E. Retention basins along public streets that incorporate retaining walls shall utilize catch basins and pipes to collect and direct water to the bottom of the basins. Where retention basins occur along arterial streets, berms shall be provided along 33 % of basin frontage. Berms are to be 4-to-1 (horizontal-to-vertical) maximum slope, 2 feet high. Within public right-of-way maximum slope is 6 to 1. Berming shall not obstruct run-off from streets into the retention basin.
- F. Retention basin design shall provide consolidated basins. Multiple, small retention areas are not acceptable unless basins are interconnected and designed per the [City of Mesa Engineering Manual](#).
- G. Landscaping shall be provided in all areas of the retention basin (slope, top, and bottom).

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**11-33-7: Alternative Landscape Plan**[Return to Page 1](#)

An applicant who can demonstrate that the intent of this Chapter can be exceeded, in whole or in part, may submit an Alternative Landscape Plan ([ALP](#)) prepared in accordance with the following principles and design criteria. The [ALP](#) shall include a narrative that clearly details the modifications being requested and explains how they enhance the landscape design principles listed below.

A. **Design Principles.** In order to qualify for consideration, an [ALP](#) shall demonstrate compliance with at least 6 of the following principles:

1. *Innovative Design.* Innovative use of plant materials and design techniques in response to unique characteristics of the site.
2. *Native Vegetation.* Preservation or incorporation of existing native vegetation.
3. *Plant Variety.* Use of a variety of plant material, including plants of color, form, and texture, in excess of the minimum requirements.
4. *Naturalistic Design.* Incorporation of naturalistic design principles, such as variations in topography, meandering or curvilinear plantings, and grouping of dominant plant materials (trees, large shrubs) in a manner consistent with native vegetation. Bio-swales are encouraged adjacent to all paved areas.
5. *Compatibility with Surrounding Uses.* A greater degree of compatibility with surrounding uses than a standard landscape plan would offer. The number of trees required should depend on the type of tree planted, not some set number. There cannot be a trade off in the number of trees due to the size of the tree at initial planting because what is needed is the ultimate screening.
6. *Water Efficiency.* Use of water-efficient irrigation systems, such as rain water harvesting that allows paved surfaces to drain to adjacent bio-swales and spread rain water more evenly throughout the site, and xeriscaping at appropriate locations.
7. *Storm Water Management.* Use of bio-swales with plant material and desert varnish clean storm water before it percolates into the ground.
8. *Site-Specific Attributes.* The design incorporates specific environmental attributes such as soil, hydrology, and vegetative communities unique to the site, and which are compatible with environmental features on adjacent properties. Additional design attributes may include incorporation of landscaping selections for the consistency of the streetscape in character areas.
9. *Tree Substitution.* Substitution resulting in fewer, larger, and more mature trees to replace the required numbers of smaller varieties when placed in perimeter areas

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at the inverse of the ratios stated in [Table 11-33-3A](#). (Example: One 60-inch box tree may substitute for four 15-gallon trees when approved by the Zoning Administrator through the use of an [ALP](#).)

10. *Plant Viability and Longevity.* The landscape plan takes into account the effect of plants on the surrounding activities over the lifetime of the land use, and attempts to promote the viability and long term maturation of plants. It does this by:
  - a. Accounting for microclimates and the specific context of the plant's location in choosing of plant varieties.
  - b. The use of advanced installation techniques, such as structured soils and Silva cells, to promote the permeability of air and water into the root zone of the plant, and to resist compaction of the soils.
  - c. Accounting for the effects that plants may have on a site as the plants mature into adult forms, providing shade while limiting potential restrictions on visibility of the site from adjacent streets; including consideration of visibility of signs, vehicle traffic sight angles, and the type and context of the specific land use.
11. *Overhead Utility Line Easements.* For those portions of sites impacted by the presence of overhead utility lines, the landscape plan:
  - a. Uses plants from an approved list suggested by the [Arizona Community Tree Council](#) for placement near utility lines (a copy of which shall be kept on file in the [Planning Division](#) office), or
  - b. Makes other design considerations to meet the intent of the landscape requirements while reducing potential interference of mature plants limbs growing up into vertical space occupied by suspended utility cables.

B. **Allowable Modifications.** The following standards may be modified by an [ALP](#):

1. *General Requirements.*
  - a. Allowed percentage of palm tree and saguaro substitution.
  - b. Ground treatment materials.
  - c. Irrigation type and coverage.
  - d. Landscape buffer along undeveloped edges.
  - e. Right-of-way landscaping and plant types.
2. *Perimeter Landscaping.*

- a. Minimum percent of vegetative ground coverage.
    - b. Minimum size of plant materials.
    - c. Substituting smaller trees with larger, more mature varieties.
  3. *Interior Parking Lot Landscaping.*
    - a. Length and width of required landscape islands.
    - b. Size and number of plants on landscaped islands.
  4. *Foundation Base.*
    - a. Width of foundation base.
    - b. Size of entry plaza area.
- C. **Review, Approval and Required Findings.** An [ALP](#) shall be reviewed and evaluated as follows:
  1. An application for an ALP may be submitted:
    - a. In conjunction with any request, including rezoning, site plan review or modification, [Design Review](#), [Council Use Permit](#), [Special Use Permit](#), variance, or building permit applications.
    - b. As a separate application for Administrative Use Permit in accordance with Section 11-70-3, following approval of any processes mentioned in C.1.a, above.
  2. An ALP may be approved upon finding that:
    - a. There are unique characteristics of the property, site design, or use that warrant special consideration to modify or deviate from the requirements of this Section and that these characteristics are not self-created.
    - b. The [ALP](#) meets or exceeds the minimum requirements of this section, while recognizing the unusual site design or use restraints on the property.
    - c. Approval of an [ALP](#) will provide for both increased consistency and compatibility with adjacent properties.
    - d. The [ALP](#) conforms to the allowable modifications listed in subsection B, above, and no exceptions to the limitations on the standards that may be modified are requested.

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Revision Key:

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**ORANGE TEXT = PROPOSED TEXT**

Green Text = moved text

## Chapter 69      Site Plan Review

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Sections:

- 11-69-1:      [Purpose](#)
- 11-69-2:      [Applicability](#)
- 11-69-3:      [Application Requirements](#)
- 11-69-4:      [Procedures](#)
- 11-69-5:      [Review Criteria](#)
- 11-69-6:      [Minor and Major Modifications](#)
- 11-69-7:      [Appeals](#)
- 11-69-8:      [Lapse of Approval; Modifications; Renewal](#)

### 11-69-1:      Purpose

This Chapter establishes objectives, standards, and procedures for conducting [Site Plan Review \(SPR\)](#). These regulations shall be carried out in a manner that encourages creative and appropriate solutions while avoiding unnecessary delays in project approval. The specific purpose of [Site Plan Reviews](#) are to:

- A.      Ensure that the proposed development plan will be in compliance with the provisions of this Ordinance.
- B.      Eliminate or minimize potential land use conflicts and provide effective transitions between abutting parcels appropriate to the context of the circumstance.
- C.      Mitigate any adverse impacts on adjacent developments or land uses that may be caused by specific proposed land uses.
- D.      Ensure high quality development and encourage development options that are designed in an aesthetically pleasing manner and incorporate public spaces that are integral to the project.

- E. Ensure a safe and efficient traffic circulation system, foster the provision of adequate off-street parking and off-street loading facilities, bicycle facilities and pedestrian amenities, and support a multi-modal transportation system. Encourage improved connectivity between abutting residential, commercial, educational, employment and recreational uses.
- F. Achieve goals, objective, and policies of the comprehensive plan, sub-area plans, and other policies adopted by the [City Council](#).

### 11-69-2: Applicability

Any ordinance adopting a [Rezoning](#) or a [Council Use Permit](#) may be conditioned upon [SPR](#). [Site Plan Review](#) is not required for individual, detached single-family residences. Additionally, [SPR](#) is required for development proposals including the following:

- A. Buildings 4 or more stories in height.
- B. Residence projects that exceed the standard density of the [RM-2](#) density range.
- C. [Mixed Use](#), commercial and/or industrial projects that have frontage on an [arterial](#) or [collector street](#) or that are part of an existing or planned development that has frontage on an [arterial](#) or [collector street](#).
- D. [Mixed Use](#), commercial and/or industrial projects that have, or will have, greater than 20,000 square feet of gross floor area.
- E. Modifications to existing commercial or industrial projects having frontage on an [arterial](#) street or that are part of an existing or planned development having frontage on an [arterial](#) street that involve:
  - 1. A change in the distinguishing traits or primary features of the use of a building or land as evidenced by increased parking requirements, change in occupancy designation, change in outside storage, or other features.
  - 2. The predominant primary architectural features or materials of existing buildings, such as changes to horizontal or vertical elements of exterior walls, building trim, roof shape or composition, detailing, building height or roof line, and parapets. Such review is limited to the specific architectural building features proposed for modification.
- F. Parking garages.
- G. Municipal projects of the [City of Mesa](#), including fire stations, libraries, parking lots with over 50 spaces, and any building or facility meeting the above height, size, or location criteria set forth above. Projects not subject to Board review include streets, walls and fences, well sites, and road widening.

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**11-69-3: Application Requirements**

Applications for [SPR](#) shall be filed with the [Planning Division](#) in accordance with the application procedures in [Chapter 67](#), Common Procedures. Public notice shall be provided for all projects subject to [Site Plan Review](#).

**11-69-4: Procedures**

The [Planning & Zoning Board](#) or [Planning Hearing Officer](#), pursuant to [Section 11-67-4](#) shall conduct review of all projects for which [Site Plan Review](#) is required following the procedures described in [Chapter 67](#), Common Procedures.

**11-69-5: Review Criteria**

- A. **Review Criteria.** When conducting [SPR](#), the Planning Director and the [Planning & Zoning Board](#) shall be guided by whether the project satisfies the following criteria.
1. The project shall be consistent with and conform to the adopted general plan and any applicable sub-area or neighborhood area plans, is consistent with all of the development standards of this Ordinance, and is consistent with any specific conditions of approval placed on the zoning of the property.
  2. The overall design of the project including its scale, massing, site plan, exterior design, and landscaping will enhance the appearance and features of the project site and surrounding natural and built environment.
  3. The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.
  4. Project details, colors, materials, and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.
  5. The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.
  6. The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

7. The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts and nearby residential neighborhoods.
  8. Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.
  9. The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.
  10. The project has been designed to be energy efficient including, but not limited to, building siting, and landscape design. For purposes of this criterion, buildings that meet environmental standards such as [LEED™](#), [Green Globe](#) or equivalent third-party certification are considered to be energy efficient.
- B. **Additional Criteria for SPR of Sites Located in Employment Districts.** In addition to the criteria listed in [Paragraph A](#), above, the decision-making authority shall find that adequate design features are provided to meet the following objectives:
1. Create a distinctive and appealing community with well designed buildings that represent a 'desert tech' look.
  2. Create a safe, attractive and inviting environment at the ground floor of building(s) on sides used by the public.
  3. Respond to intensity of specific land use classifications located within employment districts as follows:
    - a. [PEP](#) sites shall provide a higher degree of design interest, and building articulation, and additional attention to building scale, including context-sensitive building massing on all sides of the building.
    - b. [LI](#) sites shall provide a higher degree of design interest, building articulation and attention to building scale and massing for those sides of the building visible to the public, and on those sides of the building visible from abutting residential districts. Sides of the building that are both not visible from the street and not visible from abutting residential districts may utilize simpler forms and less articulation.
    - c. [GI](#) and [HI](#) sites may utilize simpler forms with less building articulation. Attention should be paid to create architectural interest on the sides of

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the building that abut residential districts, and to the primary building entrance, which shall be distinctive and readily identifiable.

