

ADMINISTRATIVE REVIEW – REPLACED SECTIONS AND CHAPTERS

Section 1: That Mesa City Code Title 11 is hereby amended by adding a new Section 11-5-3 titled “Development Standards for the RS and RSL Districts” as follows:

11-5-3: - DEVELOPMENT STANDARDS FOR THE RS AND RSL DISTRICTS

A. **Zoning District Standards.** Tables 11-5-3.A.1 and 11-5-3.A.2 prescribe 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	RS-43	RS-35	RS-15	RS-9	RS-7	RS-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	Section 11-5-3(A)(1), Additional Lot Width and Depth
Minimum Lot Depth (ft.)	150	150	150	120	100	94	90	
Minimum Lot Depth abutting Arterial Street (ft.)	150	150	150	120	110	104	100	
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 Setbacks (ft.)								
Front: Enclosed Livable Areas, Porches, Side Entry Garages, and Porte Cocheres	22	22	22	22	15	10	10	
Front and Street-Facing Side: Garages and Carports	30	30	30	30	25	20	20	
Interior Side: Minimum either side	20	10	10	7	7	5	5	Section 11-5-3(A)(3), Zero-

Table 11-5-3.A.1: Development Standards - RS Residential Single Dwelling Districts								
Standard	RS-90	RS-43	RS-35	RS-15	RS-9	RS-7	RS-6	Additional Standards
Interior Side: Minimum Aggregate of 2 sides	40	30	30	20	17	15	15	Lot-Line Developments
Street-Facing Side	30	20	10	10	10	10	10	
Rear	30	30	30	30	25	20	20	Section 11-5-3(A)(2), Additional Standards for Rear Setbacks
Rear: Abutting Arterial Street	30	30	30	30	30	30	30	
Maximum Building Coverage (% of lot)	25	25	35	40	45	45	50	

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	3,000	2,500	
Minimum Individual Lot Area (sq. ft.)	4,000	3,600	2,925	2,400	
Minimum Lot Width: Interior Lot (ft.)	50	45	45	40	Section 11-5-3(A)(1), Additional Lot Width and Depth
Minimum Lot Width: Corner Lot (ft.)	55	50	50	45	
Minimum Lot Depth (ft.)	80	80	65	60	
Maximum Lot Coverage (% of lot)	70%	75%	80%	80%	
Building Form and Location					
Maximum Height (ft.)	30	30	30	30	Section 11-5-3(A)(5), Third Story Structures
Minimum Setbacks (ft.)					
Front: Building Wall	15	15	15	14	
Front: Garage	18	18	18	18	
Front: Porch	9	9	8	8	
Street-Facing Side	8	8	8	8	
Interior Side: Minimum Each Side	4.5	4	4	3	Section 11-5-3(A)(3), Zero-Lot-Line Developments
Interior Side: Minimum Aggregate of 2 sides	10	9	8	6	
Rear	15	12	10	10	

Standard	RSL-4.5	RSL-4.0	RSL-3.0	RSL-2.5	Additional Standards
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 Per Unit (sq. ft.)	400	400	400	400	Section 11-5-3(A)(6), RSL Open Space Requirements

1. ***Additional Lot Width and Depth.***

a. *At Local or Collector Street Intersections.*

- i. Additional lot width equivalent to 10% of the standard lot width for the zoning district shall be provided on lots located at the intersection of:
 - (1) Two (2) local streets; or
 - (2) A local street and collector street.
- ii. Street-facing side lot lines separated from street right-of-way by a dedicated tract of land with a width of 10 or more feet are excluded from this requirement.

b. *At Arterial and Collector or Arterial and Local Street Intersections.*

- i. Additional lot width equivalent to 15% of the standard lot width for the zoning district shall be provided on corner lots located at the intersection of:
 - (1) Two (2) collector streets;
 - (2) Two (2) arterial streets; or
 - (3) A collector and arterial street.
- ii. Street-facing side lot lines separated from street right-of-way by a dedicated tract of land with a width of 15 or more feet are excluded from this requirement.

c. *Lots With Two (2) or More Intersection Corners.* For lots that have more than one (1) corner adjacent to an intersection, the additional lot width 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:

- i. The minimum lot depth shall be increased by an additional 10 feet; except
- ii. Rear lot lines separated from arterial street right-of-way by a dedicated tract of land with a depth of 10 or more feet are excluded from this requirement.

2. ***Additional Standards for Rear Setbacks.***

- a. *Rear Setback Adjacent to Arterial Street.* A rear setback adjacent to an arterial street shall be at least 30 feet in depth. This requirement shall not apply if the residential lot is separated from the arterial street by a landscape tract, stormwater retention basin, or privately owned and maintained recreation open space that is at least 10 feet in depth.
 - b. *Rear Setback Adjacent to Alley or Canal.* When a rear lot line abuts an alley or canal right-of-way at least 16 feet in depth, the rear setback may be measured from the centerline of that alley or canal right-of-way, provided the resulting reduction does not exceed 10 feet.
3. ***Zero-Lot-Line Developments.*** Zero-lot-line developments are permitted in the RS-6, RS-7, and RSL Districts as follows. Use benefit easements shall not be used to establish, satisfy, or replace any required setback or access provision for zero-lot-line developments.
- a. In zero-lot-line developments, no interior side setback is required on one (1) side of a lot if the opposite side setback is at least equal to or greater than the minimum aggregate setback stated in Table 11-5-3.A.1 or Table 11-5-3.A.2, or 10 feet, whichever is greater.
 - b. Where a zero-side setback 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 setback must sign an agreement that permanently grants consent in writing to such zero setback.
 - c. Owners of zero-lot-line developments must provide permanent access and maintenance easement providing the owner of the zero-lot-line structure with access to the adjacent lot 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.
4. ***Limitation on Paving of Street-Facing Setbacks.***
- a. *RS Districts.* No more than 50% of any required front or street-facing side setback may be covered with a paved surface.
 - b. *RSL Districts.* No more than 80% of any required front or street-facing side setback may be covered with a paved surface.
5. ***Third Story Structures in RSL Districts.*** A Single Residence dwelling unit in an RSL Zoning District 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 at 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 60% 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.
6. ***RSL Open Space Requirements.*** The open space requirement in the RSL Districts may be satisfied in one (1) of the following ways:

- a. *Private Open Space Option.* A minimum of 400 square feet of open space is provided on each lot. The following criteria apply to the provision of private open space:
 - i. The open space may be contained in one (1) 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 10 feet as a courtyard or lawn area.
 - iii. Items such as covered porches or patios, open on two (2) 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 setbacks, 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. *Combined Private and Common Open Space Option.* A development may satisfy open space requirements through a combination of private open space on each lot and common open space areas, subject to the following:
 - 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 in Subsection (6)(a) 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 have a minimum of two (2) pedestrian access points and shall not be enclosed or otherwise restricted from use by the residents of the subdivision;
 - (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% open to the sky. At least 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 barbecue facilities; and

