

Exhibit 2: Prohibited Uses in the GC Zoning District

Page 1 of 8

The table below establishes the prohibited uses within the GC portions of Hawes Crossing. Text written in ~~strikethrough~~ 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 the GC district. All permitted uses must comply with the Mesa Zoning Ordinance, as may be amended from time-to-time.

Table 11-6-2: Commercial Districts		
<i>Proposed Use</i>	<i>GC (C-3)</i>	<i>Additional Use Regulations</i>
Residential Use Classifications		
Single Residence -Attached	CUP (1, 19, 20)	Section 11-31-31, Residential Uses in Commercial Districts
Multiple Residence	CUP/P (1, 19, 22)	
Assisted Living	--	
Group Residential		
Correctional Transitional Housing Facility	CUP (19, 20)	Sec 11-31-12, Correctional Transitional Housing Facilities
Group Home for the Handicapped (up to 10 residents)	--	Section 11-31-14, Group Homes for the Handicapped
Group Home for the Handicapped (greater than 10 residents)	--	
Group Housing	P (19, 20)	
Home Occupations	P (23)	Section 11-31-33, Home Occupations
Public and Semi-Public Use Classifications		
Clubs and Lodges	P (19, 22)	
Colleges and Trade Schools, Public or Private		
Colleges and Universities	P (21, 22)	
Commercial Trade Schools	P (21, 22)	

Exhibit 2: Prohibited Uses in the GC Zoning District

Page 2 of 8

Table 11-6-2: Commercial Districts		
<i>Proposed Use</i>	<i>GC (C-3)</i>	<i>Additional Use Regulations</i>
Industrial Trade Schools	P (4, 21, 22)	
Community Center	P (19, 22)	
Community Gardens	P	Section 11-31-10, Community Gardens
Cultural Institutions	P (19, 22)	
Day Care Centers	P (19, 22)	
Government Offices	P	
Hospitals and Clinics		
Clinics	P (3, 19, 20)	Section 11-31-15, Hospitals and Clinics
Hospitals	P (19, 20)	
Nursing and Convalescent Homes	P (19, 20)	
Parks and Recreation Facilities, Public	P	
Places of Worship	P (19, 22)	Section 11-31-22, Places of Worship
Public Safety Facilities	P	
Schools, Public or Private	CUP (19, 20)	Section 11-31-24, Schools
Social Service Facilities	CUP (19, 22)	Section 11-31-26, Social Service Facilities
Commercial Use Classifications		
Animal Sales and Services		
Small Animal Day Care	P (4)	
Kennels	P (4)	

Exhibit 2: Prohibited Uses in the GC Zoning District

Page 3 of 8

Table 11-6-2: Commercial Districts		
<i>Proposed Use</i>	<i>GC (C-3)</i>	<i>Additional Use Regulations</i>
Pet Stores	P (4)	
Veterinary Services	P (4)	
Artists' Studios	P	
Automobile/Vehicle Sales and Services		
Accessory Automobile Rentals	P	
Automobile Rentals	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	
Automobile/Vehicle Washing	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	Section 11-31-25, Service Stations
Banks and Financial Institutions	P	
With Drive-Thru Facilities	P	Section 11-31-18, Drive-thru Facilities
Banquet and Conference Center	P	
Building Materials and Services	P	Section 11-31-16 if GFA exceeds 25,000 sqft.
Business Services	P	
Commercial Entertainment	P (19, 22)	
Commercial Recreation		
Small-Scale	P	
Large-Scale	P	
Eating and Drinking Establishments		
Bars/Clubs/Lounges	P	
Coffee Shops/Cafes	P	