- d. Commercial uses located within employment districts shall comply with [Section 11-6-4](#) and [Section 11-6-6](#). Commercial uses located in [PEP](#) districts, and in which the approved plans provide for an urban character, shall also comply with [Section 11-6-53](#).
4. Reduce the impact of employment uses on adjacent residential development by providing appropriately scaled transitions and buffers to abutting land uses, and provide a higher degree of architectural interest on walls visible from residential development.
5. Mitigate the effects of solar exposure for users and pedestrians.
- C. **Conditions of Approval.** To achieve the purposes of the [SPR](#), the [Planning & Zoning Board](#) may impose reasonable conditions to achieve the review criteria in [paragraph \(A\)](#), above and ensure land use compatibility, including one or more of the following:
  1. Additional building setbacks;
  2. Additional landscaping;
  3. Height and area limitations of structures;
  4. Limited vehicular access;
  5. Walls, fences and screening devices;
  6. Noise attenuation construction; or
  7. Any other restriction necessary to protect adjacent properties, preserve neighborhood character, or mitigate adverse environmental impacts.

#### **11-69-6: Minor and Major Modifications**

- A. After approval of a project, modifications of the approval may be granted by the [Planning Director](#), when it is determined that the modifications are minor, such as minor dimensional changes and building configurations. Such requests shall be made in writing and be accompanied by the required fee.
- B. Any modification that is considered a major modification by the [Planning Director](#), such as changes in uses, densities, or other major changes, shall be considered a new application, subject to the procedures described in this Section for [Site Plan Review](#).

**11-69-7: Appeals**

[Site Plan Review](#) decisions by the Planning Director and the [Planning & Zoning Board](#) are subject to the appeal provisions of [Chapter 77](#), Appeals, and [Section 11-67-12](#).

**11-69-8: Lapse of Approval; Modifications; Renewal**

[Site Plan Review](#) approvals are effective for a period of two years and may only be extended or modified as provided for in [Chapter 67](#), Common Procedures.

**ARTICLE 8**  
**LAND USE CLASSIFICATIONS**  
**AND DEFINITIONS**

Revision Key:

~~Strikethrough~~ = removed text

**ORANGE TEXT = PROPOSED TEXT**

Green Text = moved text

## Chapter 86 Use Types

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Sections:

11-86-1	<a href="#">Purpose and Applicability</a>
11-86-2	<a href="#">Residential Use Classifications</a>
11-86-3	<a href="#">Public and Semi-Public Use Classifications</a>
11-86-4	<a href="#">Commercial Use Classifications</a>
11-86-5	<a href="#">Employment and Industrial Use Classifications</a>
11-86-6	<a href="#">Transportation, Communications, and Utilities Use Classifications</a>
11-86-7	<a href="#">Agricultural and Extractive Use Classifications</a>

### [Chapter 87 - Definitions](#)

#### 11-86-1: Purpose and Applicability

Use classifications describe one or more uses of land having similar characteristics, but do not list every use or activity that may appropriately be within the classification. The [Zoning Administrator](#) shall determine whether a specific use shall be deemed to be within one or more use classifications or not within any classification in this Chapter. The [Zoning Administrator](#) may determine that a specific use shall not be deemed to be within a classification, whether or not named within the classification, if its characteristics are substantially incompatible with those typical of uses named within the classification.

#### 11-86-2: Residential Use Classifications

**Single Residence.** A dwelling unit designed for occupancy by one household, and located on a separate lot from any other unit (except accessory dwelling units, where permitted). This classification includes individual manufactured housing units and individual recreational vehicles when used as residences in RV parks and subdivisions.

**Detached.** A single residence dwelling unit that is not attached to any other dwelling unit (except accessory living quarters, where permitted).

**Attached.** A single residence dwelling unit, located singly on a lot, but attached through common vertical walls to one or more dwellings on abutting lots. An attached single residence dwelling unit is sometimes referred to as a “townhome” or a “[rowhouse](#).”

**Accessory Dwelling Unit.** A secondary living quarters, 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 a second kitchen, and may function independently of the primary dwelling by means of separate access.

**Multiple Residence.** Two or more primary dwelling units on a single lot. Types of multiple residence dwellings include duplexes, garden apartments, and multi-story apartment buildings.

**Assisted Living.** A residential care institution intended for occupancy by persons of advanced age or limited ability for self-care, which may provide food, transportation, recreation, or other services to the residents thereof, and which is licensed by the [Arizona Department of Health Services](#) to perform supervisory care, personal care, or custodial care services. The term shall include boarding houses, dormitories, apartments, and similar multiple-residence living arrangements when operated as an assisted living facility as defined herein, but shall not include group homes for the handicapped, adult care homes, nursing homes, hospitals, or hotels.

**Day Care Group Home.** A facility, the primary use of which is a residence, in which care of children through the age of 12 years is regularly provided for compensation for periods of less than 24 hours per day.

**Small Day Care Group Home.** Home daycare for less than 5 children full- or part-time.

**Large Day Care Group Home.** Home day care for not less than 5 children full-time and part-time but no more than 10 children full-time and part-time.

**Group Residential.** A residential facility of 6 or more unrelated persons providing living facilities, sleeping rooms, and meals, and which shall have a permit issued by the [Maricopa County Health Department](#) as a boarding home.

**Boarding House.** A dwelling in which the owner(s) or primary occupant(s) provides 3, 4, or 5 bedrooms as lodging for compensation and in which food may be served to the occupants thereof. The occupancy of 1 or 2 bedrooms for compensation shall not be considered a boarding house, provided not more than 2 guests shall occupy each bedroom. The term shall include group homes, dormitories and similar congregate-living arrangements but shall not include hospitals, nursing homes, hotels, group homes for the handicapped, social service facilities as specified in this [Zoning Ordinance](#), hotels and motels, bed and breakfast establishments or a dwelling occupied by 1 or more individuals living together without supervision as a single housekeeping unit.

**Correctional Transitional Housing Facility (CTHF).** A supervised residential center where individuals who are completing a sentence, reside for a defined period of time for counseling, job placement assistance, and similar services that assist in transitioning from institutional to community living. A CTHF is not exempt from the tax imposed under [Mesa City Code §5-10-445](#). The term shall include any boarding house, dormitory, or apartment building or other dwelling when developed, promoted, advertised, or operated as a CTHF, but shall not include group homes for the handicapped, or any facility providing counseling or other services to individuals who do not reside on the premises. The maximum number of residents is limited to 30.

**Group Home for the Handicapped (GHH).** A dwelling shared as a primary residence by handicapped persons living together as a single housekeeping unit, in which staff persons may

provide on-site care, training, or support. Group Homes for the Handicapped shall not include nursing homes, boarding houses, personal care homes, recovery homes, other kinds of group homes, foster homes or homes for the developmentally disabled. GHH or service provided therein shall be licensed and certified, as may be required by the applicable federal, state, or county agency.

**Group Housing.** A residential facility of 6 or more unrelated persons providing living facilities, sleeping rooms, and meals and which shall have a permit issued by the [Maricopa County Health Department](#) as a boarding home.

**Home Occupations:** An ancillary use in any Residence or [Mixed Use](#) district which:

- A. Is clearly incidental to a residence use;
- B. Is subordinate to the purpose of the residence use;
- C. Contributes to the comfort, convenience, or necessity of occupants in the residence use;
- D. Is located on the same lot or parcel as the residence use served;
- E. Includes swimming lessons, babysitting, and fine arts instruction, each for 5 or fewer persons;
- F. Includes door-to-door and telephone solicitation, and,
- G. Includes uses and activities that can be conducted entirely indoors without negatively impacting the residential character of the neighborhood or health, safety, and welfare of neighbors; and,
- H. Excludes on-site exchange of sold or bartered goods (exceptions made for occasional and infrequent exchanges), on-site vehicle repair as a commercial use, commercial warehousing or storage – indoor or outdoor, non-resident employees working in the home, or manufacturing of products using hazardous materials or equipment not typically found in household settings.

**Manufactured Home Park.** An approved residential development as shown in the records of the [Planning Division](#) in which individual spaces are provided for the placement of a manufactured home for dwelling unit purposes, whether or not a charge is made for such accommodation.

**Manufactured Home Subdivision.** A residential subdivision as shown in the records of the [Maricopa County Recorder's Office](#), designed and approved in accordance with planned area development and subdivision regulations, in which individual ownership of a lot is permitted for the placement of a manufactured home for dwelling unit purposes.

**Recreational Vehicle Park.** An approved residential development as shown in the records of the [Planning Division](#) in which individual spaces are provided for parking of 1 recreational vehicle per space for temporary portable housing purposes, whether or not a charge is made for such accommodation.

**Recreational Vehicle Subdivision.** A residential subdivision as shown in the records of the [Maricopa County Recorder's Office](#), designed and approved in accordance with planned area development and

subdivision regulations, in which individual ownership of a lot is permitted for the placement of a recreational vehicle for temporary portable housing purposes.

### **11-86-3: Public and Semi-Public Use Classifications**

**Cemeteries.** Land dedicated to burial of the dead, including mausoleums, crypts, and accessory sales, and maintenance facilities, but not including funeral parlors, mortuaries or crematories.

**Clubs and Lodges.** Meeting, recreational, or social facilities of a private or nonprofit organization primarily for use by members or guests. This classification includes union halls and social clubs.

**Colleges and Trade Schools, Public or Private.** Post secondary educational institutions providing curricula of a general, religious or professional nature, typically granting recognized certification of professional training and/or accredited degrees, including conference centers and academic retreats associated with such institutions. This classification includes business and computer schools, management training, technical and trade schools, but excludes personal instructional services, such as music lessons. Incidental training or instruction done in conjunction with an on-site business use permitted as a primary activity in the zoning district shall not be considered a business or trade school.

**Colleges or Universities.** Public or Private. A post-secondary institution of higher learning that grants associate and/or bachelor's degrees, and may also have research facilities and/or professional schools that grant master and/or doctoral degrees. This classification includes community colleges that grant associate degrees, and/or certificates of completion in business or technical fields.

**Commercial Trade Schools.** Public or Private. Schools established to provide teaching of clerical, managerial, or artistic skills, such as accounting, data processing, or computer repair. This classification excludes establishments providing training for activities that are not otherwise allowed in the zoning district.

**Industrial Trade Schools.** Public or Private. Schools offering training in industrial trades, such as welding or metal fabrication.

**Community Center.** Any noncommercial facility established primarily for the benefit and service of the population of the community in which it is located. Examples include youth centers and senior centers. This classification excludes community facilities operated in conjunction with an approved residential or commercial use that are not generally available to the public.

**Community Garden.** Area of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption or donation. The area may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

**Cultural Institutions.** Public or non-profit institutions engaged primarily in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification



includes performing arts centers for theater, dance, and events; libraries; museums; historical sites; aquariums; art galleries; and zoos and botanical gardens.

**Day Care Centers.** Establishments providing non-medical care for persons on a less than 24-hour basis other than Day Care Group Homes. This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the [State of Arizona](#).

**Government Offices.** Administrative, clerical, or public contact offices of a government agency, including postal facilities, together with incidental storage and maintenance of vehicles. This classification excludes equipment service centers and similar facilities that primarily provide maintenance and repair services and storage facilities for vehicles and equipment (See [Public Maintenance Facilities](#)).

