Chapter 5 Residential Districts

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11-5-1: Purpose

A. **General Purpose of Residential Districts.** The purposes of the residential districts are to:

1. Provide for the orderly, well-planned, and balanced growth of residential neighborhoods.

2. Provide for a variety of housing types in a range of densities.

3. 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.

4. 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.

5. 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.

6. Provide development patterns that encourage energy conservation and provide opportunities for renewable energy production.

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

1. ***RS Single Residence.*** To provide areas for detached single residence housing at densities of up to 7 units per net acre. Designators (-90, -43, -35, -15, -9, -7 and -6) are used to denote the minimum lot size in thousands of square feet. This district also provides for residential care facilities, day care group homes, park and recreation facilities, and civic and institutional uses such as churches and places for religious assemblies that are appropriate in a residential environment. Non-residential uses of a strictly limited scale under the specific conditions listed may also be allowed.

2. ***RSL Small Lot Single Residence.*** To provide areas for small-lot single dwelling development at densities of up to 17 units per net acre, subject to development standards to ensure land use compatibility. Designators (-4.5, -4.0, -3.0 and -2.5) are used to denote the minimum average lot size 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.

3. ***RM Multiple Residence.*** To provide areas for a variety of housing types at densities of up to 43 units per gross acre. Designators (-2, -3, -4, and -5) are used to denote variations in the maximum allowed development intensity (See Table 11-5-5). Appropriate types of dwelling units include small-lot single residences, townhouses, cluster housing, and multiple residence housing. This district also provides for residential care facilities, residential home-based day care, group residential homes, manufactured home parks and subdivisions, recreational vehicle parks and subdivisions, park and recreation facilities, limited and small-scale residential support (including limited scale mixed-use commercial) activities, and civic and institutional uses such as churches and places for religious assembly that are appropriate in a residential environment.

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

Table 11-5-2: Residential Districts				
Proposed Use	***RS***	***RSL***	***RM***	***Additional Use Regulations***
Clinics	--	--	SUP (2, 9, 13, 14)	Section 11-31-15, Hospitals and Clinics
Hospitals	--	--	SUP (2, 9, 13, 14)	
Nursing and Convalescent Homes	--	--	SUP (9, 13, 14)	
Parks and Recreation Facilities, Public	P	P	P (9)	
Places of Worship	P (13)	P (13)	P (9, 13)	Section 11-31-22, Places of Worship
Athletic Facilities When Accessory to a Church	SUP (13)	--	SUP (9, 13)	
Day Care When Accessory to a Church	SUP (13)	--	SUP (9)	
Schools	P (13, 14)	--	P (9, 13, 14)	Section 11-31-24, Schools
Social Services Facility	--	--	CUP (9)	Section 11-31-26, Social Service Facilities
Commercial Use Classifications				
Animal Sales and Services	SUP (3, 13, 16)	--	--	RS-90 and RS-43 Only
Bed and Breakfast Inns	SUP (13, 14)	--	P (9, 15, 16)	Section 11-31-8, Bed and Breakfast Inns
Eating and Drinking Establishments				
Restaurants, Full Service	SUP (11)	SUP (11)	SUP (11)	Section 11-31-9, Commercial Uses in Residential Districts
Restaurants, Limited Service	SUP (11)	SUP (11)	SUP (11)	
Offices				
Business and Professional	SUP (10)	SUP (10)	SUP (10)	Section 11-31-9, Commercial Uses in Residential Districts
Medical and Dental	SUP (10)	SUP (10)	SUP (10)	
Personal Services	SUP (11)	--	SUP (11)	Section 11-31-9, Commercial Uses in Residential Districts
Plant Nurseries and Garden Centers	SUP (7, 13, 16)	--	--	SUP option available only in RS-43 and RS-90 districts
Retail Sales				
General	SUP (11)	SUP (11)	SUP (11)	Section 11-31-9, Commercial Uses in Residential Districts
Recreational Vehicle Storage Yard	SUP (20)	--	--	Section 11-31-35 Storage Yards in Residential Districts
Transportation, Communications, and Utilities Use Classifications				
Utilities, Minor	P	P	P	
Specific Accessory Uses				
Animal Keeping	P (3)	--	--	Section 11-31-4, Animal Keeping
Accessory Dwelling Unit	P/SUP (19)	--	P (9)	Section 11-31-3, Accessory Dwelling Unit
Accessory Uses	P	P	P	Section 11-31-2
Farm Stands	SUP (5)	--	--	RS-43 and RS-35 Only
Medical Marijuana Patient and Caregiver Cultivations	P (13, 18)	P (13, 18)	P (13, 18)	Section 11-31-34, Medical Marijuana Facilities

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 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.

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***
Lot and Density Standards								
Minimum Lot Area (sq. ft.)	90,000	43,560	35,000	15,000	9,000	7,000	6,000	
Minimum Lot Width – Interior Lot (ft.)	150	130	130	110	75	65	55	11-5-3(A)
Minimum Lot Depth (ft.)	150	150-	150	120	100	94	90	11-5-3(A)
Minimum Lot Depth abutting Arterial Street (ft.)	150	150	150	120	110	104	100	11-5-3(A)
Maximum Density								
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 MCC Title 9.							
Planned Area Development (PAD) Overlay District (units/net acre)	0.48	1.0	1.24	2.9	4.84	6.22	7.26	
Maximum Lot Coverage (% of lot)	40%	40%	50%	50%	60%	60%	60%	
Building Form and Location								
Maximum Height (ft.)	30	30	30	30	30	30	30	
Minimum Yards (ft.)								
Front (Enclosed Livable Areas. Porches and Porte Cocheres)	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	
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	
Rear Yard Abutting Arterial Street	30	30	30	30	30	30	30	11-5-3(A)(2)
Maximum Building Coverage (% of lot)	25	25	35	40	45	45	50	
Additional Standards								
Accessory Structures	Section 11-30-17							
Community Gardens	Section 11-31-10							
Driveways	Section 11-5-3(B)(5)							
Fences and Walls	Section 11-30-4							
Landscaping	Chapter 33, Landscaping							
Limitation on Paving of Front and Street-Facing Side Yards	Section 11-5-3(B)(5)							
Lots Splits and Subdivisions	Section 11-30-6 ; and Title 9, Chapter 6, Subdivision Regulations							
Off-Street Parking and Loading	Chapter 32, On-Site Parking, Loading, and Circulation (including Tandem Parking)							
Projections above Height Limits	Section 11-30-3, Exceptions to Height Limits							
Projections into Required Yards	Section 11-5-3(A)							
Screening	Section 11-30-9, Screening							
Signs	Article 5, Signs							