Exhibit 2: Prohibited Uses in the GC Zoning District

Page 4 of 8

Table 11-6-2: Commercial Districts		
<i>Proposed Use</i>	<i>GC (C-3)</i>	<i>Additional Use Regulations</i>
Restaurants, Bar and Grill	P	
Restaurants, Full Service	P	
Restaurants, Limited Service	P	
With Drive-Thru Facilities	P	Section 11-31-18, Drive-thru Facilities
With Outdoor Seating Areas	P	Section 11-31-19, Outdoor Eating Areas
With Off-track Betting	P (25)	
With Live Entertainment	P (26)	
Farmer's Market	TUP/SU P (27)	Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets
Food and Beverage Sales		
Convenience Market	P/SU P (12)	Section 11-31-11, Convenience Markets
General Market	P	Section 11-31-16 applies if GFA exceeds 25,000 sq ft.
Funeral Parlors and Mortuaries	P	
Accessory Crematorium	P	
Hotels and Motels	P (21, 22)	
Light Fleet-Based Services	P	
Live-Work Unit	SUP (19, 20)	Section 11-31-17, Live Work Units
Maintenance and Repair Services	P	
Non-chartered Financial Institutions (Payday Lenders)	CUP (10)	
Offices		
Business and Professional	P	
Medical and Dental	P	
Parking, Commercial	P	
Personal Services	P	

Exhibit 2: Prohibited Uses in the GC Zoning District

Page 5 of 8

Table 11-6-2: Commercial Districts		
<i>Proposed Use</i>	<i>GC (C-3)</i>	<i>Additional Use Regulations</i>
Plant Nurseries and Garden Centers	P	
Retail Sales		
General	P	
Large Format	P	Section 11-31-16, Large Format Retail
Pawn Shops	CUP (10)	Section 11-31-21, Pawn Shops
Tattoo and Body Piercing Parlors	P	
Employment Use Classifications		
Handicraft/Custom Manufacturing	P	
Light Assembly/Cabinetry	P	
Research and Development	P	
Recycling Facilities		
Reverse Vending Machine	P	Section 11-31-23
Small Indoor Collection Facility	P	Section 11-31-23
Warehousing and Storage		
Mini-Storage	P	
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	
Utilities, Minor	P	
Heliports	CUP (24)	

Exhibit 2: Prohibited Uses in the GC Zoning District

Page 6 of 8

Table 11-6-2: Commercial Districts		
<i>Proposed Use</i>	<i>GC (C-3)</i>	<i>Additional Use Regulations</i>
Specific Accessory Uses		
Caretakers' Residence	SUP	
Garden Center	P	
Outdoor entertainment or activities	SUP	
Outdoor display, not specified by other classifications	SUP	
Portable Storage Containers	P/SUP	Section 11-30-16

Notes:

1. Multi-Family Residential is permitted for density range between minimum 15 du/ac to maximum 25 du/ac., a minimum of 40% of the Gross Floor Area shall be reserved for commercial land use classifications, as otherwise permitted in the district. In all other cases, Attached Single-Family Dwellings and/or Multi-Family Residential are permitted with approval of a CUP when part of a mixed-use development, with commercial uses in the same building and/or on the same site. See Section 11-31-31, Residential Uses in Commercial Districts.
2. Permitted if occupying less than 5,000 square feet; greater floor area requires approval of an SUP.
3. A CUP is required for plasma centers and substance abuse detoxification and treatment centers; other Clinics are permitted by right.
4. Must be confined to completely enclosed, sound-attenuated facilities.
5. Permitted if located within an office building or other commercial building and occupying no more than 1,500 square feet.
6. Permitted if floor area is no more than 5,000 square feet. Special Use Permit required if floor area is greater than 5,000 square feet.
7. All activities must be conducted entirely within an enclosed building, with no outside storage or display.
8. No individual retail store may exceed an area of 10,000 square feet. No group commercial development shall exceed an aggregate area of 50,000 square feet.

Exhibit 2: Prohibited Uses in the GC Zoning District

Page 7 of 8

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.

Exhibit 2: Prohibited Uses in the GC Zoning District

Page 8 of 8

28. Temporary use of portable storage containers is permitted, but limited to the circumstances described and requirements specified in section 11-30-16.