Section 2: That Mesa City Code Title 11 is hereby amended by adding a new Section 11-5-4: titled “Site Planning and Design Standards for the RS And RSL Districts” as follows:

11-5-4: - SITE PLANNING AND DESIGN STANDARDS FOR THE RS AND RSL DISTRICTS

- A. **Neighborhood Character and Image.** Residential subdivisions of five (5) acres or more shall comply with the following requirements:
1. **Connectivity.** Residential subdivisions shall provide vehicular, pedestrian and bicycle connectivity to adjacent schools, parks, places of work or services, and abutting residential developments
 - a. All development shall be designed in accordance with the City of Mesa Standard Details and Specifications, Engineering Design Standards Manual, Land Division Regulations, and transportation facilities identified by the City's Transportation Plan.
 - b. The street or roadway pattern shall be designed with regard to topography and existing natural features.
 - c. 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.
 - d. Sidewalks, trails, and greenbelts shall be utilized to provide pedestrian/bicycle connections between neighboring subdivisions and major activity areas.
 2. **Entryway Monumentation Feature.** Provide at least one (1) entryway monumentation feature at two (2) neighborhood access points where a street intersects an arterial or collector street. Each entryway monumentation feature shall include at least three (3) of the following:
 - a. Monument signage.
 - b. Specialty pavement delineating the primary entryway, such as stamped asphalt, brick, stone, pavers, or colored concrete. Specialty pavement within the public right-of-way shall be approved by the City Transportation Department.
 - c. Enhanced perimeter wall details, such as but not limited to, decorative panels, lighting, architectural tower or arch feature, or a decorative gate.
 - d. Enhanced landscape treatment with a defined landscaped area of at least 200 square feet that includes a minimum of three (3) trees with a minimum 36-inch box size and decorative shrubs, perennials, ornamental grasses, or specimen plants. At least 60% of this landscaped area must contain live plant material.
 - e. Public art elements, such as but not limited to, sculptural features or thematic elements that reflect neighborhood history, culture, or surrounding natural features.
 - f. Landscaped median or entry island.
 - g. Monument or gateway lighting features, such as but not limited to, uplighting, halo lighting, or illuminated columns.
 - h. Neighborhood identity markers, such as but not limited to, branded poles, pylons, or similar vertical elements.

- i. Decorative landscape wall or seat wall integrated with planting, in lieu of a perimeter wall.
 - j. Water feature.
 - k. Additional entryway monumentation feature approved by the Planning Director.
3. **Architectural Variation.** Developments shall provide 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.
- a. For developments containing three (3) to nine (9) lots, there shall be at least two (2) different types of building elevations.
 - b. For projects containing 10 to 39 lots, there shall be at least three (3) different building elevations.
 - c. An additional building elevation shall be provided for each additional 40 lots.
 - d. No two (2) of the same building elevation with the same floor plan shall be located next to each other or across the street from one another.
- B. **Massing and Scale.** Buildings shall contain varied massing and architectural elements and techniques shall be utilized to reduce the apparent massing and scale of buildings, provide shading, and define different uses and activities in the house.
1. **Façade Articulation.**
- a. *Front Façade.* The front façade of buildings shall have at least one (1) change in building plane, excluding the garage.
 - b. *Two-story Dwellings on Corner Lots.* No second-story street-facing wall shall run in a continuous plane of more than 20 feet without a window, or without a projection, offset, or recess of the building wall at least one (1) foot in depth.

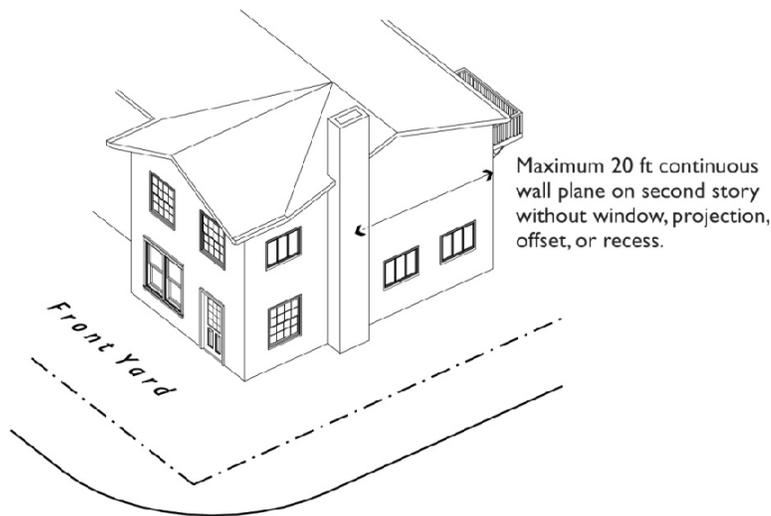


FIGURE 11-5-4.B(1): TWO-STORY DWELLINGS ON CORNER LOT

- C. **Primary Entrances.** Primary entrances shall consist of either a covered front porch or portico, awning, recess, or stoop as specified below.

1. **Covered Front Porch.** A covered front porch with a minimum depth of six (6) feet and a minimum length of eight (8) feet.
 - a. **Measuring Front Porch Depth.**
 - i. The required porch depth shall be measured from the building façade to outside of the support post;
 - ii. The total clear furniture area shall be a minimum of four (4) feet by six (6) feet.

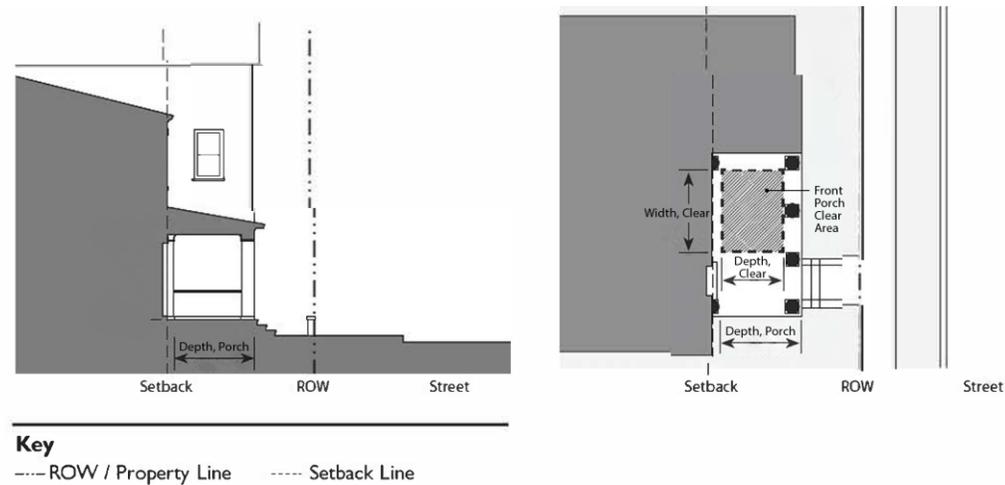


FIGURE 11-5-4.C(1): COVERED FRONT PORCH MEASUREMENTS

2. **Portico, Awning, Recess, or Stoop.** 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.
- D. **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:
1. **Front Loaded Garages.** Where a garage door is parallel to the front property line of the lot, the following shall apply:
 - a. **Lots Greater Than or Equal to 50 feet Wide.**
 - i. The aggregate width of garage doors shall not exceed 50% of the aggregate width of the front building elevation;
 - ii. The garage shall be located at least three (3) feet behind the primary wall facing the street; and
 - iii. A covered front porch, patio, or porte-cochere whose aggregate width is 20% of the aggregate width of the front building elevation may be considered the primary wall facing the street.

