

City of Mesa

2026 Zoning Code Refinement Text Amendments

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Code Refinement – What's Being Changed?

- Updates to definitions (Chapters 86 and 87)
- Minor changes to certain land use tables
- Minor adjustments to development standards



Code Refinement – Definition Updates

Chapter 86

- **Boarding House** - Clarified that an ADU may not be used as a Boarding House
- **Home Occupations** – Updated definition to be consistent with Chapter 87's Home Occupation definition
- **Skilled Nursing Facility** – Reclassified from *Residential Use* to *Public and Semi-Public Use*



Code Refinement – Definition Updates

Chapter 86

- **Live/Work Unit** - Revised to emphasize residential use while allowing permitted non-residential activities.
- **Indoor Warehousing and Storage** – Revised to focus on storage, distribution, and handling activities, including certain hazardous groups (H-1 or H-2) if the number of control areas does not exceed 3.



Code Refinement – Definition Updates

Chapter 86

- **Hazardous Material Warehousing and Storage (NEW)**
 - Facilities exceeding H-1 or H-2 thresholds or;
 - Containing more than three control areas as regulated by Fire Code.

Chapter 87

- Updated terminology from “Lot Line” to “Property Line” throughout, including Front, Rear, and Side references.



Code Refinement – Land Use Table Updates

Table 11-7-2 – Land Use Table for Employment Districts

- Corrected footnote references for loading and unloading requirements associated with Large Commercial Development and General Retail Sales.
- Added **Hazardous Material Warehousing and Storage** to the use table as an allowed use with a Conditional Use Permit (CUP) in the LI, GI, and HI Districts.



Code Refinement – Changes to Development Standards

Section 11-5-4(A)(2) – Entryway Monumentation Feature

- Clarified that subdivisions providing only one access point are only required to provide one monumentation feature.

Section 11-5-4(G)(2) – Minimum Use of Primary Materials

- Clarified that material quantity requirements apply to façades facing both **public and private** streets, alleys, open space, and parks.
- Clarified that the 85% maximum material limitation applies to each **publicly visible** façade.



Code Refinement – Changes to Development Standards

Section 11-30-6 – Lots and Subdivisions

- Clarified that lots within a shared commercial or office development can use internal access and are not required to front a public or private street if cross-access easements are in place.

Section 11-30-8 – Pedestrian Connections

- For required separation between pedestrian walkway and auto lane, removed option for bollards (safety concern).



Code Refinement – Changes to Development Standards

Section 11-30-9 – Screening of Mechanical Equipment

- Added allowance for the use of vinyl artistic wrapping to screen electrical transformers in lieu of physical screening
- Requires approval from the Planning Director or designee

Section 11-30-17 – Detached Accessory Buildings

- Reduced the minimum required separation from 6 feet to 5 feet.
- Clarified that the separation standard applies to the primary residence, ADUs, and other detached accessory structures – regardless of size.



Code Refinement – Changes to Development Standards

Section 11-31-3 – Accessory Dwelling Units

- Clarified that properties with an existing single residence may have one attached ADU and one detached ADU regardless of zoning district, provided the residence remains the **principal use** of the property.
- Clarified that an ADU cannot be used as a boarding house.
- Introduced a min. 5' separation standard from the primary residence, other ADUs, and detached accessory buildings.



Code Refinement – Changes to Development Standards

Sections 11-31-36 & 11-31-37 – Substation Screening

- **For Data Centers:** Revised substation screening standards to require upper screening elements to be between 50% and 75% opaque.
- **For BESS Facilities:** Revised substation screening standards adjacent to public rights-of-way to require upper screening elements to be between 50% and 75% opaque.



Code Refinement – Changes to Development Standards

Section 11-34-2 – Manufactured Home/RV Accessory Structures

- **RV Parks/Subdivisions + MH Parks/Subdivisions:** Excluded covered parking areas from the accessory structure size maximum
- **MH Parks:** Removed requirement for internal opening to the MH



Code Refinement – Changes to Development Standards

Section 11-67-4 – Written Protests Requiring Supermajority Vote

- Reorganized and clarified written protest procedures and mandatory supermajority voting requirements for City Council actions.
- Clarified that government-owned property is excluded when calculating the 20% written protest threshold.



Public Outreach & Notification

Draft TA
Posted to
Website



May 6

TA Draft
emailed
to
Stake-
holders



May 7

Virtual
Open
House



May 27

News-
paper Ad



June 6

Website
Updated



June 15

Public
Hearing
Email
Reminder



June 18

P&Z
Board



June 24



Questions?



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