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***
Solar Panels	Section 11-30-15, Solar Panels and Other Energy Production Facilities							
Swimming Pools	Section 11-30-11							
Trash Storage and Screening	Section 11-30-12, Trash and Refuse Collection Areas							
Visibility at Intersections	Section 11-30-14, Setbacks at Intersections							

Table 11-5-3.A.2: Development Standards – RSL Residential Small Lot Single Dwelling Districts					
Standard	***RSL-4.5***	***RSL-4.0***	***RSL-3.0***	***RSL-2.5***	***Additional Standards***
Lot Standards					
Minimum Average Lot Area of Subdivision (sq. ft.)	4,500	4,000	3,250	2,500	
Minimum Individual Lot Area (sq. ft.)	4,000	3,500	2,750	2,000	'Tandem' parking may be allowed. See Table 11-32-3(A)
Minimum Lot Width –Interior Lot (ft.)	40	35	30	25	
Minimum Lot Width – Corner Lot (ft.)	45	40	35	30	
Minimum Lot Depth (ft.)	90	85	80	75	
Maximum Lot Coverage (% of lot)	70%	75%	80%	80%	
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(A)(4)
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	
Interior Side: Minimum aggregate of 2 sides	10	10	9	8	
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	
Minimum Useable Open Space (sq. ft.) per unit	400	400	400	400	See 11-5-4(A)(5)
Additional Standards					
Accessory Structures	Section11-5-7(B)				
Driveways	Section 11-5-3(B)(5)				
Fences and Walls	Section 11-30-4				
Landscaping	Chapter 33, Landscaping				

Table 11-5-3.A.2: Development Standards – RSL Residential Small Lot Single Dwelling Districts					
Standard	***RSL-4.5***	***RSL-4.0***	***RSL-3.0***	***RSL-2.5***	***Additional Standards***
Limitation on Paving of Front and Street-Facing Side Yards	Section 11-5-3(B)(5)				
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(B)(2)				
Screening	Section 11-30-9, Screening				
Signs	Article 5, Signs				
Trash Storage and Screening	Section 11-30-12, Trash and Refuse Collection Areas				

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 (15%) 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, 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 (50%) 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 (8) feet from the front exterior wall(s) of lower stories, or set back at least five (5) feet from the front exterior wall and five (5) feet on at least one (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 (50%) open to the sky. At least 75 percent (75%) 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. **Site Planning and Design Standards.**

1. ***Neighborhood Character and Image.*** In accordance with the City of Mesa's Design Guidelines, residential subdivisions of five (5) acres or more 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. *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 feet 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 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.

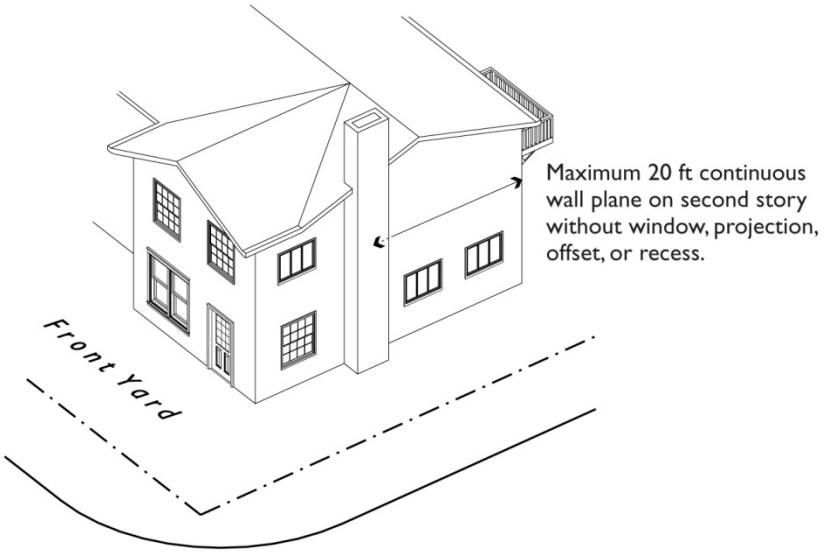


FIGURE 11-5-3.B(1): TWO-STORY DWELLINGS ON CORNER LOT

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 ten (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.

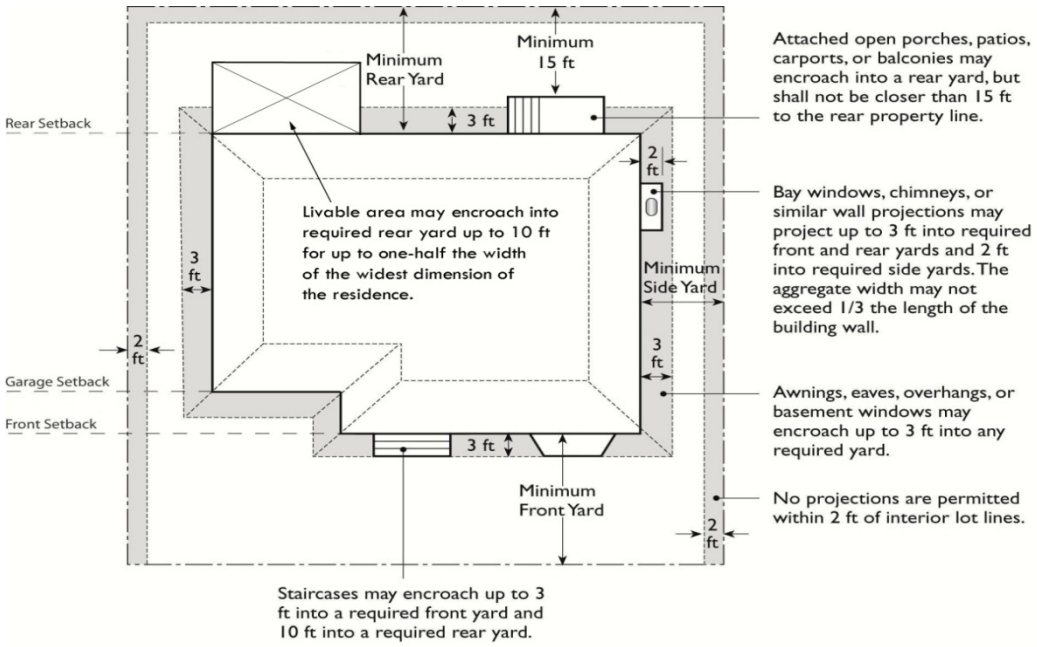


FIGURE 11-5-3.B(2): BUILDING PROJECTION

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 face the front property line of the lot, the aggregate width of garage doors shall not exceed 50 percent (50%) of the aggregate width of the front building elevation 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.