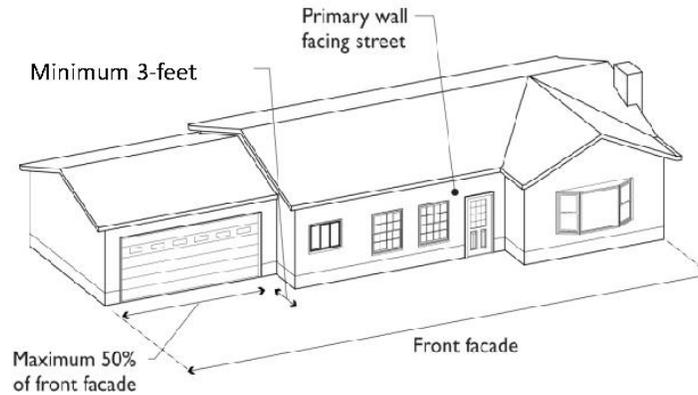


FIGURE 11-5-4.D(1): GARAGE FRONTAGE AND LOCATION

- b. *Lots Less Than 50 feet Wide.*
 - i. The aggregate width of garage doors shall not exceed 60% of the aggregate width of the front building elevation; and
 - ii. The garage shall be located at least three (3) feet behind the primary wall or covered front porch (at least eight (8) feet wide and six (6) feet deep) facing the street.

2. **Side Loaded Garages.** Where garages are oriented with side entry doors, the street-facing façade shall incorporate windows and architectural detailing to maintain the appearance of habitable living space.

3. **Garages With Three (3) or More Doors.** 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. This requirement does not apply to the following:

- a. Side or rear loaded garages in which the garage doors are oriented parallel to or within 10 degrees of parallel to the front property line, or oriented perpendicular to an alley located adjacent to the rear property line.
- b. Garages set a distance of 1.5 times the minimum front setback for garages and carports, based on the requirement for each zoning district, from the front property line, as specified by Table 11-5-3A.1 and Table 11-5-3.A.2.

E. Driveways—Maximum Number and Width.

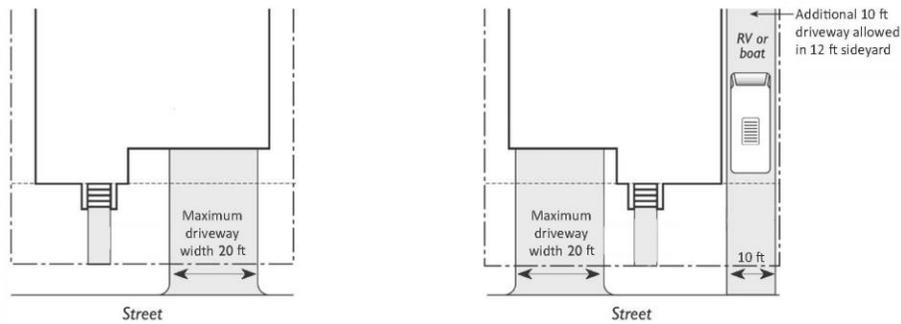
1. **Lots Less Than 75 feet Wide.**

- a. A maximum of one (1) driveway up to 20 feet wide is permitted.
- b. One (1) additional driveway up to 10 feet wide is permitted, if it leads to an interior side setback that is at least 12 feet in width.

2. **Lots Greater Than or Equal to 75 Feet Wide.**

- a. A maximum of one (1) driveway up to 30 feet wide is permitted; or
- b. One (1), 19-foot driveway and one (1) additional 10-foot driveway if it leads to an interior side setback that is at least 12 feet in width.

Lots less than 75-foot wide



Lots greater than or equal to 75-foot wide

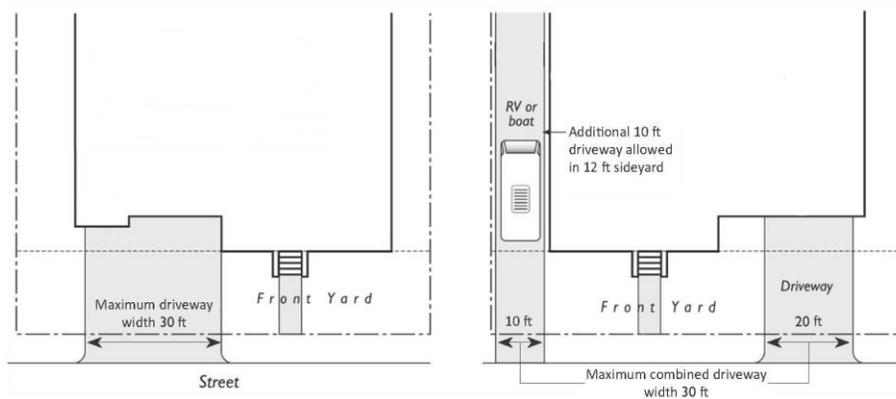


FIGURE 11-5-4.E(1): DRIVEWAYS

F. Windows.

1. On front facades, windows shall either:
 - a. Contain window trim on at least two (2) sides that is at least two (2) inches in depth; or
 - b. Be recessed at least four (4) inches from the outside plane of the surrounding exterior wall.
2. On buildings that are two (2) stories or greater in height, all façades facing a street, alley, open space, or park shall provide windows on the upper-stories only that constitute at least 10% of the façades area.

G. Materials. Buildings and structures shall be constructed of durable, high-quality materials appropriate for the Arizona climate.

1. **Primary Exterior Building Materials.** Primary exterior building materials are brick, stone, integrally tinted and textured masonry block, precast concrete, siding, natural and synthetic wood, natural and synthetic stone, stucco and synthetic stucco, or other material approved by the Planning Director.
2. **Minimum Use of Primary Materials.**

- a. *Publicly Visible Façades.* Building façades facing a street, alley, open space, or park shall contain at least two (2) kinds of primary exterior building materials.
 - b. The use of any one (1) material shall not exceed 85% of each façade.
 - c. *Primary Material Calculation.* Primary building material coverage shall be calculated by measuring the area of each façade, excluding fenestration, pedestrian and vehicular openings, and other elements that are not part of the vertical façade plane. The percentage of each primary building material shall be calculated by dividing the area covered by that material by the resulting façade area.
3. **Architectural Metals.** Architectural metals, such as bronze, brass, copper, aluminum, metal-composite material (MCM), and steel shall not cover more than 15% of a building façade.
4. **Change in Materials.**
- a. Where material changes are horizontal (i.e., different materials side by side) the transition between materials shall occur at a change in wall plane, preferably at inside corners or where architectural elements intersect (e.g., pilasters, bays, projections), and shall not occur mid-field on a flat wall surface, except where brick or stone veneer is used as wainscoting, it shall be wrapped a minimum of two (2) feet around side walls.
 - b. Where material changes are vertical (i.e., different materials stacked one above another), the transition between materials shall include a belt course, trim band, sill, cap, frame, or similar element to separate the two (2) materials.
- H. **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.