**Hospitals and Clinics.** Facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees.

**Clinics.** Facilities other than hospitals where patients are admitted for examinations and treatment by one (1) or more physicians, on either a “walk-in” or “appointment” basis. Patients are treated on an outpatient basis and are not admitted for overnight treatment or observation. This classification includes emergency medical services offered exclusively on an out-patient basis, such as urgent care centers, as well as licensed facilities offering substance abuse treatment, blood banks and plasma centers.

**Hospitals.** Institutions providing medical and surgical care to the sick or injured, including operating facilities and beds for patients to stay overnight. These establishments may include nursing facilities, extended care facilities, physical therapy, gift shops, retail pharmacies, employee housing, temporary housing for patient families, cafeterias or restaurants, and related uses operated primarily for the benefit of patients, staff, and visitors.

**Nursing and Convalescent Homes.** Establishment that provide 24-hour medical, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, and is licensed as a skilled nursing facility by the [State of Arizona](#), including but not limited to, rest homes and convalescent hospitals, but not Residential Care, Hospitals, or Clinics.

**Parks and Recreation Facilities, Public.** Parks, playgrounds, recreation facilities, trails, wildlife preserves, and related open spaces, all of which are noncommercial. This classification also includes playing fields, courts, gymnasiums, swimming pools, picnic facilities, tennis courts, and golf courses, botanical gardens, as well as related food concessions or community centers within the facilities.

**Places of Worship.** A facility for religious worship and incidental religious education and offices, and may include private schools (Grades: Kindergarten through 12) for primary or secondary education, as defined in this section. This classification includes churches, temples, and other facilities used primarily for religious services or activities.

**Public Safety Facilities.** Facilities providing public-safety and emergency services, including police and fire protection and emergency medical services, with incidental storage, and maintenance facilities.

**Public Maintenance Facilities.** Facilities providing maintenance and repair services for vehicles and equipment and materials storage areas. This classification includes equipment service centers, and similar public facilities.

**Schools, Public or Private.** Facilities for primary or secondary education, including public schools, charter schools, and private institutions having curricula of general academic education consistent with the academic requirements of the [State of Arizona](#), including kindergarten, elementary, junior high school, and high school, including accessory facilities traditionally associated with schools, such as athletic stadia, cafeterias and libraries.

**Social Service Facilities.** Any noncommercial facility, such as homeless shelters, charity dining facilities, plasma centers, rescue missions, day labor hiring centers, substance abuse detoxification and treatment centers, halfway houses and similar facilities and emergency shelters, that may also provide meals, showers, and/or laundry facilities to individuals with limited ability for self-care, or those persons in need of counseling for employment, or those persons with personal or behavioral disabilities. The term shall include the principal assistance or service facility and all related establishments intended for use by patrons of such facilities. Specialized programs and services related to the needs of the residents may also be provided. This classification excludes transitional housing facilities that provide living accommodations for a longer term (See [Group Housing](#)). The classification also does not include homes for the developmentally disabled, child crisis centers and domestic violence centers.

#### 11-86-4: Commercial Use Classifications

##### Animal Sales and Services

**Small Animal Day Care.** Facilities in which owners of small animals, principally dogs and cats, may contract with the operator for the keeping of pets for short, temporary periods, usually 1 day or less, but occasionally up to a week or so while the pet owner(s) are unable to care for the animals.

**Boarding Stables.** Facilities in which equines are kept for sale or hire to the general public. Breeding, boarding, or training of equines may also be conducted.

**Kennels.** Facilities for keeping, boarding, training, breeding or maintaining for commercial purposes, 4 or more dogs, cats, or other household pets not owned by the kennel owner or operator. This classification excludes pet shops and animal hospitals that provide 24-hour accommodation of animals receiving medical or grooming services.

**Pet Stores.** Retail sales of animals and/or services, including grooming, for animals on a commercial basis. This classification excludes dog walking and similar pet care services not carried out at a fixed location, and excludes pet supply stores that do not sell animals or provide on-site animal services.

**Veterinary Services.** Medical care for small and large animals on a commercial basis. This classification allows 24-hour accommodation of animals receiving medical or grooming services but does not include kennels. This classification includes animal hospitals and clinics providing services such as medical examinations, diagnosis, and procedures; dispensing of medications for animals; providing surgical procedures, and space for supervised recuperation from medical and surgical procedures.

**Artists' Studios.** Work space for artists and artisans, including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft. There must be incidental retail sales of items produced on the premises. This category may also include incidental instruction.

#### **Automobile/Vehicle Sales and Services**

**Accessory Automobile Rentals.** Rental and/or parking of automobiles or light-duty sport utility vehicles as an accessory use to a motel, hotel or resort, or a individual tenant space in a [Group C-O-I Development](#) with a limited number of on-site parking spaces available to the rental office. Incidental maintenance of vehicles takes place off site at another facility.

**Automobile Rentals.** Rental of automobiles, including storage and incidental maintenance.

**Automobile/Vehicle Sales and Leasing.** Sales or leasing of automobiles, motorcycles, trucks, and motor homes, including storage and incidental maintenance.

**Automobile/Vehicle Repair, Major.** Repair of automobiles, trucks, motorcycles, motor homes, and recreational vehicles, including the sale, installation, and servicing of related equipment and parts, generally on an overnight basis. This classification includes auto repair shops, body and fender shops, transmission shops, but excludes vehicle dismantling or salvaging and tire re-treading or recapping.

**Automobile/Vehicle Service and Repair, Minor.** The service and repair of automobiles, light-duty trucks, and motorcycles, including the sale, installation, and servicing of related equipment and parts. This classification includes quick-service oil, tune-up, wheel and brake shops, muffler shops, auto glass services, and tire sales and installation, where repairs are made or service provided in enclosed bays and no vehicles are stored overnight. This classification excludes establishments providing engine repair, body and fender work, vehicle painting, or towing. It also excludes repair of heavy trucks or construction vehicles.

**Automobile/Vehicle Washing.** Washing, waxing, vacuuming, or cleaning of automobiles or similar light vehicles, including automatic, self-serve and hand washing facilities.

**Large Vehicle and Equipment Sales, Service, and Rental.** Sales, servicing, rental, fueling, and washing of large trucks, trailers, tractors, and other equipment used for personal, construction, agricultural, or landscape gardening activities. Includes large vehicle operation training facilities. Sales of new or used automobiles or trucks are excluded from this classification.

**Service Station.** Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing repair services; selling automotive oils, replacement parts, and accessories; and/or providing food services.

**Towing and Impound.** Establishments primarily engaged in towing light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services, such as vehicle storage and emergency road repair services (For automobile/dismantling, See [Salvage and Wrecking](#)).

**Banks and Financial Institutions.** Financial institutions providing retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions and businesses offering check-cashing facilities, but excluding non-chartered financial institutions.

**With Drive-Through Facilities.** Establishments providing banking services to patrons remaining in automobiles.

**Banquet and Conference Centers.** Facilities that are rented for short-term events such as weddings, receptions, banquets, and conferences, as a principal business activity (not accessory to another use such as a Place of Worship or Community Center).

**Bed and Breakfast Inns.** Establishments providing not more than 5 guest rooms for lodging on a less than weekly basis typically in a converted single-residence or multi-residence dwelling, with incidental eating and drinking service provided from a single kitchen for lodgers and residents only.

**Building Materials and Services.** Retailing, wholesaling, or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and includes establishments devoted principally to taxable retail sales to individuals for their own use. This definition does not include hardware stores less than 10,000 square feet in floor area (See [Retail Sales](#)) or Contractors' Yards.

**Business Services.** Establishments that primarily provide goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, and model building.

**Commercial Entertainment.** Provision of spectator entertainment to the general public including live and motion picture theaters and concert halls. This category excludes cabarets, nightclubs, and similar establishments providing entertainment incidental to food or beverage sales.

**Commercial Recreation.** Provision of participant or spectator recreation to the general public, excluding public park and recreation facilities.

**Small-Scale.** This classification includes small, generally indoor facilities, that occupy less than 50,000 square feet of building area, such as billiard parlors, bowling centers, card rooms, dance studios, exercise studios, health clubs, yoga studios, dance halls, small tennis club facilities, poolrooms, and amusement arcades. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

**Large-Scale.** This classification includes large, generally outdoor facilities such as amusement and theme parks, sports stadiums and arenas, racetracks, amphitheatres, driving ranges, golf courses (daily fee), as well as indoor facilities with more than 50,000 square feet in building area, including fitness centers, gymnasiums, handball, racquetball, or large tennis club facilities; ice or roller skating rinks; swimming or wave pools; miniature golf courses; archery or indoor shooting ranges; riding stables; campgrounds; stables, etc. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

**Eating and Drinking Establishments.** Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

**Bars/Clubs/Lounges.** Businesses serving beverages for consumption on the premises as a primary use including on-sale service of alcohol including beer, wine, or mixed drinks, and businesses that do not meet the definition of Full Service or Limited Service Restaurants.

**Coffee Shops/Cafes.** Establishments that primarily serve nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises, or a specialty snack, such as ice cream, frozen yogurt, cookies or popcorn.

**Restaurants, Bar and Grill.** Restaurants providing food and beverage services to patrons who order and are served while seated and pay after eating. Takeout service may be provided, but a minimum of 30 percent of gross sales revenue must be from serving food to be classified as a Bar and Grill Restaurant.

**Restaurants, Full Service.** Restaurants providing food and beverage services to patrons who order and are served while seated and pay after eating. Takeout service may be provided, but a minimum of 40 percent of gross sales revenue must be from serving food to be classified as a Full Service Restaurant.

**Restaurants, Limited Service.** Establishments where food and beverages may be consumed on the premises, taken out, or delivered, but where no table service is provided. This classification includes cafeterias, fast-food restaurants, carryout sandwich shops, limited service pizza parlors and delivery shops, self-service restaurants, snack bars and takeout restaurants. A minimum of 40 percent of gross sales revenue must be from serving food to be classified as a Limited Service Restaurant.

**With Drive-Through Facilities.** Establishments providing food and beverage services to patrons remaining in automobiles.

**With Outdoor Seating Areas.** Provision of outdoor dining facilities on the same property or in the adjacent public right-of-way.

**Farmer's Markets.** Periodic outdoor sales activities involving the display and sale of fresh produce and locally produced food and beverage items, including baked goods, jams, jellies, and similar food products. The display and sale of hand-crafted artisan items may be considered as an accessory activity, provided the principal activity remains the sale of the food- or produce-related items.

**Food and Beverage Sales.** Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, and retail bakeries.

**Convenience Market.** Retail establishments that sell a limited line of groceries, prepackaged food items, tobacco, magazines, and other household goods, primarily for off-premises consumption and typically found in establishments with long or late hours of operation and a relatively small building of less than 5,000 square feet. This classification includes small retail stores located on the same parcel as or operated in conjunction with a service station.

**General Market.** Retail markets of food and grocery items for offsite preparation and consumption. Typical uses include supermarkets and specialty food stores, such as bakeries, candy, nuts and confectionary stores, meat or produce markets, vitamins and health food stores, cheese stores and delicatessens.

**Funeral Parlors and Mortuaries.** An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of the human dead and conducting memorial services. Typical uses include a crematory, columbarium, mausoleum, or mortuary.

**Hotels and Motels.** Establishments offering lodging to transient patrons. These establishments may provide additional accessory services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests and the general public. This classification includes motor lodges, motels, hostels, extended-stay hotels, and tourist courts, but does not include rooming houses, boarding houses, or private residential clubs. The lengths of stays for the majority of guests at these facilities are for 30 days or less.

**Laboratories.** Establishments providing medical, dental or optical laboratory services or establishments providing photographic, analytical, research and development or testing services.