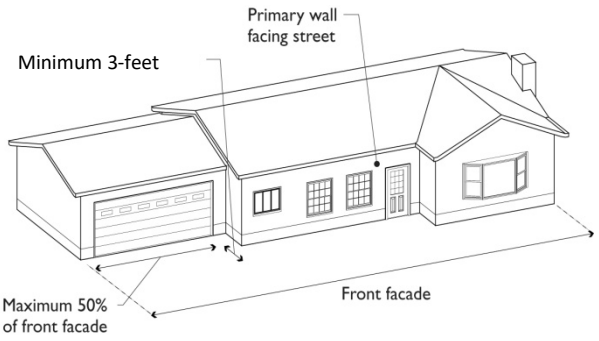


FIGURE 11-5-3.B(3): GARAGE FRONTAGE AND LOCATION

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.

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 (1) 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 (50%) of the area of the front yard.

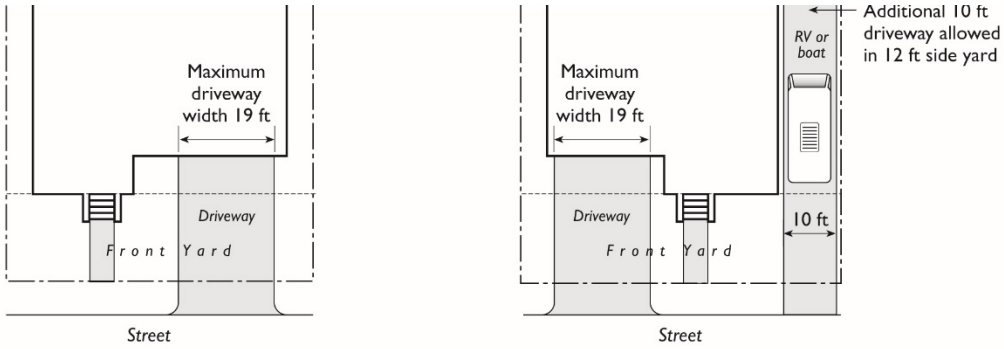
b. *For lots greater than or equal to 75 feet wide:*

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 (50%) of the front yard.

Lots less than 75-feet wide



Lots greater than or equal to 75-feet wide

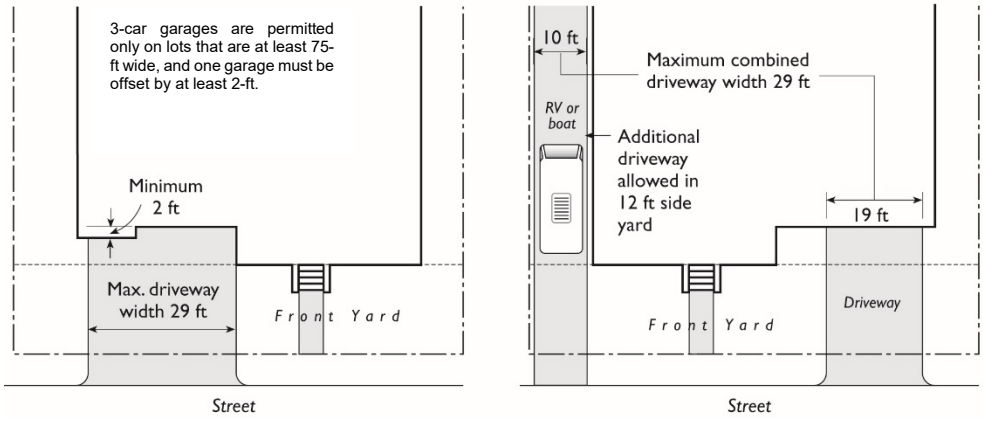


FIGURE 11-5-3.B(4): DRIVEWAYS

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 (2) sides of all windows, or windows must be recessed at least four (4) 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 (15%) 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: Reserved

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

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. 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 – RM Residential Multiple Dwelling Districts

Standard	***RM-2 (R-2)***	***RM-3 (R-3)***	***RM-4 (R-4)***	***RM-3U***	***RM-4U***	***RM-5***	***Additional Standards***
Minimum Lot Area (sq. ft.)	7,200	6,000	6,000	6,000	6,000	6,000	Reduced lot sizes may be approved with a PAD overlay.
Minimum Lot Width (ft.)							
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	

Table 11-5-5: Development Standards – RM 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 Density (dwelling units/net acre)	-	-	-	12	15	20	
Minimum Lot Area per Dwelling Unit (sq. ft.)	2,904	2,183	1,452	2,183	1,452	1,000	
Maximum Height (ft.)	30	40	40	50	50	50	
Maximum Lot Coverage (% of lot)	70%	70%	70%	70%	70%	70%	
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 Table 11-6-3(B)			Street-facing setbacks shall be landscaped according to standards in Chapter 33, Landscaping.
Interior Side and Rear: 3 or more units on lot	Single Story: 20 ft. Multiple Story: 15 ft. per story						Additional setback required if adjacent to an RS district. See 11-5-5(A).
Interior Side: 2 units on lot	10	10	10				Zero-lot-line development permitted as alternative. See 11-5-5(A)(3).
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							See 11-5-5(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	See 11-5-5(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.
Additional Standards							
Fences and Walls	Section 11-30-4						
Landscaping	Chapter 33, Landscaping						
Limitation on Paving of Front and Street-Facing Side Yards	Section 11-5-7(A)(1)(d)						
Off-Street Parking and Loading	Chapter 32, On-Site Parking, Loading, and Circulation						
Pedestrian Connections	Section 11-30-8						

Table 11-5-5: Development Standards – RM 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***
Projections above Height Limits	Section 11-30-3, Exceptions to Height Limits						
Projections into Required Yards	Section 11-5-5(B)(2)(v)						
Screening	Section 11-30-9						
Signs	Article 5, Signs						
Trash Storage and Screening	Section 11-30-12						
Visibility at Intersections	Section 11-30-14						

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 (50%) of any required front or street-facing side yard may be covered with a paved surface.