Section 3: That Mesa City Code Title 11 is hereby amended by adding a new Section 11-5-5 titled “Development Standards for the RM Districts” as follows:

11-5-5: - DEVELOPMENT STANDARDS FOR THE RM DISTRICTS

- A. **Zoning District Standards.** Table 11-5-5 prescribes the development standards for the RM 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 11-5-5: Development Standards - RM Residential Multiple Dwelling Districts					
Standard	RM-2	RM-3	RM-4	RM-5	Additional Standards
Minimum Lot Area (sq. ft.)	7,200	6,000	6,000	6,000	
Minimum Lot Width (ft.)					
Single Residence - Detached	36	30	25	--	
Single Residence - Attached	36	25	25	25	
Multiple Residence	60	60	60	60	
Minimum Lot Depth (ft.)					

Table 11-5-5: Development Standards - RM Residential Multiple Dwelling Districts					
Standard	RM-2	RM-3	RM-4	RM-5	Additional Standards
Single Residence- Attached or Multiple Residence	94	94	94	65	
Single Residence - Detached	94	94	75	75	
Maximum Density (dwelling units/net acre)	15	20	30	43	
Minimum Lot Area per Dwelling Unit (sq. ft.)	2,904	2,183	1,452	1,000	
Maximum Height (ft.)	30	40	40	50	
Maximum Lot Coverage (% of lot)	70%	70%	70%	80%	
Minimum Setbacks: 2 or More Units Per Lot (ft.)					
Front and Street-Facing Side	Varies by street classification identified in the Mesa Transportation Plan: 6-lane arterial: 30 ft. 4-lane arterial: 20 ft. Collector: 25 ft. Local Street: 20 ft. Freeways: 30 ft.				Setbacks shall be landscaped according to standards in Chapter 33, Landscaping.
Interior Side and Rear: 3 or More Units Per Lot	Single Story: 20 ft. Multiple Story: 15 ft. per story			Single Story: 15 ft. Multiple Story: Additional 10 ft. per story	Section 11-5-5(B)(1), Additional Setback Adjacent to RS District Section 11-5-5(B)(2), Setbacks Adjacent to a Canal
Interior Side: 2 Units Per Lot	10	10	10	10	
Interior Side: Single Residence - Attached (ft.)	5	5	5	5	Section 11-5-5(B)(2), Setbacks Adjacent to a Canal
Rear	15	15	15	15	Section 11-5-5(B)(1), Additional Setback Adjacent to RS District Section 11-5-5(B)(2), Setbacks Adjacent to a Canal
Minimum Setbacks: 1 Unit Per Lot (ft.)					

Table 11-5-5: Development Standards - RM Residential Multiple Dwelling Districts					
Standard	RM-2	RM-3	RM-4	RM-5	Additional Standards
Front and Street-Facing Side	Varies by street classification identified in the Mesa Transportation Plan: 6-lane arterial: 30 ft. 4-lane arterial: 20 ft. Collector: 25 ft. Local Street: 20 ft. Freeways: 30 ft.				Setbacks shall be landscaped according to standards in Chapter 33, Landscaping.
Interior Side: Single Residence - Detached (ft.)	5	5	5	N/A	Section 11-5-5(B)(2), Setbacks Adjacent to a Canal
Interior Side: Single Residence - Attached (ft.)	10	10	10	10	Section 11-5-5(B)(2), Setbacks Adjacent to a Canal Section 11-5-3(B)(3), Zero Setback for Attached Single Residences
Rear	15	15	15	Single Residence-Attached: 15	Section 11-5-5(B)(2), Setbacks Adjacent to a Canal
One-story Building	25	25	25	15	Section 11-5-5(B)(5), Additional Building Separation Requirements
Two-story Building	30	30	30	20	
Three-story Building	35	35	35	25	
Detached Covered Parking Canopies and Buildings	20	20	20	20	
Maximum Building Coverage (% of lot)	45	50	55	65	
Minimum Open Space (sq. ft./unit)	200	175	150	120	Section 11-5-5(B)(6), Standards for Required Open Space

B. Additional Standards.

1. ***Additional Setback Adjacent to RS District.*** Where a lot located in an RM District is adjacent to the RS District, the following shall apply:
 - a. A single-story building on the RM-zoned lot shall be setback from the RS District property line at least 25 feet.

- b. Multiple story buildings shall be setback a minimum of 15 feet of setback for each story (i.e., two-story buildings must be setback at least 30 feet; three-story buildings must be setback, 45 feet), except in the RM-5 District, in which the minimum setback is limited to 25 feet from a RS District, with no additional setback per story.
 - c. 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.
 - d. 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.
2. **Setback Adjacent to Canal.** A setback of at least 15 feet shall be maintained along property lines that abut a canal.
 3. **Zero Setback for Attached Single Residences.** Attached Single Residence structures may have zero-setback on both sides of the structure.
 - a. The minimum interior side setback shall be 10 feet on the end units.
 - b. Any portion of the building not placed on a zero-setback line shall maintain a minimum of 10-foot building setback.
 - c. Where a zero-side setback 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 a plat.
 4. **Limitation on Paving of Street-Facing Setbacks.** No more than 50% of any required front or street-facing side setback may be covered with a paved surface.

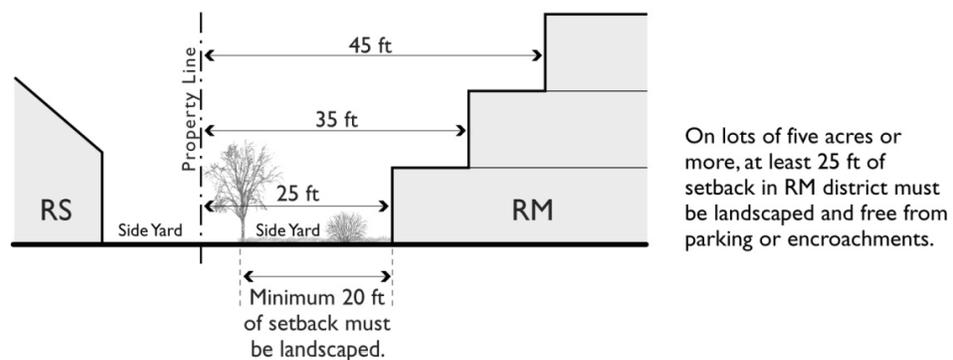


FIGURE 11-5-5.B(1): SETBACK ADJACENT TO RS DISTRICT

5. **Additional Building Separation Requirements.** Buildings shall be arranged 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.