**LARGE COMMERCIAL DEVELOPMENT: COMMERCIAL BUILDING OVER 25,000 SQ. FT. OR COMMERCIAL CENTERS WITH FOUR (4) OR MORE BUILDINGS WHOSE COMBINED GROSS FLOOR AREA EXCEEDS 25,000 SQ. FT).**

**Light Fleet-Based Services.** Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of 3 or more vehicles with rated capacities less than 10,000 lbs. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar businesses. This classification does not include towing operations (See [Automobile/Vehicle Sales and Service](#), [Towing and Impound](#)) or taxi or delivery services with 2 or fewer fleet vehicles on-site (See [Business Services](#)).

**Live/Work Unit.** A commercial or industrial unit with incidental residential accommodations that includes adequate working space reserved for office, commercial or industrial use and regularly used for such purpose by 1 or more persons residing in the unit and a cooking space and sanitary facilities in conformance with applicable building standards. Up to 67 percent of the gross floor area may be reserved for and primarily used as living space.

**Maintenance and Repair Services.** The on-site maintenance or repair of office machines, household appliances, furniture, and similar items. This classification excludes maintenance and repair of vehicles or boats (see [Automotive Sales and Services](#)) and personal apparel (See [Personal Services](#)).

**Non-chartered Financial Institution.** A business, other than a state or federally chartered bank, credit union, mortgage lender or savings and loan association, that offers check cashing services and loans for payment of a percentage fee. Specifically included are check cashing businesses that charge a percentage fee for cashing a check or negotiable instrument, and payday loan businesses that make loans upon assignment of wages received. Excluded are retail uses in which a minimum of 70 percent of the floor area of the store is devoted to the display or sale of merchandise.

**Off-Track Betting Establishment.** A facility in which simulcasting of horse or dog racing events held away from the facility are shown for the purpose of pari-mutuel wagering. Operated as an accessory use to an [Eating and Drinking Establishment](#) as defined by this Chapter, and authorized by issuance of a Off-site Teletrack Wagering Permit in accordance with [ARS 5-112](#), and [AAD R19-2-401](#) and following.

## Offices

**Business and Professional.** Offices of firms or organizations providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, and legal offices.

**Medical and Dental.** Offices where medical and dental services are provided by physicians, dentists, chiropractors, optometrists, and similar medical professionals. This classification also includes physical therapy, massage therapy, and counseling services related to medical conditions.

**Parking, Commercial.** Surface lots and structures offering parking to the public for a fee when such use is not incidental to another activity.

**Personal Services.** Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, seamstresses, tailors, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, self-service laundries, photocopying and photo finishing services, and travel agencies.

**Plant Nurseries and Garden Centers.** Establishments primarily engaged in retailing nursery and garden products—such as trees, shrubs, plants, seeds, bulbs, and sod— that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. This classification includes wholesale and retail nurseries offering plants for sale.

## Retail Sales

**General.** The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes department stores, clothing stores, furniture stores, pet supply stores, small hardware stores (with 25,000 square feet or less of floor area), and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical



supplies and equipment, pharmacies, electronic equipment, records, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs. This classification includes secondhand and wholesale stores.

~~**Large Format.** General retail activities as described above taking place within a store in excess of 25,000 square feet.~~

**Pawn Shops.** A business in which a principal business activity involves advancing money on the security of pledged goods or purchasing tangible personal property on the condition that it may be redeemed or repurchased by the seller for a fixed or variable price within a fixed or variable period of time.

**Swap Meets and Flea Markets.** Occasional or periodic commercial activities held in an open area where: 1) groups of sellers rent space to display, barter or sell goods to the public; and/or 2) one or more sellers bring goods for auction to the public. A swap meet is composed of semi-enclosed or outdoor stalls, stands or spaces, and is distinguished from a farmer's market or craft fair in that the principal items sold, displayed or bartered at a swap meet are not fresh produce items, art items or handicrafts.

**Tattoo and Body Piercing Parlors.** Establishments whose principal business activity is one (1) or more of the following: 1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin; or 2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration. Exception: Piercing earlobes as an accessory or subordinate activity when done at a shop or store selling jewelry as primary activity.

## **11-86-5: Employment and Industrial Use Classifications**

### **Airport and Aircraft Facilities**

**Aircraft Refueling Stations.** Any facility used for storing flammable liquids, combustible liquids, liquefied flammable gas, or flammable gas, and/or the location of equipment used for dispensing such fuels into the tanks of aircraft, or storing transportable equipment that delivers such fuels to be dispensed where the aircraft is parked.

**Aircraft Light Maintenance.** The replacement of a pre-manufactured part, or repair of any part of an existing aircraft, including incidental painting and body work, conducted entirely within an enclosed building.

**Airport Transit Station.** A facility designed to facilitate the transfer of passengers to, from or between transit-oriented transportation systems at an airport.



**Airport-related Long Term Parking Lot.** Commercial or non-commercial parking lots at airports intended for the storage of the personal vehicles of airport passengers or airport employees for periods of time longer than 24-hours.

**Heliports.** An area designed for take-off and landing of helicopters, and including support buildings intended to support and facilitate this function.

**Cement Plants.** A facility for the refinement or mixing of Portland cement, asphalt cement and cement-related products, including concrete, asphalt millings, and concrete batch plants.

**Handicraft/Custom Manufacturing.** Manufacture of crafts, art, sculpture, stained glass, jewelry, apparel, furniture, cabinet making, and similar items using hand tools and small mechanical devices.

**Hazardous Waste Facility.** All contiguous land and structures, other appurtenance, and improvements on the sites used for the treatment, transfer, storage, disposal or recycling of hazardous waste management units, or combinations of these units.

**Incineration of Garbage or Organic Matter.** Burning to ashes of carbon-based refuse or waste that is derived from materials produced during the life-cycle of plants or animals. Organic matter includes paper, wood, food and plastic, as well as the waste products of these and similar materials.

**Light Assembly/Cabinetry.** Putting together, fabricating, or making minor modifications to pre-manufactured items or pre-cut lumber as a last step for items intended to be sold as finished products. Includes assembling cabinets, furniture making and welding of pre-made parts, but excludes metal extrusion, sawmills, and manufacturing.

**Manufacturing, General.** Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes operations such as biomass energy conversion; food and beverage processing; textile mills; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; recycling materials processing facilities in which post-consumer materials are sorted, condensed, baled, or transformed; and automotive, ship, aircraft, and heavy equipment manufacturing.

**Manufacturing, Limited.** Establishments engaged in light industrial activities taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. This classification includes operations such as manufacturing finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; mobile home manufacturing; monument works; printing, engraving and publishing; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services.

**Meat Slaughterhouse or Packing Plant.** A facility for the slaughtering and processing of animals and the refining of their by-products.

**Medical Marijuana**

**Medical Marijuana Cultivation Facility (“Cultivation Facility”).** A building, structure or premises used for the growing or storage of medical marijuana (*cannabis spp.*) and registered with the [Arizona Department of Health Services](#) (DHS) as related to a dispensary.

**Medical Marijuana Dispensary (“Dispensary”).** An entity registered, certified and authorized by [DHS](#) as a “Nonprofit medical marijuana dispensary” that acquires, possesses, sells, distributes, dispenses, or otherwise provides medical marijuana (*cannabis spp.*) to qualifying patients and designated caregivers. Such dispensaries may include on-site cultivation and infusion facilities.

**Medical Marijuana Infusion Facility (“Infusion Facility”).** A facility that incorporates medical marijuana (*cannabis spp.*) by the means of cooking, blending, or incorporation into consumable, edible or transdermal goods.

**Metal Refining, Casting or Extrusion.** An industrial facility engaged in the production of metal parts or components by use of dies, casts or other similar methods.

**Metal Smelting, Industrial.** An industrial facility engaged in the production of metal parts and components from metal ore or molten metal products.

**Oil Refinery/Petroleum Distillation.** Oil related industrial activities involving the processing or manufacture of substances; such as tar, asphalt, asphalt felt, fuels, lubricating oils and greases, paving blocks made of asphalt, creosoted lumber and wood products, other compositions of tar and asphalt with other materials, and roofing cements and coatings.

**Recycling Facility.** A center for the collection and/or processing of recyclable materials.

***Small Collection Facility.*** A center where the public may donate, redeem or sell recyclable materials, which may include the following, where allowed by the applicable zoning district:

- a. Reverse Vending Machines;
- b. Small indoor collection facilities which occupy an area of 1000 square feet or less;

***Large Collection Facility.*** Large collection facilities that occupy an area of more than 1000 square feet and/or include permanent structures.

***Processing Facility.*** A structure or enclosed space used for the collection and processing of recyclable materials for shipment, or to an end-user's specifications, by such means as baling, briquetting, cleaning, compacting, crushing, flattening, grinding, mechanical sorting, re-manufacturing and shredding. Processing facilities include the following types:

- a. A light Processing Facility occupies an area of under 45,000 square feet of collection, processing and storage area, and averages two outbound truck shipments each day. Light processing facilities are limited to baling, briquetting, compacting, crushing, grinding, shredding and sorting of source separated recyclable materials. A light Processing Facility shall not shred, compact, or bale ferrous metals other than food and beverage containers; and
- b. A heavy Processing Facility is any Processing Facility other than a light Processing Facility.

**Research and Development.** Establishments primarily engaged in scientific research, and the design, development, engineering, and testing of high-technology electronic, industrial or scientific products in advance of product manufacturing. The production of products, plans, or designs may be part of this classification when the primary purpose of such production is research, development, or evaluation, rather than sale. Typical uses include biotechnology firms, electronic research firms, or pharmaceutical research laboratories.

**Salvage and Wrecking.** Storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange or sale of goods including, but not limited to, used building materials, used containers or steel drums, used tires, and similar or related articles or property.

**Tanneries.** An industrial activity whose principal business is the conversion of rawhides into leather by use of chemical or other methods.

**Warehousing and Storage.** Storage and distribution facilities with limited sales to the public on-site or restricted direct public access.

**Contractor's Yards.** Outdoor storage of construction materials or equipment.

**Indoor Warehousing and Storage.** Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets and the storage of industrial equipment, products and materials including but not limited to automobiles, feed, and lumber. Also includes cold storage, draying or freight, moving and storage, and warehouses. This classification excludes the storage of hazardous chemical, mineral, and explosive materials.

**Outdoor Storage.** Storage of vehicles or commercial goods (other than construction materials) in open lots.

**Mini-Storage.** Facilities offering storage for individual use. An on-site residence may be present for use by the site manager and family.

**Wholesale.** Establishments engaged in the distribution and sale of items for resale by retail stores, or bulk sale of goods to other professional business, industrial, or institutional users. Such activities are characterized through sales of items in large or gross quantities and not as individual items, and such establishments are typically not open to the general public for the purpose of offering items for individual sale or consumption of goods.

**11-86-6: Transportation, Communications, and Utilities Use Classifications**

**Airports.** Facilities for the takeoff and landing of airplanes, including runways, aircraft storage buildings, public terminal buildings and parking, and support activities such as airport operations and air traffic control.

**Heliports.** Facilities for the takeoff and landing of helicopters, as a primary use. Heliports typically contain one or more helipads and may have limited facilities, such as fuel, lighting, a windsock, or even hangars.

**Communication Facilities**

**Antenna and Transmission Towers.** Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures designed to support one (1) or more reception/transmission systems. Examples of transmission towers include, but shall not be limited to, radio towers, television towers, telephone exchange/microwave relay towers, and cellular telephone transmission/personal communications systems towers.