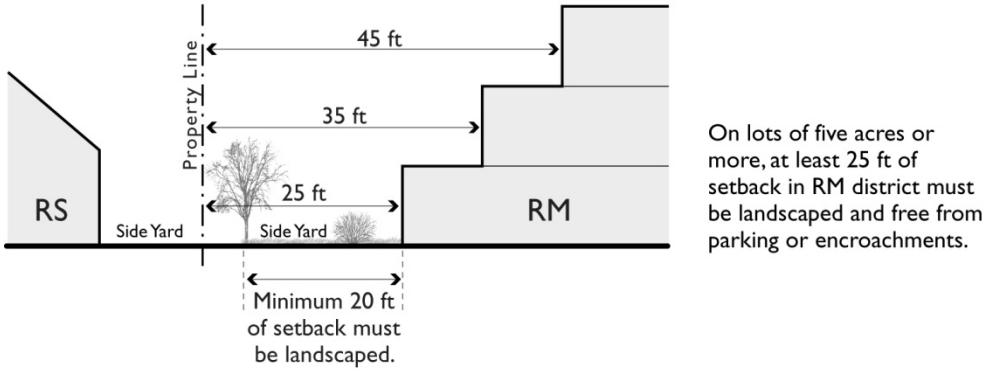


FIGURE 11-5-5.A(1): SETBACK ADJACENT TO RS DISTRICT

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 two (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 two (2) buildings. At no time shall any points of the buildings be closer than ten (10) feet.

b. *Ground Floor Separation.* Ground floor building separation distance may be reduced up to 20 percent if the upper floor steps back an equal distance. For example, if the required building separation between two (2), three (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 (20%) of common open space may be located on the roof of a building. In districts with a U-designator, up to 67 percent (67%) common open space may be on a 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 (25%) 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. *Façade 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. *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 percent (30%) 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.

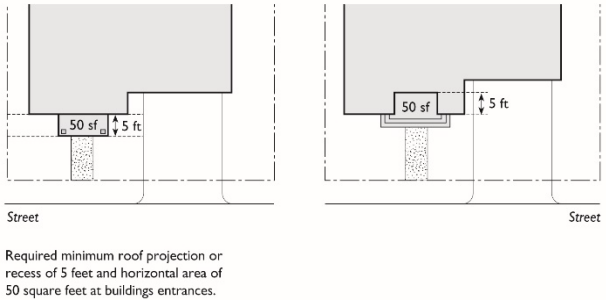


FIGURE 11-5-5.B(1): BUILDING ENTRANCE PROJECTION OR RECESS

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 (30%) of the lot frontage.

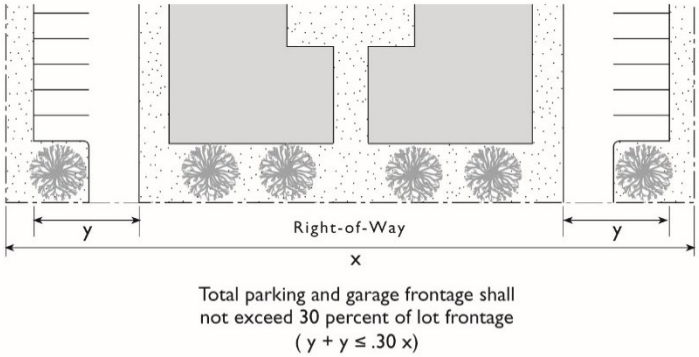


FIGURE 11-5-5.B(2): PARKING AND GARAGE FRONTAGE LIMITATION

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 facade.

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.

11-5-6: Additional Standards for RM Districts with Urban Community Character Designator (-U)

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, 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.

1. ***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. If streets adjacent to the property have the same functional classification, the developer shall choose which frontages for which the standard applies.

2. ***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 (65%) 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 (100%) 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.

4. ***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.* 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 (40%) 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 located at or within the maximum setback shall count toward meeting the build-to requirement if such porches are at least ten (10) feet wide and six (6) feet deep.

D. **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 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 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: Reserved

11-5-8: Comprehensive Youth Residence

A. 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:

1. The site contains at least 20 contiguous acres; and
2. The facility is licensed by the State of Arizona; and
3. 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 maintained.

B. 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 (10%) 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.

C. Spaces with utility connections may be provided for Recreational Vehicles (RVs) for use by temporary or seasonal volunteers as temporary quarters, provided:

1. No park model RV units are used,

2. No space is used for longer than six (6) months out of a 12-month calendar year by a individual or family, and

3. No RV accessory structures, as defined in Chapter 87, are constructed.

11-5-9: Review of Plans

Permit and review procedures shall follow the standards established in Article 7, Administration.

Chapter 6 Commercial and Mixed-Use Districts

Sections:

11-6-1	Purpose
11-6-2	Land Use Regulations
11-6-3	Development Standards
11-6-4	Special Standards for Districts with – U Community Character Designator
11-6-5	Reserved
11-6-6	Review of Plans

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 two (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 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 (1) to ten-mile radius. Typical uses include, but are not limited to, grocery store and additional large commercial developments, 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 commercial developments 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

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

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

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

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

Table 11-6-2: Commercial Districts						
Proposed Use	***NC*** (C-1)	***LC*** (C-2)	***GC*** (C-3)	***OC*** (O-S)	***MX***	***Additional Use Regulations***
Correctional Transitional Housing Facility	--	--	CUP (19, 22)	--	--	Sec 11-31-12, Correctional Transitional Housing Facilities
Group Home for the Handicapped (up to 10 residents)	--	--	--	--	P (19, 22)	Section 11-31-14, Group Homes for the Handicapped
Group Home for the Handicapped (greater than 10 residents)	SUP (19, 22)	--	--	SUP (19, 22)	SUP (21, 22)	
Group Housing	P (19, 22)	P (19, 22)	P (19, 22)	--	P (21, 22)	
Home Occupations	P (23)	P (23)	P (23)	P (23)	P (23)	Section 11-31-33, Home Occupations
Public and Semi-Public Use Classifications						
Clubs and Lodges	P (19)	P	P (19)	--	P (22)	
Colleges and Trade Schools, Public or Private						
Colleges and Universities	--	P (19, 20)	P (19, 20)	--	P (19, 22)	
Commercial Trade Schools	--	P (19, 20)	P (19, 20)	--	P (19, 22)	
Industrial Trade Schools	--	--	P (4, 19, 20)	--	--	
Community Center	P	P	P	--	P	
Community Gardens	P	P	P	P	P	Section 11-31-10, Community Gardens
Cultural Institutions	P (19)	P (19)	P (19)	P (19)	P (21)	
Day Care Centers	P (19, 20)	P (19, 20)	P (19, 20)	P (19, 20)	P (19, 22)	
Government Offices	P (2)	P	P	P	P (2)	
Hospitals and Clinics						
Clinics	P (3, 19, 20)	P (3, 19, 20)	P (3, 19, 20)	--	P (19, 22)	Section 11-31-15, Hospitals and Clinics
Hospitals	P (19, 20)	P (19, 20)	P (19, 20)	--	--	
Nursing and Convalescent Homes	P (19, 20)	P (19, 20)	P (19, 20)	P (19, 20)	--	
Parks and Recreation Facilities, Public	P	P	P	P	P	
Places of Worship	P (19)	P (19)	P (19)	P (19)	P (19)	Section 11-31-22, Places of Worship
Public Safety Facilities	P	P	P	P	P	
Schools, Public or Private	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	Section 11-31-24, Schools
Social Service Facilities	CUP	CUP	CUP	--	--	Section 11-31-26, Social Service Facilities
Commercial Use Classifications						
Animal Sales and Services						
Small Animal Day Care	SUP (4)	SUP (4)	P (4)	--	SUP (4, 7)	

Table 11-6-2: Commercial Districts						
Proposed Use	***NC*** (C-1)	***LC*** (C-2)	***GC*** (C-3)	***OC*** (O-S)	***MX***	***Additional Use Regulations***
Kennels	SUP (4)	SUP (4)	P (4)	--	--	
Pet Stores	P (4)	P (4)	P (4)	--	SUP (4, 7)	
Veterinary Services	P (4)	P (4)	P (4)	P (4)	P (4, 7)	
Artists' Studios	P	P	P	P	P	
Automobile/Vehicle Sales and Services						
Accessory Automobile Rentals	--	SUP	P	--	SUP	
Automobile Rentals	--	SUP	P	--	--	Section 11-31-5, Automobile Rentals; Automobile/ Vehicle Sales and Leasing
Automobile/Vehicle Sales and Leasing	--	--	P	--	--	
Automobile/Vehicle Repair, Major	--	--	P	--	--	Section 11-31-6, Automobile/ Vehicle Repair; Major and Minor
Automobile/Vehicle Service and Repair. Minor	--	P	P	--	--	
Automobile/Vehicle Washing	SUP	SUP	SUP	--	--	Section 11-31-7, Automobile/ Vehicle Washing
Large Vehicle and Equipment Sales, Services, and Rental	--	--	P	--	--	Section 11-31-5, Automobile Rentals; Automobile/ Vehicle Sales and Leasing
Service Station	SUP	SUP	SUP	--	--	Section 11-31-25, Service Stations
Banks and Financial Institutions	P	P	P	P	P	
With Drive-Thru Facilities	SUP	P	P	SUP	SUP	Section 11-31-18, Drive-thru Facilities
Banquet and Conference Center	P	P	P	P	P	
Building Materials and Services	--	P (11)	P	--	--	Section 11-31-16 if GFA exceeds 25,000 sq ft.
Business Services	P	P	P	P	P	
Commercial Entertainment	--	P	P	--	P	
Commercial Recreation						
Small-Scale	--	P	P	--	SUP	
Large-Scale	--	SUP	P (19)	--	--	
Eating and Drinking Establishments						
Bars/Clubs/Lounges	--	P	P	--	P	
Coffee Shops/Cafes	P	P	P	P (5)	P	
Restaurants, Bar and Grill	--	P	P	--	P	
Restaurants, Full Service	P	P	P	--	P	
Restaurants, Limited Service	P	P	P	P (5)	P	
With Drive-Thru Facilities	SUP	P	P	--	SUP	Section 11-31-18, Drive-thru Facilities
With Outdoor Seating Areas	SUP (21, 22)	P (21, 22)	P (21, 22)	SUP (5, 21, 22)	P (21, 22)	Section 11-31-19, Outdoor Eating Areas
With Off-track Betting	--	P (25)	P (25)	--	P (25)	

Table 11-6-2: Commercial Districts						
Proposed Use	***NC*** (C-1)	***LC*** (C-2)	***GC*** (C-3)	***OC*** (O-S)	***MX***	***Additional Use Regulations***
With Live Entertainment	--	P (4, 26)	P (26)	--	P (4, 26)	
Farmer's Market	TUP/SUP (27)	TUP/SUP (27)	TUP/SUP (27)	--	TUP/SUP (27)	Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets
Food and Beverage Sales						
Convenience Market	P/SUP (12)	P/SUP (12)	P/SUP (12)	P (5, 13)	P (13)	Section 11-31-11, Convenience Markets
General Market	P (14)	P	P	--	P	Sec 11-31-16 applies if GFA exceeds 25,000 sq. ft.
Funeral Parlors and Mortuaries	--	P (18)	P	--	P (18)	
Accessory Crematorium	--	SUP	P	--	--	
Hotels and Motels	--	P	P	--	P	
Large Commercial Development	--	P	P	--	CUP (7)	Section 11-31-16, Large Commercial Development
Light Fleet-Based Services	--	--	P	--	--	
Live-Work Unit	SUP (19, 20)	SUP (19, 20)	SUP (19, 20)	--	P (7, 19, 22)	Section 11-31-17, Live Work Units
Maintenance and Repair Services	P	P	P	--	--	
Non-chartered Financial Institutions (Payday Lenders)	--	CUP (10)	CUP (10)	--	--	
Offices						
Business and Professional	P	P	P	P (15)	P	
Medical and Dental	P	P	P	P	P	
Parking, Commercial	--	--	P	--	CUP	
Personal Services	P	P	P	P (5)	P	
Plant Nurseries and Garden Centers	--	SUP	P	--	P/SUP (6, 7)	
Retail Sales						
General	P (8, 9)	P	P	--	P (7)	
Pawn Shops	CUP (10)	CUP (10)	CUP (10)	--	--	Section 11-31-21, Pawn Shops
Tattoo and Body Piercing Parlors	--	P	P	--	P	
Employment Use Classifications						
Handicraft/Custom Manufacturing	--	--	P	--	--	
Light Assembly/Cabinetry	--	--	P	--	--	
Research and Development	--	--	P	--	P	
Recycling Facilities						
Reverse Vending Machine	P	P	P	--	P (7)	Section 11-31-23
Small Indoor Collection Facility	--	SUP	P	--	SUP (7)	Section 11-31-23

Table 11-6-2: Commercial Districts						
Proposed Use	***NC*** (C-1)	***LC*** (C-2)	***GC*** (C-3)	***OC*** (O-S)	***MX***	***Additional Use Regulations***
Warehousing and Storage						
Mini-Storage	--	P	P	--	SUP (7)	
Wholesale	--	--	CUP	--	--	
Transportation, Communication, and Utilities Use Classifications						
Communication Facilities						
Antenna and Transmission Towers						See Chapter 35
Facilities within Buildings						See Chapter 35
Transportation Passenger Terminals	P	P	P	P	P	
Utilities, Minor	P	P	P	P	P	
Heliports	--	CUP (24)	CUP (24)	--	CUP (24)	
Specific Accessory Uses						
Caretakers' Residences	SUP	SUP	SUP	SUP	P	
Garden Center	--	SUP	P		SUP (6. 7)	
Outdoor entertainment or activities	SUP	SUP	SUP	SUP	SUP	
Outdoor display, not specified by other classifications	--	--	SUP	--	SUP (19)	

Notes:

1. Multi-Family Residential is permitted for density range between minimum 15 du/ac to maximum 25 du/ac., a minimum of 40% of the Gross Floor Area shall be reserved for commercial land use classifications, as otherwise permitted in the district. In all other cases, Attached Single-Family Dwellings and/or Multi-Family Residential are permitted with approval of a CUP when part of a mixed-use development, with commercial uses in the same building and/or on the same site. See Section 11-31-31, Residential Uses in Commercial Districts.
2. Permitted if occupying less than 5,000 square feet; greater floor area requires approval of an SUP.
3. A CUP is required for plasma centers and substance abuse detoxification and treatment centers; other Clinics are permitted by right.
4. Must be confined to completely enclosed, sound-attenuated facilities.
5. Permitted if located within an office building or other commercial building and occupying no more than 1,500 square feet.
6. Permitted if floor area is no more than 5,000 square feet. Special Use Permit required is floor area is greater than 5,000 square feet.
7. All activities must be conducted entirely within an enclosed building, with no outside storage or display.
8. No individual retail store may exceed an area of 10,000 square feet. No group commercial development shall exceed an aggregate area of 50,000 square feet.
9. May not include drive-through facilities.
10. Must be at least 1,200 feet from any use in the same classification, and at least 1,200 feet from any school.
11. Accessory Outdoor Retail Display, limited to display of landscape and building materials only, requires approval of a SUP.
12. SUP is required only if accessory fuel sales are present, otherwise use permitted by right.
13. Accessory fuel sales are not permitted in OC or MX districts.

14. Maximum size for one store is 10,000 square feet.
15. Retail and restaurant uses are limited to no more than 1,500 square feet each, and no more than 3 % of the aggregate gross floor area of the project.
16. Attached single residences shall have a minimum density of 15 dwelling units per acre in MX zones.
17. Reserved
18. Accessory crematories allowed in the LC District with approval of a SUP; accessory crematories not permitted in the MX District.
19. Use not permitted when the property is subject to the AOA 1 overflight area, see Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.
20. Use not permitted when the property is subject to the AOA 2 overflight area , see Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.
21. Use permitted with 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.

Table 11-6-3.A: Development Standards – Commercial Districts					
Standard	***NC (C-1)***	***LC (C-2)***	***GC (C-3)***	***OC (O-S)***	***Additional Standards***
Lot and Density Standards					
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	
Building Form and Location					

Maximum Height (ft.)	30	30	30	30	
Minimum Setback along Property Lines or Building and Parking Areas (ft)					
Front and Street-Facing Side:	Varies by classification of adjacent street: 6-lane arterial: 15 ft. 4-lane arterial: 15 ft. Major/Midsection Collector: 15 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 Ch.33, Landscaping.
Interior Side and Rear: Adjacent to RS District: 1-story building 2-story building 3-story building	 25 50 75	 25 50 75	 25 50 75	 25 50 75	Setbacks shall be landscaped according to Ch.33, Landscaping.
Interior Side and Rear: Adjacent to RM District: 1st story Each additional story	 20 15	 20 15	 20 15	 20 15	Setbacks shall be landscaped according to Ch.33, Landscaping.
Interior Side and Rear: Adjacent to Non-residential District: Each story	 15	 15	 15	 15	Setbacks shall be landscaped according to Ch.33, Landscaping.
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 Collector/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 Collector/Industrial/Commercial: 15 ft.				
Minimum Separation between Buildings on Same Lot (ft)					
Building height up to 20 ft.	25	25	25	25	
Building height between 20 and 40 ft.	30	30	30	30	
Building height over 40 ft.	35	35	35	35	
Ground-Floor Transparency Requirement Applies	Yes	Yes	Yes	Yes	
Main Building Entrance Orientation Requirement Applies	Yes	Yes	Yes	Yes	

Table 11-6-3.A: Development Standards – Commercial Districts					
Standard	***NC* (C-1)**	***LC* (C-2)**	***GC* (C-3)**	***OC* (O-S)**	**Additional Standards**
Additional Standards for Residential Development					
Minimum Residential Density (dwelling units/net acre)	NA	NA	NA	NA	CUP per Table 11-6-2
Maximum Residential Density (dwelling units/net acre)	15	25	15	25	
Minimum Outdoor Living Area (sq. ft./unit)	100	100	150	100	Section 11-5-5(C), Standards for Required Open Space.
Supplemental Standards					
Building Form	Section 11-6-3(B)				
Building and Roofing Materials	Section 11-6-3(B)(5)				
Corner Setbacks and Landscape Areas	Section 11-30-10, Setbacks at Intersections				
Fences and Walls	Section 11-30-4, Fences and Freestanding Walls				
Landscaping	Chapter 33, Landscaping				
Lighting and Illumination	Section 11-30-5, Lighting and Illumination				
Lots and Subdivisions	Mesa City Code, Title 9, Chapter 6,; and Section 11-30-6				
Off-Street Parking and Loading	Chapter 32, On-Site Parking, Loading, and Circulation				
Outdoor Storage	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				
Supplemental Standards					
Projections into Required Yards	Section 11-6-3(B)(2)				
Solar Panels and Alternative Energy	Section 11-30-15, Solar Panels and Other Energy Production Facilities				
Screening	Section 11-30-9, Screening				
Signs	Article 5, Signs				
Swimming Pools and Contained Bodies of Water	Section 11-30-11, Swimming Pools				
Trash Storage and Screening	Section 11-30-12, Trash and Refuse Collection Areas				
Truck Docks, Loading, and Service Areas	Section 11-30-13, Truck Docks, Loading, and Service Areas				
Visibility at Intersections	Section 11-30-14, Visibility at Intersections				

Table 11-6-3.B: Development Standards – Commercial and Mixed-Use Districts – with Character Designators								
Standard	***NC-U***	***LC-U***	***OC-U***	***MX-U***	***LC-A***	***GC-A***	***OC-A***	***Additional Standards***
Lot and Density Standards								
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	
Maximum Lot Coverage (% of lot)	80%	80%	80%	80%	80%	80%	80%	

Building Form and Location								
Maximum Height (ft.)	35	35	30	45	30	30	30	
Minimum Setback along Property Lines or Building and Parking Areas (ft)								
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 Collector: 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 Ch. 33, Landscaping.
Interior Side and Rear: Adjacent to RS 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	Setbacks shall be landscaped according to Ch. 33, Landscaping.
Interior Side and Rear: Adjacent to RM District: 1st story Each additional story	15 10	15 10	15 10	15 10	20 15	20 15	20 15	