- 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 ensuring 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 10 feet.
 - b. *Ground Floor Separation.* Ground floor building separation distance may be reduced up to 20% if the upper floor steps back an equal distance. For example, if the required building separation between 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.
6. ***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 10%.
 - d. *Exclusive Dedication.* Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space.
7. ***Additional Standards for Private Open Space.***
- a. *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:
 - i. Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than 10 feet.
 - ii. 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.
 - b. *Openness.* Open space shall be at least 50% 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.
8. ***Additional Standards for Common Open Space.***
- a. *Accessibility.* Common open space shall be located no more than 400 feet from the main entrance of any dwelling unit it is intended to serve, as measured along accessible pedestrian routes.
 - b. *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% of common open space may be located on the roof of a building.

- c. *Minimum Dimensions.* Common open space shall have no dimension less than 15 feet.
- d. *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% of ground-level common open space may be covered by a balcony projecting from a higher story.
- e. *Amenities.* Common open space shall include amenities for the everyday use and enjoyment of residents of the development.
 - i. *Amenities Required.* Multiple Residence and Single Residence-attached developments containing five (5) or more dwelling units shall provide amenities from Table 11-5-5.B.2 to meet the minimum point value specified in Table 11-5-5.B.1, unless an alternative amenity is approved in accordance with Subsection (iii) below.

Table 11-5-5.B.1: Multiple Residence and Single Residence-Attached Amenity Minimums	
Number of Dwelling Units	Minimum Points Required
5-19 dwelling units	1
20-50 dwelling units	2
51-100 dwelling units	3
101-150 dwelling units	4
151-250 dwelling units	5
>250 dwelling units	6

- ii. *Amenity Types.* Table 11-5-5.B.2 below lists amenity types, the minimum standard (where applicable), and the point value. A proposed amenity may be counted only once toward the required minimum point total, except that regulation-sized sports courts of different types may each be counted separately.

Table 11-5-5.B.2: Amenity Types		
Amenity Type	Minimum Standard	Points
Fenced dog park/pet run area	500 - 1,000 sq. ft.	1
	>1,000 sq. ft	2
Ramada with bbq and seating area	Min. 200 sq. ft.	1
Putting green		1
Fire pit with seating area		1

Regulation-size sports court (e.g., tennis court, racquetball court, pickleball court, basketball court, etc.)	Regulation size	2
Jacuzzi	Min. 6-person capacity	2
Covered pavilion with seating area	Min. 600 sq. ft.	2
Community garden	Min. 25 ft. in any direction	2
Swimming pool	500 - 1,000 sq. ft.	2
	>1,000 sq. ft.	3
Outdoor fitness area	Min. 3 stations	2
Tot lot	1,000 - 2,500 sq. ft., 2 distinct play features	2
	>2,500 sq. ft., 3 distinct play features	3
Rooftop deck/terrace with seating and weather protection	Min. 1,500 sq. ft.	3
Indoor recreational facility (e.g., fitness center, game room, movie theater, etc.)	Min. 1,500 sq. ft.	3

iii. *Alternative Amenities.* Additional amenities not listed above may be approved by the Planning Director. Upon approval, the Planning Director shall assign a point value based on the amenity's comparability in function, scale, and resident benefit to those listed in Table 11-5-5.B.2.

9. ***Encroachments.*** To facilitate the use of architectural features, building projections may extend into required setbacks, subject to the following standards:
- a. Entry porches, balconies and patios may encroach no more than 10 feet into a required street side setback, 20 feet or greater in depth (measured from property line to building).
 - b. No projection may extend into a public utility easement or closer than two (2) feet to an interior lot line.
 - c. Awnings, eaves, overhangs, or basement window wells may encroach up to three (3) feet into any required setback.
 - d. Vestibules, bay windows, nooks, chimneys, or similar wall projections with or without footings may encroach no more than three (3) feet into any required front or rear setback and no more than two (2) feet into any required side setback, provided the aggregate width of all such projections does not exceed one-third ($\frac{1}{3}$) of the length of the building wall.

- e. Staircases may encroach up to three (3) feet into any required front setback, and up to 10 feet into any required rear setback.

Section 4: That Mesa City Code Title 11 is hereby amended by adding a new Section 11-5-6 titled “Site Planning and Design Standards for the RM Districts” as follows:

11-5-6: - SITE PLANNING AND DESIGN STANDARDS FOR THE RM DISTRICTS

A. Character and Image.

1. **Entryway Monumentation Feature.** Provide at least one (1) entryway monumentation feature at the primary entryway into a development. The primary entryway shall be the entrance accessing the street with the highest functional classification. Where multiple entrances access streets of the same highest functional classification, the Planning Director shall determine which entrance shall be the primary entryway for the purposes of this section. The entryway monumentation feature shall include at least three (3) of the following:
 - a. Monument signage.
 - b. Specialty pavement delineating the primary entryway, such as stamped asphalt, brick, stone, pavers, or colored concrete. Specialty pavement within the public right-of-way shall be approved by the City Transportation Department.
 - c. Enhanced perimeter wall details, such as but not limited to, decorative panels, lighting, architectural tower or arch feature, or a decorative gate.
 - d. Enhanced landscape treatment with a defined landscaped area of at least 200 square feet that includes a minimum of three (3) trees with a minimum 36-inch box size and decorative shrubs, perennials, ornamental grasses, or specimen plants. At least 60% of this landscaped area must contain live plant material.
 - e. Public art elements, such as but not limited to, a sculptural features or thematic elements that reflect neighborhood history, culture, or surrounding natural features.
 - f. Landscaped median or entry island.
 - g. Monument or gateway lighting features, such as but not limited to, uplighting, halo lighting, illuminated columns.
 - h. Neighborhood identity markers, such as but not limited to, branded poles, pylons, or similar vertical elements.
 - i. Decorative landscape wall or seat wall integrated with planting, in lieu of a perimeter wall.
 - j. Water feature.
 - k. Additional entryway monumentation feature approved by the Planning Director.
2. **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.

- B. Massing and Scale.** Buildings shall contain varied massing and architectural elements and techniques shall be utilized to reduce the apparent massing and scale of buildings, provide shading, and define different uses and activities in the building.