**Facilities within Buildings.** Includes radio, television, or recording studios; telephone switching centers; excludes Antennae and Transmission Towers.

**Freight/Truck Terminals and Warehouses.** Facilities for local or worldwide freight, courier, local messenger, and postal services by truck or rail.

**Solar Farms.** A facility in which the principal activity is the production or conversion of energy from sunlight in the form of electricity or heat for distribution to uses, activities or facilities outside of the immediate location or vicinity.

**Transportation Passenger Terminals.** Facilities for passenger transportation operations. This classification includes rail stations, bus terminals, and scenic and sightseeing facilities, but does not include airports or heliports.

**Utilities, Major.** Generating plants, electric substations, solid waste collection, including transfer stations and materials recovery (recycling processing) facilities, solid waste treatment and disposal, water or wastewater treatment plants, and similar facilities of public agencies or public utilities.

**Utilities, Minor.** Facilities necessary to support established uses involving only minor structures, such as electrical distribution lines, electric vehicle charging stations, reverse vending machines and underground water and sewer lines.

**11-86-7: Agricultural and Extractive Use Classifications**

**Agriculture:** Farming, including plowing, tillage, cropping and installation of best management practices, seeding, cultivating, or harvesting for the production of food and fiber products (except commercial logging and timber harvesting).

**Crop and Animal Raising.** The raising of tree, vine, field, forage, and other plant crops intended to provide food or fibers, as well as keeping, grazing, or feeding of animals for animal products, animal increase, or value increase, and dairying as an accessory use on farms with dairy cattle. The classification excludes wholesale or retail nurseries (See [Plant Nurseries and Garden Centers](#)).

**Mining and Quarrying.** The extraction of nonmetallic minerals, including dredging and sand and gravel pit operations. This classification includes surface mining operations.

Revision Key:

~~Strikethrough~~ = removed text

**ORANGE TEXT = PROPOSED TEXT**

Green Text = moved text

## Chapter 87      Definitions

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**Accessory Building or Structure:** A detached subordinate building or structure, separated by at least 6 feet, the use of which is customarily incidental to that of the main building or to the main use of the land, and on the same lot or parcel of land with the main building or use.

**Accessory Use:** A use customarily incidental to, related and clearly subordinate to a principal use established on the same lot or parcel of land, which accessory use does not alter said principal use nor serve property other than the lot or parcel of land on which the principal use is located. “Appurtenant use” means the same as accessory use.

**Adjoining:** 2 or more lots or parcels of land sharing a common boundary line, or 2 or more objects in contact with each other. Lots or parcels of land which touch at corners only shall not be deemed adjoining. “Abut” or “abutting” and “contiguous” means the same as adjoining.

**Adult:** A person who is 18 years of age or older.

**Aggrieved Person:** Any person who has concerns with or believes they will be negatively affected by a decision.

**AIRPORT-RELATED DEFINITIONS:** See Section [11-19-3](#), Definitions Specific to Airfield Overlay Districts.

**Alley:** A public right-of-way used to provide secondary vehicular access to properties which abut it.

**Alteration:** Any addition or modification that changes the exterior architectural appearance or materials of a structure or object. Alteration includes changes in exterior surfaces, changes in materials, additions, remodels, demolitions, and relocation of buildings or structures, but excludes ordinary maintenance and repairs.

**ANA Standards.** Standardized plant nursery trade definitions of plant size, including container size, trunk caliper, plant height and canopy radius for trees and shrubs as determined by the [Arizona Nurseryman's Association](#).

**Apartment, One-Bedroom:** A dwelling unit in an apartment house that contains a maximum of 3 habitable rooms, 1 of which shall be a kitchen.

**Apartment, Two or More Bedroom:** A dwelling unit in an apartment house that contains more than 3 habitable rooms, 1 of which shall be a kitchen.

**Apartment House:** A building, or a portion of a building, designed or used for occupancy by 3 or more families living independently of each other, and containing 3 or more dwelling units.

**Area, Net:** A portion of a lot, or parcel of land which is:

1. Not included as a proposed public or private facility such as an alley, highway or street, or other necessary public site within a proposed development project;
2. Subject to an easement where the owner of the underlying land has the right to use the entire surface except that portion where the owner of the easement may place utility poles or minor utility structures.

**Arterial Street:** See Street, Arterial

**Assisted Living Facility:** A residential care institution intended for occupancy by persons of advanced age or limited ability for self-care, which may provide food, transportation, recreation, or other services to the residents thereof, and which is licensed by the [Arizona Department of Health Services](#) to perform supervisory care, personal care, or custodial care services. The term shall include boarding houses, dormitories, apartments, and similar multiple-residence living arrangements when operated as an assisted living facility as defined herein, but shall not include group homes for the handicapped, adult care homes, nursing homes, hospitals, or hotels.

**Automobile Display Space:** Any permanently maintained space so located and arranged as to permit the display of a motor vehicle, including passenger vehicles, automobiles, trucks, motorcycles, scooters and self-propelled off-road equipment.

**Automobile Parking Space, Compact:** Any permanently maintained space, having a width of not less than 8 feet and a length of not less than 16 feet, so located and arranged as to permit direct access to and from the parking space without crossing an adjacent parking space, and the storage of a passenger automobile of compact size.

**Automobile Parking Space, Standard:** Any permanently maintained space, having a width of not less than 9 feet and a length of not less than 18 feet, so located and arranged as to permit direct access to and from the parking space without crossing an adjacent parking space, and the storage of a passenger automobile of standard size.

**Automobile Storage Space:** Any permanently maintained space so located and arranged as to permit the storage of a passenger automobile of standard size, without regard to how the parking space is accessed.

**Bay Door or Bay Entry:** Openings into a building wider than 6-feet, and designed for use principally by a vehicle to access a building, typically for vehicle parking, storage, repair or maintenance, or to access a building such as a warehouse or factory.

**Bicycle Parking, Long-Term:** Bicycle parking, designed to serve employees, students, residents, commuters, and others who generally stay at a site for four hours or longer.

**Bicycle Parking, Short-Term:** Bicycle parking designed to serve shoppers, customers, messengers, guests, and other visitors to a site who generally stay for a period of less than 4 hours.

**Body Piercing:** The creation of an opening in the human body for the purpose of inserting jewelry or other decoration, including the piercing of an ear, lip, tongue, nose, or eyebrow. “Body piercing” does not include piercing an ear with a disposable, single-use stud or solid needle that is applied using a mechanical device to force the needle or stud through the ear.

**BUFFER: TO PROMOTE SEPARATION AND COMPATIBILITY BETWEEN LAND USES OF DIFFERENT INTENSITIES. THE TERM *BUFFER* MAY ALSO BE USED TO DESCRIBE THE METHODS USED TO PROMOTE COMPATIBILITY, SUCH AS A LANDSCAPE BUFFER.**

**Building:** Any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, or property of any kind.

**Building, Enclosed:** A building composed of rigid walls on all sides, and a roof.

**Building Height:** The vertical distance from the natural mean ground elevation of the lot to the top of the parapet of a flat roof or the mean height between the plate line and the ridge of mansard, gable, hip, shed, or similar roof, excluding embellishment.

**Building, Pre-Engineered Metal:** An enclosed structure with siding consisting of large, modular metal panels, often available in standardized kit form from a manufacturer and assembled on-site.

**Build-to Line:** The maximum distance a building or other structure may be placed from an adjacent property line or future width right-of-way line.

**By-Passed Parcel:** Any lot or parcel which meets all of the following:

- A. Does not exceed 2.5 net acres, and has been in its current configuration for more than 10 years; or
- B. Does not exceed 5 net acres and was created by the assembly of individual, contiguous parcels, each not more than 2.5 acres in area; and
- C. Is served by, or has direct access to, existing utility distribution facilities; and



- D. Is surrounded by properties within a 1,200-foot radius in which:
1. The total developable land area is not more than 25% vacant; and
  2. Greater than 50% of the total number of lots or parcels have been developed 15 or more years ago.

**Caretaker:** A person residing on the premises of an employer and who is receiving meaningful compensation to assume the primary responsibility for the necessary repair, maintenance, supervision or security of the real or personal property of the employer which is located on the same or contiguous lots or parcels of land.

**Carport:** An accessory structure that is roofed but permanently open on at least 2 sides and maintained for the storage of motor vehicles.

**Centerline:** The centerline established by the city engineer for any proposed or dedicated public way.

**Chapter:** A chapter set out in this [Ordinance](#), unless another ordinance or statute is mentioned.

**Charitable Organization:** Any benevolent, philanthropic, patriotic, not-for-profit, or eleemosynary group, association or corporation, or such organization purporting to be such, which solicits and collects funds for charitable purposes.

**Child:** A person under 18 years of age.

**City Charter:** The Mesa City Charter.

**Commercial Vehicle:** Any vehicle currently registered as such with the state [Department of Motor Vehicles](#) or equivalent out-of-state or federal agency and is used primarily in the conduct of a business as opposed to private family or individual use.

**Condition of Use:** A development standard determined to be necessary to permit harmonious classification of a use as listed in a zone and therefore a prerequisite to place, or for application to place, such use as classified.

**Corral Fence:** A structure consisting of vertical posts with horizontal connectors, so constructed that 66 percent or more of the vertical surface is open. Corral fences do not include chain link fences.

**Density:** The number of dwelling units per unit of land area.

**Density Bonus:** A density increase over the otherwise maximum allowable residential density provided in this [Ordinance](#).

**Desert Cobble:** Refers to a process that re-creates the look of the rugged desert floor by salvaging and redistributing the top four inches of native soil and native “Desert Pavement” cobble. The desert cobble textures allow the establishment of plant communities by providing a protected place to take root.

**Desert Uplands Area:** Area described by [Section 9-6-5\(A\)](#) of the Mesa City Code, and generally bounded by the West line of the [Central Arizona Project](#) (CAP) Canal on the West, [Tonto National Forest](#) on the North, [Pinal County](#) on the East, and University Drive on the South.

**Development:** Any manmade change to improved or unimproved real estate, including but not limited to the division of a parcel of land into 2 or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill or land disturbance; and any use or extension of the use of land.

**Disability:** A condition which renders an individual unable to engage in normal activities by reason of a medically determinable physical or mental impairment which can be expected to last for a continuous period for not less than 12 months.

**Domestic Animal:** An animal which is commonly maintained in residence with man.

**Dripline:** A vertical line extending from the outermost portion of a tree canopy to the ground. Potential dripline is based on the average tree canopy diameter, as determined by the [Arizona Nurseryman's Association](#).

**Driveway:** An access way that provides vehicular access between a street or alley and the on-site parking or loading facilities.

**Dwelling Unit:** A room or suite of rooms including permanent provisions for living, sleeping, eating, sanitation, and cooking and designed or occupied as separate living quarters

**Easement:** A portion of land created by grant or agreement for specific purpose; an easement is the right, privilege or interest which one party has in the land of another.

**Effective Date:** The date on which a permit or other approval becomes enforceable or otherwise takes effective, rather than the date it was signed or circulated.

**Emergency:** A sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services.

**Equipment Cabinet or Enclosure:** A cabinet or structure used to house equipment associated with any utility.

**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.

**Feasible:** Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

**Fence:** An artificially-constructed barrier of any material or combination of materials erected to enclose or screen an area of land.

**Floor Area, Gross: (GFA)** The total floor area in a building (including basements, mezzanines, interior balconies, and upper stories or levels in a multistory building) unless otherwise stipulated; e.g., “ground” floor area.

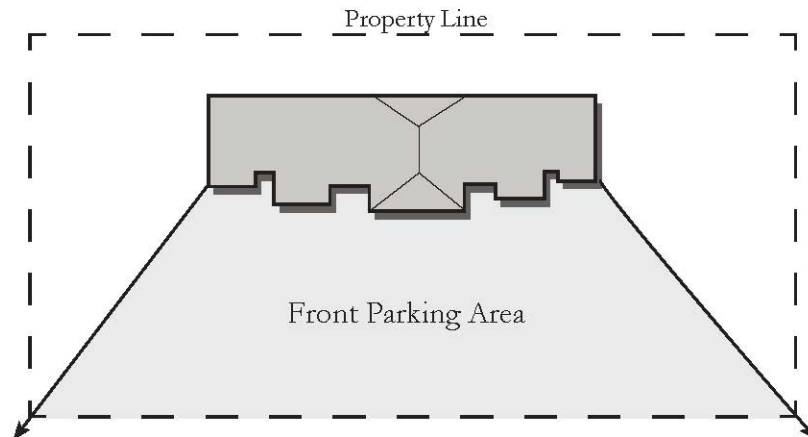
**Floor Area Ratio: (FAR)** The numerical value obtained through dividing the aboveground gross floor area of a building or buildings located on a lot or parcel of land by the total area of such lot or parcel of land.

**Foster Home:** A dwelling maintained by an individual or individuals having care or control of one but not more than 6 minor children, other than those related by blood, marriage, or adoption or those who are legal wards of such individuals, which is licensed by the [Arizona Department of Economic Security](#).

**Foster Home, Group:** A foster home suitable for the placement of more than 6 but not more than 10 minor children which is licensed by the [Arizona Department of Economic Security](#).

**Foundation Base:** The area adjacent to the exterior walls of a building containing hardscape, (entry plazas, covered walkways, sidewalks), ground cover, or landscaping.

**FRONT PARKING AREA: THE PARKING AREA LOCATED IN FRONT OF A BUILDING'S PRIMARY FAÇADE. DETERMINED BY DRAWING A LINE FROM THE FRONT CORNERS OF THE BUILDING TO THE FRONT PROPERTY CORNERS.**



**FIGURE 11-87-1.A: FRONT PARKING AREA**

**Frontage, Building:** The exterior building wall of a ground floor business establishment oriented toward a public street, highway or parkway.

**Frontage, Street or Highway:** That portion of a lot or parcel of land which borders a public street, highway or parkway.

**Future Width Right-of-Way Line:** The planned maximum width of a public freeway, road, or street, determined by the [City Traffic Engineer](#) for local, collector and arterial streets, as determined by the applicable Transportation, Freeway or Major Street Plan adopted by the City, [Maricopa County](#), and/or the [State of Arizona](#) for arterial streets and freeways.

**Garage:** A building or portion of a building that is enclosed and roofed and designed for the parking of motor vehicles.

**General Development Standards:** Design standards, parking requirements and other zoning related Development Standards specified in:

- A. A [Community Plan](#) and adopted with a particular [Planned Community \(PC\) District](#), as specified in Chapter 11, or
- B. An [Infill Incentive Plan](#) and adopted with a particular [Infill Development \(ID\) District](#), as specified in Chapter 18.

These standards would include the type of standards and requirements specifically associated with land uses listed in [Article 2](#), or generally applicable as found in [Article 4](#). The term includes building setbacks, maximum building heights, parking stall sizes, parking ratios, minimum building separation requirements, landscape setbacks, landscape planting ratios and other similar requirements. The term does not include permitted land uses, prohibited land uses, and uses requiring a conditional use permit. As a general rule, dimensional General Development Standards include requirements which are characterized by minimum or maximum physical characteristics that can be measured as floor area, width, length, depth or height.

**General Plan:** The [General Plan](#) of the [City of Mesa](#), and all elements thereof.

**Glare:** The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, such as to cause annoyance, discomfort or loss of visual performance and ability.

#### **GRADE-RELATED DEFINITIONS:**

**Grade, Below:** Location of any facility or part of a facility located underground or beneath ground level.

**Grade, Existing:** The elevation of a lot or parcel prior to approved demolition, excavation, fill, construction or modification.

**Grade, Finished:** The final elevation of the lot or parcel, paved or unpaved, when all construction and landscaping are complete. Grade refers to finished grade unless otherwise stated.

**Grade, Finished Floor:** The elevation of the ground floor of the building.

**Grade, Natural:** The elevation of a lot or parcel unaffected by construction techniques such as fill, excavation, landscaping or berming. Mean natural grade refers to the elevation midway between the highest and lowest elevations on the lot or parcel.

**Group C-O-I Development:** A commercial, office, or industrial development where there are located several separate business activities having appurtenant shared facilities such as driveways, parking, and pedestrian walkways and which is designed to provide a single area in which the public can obtain varied products and services. Distinguishing characteristics of a group C-O-I development may, but need not, include common ownership of the real property upon which the development is located, common wall construction, and multiple-occupant commercial use of a single structure. As used in context, the term may be used to refer specific land use classifications arranged in a group development format, such as Group Commercial, Group Office, or Group Industrial.

**Handicapped Person:** An individual who: one (1) has a physical or mental impairment which substantially limits 1 or more of such person's major life activities; 2 has a record of having such an impairment; or 3 is regarded as having such an impairment. However, "handicapped" shall not include current illegal use of or addiction to a controlled substance (as defined in [Section 102 of the Controlled Substance Act](#) [21 United States Code 802]).

**Hardscape:** Part of a building's grounds consisting of structures, such as plazas, retaining walls and sidewalks, made with materials such as but not limited to, concrete and sidewalk pavers.

**Hazardous Materials:** Includes any substance characterized as flammable solids, corrosive liquids, radioactive materials, oxidizing material, highly toxic materials, poisonous gases, reactive materials, unstable materials, hypergolic materials and pyrophoric materials and any substance or mixture of substances which is an irritant, a strong sensitizer or which generates pressure through exposure to heat, decomposition or other means.

**Height of Building or Structure:** See Building Height.

**Home Occupations:** An ancillary use in any Residence or [Mixed Use](#) district which:

- A. Is clearly incidental to a residence use;
- B. Is subordinate to the purpose of the residence use;
- C. Contributes to the comfort, convenience, or necessity of occupants in the residence use;
- D. Is located on the same lot or parcel as the residence use served;
- E. Includes swimming lessons, babysitting, and fine arts instruction, each for 5 or fewer persons;
- F. Includes door-to-door and telephone solicitation, and,
- G. Includes uses and activities that can be conducted entirely indoors without negatively impacting the residential character of the neighborhood or health, safety, and welfare of neighbors; and,
- H. Excludes on-site exchange of sold or bartered goods (exceptions made for occasional and infrequent exchanges), on-site vehicle repair as a commercial use, commercial warehousing or

storage – indoor or outdoor, non-resident employees working in the home, or manufacturing of products using hazardous materials or equipment not typically found in household settings.

**Illegal Use:** Any use of land or building that does not have the currently required permits and/or was originally constructed and/or established without permits required for the use at the time it was brought into existence.

**Kitchen:** Any room or space used, or intended or designed to be used for cooking or the preparation of food.

**Large Vehicle:** Any vehicle with a gross vehicle weight rating (GVWR) exceeding 13,000 pounds and intended to be used primarily for commercial purposes rather than use as for private or personal individual trips.

**Lamp:** Any source created to produce optical radiation (i.e. “light”), often called a bulb or tube.

**LANDSCAPE YARD: AN AREA INTENDED TO PROVIDE BUFFERING BETWEEN LAND USES OF DIFFERENT INTENSITIES THROUGH THE USE OF SETBACKS, LANDSCAPING, BERMS, FENCES, WALLS OR A COMBINATION THEREOF.**

**Landscaping:** The planting, configuration and maintenance of trees, ground cover, shrubbery and other plant material, decorative natural and structural features (walls, fences, hedges, trellises, fountains, sculptures), earth patterning and bedding materials, and other similar site improvements that serve an aesthetic or functional purpose.

**Light Shelf:** An exterior architectural element that allows reflective daylight to penetrate deep into a building.

**Lighting, Exterior:** Any equipment or fixture located or used to provide illumination of outdoor areas, objects or activities.

**Lighting Fixture:** Light fixtures include but are not limited to the lamp, pole, post, ballast, reflector, lens diffuser, shielding, electrical wiring, and other necessary or auxiliary components.

**Lighting System:** All exterior man-made lighting sources, associated infrastructure and controls on a site.

**Light Trespass:** Unwanted light that falls on neighboring properties or public right-of-ways. Light trespass also includes glare or distraction for observers away from the area for which the light is intended.

#### **LOT-RELATED DEFINITIONS:**

**Lot, Corner:** A lot or parcel of land situated at the intersection of 2 or more parkways, highways or streets, which parkways, highways or streets have an angle of intersection measured within said lot or parcel of land of not more than 135 degrees.

**LOT COVERAGE:** THE AREA OF A LOT THAT IS COVERED WITH IMPERVIOUS SURFACES, SUCH AS BUILDINGS, PATIOS OR DECKS WITH ROOFS, CARPORTS, TENNIS COURTS, PARKING LOTS OR ANY OTHER TYPE OF STRUCTURE. SWIMMING POOLS, EXCLUSIVE OF DECKING, ARE NOT CONSIDERED IMPERVIOUS SURFACES FOR THE PURPOSES OF CALCULATION.

**Lot, Flag:** A lot or parcel of land taking access by a strip, owner of which lot or parcel of land has fee-simple title to said strip extending from the main portion of the lot or parcel of land to the adjoining parkway, highway or street.

**Lot, Interior:** A lot or parcel of land other than a corner or flag lot.

**Lot, Key:** An interior lot adjoining the rear lot line of a corner lot.

**Lot Line:** A boundary line of a lot or of a parcel of land.

**Lot Line, Front:** A line separating the front yard from the parkway, highway or street upon which the yard fronts; or, in the case of a flag lot where the front yard is oriented toward an adjoining lot, the line separating such front yard from the adjoining lot.

**Lot Line, Rear:** A lot line which is opposite and most distant from the front lot line. For a triangular shaped lot, the rear lot line shall mean a line 10 feet to the length within the lot which is parallel to the front lot line, or parallel to the chord of a curved front lot line, and the maximum distance from the front lot line.

**Lot Line, Side:** Any lot boundary line which is not a front lot line or a rear lot line.

**Lot, Through:** A lot having frontage on 2 parallel or approximately parallel parkways, highways and/or streets.

**Maintenance and Repair:** The repair or replacement of individual building components or paint, stucco or other exterior finishes that restores the character, scope, size or design of a structure to its previously existing, authorized, and undamaged condition. This definition shall not include replacement of primary structural elements or complete replacement of the building or structure.

#### **MANUFACTURED HOME (MH) RELATED DEFINITIONS:**

**Accessory Retail Activity:** An intermittent or periodic commercial event held at a recreation or social hall and characterized by the sale or barter of merchandise to residents of the recreational vehicle park, manufactured home park, or recreation vehicle subdivision specifically associated with said recreation or social hall.

**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.



**Accessory Structure, Manufactured Home:** A one (1) story habitable room, storage building, garage, carport, ramada, and awning. Patios and similar structures which may include window screens, knee walls, and other partial enclosures as specified in the Mesa Building Code (MBC), [Chapter 4-2](#).

**Manufactured Home:** A structure transportable in one or more sections which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, is built on a permanent chassis, and is designed to be used as a dwelling, with or without a permanent foundation, when connected to utilities. This term does not include recreational vehicles.

**Manufactured Home Lot:** A parcel of land within an approved manufactured home subdivision which is shown in the records of the [Maricopa County Recorder's Office](#) and which was designed and intended for the accommodation of one (1) manufactured home.

**Manufactured Home Park:** An approved residential development as shown in the records of the [Planning Division](#) in which individual spaces are provided for the placement of a manufactured home for dwelling unit purposes, whether or not a charge is made for such accommodation.

**Manufactured Home Space:** A site within an approved manufactured home park which is shown in the records of the [Planning Division](#) and which is designed and intended for the accommodation of one (1) manufactured home.

**Manufactured Home Subdivision:** A residential subdivision as shown in the records of the [Maricopa County Recorder's Office](#) designed and approved in accordance with planned area development and subdivision regulations, in which individual ownership of a lot is permitted for the placement of a manufactured home for dwelling unit purposes.

**Manufacturing:** The process of creating a finished product by fabrication or from raw materials, especially by means of a larger scale industrial operation.

**MASSAGE AND MASSAGE SERVICES: ANY METHOD OF PRESSURE ON OR FRICTION AGAINST, OR STROKING, KNEADING, RUBBING, TAPPING, POUNDING, MANIPULATION, OR STIMULATING THE EXTERNAL PARTS OF THE BODY, WITH OR WITHOUT THE AID OF ANY MECHANICAL OR ELECTRICAL APPARATUS OR APPLIANCES, WITH OR WITHOUT SUPPLEMENTARY AIDS SUCH AS RUBBING ALCOHOL, LINIMENTS, ANTISEPTICS, OILS, POWDERS, CREAMS, LOTIONS, OINTMENTS, OR OTHER SIMILAR PREPARATIONS.**

**MASSING: THE VOLUMETRIC DESIGN OR THREE-DIMENSIONAL FORM OF A BUILDING OR STRUCTURE.**

## **MEDICAL MARIJUANA RELATED DEFINITIONS**

**Medical Marijuana:** Means of all parts of the genus cannabis whether growing or not, and the seed of such plants that may be administered to treat or alleviate a qualifying patient's debilitating medical condition, as



approved by [Arizona Department of Health Services](#), or symptoms associated with the patient's debilitating medical condition.

**Medical Marijuana Cultivation ("Cultivation")**. The process by which a marijuana (*cannabis spp.*) plant is grown.

**Medical Marijuana Designated Caregiver ("Designated Caregiver")**: shall mean a person who meets the definition of [A.R.S 36-2801\(5\)](#) and holds and possesses a valid designated caregiver registry identification card, issued by the [Arizona Department of Health Services](#), identifying that person as an individual providing care and assistance to a medical marijuana qualifying patient or patients, and has agreed to assist a medical marijuana qualifying patient or patients with that patient's or patients' medical use of marijuana.

**Medical Marijuana Qualifying Patient ("Qualifying Patient")**: means A person who has been issued, holds and possesses a valid registry identification card issued by the [Arizona Department of Health Services](#) (DHS) authorizing them to use medical marijuana to treat or alleviate a debilitating medical condition or symptom approved by [DHS](#).

~~**Massage and Massage Services**: Should include any method of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, manipulation, or stimulating the external parts of the body, with or without the aid of any mechanical or electrical apparatus or appliances, with or without supplementary aids such as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotions, ointments, or other similar preparations.~~

**Minerals**: Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat and bituminous rock, but excluding geothermal resources, natural gas and petroleum.

**Occupancy, Change In**: The discontinuance of an existing use and the substitution therefore of a use of a different occupancy category as defined in the [International Building Code](#).

**Occupant**: The person occupying or having custody of a structure or premises as a lessee or other.

**Occupant Load**: The total number of persons that may occupy a building or structure, or portion thereof, at any one time as provided by the [Building Code](#).

**On-Site**: Located on the lot that is the subject of discussion.

**Open Space**: The area or areas of a lot or parcel intended to provide light and air, and is designed for either scenic or recreational purposes, excluding buildings, parking, driveways and other vehicular surfaces.

**Open Space, Common**: An open space intended for the shared, common use of the occupants of a development.

**Open Space, Private**: An open space intended for the exclusive use of the occupants of a dwelling unit.

**Ordinance:** An ordinance of the [City of Mesa](#).

**Outdoor Entertainment or Outdoor Activities:** Any type of live entertainment or recreational activity taking place in a location visible to public view and not within an enclosed building.

**Outside Display:** The placement of goods, equipment, merchandise or exhibits at a location visible to the public view, other than within a building.

**Outside Storage:** The storage of goods, equipment or materials outside of a building for any purpose other than outside display.

**Owner:** The person indicated on the records of the [Maricopa County Assessor](#), or other official body, as the owner of record of the property in question.

**Parcel of Land:** A contiguous quantity of land, owned by or recorded as the property of a person.

**Parking Lots or Parking Buildings:** Readily accessible areas within structures or surface parking areas, inclusive of aisles, driveways, ramps and columns, maintained exclusively for the parking of vehicles, not including areas for the parking or storage of commercial vehicles.

**Pedestrian Oriented Use:** A land use intended to encourage walking customers and which, generally, does not limit the number of customers by required appointments or otherwise excluding the general public. A pedestrian-oriented use may suggest or require appointments for services when primarily for the convenience of the customer, such as reservations for restaurants, beauticians or opticians to avoid being turned away due to unavailability. Where feasible the pedestrian oriented use shall have external entrances directly accessible from public sidewalk space. At a minimum, the business shall be of those generally considered to be open typical business hours that can range from 4-10 hours a day, and 4-7 days a week.

**Permit:** Any [Special Use Permit](#), [Council Use Permit](#), [Temporary Use Permit](#), license, certificate, approval, or other entitlement for development and/or use of property as required by any public agency.

**Permitted Use:** Any use allowed in a zoning district without a requirement for approval of a discretionary use permit, but subject to any restrictions applicable to that zoning district.

**Person:** Any individual, firm, co-partnership, joint adventure, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, syndicate, this and any other city, county, municipality, district or other political subdivision, or any other group or combination acting as a unit.

**Plan Specific.** The development standard described, such as a setback, landscaping plant ratio, parking ratio or a maximum building height requirement, is set by description noted graphically by the plans that have been approved/adopted during the entitlement review process required for that project.

**Plasma Center:** Any facility used in the collection, storage, or distribution of liquid blood plasma. Porch: Structure or appendage of a building adjacent to a building entrance, typically covered and/or elevated from adjacent grade, and open with no walls on at least one (1) side.

**Portable Sign:** A freestanding sign not permanently affixed, anchored or secured to a permanent foundation.

**Portable Storage Containers (PSC):** A device in the shape of a rectangular solid; constructed of metal, consisting of four vertical walls, a floor and a ceiling and in which at least one vertical end is designed as door (typically either as a side-hinged door, or as an overhead bay door). The dimensions of a PSC shall not exceed 102-inches (8-foot, 6-inches) in height and 96-inches (8-feet) in width. Lengths may vary in increments of 10-feet (10-feet, 20-feet...) but may not exceed nominal 40-feet in length. PSCs include devices initially designed to facilitate the shipping of containerized cargo and constructed entirely of steel in a manner consistent with ISO 6346, and are being reused to facilitate secure storage, and/or temporary offices or studios, but not habitable space as defined in the Mesa Building Code.

**Principal Use:** A primary or dominant use established, or proposed to be established, on a lot or parcel of land.

**Private Street:** See Street, Private.

**Project:** Any proposal for a new or changed use or for new construction, alteration, or enlargement of any structure that is subject to the provisions of this Title.

**Public Street:** See Street, Public.

#### **RECREATIONAL VEHICLE (RV) RELATED DEFINITIONS:**

**Accessory Retail Activity:** An intermittent or periodic commercial event, held at a recreation or social hall and characterized by the sale or barter of merchandise to residents of the recreational vehicle park, manufactured home park, or recreation vehicle subdivision specifically associated with said recreation or social hall.

**Accessory Structure, Recreational Vehicle:** Storage building, deck, awning, carport, patio, patio enclosure, and similar structures.

**Recreational Vehicle (RV):** A vehicle-type unit which is one of the following:

1. A portable camping trailer mounted on wheels and constructed with collapsible partial side walls which fold for towing by another vehicle and unfold for camping.
2. A motor home designed to provide temporary living quarters for recreational, camping, or travel use and built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van that is an integral part of the completed vehicle.
3. A park trailer built on a single chassis, mounted on wheels, and designed to be connected to utilities necessary for operation of installed fixtures and appliances, and having a gross trailer area of not less than 320 square feet and not more than 400 square feet when it is set up, except that it does not include fifth wheel trailers.

4. A travel trailer mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use, of a size or weight that may or may not require special highway movement permits when towed by a motorized vehicle and having a trailer area of less than 320 square feet. This type includes fifth wheel trailers.

**Recreational Vehicle Lot:** A parcel of land within an approved recreational vehicle subdivision which is shown in the records of the [Maricopa County Recorder's Office](#) and which was designed and intended for the accommodation of one (1) recreational vehicle.

**Recreational Vehicle Park:** An approved residential development as shown in the records of the [Planning Division](#) in which individual spaces are provided for parking of one (1) recreational vehicle per space for temporary portable housing purposes, whether or not a charge is made for such accommodation.

**Recreational Vehicle Space:** A site within an approved recreational vehicle park which is shown in the records of the [Planning Division](#) and which is designed and intended for the accommodation of one (1) recreational vehicle.

**Recreational Vehicle Subdivision:** A residential subdivision as shown in the records of the [Maricopa County Recorder's Office](#), designed and approved in accordance with planned area development and subdivision regulations, in which individual ownership of a lot is permitted for the placement of a recreational vehicle for temporary portable housing purposes

**Renovation, Exterior Façade:** A resurfacing of an existing building frontage.

**Responsible Party:** A person who knows or has reason to know of the existence of any violation of this chapter on that person's property or property which that person occupies or controls, in whole or in part, including but not limited to an owner, occupant, lessor, lessee, manager, managing agent, licensee or any person who has legal care or control of the property.

**Roof Area:** That portion of a lot or parcel covered by the roof structure of all buildings, excluding the eaves and overhangs, but including covered porches, patios and carports.

**Roof Profile:** shape or form of the roof above residential dwelling units, such as gable, gambrel, hip, mansard, parapet, pitched and shed.

**Room, Habitable:** An enclosing subdivision in a building commonly used for sleeping, living, cooking or dining purposes, excluding closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage space, cellars, utility rooms, and similar spaces.

**Screening:** A wall, fence, hedge, informal planting, or berm, provided for the purpose of buffering a building or activity from neighboring areas or from the street.

**Section:** A section of the ordinance codified in this [Title 11](#), unless some other ordinance or statute is mentioned.

**Setback:** The area between a property line and a building or structure which must be kept clear or open.

**Sidewalk:** A paved, surfaced, or leveled area used as a pedestrian walkway.

**Solid Fill:** Any inorganic, noncombustible materials, insoluble in water, such as soil, rock, sand or gravel that can be used for grading land or filling depressions.

**Special Event:** A temporary use in all zoning districts which:

- A. Is intended for purposes of entertainment, education, commercial promotion, or cultural, religious, ethnic, or political expression; and
- B. Is conducted on public or private property on a site or in an area which may not be specifically zoned, authorized, or otherwise approved for such use on a permanent basis; and
- C. Is carried on in a temporary structure or outside; and
- D. May occur in conjunction with an existing permitted use or as a separate activity; and
- E. Includes parades, sporting events, circuses, fairs, carnivals, festivals, religious revivals, political rallies, vehicle shows and displays, and similar recognized temporary activities.
- F. Shall not include wedding and funeral ceremonies, holiday boutiques, elections, private yard sales, Christmas tree and pumpkin sales lots, and charity car washes.

**Stand:** A structure for the display and sale of products with no space for customers within the structure itself.

**Story:** Is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the roof above. "Story" includes a basement, but not a cellar.

#### **STREET-RELATED DEFINITIONS:**

**Highway:** Includes any expressway, freeway, or parkway.

**Freeway:** A restricted access highway.

**Parkway:** A road having park-like landscaping features, and may or may not have a central landscaped median, with a right-of-way width of not less than 80 feet.

**Right-of-way:** A strip of land intended to be used as a road, railroad, electric transmission line, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

**Road:** An open way used for the passage of vehicles, and includes alleys, streets and highways.

**Street:** Any public street, avenue, boulevard, road, lane, parkway, place, viaduct, easement for access, or other way which is an existing state, county, or municipal roadway; or a street or way shown in a plat heretofore approved pursuant to law or approved by official action; or a street or

way in a plat duly filed and recorded in the [County Recorder's Office](#). A street includes the land between the right-of-way lines, whether improved or unimproved, and may be comprised of pavement shoulders, curbs, gutter, sidewalks, parking areas, and landscape areas.

**Street, Arterial:** A general term including section line and major streets and state or county highways providing a system for citywide through traffic movement.

**Street, Collector:** Provides the traffic movement within neighborhoods of the City, between major streets and local streets, and for direct access to abutting property.

**Street, Cul-de-Sac:** A short local street permanently terminated in a vehicular turnaround; provides direct access to a limited number of adjacent properties.

**Street, Frontage:** A local street parallel and adjacent to an arterial route which intercepts minor residential streets and controls access to an arterial route.

**Street, Half:** Any street improved to a width of less than 34 feet or with concrete curb and sidewalk on only one (1) side of said street.

**Street, Local:** Provides for direct access to residential, commercial, industrial, or other abutting land; primarily for local traffic movements with connections to collector and/or major streets.

**Street, Private:** Real property recorded as improved roadway for pedestrian and motor vehicle traffic, constructed and maintained by private parties.

**Street, Public:** Real property dedicated for, and recorded as, public right-of-way for pedestrian and motor vehicle traffic, having a minimum width of 30 feet. The term shall not include public right-of-way designated for limited access freeways or public alleys.

**Structural Alteration:** Any change of the supporting members of a building, such as bearing walls, columns, beams or girders, floor joists, ceiling joists, or roof rafters.

**Structure:** Anything constructed or erected which requires a fixed location on the ground, or is attached to something having a fixed location on the ground.

**Suite, Guest:** A combination of 2 or more guest rooms.

**Swimming Pool:** A contained body of water used for bathing or swimming purposes either above or below ground level with the container being 18 or more inches in depth at any point, and/or wider than 8 feet at any point measured on the long axis.

**Tandem Parking.** The placement of parking spaces one behind the other, or “end-to-end”, such that the second space furthest from the access drive is accessed only by crossing the first space nearest the access drive

**Tattooing:** To insert pigment under the surface of the human skin by pricking with a needle or otherwise to produce an indelible mark or figure visible through the skin.

#### **TELECOMMUNICATIONS RELATED DEFINITIONS:**

**Alternative Tower Structure:** Artificial trees, clock towers, bell steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

**Antenna:** Any system of poles, panels, rods, reflecting discs, wires or similar devices used for the transmission or reception of electromagnetic signals, including but not limited to radio waves and microwaves. An antenna does not include the support structure the antenna(s) is mounted upon.

**Antenna, Amateur Radio:** A ground-, building-, or tower-mounted antenna operated by a federally licensed amateur radio operator as part of the [Amateur Radio Service](#) and as designated by the [Federal Communications Commission](#) (FCC).

**Antenna, Building- or Structure-Mounted:** Antenna mounted to the side of a building, or structure that transmits or receives electromagnetic signals.

**Antenna, Direct Broadcast Satellite Service (DBS):** An antenna, usually a small home receiving dish, designed to receive direct broadcast from a satellite.

**Antenna, Ground-Mounted:** Any antenna that is not mounted on a pole, a structure, or the roof or wall of a building.

**Antenna, Multipoint Distribution Services (MDS):** An antenna designed to receive video programming services via multi-point distribution services, including multipoint, multichannel distribution services, instructional television fixed services, and local multipoint distribution services.

**Antenna, Roof-Mounted:** An antenna directly attached or affixed to the roof of an existing structure.

**Antenna, Satellite:** Any antenna used to receive and/or transmit radio or television signals from orbiting communications satellites.

**Antenna, Satellite Earth Station:** An antenna designed to receive and/or transmit radio frequency signals directly to and/or from a satellite.

**Antenna, Television Broadcast Service (TVBS):** An antenna designed to receive only television broadcast signals.



**Antenna Structure:** An antenna array and its associated support structure, such as a mast or tower (not including a suspended simple wire antenna), that is used for the purpose of transmitting and/or receiving electromagnetic signals, including but not limited to radio waves and microwaves.

**Antenna Structure, Freestanding:** An antenna structure or mast that is not attached to any part of a building, fence, or other such structure. Freestanding antenna structures include communications towers, wooden utility poles, and concrete and steel monopoles. If the total height of the structure, including the antenna, is at least 17 feet high, it shall be treated as a monopole.

**Antenna Structure, Monopole:** An antenna structure, often tubular in shape, usually made of metal, reinforced concrete, or wood and which is at least 17 feet in height. A monopole may also be an alternative tower structure that is designed to replicate a tree or other natural feature.

**Communication Equipment Building:** A building housing operating electrical and mechanical equipment necessary for the conducting of a public utility communications business, with or without personnel.

**Co-location:** The location of two or more wireless communications facilities owned or used by more than one public or private entity on a single support structure or otherwise sharing a common location. Co-location shall also include the location of wireless communications facilities with other facilities such as buildings, water tanks, light standards, and other utility facilities and structures.

**Distributed Antenna System (DAS):** A system of small antennas installed on existing infrastructure such as telephone poles and streetlights throughout an area, which are interconnected by fiber optic cable to a central hub location, and are generally designed to support multiple wireless carriers.

**Microcell Facility:** A wireless communication facility serving a single carrier and consisting of an antenna no larger than 4 feet in height or, if tubular, no more than 6 feet long and 4 inches in diameter comprised of a networked set of antennas that are connected with each other and to a wireless service source, such that a one (1) or more high-power antennas that serve a given area are replaced by a group of lower-power antennas to serve the same geographic area.

**Readily Visible:** An object that can be identified as a wireless telecommunications facility when viewed with the naked eye.

**Related Equipment:** All equipment [ancillary](#) to the transmission and reception of voice and data via radio frequencies. Such equipment may include, but is not limited to, cable, conduit, and connectors.

**Service Provider:** Any authorized provider of wireless communications services.

**Stealth Facility:** Any commercial wireless communications facility that is designed to blend into the surrounding environment by means of screening, concealment, or camouflage. The antenna



and supporting antenna equipment are either not readily visible beyond the property on which they are located, or, if visible, appear to be part of the existing landscape or environment rather than identifiable as a wireless communications facility. [Stealth](#)

**Technically Feasible:** In light of technical feasibility, radio signal transmitting and receiving requirements, aesthetics, electromagnetic fields, costs, landowner permission, facility owner permission, and all necessary approvals under this Chapter.

**Tower:** Means any structure that is designed or constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes, but is not limited to, radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures and the like.

**Wireless communications facility:** Personal wireless service facilities as defined by the federal Telecommunications Act of 1996 including, but not limited to, facilities that transmit and/or receive electromagnetic signals for cellular radio telephone service, personal communications services, enhanced specialized mobile services, paging systems, and related technologies. Such facilities include antennas, microwave dishes, parabolic antennas, and all other types of equipment used in the transmission or reception of such signals; telecommunication towers or similar structures supporting said equipment; associated equipment cabinets and/or buildings; and all other accessory development used for the provision of personal wireless services. These facilities do not include radio and television broadcast towers and government-operated public safety networks.

#### TRANSIT RELATED DEFINITIONS:

**Bus-Rapid Transit (BRT):** The use of regularly scheduled passenger bus service along a major transportation corridor, typically arterial streets, with limited stops or stations typically occurring at intersecting in proximity to arterial and/or collector streets.

**Light-Rail:** The use of regularly scheduled passenger service utilizing trains on fixed-rail along a major transportation corridor, typically arterial streets, with limited stops or stations typically occurring at street intersections in proximity to arterial and/or collector streets.

**Station:** The stopping place in a transportation system designed or intended to be used for the receiving or discharging of passengers and cargo, but shall not provide for the storage of the conveyance vehicle and shall not include any appurtenant facilities other than a shelter and ticketing facilities for passengers. Stations include train stations, bus stations, and similar transit stations.

**Stop:** Locations designated by the transit authority in which patrons may access or exit from regularly scheduled light rail, [BRT](#) or bus service.

**Terminal:** Means any facility designed or intended to be used for the receiving or discharging of passengers or cargo and providing for the temporary or permanent storage of the conveyance vehicle. Terminals include train terminals, airports, bus terminals, freight terminals, harbor terminals, or any combination of the above commonly referred to as multipurpose terminals.

**Theater:** An enclosed building used for public assembly and/or entertainment, including sports events, theatrical performances, concerts and recitals, circuses, stock shows and conventions. “Theater” includes auditoriums.

**Transparent or non-opaque:** Any surface, screen, window, wall, or other structural element through which objects can be clearly seen by the human eye.

**Use:** Includes construction, establishment, maintenance, alteration, moving onto, enlargement and occupation. Wherever this title prohibits the “use” of any premises for any purposes, such premises and any building, structure or improvement on such premises shall not be used, occupied, altered or improved for such purpose, and no building, structure or improvement on such premises shall be erected, constructed, established, maintained, allowed to remain, altered, moved onto or enlarged which is designed, arranged or intended to be occupied or used for such purpose.

**Visible:** Capable of being seen (whether or not legible) by a person of normal height and visual acuity.

**Warehousing:** A business in which goods and/or merchandise are stored as a principle activity, including shipping or distribution activities.

**Wheel Stop:** A physical barrier sufficient in size to prevent the movement of automobiles or other vehicles over or past such barrier.

**Wild Animal:** Any wild, exotic, dangerous or nondomestic animal, including but not limited to mammals, fowl, fish or reptiles.

#### **YARD-RELATED DEFINITIONS:**

**Yard:** An open space on the same lot or parcel of land, other than a court, unoccupied and unobstructed from the ground upward, except as otherwise permitted by this [Title 11](#).

**Yard, Front:** A yard extending across the full width of the lot or parcel of land. On corner lots, the front yard shall be located across the narrower frontage of the lot.

**Yard, Rear:** A yard extending across the full width of the lot or parcel of land.

**Yard, Side/Rear:** That portion of a lot or parcel in which the rear and side yards extended overlap, typically occurring in the extreme rear corner(s) of the lot.

**Yard, Side, Corner:** A yard bounded by a highway or street, extending from the required front yard, or the highway line on which the property fronts where no front yard is required, to the required rear yard or to the rear lot line where no rear yard is required.

**Yard, Side, Interior:** A yard extending from the required front yard, or the highway line on which the property fronts where no front yard is required, to the required rear yard or to the rear lot line where no rear yard is required on other than a corner side yard.

**Zone or Zoning District:** A specifically delineated geographic area in the city within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and buildings.

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