Table 11-6-3.B: Development Standards – Commercial and Mixed-Use Districts – with Character Designators								
Standard	***NC-U***	***LC-U***	***OC-U***	***MX-U***	***LC-A***	***GC-A***	***OC-A***	***Additional Standards***
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	-	-	-	
Minimum Separation between Buildings on Same Lot (ft.)								
Building Height up to 20 ft.	15	15	15	15	25	25	25	
Building Height between 20 and 40 ft.	15	15	15	15	30	30	30	
Building height over 40 ft.	15	15	15	15	35	35	35	
Ground-Floor Transparency Req. Applies	Yes	Yes	Yes	Yes	No	No	No	
Additional Standards for Residential Development								
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 MX-U, additional density possible with a use permit
Minimum Outdoor Living Area (sq. ft./unit)	150	150	NA	100	100	100	NA	Section 11-5-5(C) Standards for Required Open Space.
Supplemental Standards								
Building and Roofing Materials		Section 11-6-3(B)(5)						
Corner Setbacks and Landscape Areas		Section 11-30-10, Setbacks at Intersections						
Drive-thru Facilities		Section 11-31-18, Drive-thru Facilities						

Fences and Walls	Section 11-30-4, Fences and Freestanding Walls
Landscaping	Chapter 33, Landscaping
Lighting and Illumination	Section 11-30-5, Lighting and Illumination
Lots and Subdivisions	Mesa City Code, Title 9, Chapter 6, and Section 11-30-6
Off-Street Parking and Loading	Chapter 32, On-Site Parking, Loading, and Circulation
Outdoor Storage	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 11-6-3(B)(2)(iii)
Solar Panels and Alternative Energy	Section 11-30-15, Solar Panels and Other Energy Production Facilities
Screening	Section 11-30-9, Screening
Signs	Article 5, Signs
Swimming Pools and Contained Bodies of Water	Section 11-30-11, Swimming Pools
Trash Storage and Screening	Section 11-30-12, Trash and Refuse Collection Areas
Truck Docks, Loading, and Service Areas	Section 11-30-13, Truck Docks, Loading, and Service Areas
Visibility at Intersections	Section 11-30-14, Visibility at Intersections

B. **Site Planning and Design Standards.**

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 square feet or commercial centers with four (4) or more buildings whose combined gross floor area exceeds 25,000 square feet 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.

iii. *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.

   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. *Roof Articulation.* Provide architectural interest at the skyline and accentuate appropriate building elements.

      i. Vary building height, providing at least two (2) 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 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.

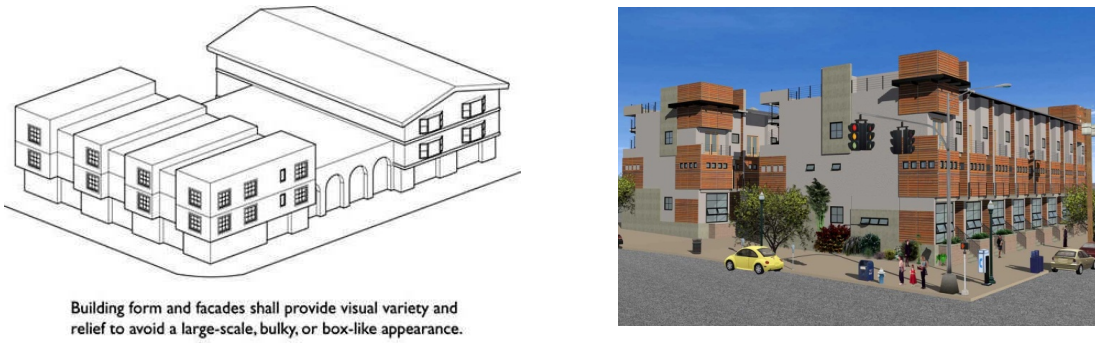


FIGURE 11-6-3.B(1): MASSING & SCALE

3. ***Building Entrances.*** Primary public building entrances shall be clearly defined, shaded, and inviting. The architectural details of building entrances 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.

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 integrate 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 (50%) 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 development; the development shall provide efficient and comfortable pedestrian routes to the transit 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.

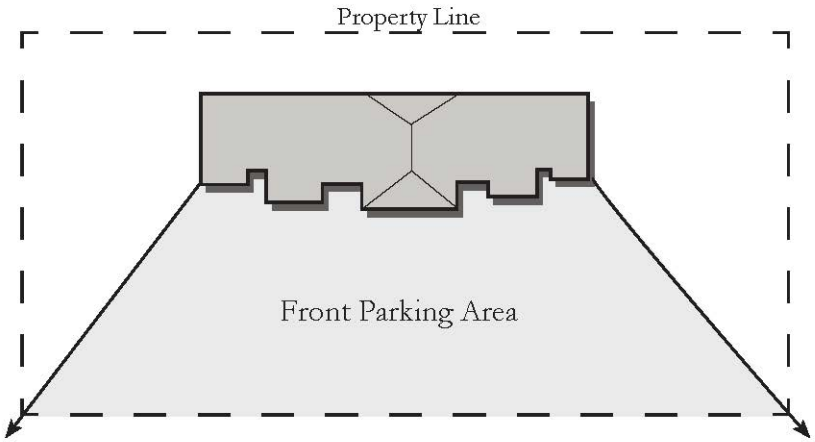


FIGURE 11-6-3.B(2): FRONT PARKING AREA

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.

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.

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

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 (50%) 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 three (3) feet deep.

1. ***Exception for Structured Parking Facilities.*** Multi-level parking garages, where permitted, must meet the standards of Chapter 32, On-site Parking, Loading, and Circulation.

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.

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.

2. ***MX-U.*** Parking spaces shall be located to the rear or side of buildings, or between two (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 two (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.

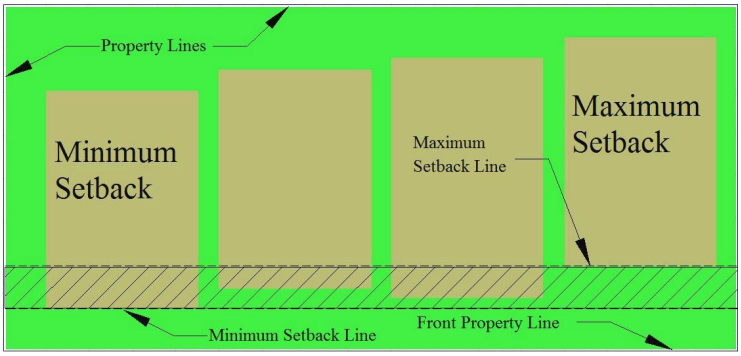


FIGURE 11-6-4.D(1) MAXIMUM BUILDING SETBACKS

1. ***Corner Properties.*** Where a property fronts on two (2) or more streets, the building shall be placed at the maximum setback, or closer to the street right-of-way, on two (2) sides for at least 30 feet on each side. This standard shall be met along the frontage of the two (2) streets with the highest functional classification in the Mesa General Plan. 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 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 (65%) 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 (100%) 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 (40%) 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 (10) feet wide and six (6) feet deep.

11-6-5: Reserved

11-6-6: Review of Plans

Permit and review procedures shall follow the standards established in Article 7, Administration.

Chapter 7 Employment Districts

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 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.

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

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

Table 11-7-2: Employment Districts					
Proposed Use	***PEP***	***LI* (M-1)**	***GI* (M-2)**	***HI***	***Additional Use Regulations***
Light Fleet-Based Services	--	P	P	P	
Live-Work Units	SUP (10, 11)	SUP (10, 11)	SUP (10, 11)	--	Section 11-31-17, Live Work Units
Maintenance and Repair Services	--	P	P	--	
Medical Marijuana Dispensaries	--	P	P	--	Section 11-31-34
Medical Marijuana Cultivation Facilities (Accessory to Medical Marijuana Dispenasries)	--	P	P	--	
Medical Marijuana Cultivation Facilities	--	P	P	--	
Offices					
Business and Professional	P	P	P	--	
Medical and Dental	P	P	P	--	
Parking, Commercial	--	P	P	P	
Personal Services	P (2)	P	P	P/SUP (6)	
Plant Nurseries and Garden Centers	SUP	P	P	SUP	
Retail Sales					
General	P	P	P	--	
Swap Meets and Flea Markets	--	CUP	CUP	--	Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets
Tattoo and Body Piercing Parlors	--	P	P	--	
Employment and Industrial Use Classifications					
Cement Plants	--	--	--	P	
Handicraft/Custom Manufacturing	P (4)	P (5)	P	P	
Hazardous Waste Facility	--	--	--	CUP	
Hazardous Waste Disposal Facility	--	--	--	--	
Incineration of Garbage or Organic Matter	--	--	--	CUP	
Light Assembly/Cabinetry	P (4)	P (5)	P	P	
Manufacturing, General	--	P (5)	P	P	
Manufacturing, Limited	P (4)	P (5)	P	P	
Meat Slaughterhouse or Packing Plant	--	--	--	P	
Metal Refining, Casting or Extrusion	--	--	CUP	P	
Metal Smelting, Industrial	--	--	--	P	

Table 11-7-2: Employment Districts					
Proposed Use	***PEP***	***LI* (M-1)**	***GI* (M-2)**	***HI***	***Additional Use Regulations***
Oil Refinery/Petroleum Distillation	--	--	--	CUP	
Research and Development	P (4)	P (5)	P	P	
Recycling Facilities					
Reverse Vending Machines	SUP	P	P	--	Section 11-31-23
Small Indoor Collection Facilities	SUP	P	P	--	
Large Collection Facilities	--	CUP	SUP	P	
Processing Facilities	--	--	CUP	P	
Salvage and Wrecking	--	--	CUP	SUP	
Tanneries	--	--	--	P	
Warehousing and Storage					
Contractors' Yards	--	P (9)	P (9)	P (9)	
Indoor Warehousing and Storage	P	P	P	P	
Outdoor Storage	--	--	--	P	
Mini-Storage	P	P	P	--	
Wholesale	P	P	P	P	
Airport Land Use Classifications					
Aircraft Refueling Stations	--	P	--	--	
Aircraft Light Maintenance	--	P	--	--	
Airport Transit Station	--	P	--	--	
Airport Related Long-term Parking Lots	--	P	--	--	
Heliports	SUP (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	

Table 11-7-2: Employment Districts					
Proposed Use	***PEP***	***LI* (M-1)**	***GI* (M-2)**	***HI***	***Additional Use Regulations***
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	

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 square feet.
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 accesory 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.

Table 11-7-3: Development Standards – Employment Districts					
Standard	***PEP***	***LI***	***GI***	***HI***	***Additional Standards***
Lot and Density Standards					
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	
Maximum Lot Coverage (% of lot)	90%	90%	90%	90%	
Building Form and Location					
Maximum Height (ft.)	Plan Specific	40	50	50	
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	1 ft. of setback for each foot of building height with minimum 20ft setback.				Setbacks shall be landscaped according to Ch. 33, Landscaping
Interior Side and Rear: Adjacent to Commercial and PEP Districts	1 ft. 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(B)(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 11-30-4, 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				

Table 11-7-3: Development Standards – Employment Districts					
Standard	***PEP***	***LI***	***GI***	***HI***	***Additional Standards***
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 11-30-9, Screening				
Solar Panels	Section 11-30-15, Solar Panels and Other Energy Production Facilities				
Signs	Article 5, Signs				
Trash Storage and Screening	Section 11-30-12, Trash and Refuse Collection Areas				
Truck Docks, Loading, and Service Areas	Section 11-30-13, Truck Docks, Loading, and Service Areas				
Visibility at Intersections	Section 11-30-14, Visibility at Intersections				

B. **Site Planning And Design Standards.**

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 devlopment

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 (50%) of common open space must be open to the sky. At least 75 percent (75%) 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. *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.* 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 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 (2) 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 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.

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.

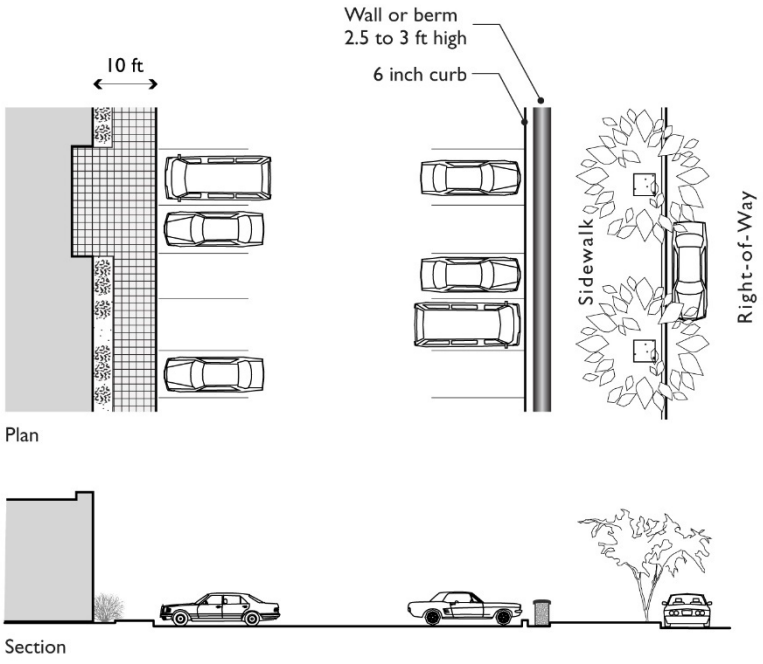

FIGURE 11-7-3.B(1): SCREENING AND SEPERATION OF PARKING AREA

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.

11-7-4: Review of Plans

Permit and review procedures shall follow the standards established in Article 7, Administration.