1. ***Façade 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 long, uninterrupted wall planes.
 - a. ***Publicly Visible Façades.*** All street-facing and publicly visible façades shall have at least one (1) horizontal 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.
 - b. ***Two or More Story Buildings.*** 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.
 - c. Building entrances, front porches, and projections such as stoops, bays, overhangs, fireplaces, and trellises count towards this requirement.
 2. ***Varied Roof Form.*** Roof forms shall be integrated into the building design and varied within a development through the use of offsets; changes in slope, angle, or direction; and elements such as dormers, towers, or parapets.
 3. ***Roof Articulation.*** Roof articulation is required to provide architectural interest at the skyline and accentuate appropriate building elements.
 - a. No more than two (2) side-by-side units may be covered by one (1) unarticulated roof.
 - b. Flat roofs in excess of 100 feet shall provide vertical modulation of two (2) or one-tenth (1/10) of the wall height, whichever is greater.
 4. ***Balconies, Bay Windows, and Other Projections or Recesses.*** Buildings shall incorporate balconies, bay windows, entry porches or other projections and recesses across 30% of the length per floor of the façade.
 - a. ***Windows.*** Windows shall either:
 - i. Contain window trim on at least two (2) sides of all windows that is at least two (2) inches in depth; or
 - ii. Be recessed at least four (4) inches from the outside plane of the surrounding exterior wall.
 - b. ***Balconies.*** Balconies shall be at least four (4) feet wide and three (3) feet deep if not used to meet private open space requirements.
 5. ***Façade Detailing and Materials.*** Each side of a building that is visible from a public right-of-way, private street, parking lot, or common open space shall be designed with a complementary level of detailing and quality of materials.
- C. **Materials.** Buildings and structures shall be constructed of durable, high-quality materials appropriate for the Arizona climate
1. ***Primary Exterior Building Materials.***
 - a. Primary exterior building materials are brick, stone, integrally tinted and textured masonry block, precast concrete, siding, synthetic wood, natural and synthetic stone, stucco and synthetic stucco, or other material approved by the Planning Director.

- b. Variations in the color, finish, or texture of a material (e.g., form-board concrete, smooth stucco vs sand stucco, etc.) shall not be considered separate or distinct materials for the purpose of meeting the material requirements of this section.
 - c. Glazing may be considered as a primary exterior building material only when it is installed as an architectural glazing system (e.g., curtainwall, structural glass wall) and comprises more than 30% of an individual building façade. Standard window systems, storefront glazing, and other non-architectural fenestration shall not qualify as a primary exterior building material for the purposes of this requirement.
2. ***Minimum Use of Primary Materials.***
- a. Each building façade shall incorporate at least two (2) different primary exterior materials.
 - b. Primary exterior materials shall cover no less than 75% of each building façade.
 - c. Each primary building material used to satisfy Subsection (2)(a) above shall cover at least 25% of that façade.
 - d. ***Primary Material Calculation.***
 - i. Primary building material coverage shall be calculated by measuring the area of each façade, excluding non-architectural fenestration, storefront systems, pedestrian and vehicular openings, mechanical equipment, and signage.
 - ii. The percentage of each primary building material shall be calculated by dividing the area covered by that material by the resulting façade area.
3. ***Architectural Metals.*** Architectural metals, such as bronze, brass, copper, aluminum, metal-composite material (MCM), and steel shall not cover more than 25% of a building façade.
4. ***Change in Materials.***
- a. Where material changes are horizontal (i.e., different materials side by side) the transition between materials shall occur at a change in wall plane, preferably at inside corners or where architectural elements intersect (e.g., pilasters, bays, projections), and shall not occur mid-field on a flat wall surface.
 - b. Where material changes are vertical (i.e., different materials stacked one above another), the transition between materials shall include a belt course, trim band, sill, cap, frame, or similar element to separate the two (2) materials.
- D. **Building Entrances.** Primary 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.
1. ***Dwelling Unit Access.***
- a. ***Ground Floor Access.*** Exterior entrances to units shall be in the form of individual or shared entrances at the ground floor of the building.
 - b. ***Upper Story Access.*** Individual entrances for units above the ground floor shall be provided via an interior corridor.
2. ***Orientation.*** All units located along public rights-of-way shall have the primary entrance to the building, 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 open space.

3. **Projection or Recess.** Building entrances and individual exterior unit entrances shall 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.

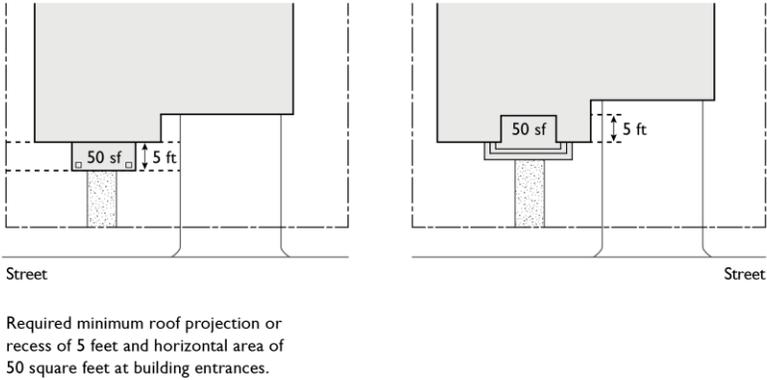
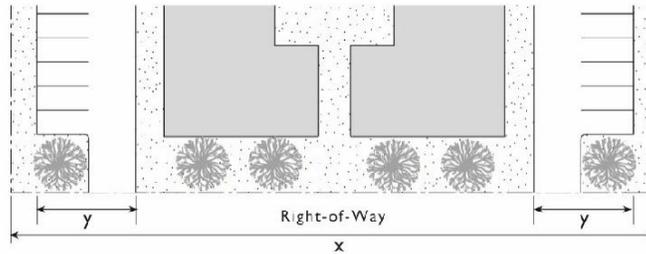


FIGURE 11-5-6.D(1): BUILDING ENTRANCE PROJECTION OR RECESS

E. **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.

1. **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.
2. **Off-site Access.**
 - a. Walkways shall provide direct connections to trails, parks, schools, transit stops or other public amenities adjacent to the development.
 - b. Drive aisles leading to main entrances shall have walkways on both sides of the drive aisle.
3. **Parking Area Design.**
 - a. Parking areas shall be located to the side or rear of buildings, except visitor parking may be located between a building and the adjacent street.
 - b. The total frontage of parking areas visible from the street, including visitor parking, shall not exceed 30% of the lot frontage.



Total parking and garage frontage shall not exceed 30 percent of lot frontage
 $(y + y \leq .30 x)$

FIGURE 11-5-6.E(1): PARKING AND GARAGE FRONTAGE LIMITATION

4. **Location of Parking Spaces.**
 - a. *Tenant Parking.* Required parking spaces shall be arranged to provide at least one (1) parking space per unit within 200 feet of the dwelling units they are intended to serve
 - b. *Guest Parking.* Guest parking spaces shall be distributed proportionally to the dwelling unit locations that they are intended to serve.
5. **Attached Garages.**
 - a. 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.
 - b. 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.
 - c. 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 consisting of a projected building entrance or a recess at least six (6) feet wide and three (3) feet deep.
6. **Detached Garages.**
 - a. Detached garages shall use exterior materials, colors, roof forms, roof materials, and architectural details that are the same as the principal buildings on the lot or within the development.
 - b. Perimeter garages that face public right-of-way or private property shall be designed in accordance with Subsections B and C above.

Section 5: That Mesa City Code Title 11 is hereby amended by adding a new Section 11-5-7 titled “Alternative Compliance” as follows:

11-5-7: - ALTERNATIVE COMPLIANCE

A. Purpose and Applicability.

1. **Purpose.** Alternative Compliance may be used to satisfy the Site Planning and Design Standards in Section 11-5-4 and Section 11-5-6 when conditions may exist where strict compliance is impractical or impossible, or when alternative approaches achieve equivalent or superior design outcomes through innovative site planning, architectural solutions, or other means.
 2. **Applicability.** Alternative Compliance may be requested for any application subject to the Site Planning and Design Standards of Section 11-5-4 and Section 11-5-6. It may not be used to alter development standards or requirements of other sections of this Zoning Ordinance, and it shall not result in an increase in intensity or lot coverage.
- B. **Application.** 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 the following:
1. The code section(s) and development standard(s) for which Alternative Compliance is being requested;
 2. The proposed alternative or offset(s), including any numeric modification(s) from the development standard;
 3. An explanation on how the proposal meets the intent of the applicable development standard(s), the applicable General Plan Placetype, and any other applicable Sub-area Plan;
 4. An explanation on how the alternative is equivalent or superior to the required development standard, or how the proposed offset(s) produce superior design; and
 5. A statement of how the proposal meets the approval criteria in Subsection C below.
- C. **Approval Criteria.** The review authority may approve Alternative Compliance only upon finding that the request meets all of the following:
1. The alternative does not create adverse impacts on safety, access, visibility, glare, privacy, noise, drainage, heat island effect, and does not reduce pedestrian comfort or accessibility.
 2. The proposed alternative or tradeoff is the minimum necessary to achieve the intent while maintaining overall compliance with all other applicable standards.
 3. The proposal either:
 - a. Provides equivalent or superior quality and functionality; or
 - b. Provides offsetting public benefits (e.g., improved streetscape, enhanced shade/canopy, open space, sustainability features).

Section 6: That Mesa City Code Title 11 is hereby amended by adding a new Chapter 6 titled “Commercial and Mixed-Use Districts” as follows:

CHAPTER 6 - COMMERCIAL AND MIXED-USE DISTRICTS

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. ***Neighborhood Commercial (NC)***. To provide areas for locally oriented retail and service uses that serve the surrounding residential trade area within a ½ to two (2) mile radius. Typical uses include, but are not limited to retail stores, grocery stores and 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.
2. ***Limited Commercial (LC)***. To provide areas for indoor retail, entertainment, and service-oriented businesses that serve the surrounding residential trade area within a one (1) to 10-mile radius. Typical uses include, but are not limited to, grocery stores 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. ***General Commercial (GC)***. To provide indoor retail, limited outdoor display and related service-oriented businesses that serve a large surrounding residential trade area within a four (4) to five (5) mile radius. This district accommodates a wide range of commercial uses, such as lodging, restaurants, convenience services, entertainment uses, offices, and public and semi-public uses. The district also accommodates low intensity employment uses such as light assembly, custom manufacturing, mini-storage, and research and development.

4. **Office Commercial (OC).** To provide areas for small-scale medical and professional offices intended to serve the community and remain compatible with adjacent residential areas.
5. **Mixed-Use (MX).** 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	LC	GC	OC	MX	Additional Use Regulations
Residential Use Classifications						
Single Residence - Attached	CUP/P (19, 20)	CUP/P (19, 20)	CUP/P (19, 20)	—	CUP/P (16, 19, 20)	Section 11-31-31, Residential Uses in Commercial Districts Chapter 81, Adaptive Reuse Permit
Multiple Residence	CUP/P (17, 19, 22)	CUP/P (17, 19, 22)	CUP/P (17, 19, 22)	P (17)	P (21, 22)	
Assisted Living Facility						
Assisted Living Home (5 to 10 residents)	CUP/P (19, 20)	CUP/P (19, 20)	CUP/P (19, 20)	—	CUP/P (16, 19, 20)	Section 11-31-31, Residential Uses in Commercial Districts Section 11-31-14, Community Residences

Assisted Living Center (greater than 10 residents)	CUP/P (19, 20)	CUP/P (19, 20)	CUP/P	—	CUP/P (22)	Section 11-31-31, Residential Uses in Commercial Districts Section 11-31-28, Assisted Living Centers, Nursing and Convalescent Homes
Boarding House	SUP (19, 20)	SUP (19, 20)	SUP (19, 20)	—	SUP (19, 20)	Section 11-31-31, Residential Uses in Commercial Districts
Community Residence						
Family Community Residence	CUP/P (19, 20)	CUP/P (19, 20)	CUP/P (19, 20)	—	CUP/P (19, 20)	Section 11-31-31 Residential Uses in Commercial Districts Section 11-31-14, Community Residences
Transitional Community Residence	CUP/P (19, 20)	CUP/P (19, 20)	CUP/P (19/20)	—	CUP/P (19, 20)	
Home Occupation	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, 22)	P (19, 22)	P (19, 22)	—	P (19, 22)	
Community Center	P (19, 22)	P (19, 22)	P (19, 22)	—	P (19, 22)	
Community Gardens	P	P	P	P	P	Section 11-31-10, Community Gardens
Cultural Institutions	P (19, 22)	P (19, 22)	P (19, 22)	P (19, 22)	P (19, 22)	
Day Care Centers	P (19, 22)	P (19, 22)	P (19, 22)	P (19, 22)	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, 20)	Section 11-31-15, Hospitals and Clinics
Hospitals	P (19, 20)	P (19, 20)	P (19, 20)	—	—	

Nursing and Convalescent Homes	CUP/P (19, 20)	CUP/P (19, 20)	CUP/P (19, 20)		CUP/P (22)	Section 11-31-31, Residential Uses in Commercial Districts Section 11-31-28, Assisted Living Centers, Nursing and Convalescent Homes
Parks and Recreation Facilities, Public	P	P	P	P	P	
Places of Worship	P (19, 22)	P (19, 22)	P (19, 22)	P (19, 22)	P (19, 22)	Section 11-31-22, Places of Worship
Public Safety Facilities	P	P	P	P	P	
Schools, Colleges, and Trade Schools						
Colleges or Universities, Private	—	P (21, 22)	P (21, 22)	—	P (21, 22)	Section 11-31-24, Schools
Colleges or Universities, Public	P	P	P	P	P	
Commercial Trade Schools, Private	—	P (21, 22)	P (21, 22)	—	P (21, 22)	Section 11-31-24, Schools
Commercial Trade Schools, Public	P	P	P	P	P	
Industrial Trade Schools, Private	—	—	P (21, 22)	—	—	Section 11-31-24, Schools
Industrial Trade Schools, Public	P	P	P	P	P	
K-12, Private	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	Section 11-31-24, Schools
K-12, Public	P	P	P	P	P	
Skilled Nursing Facility	CUP/P (19, 22)	CUP/P (19, 22)	CUP/P (19, 22)	—	CUP/P (19, 22)	
Social Service Facilities	CUP (19, 22)	CUP (19, 22)	CUP (19, 22)	—	—	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)	

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
With Drive-Thru Facilities	CUP	P	P	—	—	Section 11-31-18, Drive-Thru and Pick-Up Window Facilities
With Pick-Up Window Facilities	P	P	P	—	—	
Banks and Financial Institutions	P	P	P	P	P	
With Drive-Up ATM/Teller Window	P	P	P	SUP	SUP	Section 11-31-18, Drive-Thru and Pick-Up Window 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 (19, 22)	P (19, 22)	—	P (19, 22)	
Commercial Recreation						
Small-Scale	—	P	P	—	SUP	
Large-Scale	—	SUP	P	—	—	
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	CUP	P	P	—	SUP	Section 11-31-18, Drive-thru and Pick-Up Window Facilities
With Outdoor Eating Areas	P	P	P	P	P	Section 11-31-19, Outdoor Eating Areas
With Pick-Up Window Facilities	P	P	P	—	P	Section 11-31-18, Drive-Thru and Pick-Up Window Facilities
With Off-track Betting	—	P (25)	P (25)	—	P (25)	
With Live Entertainment	—	P (4, 26)	P (26)	—	P (4, 26)	
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
With Drive-Thru Facilities	CUP	P	P	—	SUP	Section 11-31-18, Drive-Thru and

With Pick-Up Window Facilities	P	P	P	—	P	Pick-Up Window Facilities
General Market	P (14, 31)	P (31)	P (31)	—	P (31)	Section 11-31-16 applies if GFA exceeds 25,000 sq. ft.
With Drive-Thru Facilities	CUP	P	P	—	SUP	Section 11-31-18, Drive-Thru and Pick-Up Window Facilities
With Pick-Up Window Facilities	P	P	P	—	P	
Funeral Parlors and Mortuaries	—	P (18)	P	—	P (18)	
Accessory Crematorium	—	SUP	P	—	—	
Hotels and Motels	—	P (21, 22)	P (21, 22)	—	P (21, 22)	
Large Commercial Development	—	P (31)	P (31)	—	CUP (7, 31)	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, 20)	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 (9)	P	
Medical and Dental	P	P	P	P (9)	P	
Parking, Commercial	—	—	P	—	CUP	
Personal Services	P	P	P	P (5, 9)	P	
With Pick-Up Window Facilities	P	P	P	—	P	Section 11-31-18, Drive-Thru and Pick-Up Window Facilities
Plant Nurseries and Garden Centers	—	SUP	P	—	P/SUP (6, 7)	

Retail Sales						
General	P (8, 31)	P (31)	P (31)	—	P (31)	
With Pick-Up Window Facilities	P	P	P	—	P	Section 11-31-18, Drive-Thru and Pick-Up Window Facilities
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, Recycling and Processing Facilities
Small Indoor Collection Facility	—	SUP	P	—	SUP (7)	
Warehousing and Storage						
Boat and Recreational Vehicle Storage	—	—	CUP	—	—	
Mini-Storage	—	CUP	CUP	—	CUP (7)	
Wholesale	—	—	CUP (31)	—	—	
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						
Accessory Dwelling Unit	P (30)	P (30)	P (30)	P (30)	P (30)	Section 11-31-3, Accessory Dwelling Unit
Battery Energy Storage System (BESS)	P (15)	P (15)	P (15)	P (15)	P (15)	Section 11-31-37, Battery Energy Storage System (BESS) and BESS Facilities
Caretakers' Residences	SUP	SUP	SUP	SUP	P	
Data Center	P (1)	P (1)	P (1)	P (1)	P (1)	Section 11-31-36, Data Centers
Garden Center	—	SUP	P		SUP (6, 7)	
Outdoor Display	P	P	P	—	P	Section 11-31-20, Outdoor Display
Outdoor Storage	—	—	P (27)	—	—	Section 11-30-7, Outdoor Storage
Portable Storage Containers	P (28)	P/SUP (28, 29)	P/SUP (28, 29)	P (28)	P (28)	Section 11-30-16, Portable Storage Containers (PSC)
Temporary Outdoor Entertainment	TUP	TUP	TUP	—	TUP	Section 11-31-30, Temporary Uses
Temporary Outdoor Sales	TUP	TUP	TUP	—	TUP	
Notes:						
1. Refer to Section 11-31-36(C)(2) for conditions under which a Data Center may qualify as an accessory use.						
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-Thru Facilities or Pick-Up Window 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 an 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. Refer to Section 11-31-37(B)(2) for conditions under which a BESS may qualify as an accessory use.
16. Attached Single Residences shall have a minimum density of 15 dwelling units per acre in MX zones.
17. Use permitted with approval of an Adaptive Reuse Permit.
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 an Eating or Drinking Establishment.
27. 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.
28. Temporary use of Portable Storage Containers during construction is permitted in accordance with Section 11-30-16.
29. Temporary or periodic commercial storage is permitted with a SUP in accordance with Section 11-30-16.
30. Permitted if an existing non-conforming residential use is located on the lot.
31. All loading and unloading of goods whether for delivery, storage, sale or otherwise shall occur within truck dock, loading, and service areas.

11-6-3: - DEVELOPMENT STANDARDS FOR THE COMMERCIAL AND MIXED-USE DISTRICTS

A. **Zoning District Standards.** Table 11-6-3(A) prescribes the development standards for the commercial districts. 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	LC	GC	OC	MX	Additional Standards
Lot and Density Standards						
Minimum Lot Area (sq. ft.)	5,000	10,000	5,000	10,000	5,000	
Minimum Lot Width (ft.)	50	100	50	100	50	
Minimum Lot Depth (ft.)	100	100	100	100	100	
Maximum Lot Coverage (% of lot)	80%	80%	80%	80%	80%	
Building Form and Location						
Maximum Height (ft.)	30	30	30	30	30	
Minimum Setback Along Property Lines or Building and Parking Areas (ft.)						
Front and Street-Facing Side:	Varies by street classification identified in the Mesa Transportation Plan: Arterial Street: 15 ft. Collector Street: 15 ft. Local Street: 20 ft. Freeways: 30 ft. for buildings; 15 ft. for parking structures/fields					Setbacks shall be landscaped according to Ch. 33, Landscaping.
Interior Side and Rear: Adjacent to RS District:						
1-story building	25	25	25	25	15	Setbacks shall be landscaped according to Ch. 33, Landscaping.
2-story building	50	50	50	50	25	
3-story building	75	75	75	75	35	
Interior Side and Rear: Adjacent to RM District:						
1st story	20	20	20	20	15	Setbacks shall be landscaped according to Ch. 33, Landscaping.
Each additional story	15	15	15	15	10	
Interior Side and Rear: Adjacent to Non-residential District: Each story	15	15	15	15	10	

Table 11-6-3.A: Development Standards - