

Exhibit M: Prohibited Residential Uses

Page 1 of 6

Table 6.2.1 below indicates the land uses in the RS-6, RSL-2.5, RSL-4 and RM-5 zoning districts that are prohibited. Text written in ~~strike through~~ font indicates the land use is prohibited*. The table is not intended to show the permissible uses or the use regulations for the permitted uses in these districts. All permitted uses must comply with the Mesa Zoning Ordinance, as may be amended from time-to-time. References to Sections means the Mesa Zoning Ordinance sections.

*For clarity, Bed and Breakfast Inns are prohibited in the RS-6, RSL-2.5, and RSL-4 Residential Districts but are permitted in the RM-5 district subject to compliance with the regulations in the Mesa Zoning Ordinance.

Table 6.2.1: Residential Districts				
Proposed Use	RS-6	RSL-2.5/ RSL-4	RM-5	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, 14)	Section 11-31-13, Day Care Group Homes
Large Day Care Group Home (6 to 10)	P (13, 14)	P (13, 14)	P (13, 14)	
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, 14)	Section 11-31-14, Group Homes for the Handicapped
Group Home for the Handicapped (greater than 10 residents)	--	--	SUP (13, 14)	
Group Housing	--	--	SUP(2, 13, 16)	-
Home Occupations	P/SUP (17)	P	P	Section 11-31-33, Home Occupations

Exhibit M: Prohibited Residential Uses

Page 2 of 6

Table 6.2.1: Residential Districts				
Proposed Use	RS-6	RSL-2.5/ RSL-4	RM-5	Additional Use Regulations
Manufactured Home Parks	--	P	P(1, 13, 14)	<u>PAD Overlay Required Chapter 34,</u> <u>Manufactured Home/</u> <u>Recreational Vehicle</u> <u>Regulations</u>
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, 14)	
Community Center	SUP (13, 16)	SUP (13, 16)	SUP (13, 16)	
Community Gardens	P	P	P	Section 11-31-10, Community Gardens
Cultural Institutions	P(13, 16)	P(13, 16)	P(9, 13, 16)	
Day Care Centers	SUP/P(10, 13, 14)	P(8, 13, 14)	P(13, 14)	Section 11-31-9, Commercial Uses in Residential Districts
Hospitals and Clinics				
Clinics	--	--	SUP(2, 9, 13, 14)	Section 11-31-15, Hospitals and Clinics
Hospitals	--	--	SUP(2, 9, 13, 14)	
Nursing and Convalescent Homes	--	--	SUP(9, 13, 14)	
Parks and Recreation Facilities, Public	P	P	P(9)	
Places of Worship	P(13, 16)	P(13, 16)	P(9, 13, 16)	Section 11-31-22, Places of Worship
Athletic Facilities When Accessory to a Church	SUP(13, 16)	--	SUP(9, 13, 16)	

Exhibit M: Prohibited Residential Uses

Page 3 of 6

Table 6.2.1: Residential Districts				
Proposed Use	RS-6	RSL-2.5/ RSL-4	RM-5	Additional Use Regulations
Day Care When Accessory to a Church	SUP(13, 16)	--	SUP(9, 13, 16)	
Schools	P(13, 14)	--	P(9, 13, 14)	Section 11-31-24, Schools
Social Services Facility	--	--	CUP (9)	Section 11-31-26, Social Service Facilities
Commercial Use Classifications				
Animal Sales and Services				
Boarding Stables	SUP(3)			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				

Exhibit M: Prohibited Residential Uses

Page 4 of 6

Table 6.2.1: Residential Districts				
<i>Proposed Use</i>	<i>RS-6</i>	<i>RSL-2.5/ RSL-4</i>	<i>RM-5</i>	<i>Additional Use Regulations</i>
General	SUP(11)	SUP(11)	SUP(11)	Section 11-31-9, Commercial Uses in Residential Districts
Recreational Vehicle Storage Yard	SUP(20)	--	--	Section 11-31-35 Storage Yards in Residential Districts
Transportation, Communications, and Utilities Use Classifications				
Utilities, Minor	P	P	P	
Specific Accessory Uses				
Animal Keeping	P(3)	--	--	Section 11-31-4, Animal Keeping
Accessory Dwelling Unit	P (13, 14)	--	P(9, 13, 14)	Section 11-31-3, Accessory Dwelling Unit
Accessory Uses	P	P	P	
Farm Stands	SUP(5)	SUP(5)	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
Portable Storage Containers	P (21, 22)	-- (22)	-- (22)	

Exhibit M: Prohibited Residential Uses

Page 5 of 6

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 a 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-thru 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

Exhibit M: Prohibited Residential Uses

Page 6 of 6

subject to the AOA 1 overflight area, see Sec. 11-19-2, Runway Protection Zones and Airport Overflight Areas.

16. Use permitted with the approval of a (CUP) Council Use Permits when the property is subject to the AOA 2 overflight area, see Sec. 11-19-2, Runway Protection Zones and Airport Overflight Areas.
17. Special Use Permit options for expanded Home Occupations are allowed only in the RS- 90 and RS-43 districts.
18. Required to be a minimum distance of 25-miles from closest Medical Marijuana Dispensary.
19. Reserved.
20. Also requires previous establishment of a PAD Overlay District.
21. Temporary use of portable storage containers is permitted but limited to the circumstances described and requirements specified in Section 11-30-16.
22. Permanent use of portable storage containers is limited to the RS-43 and RS-90 zoning districts.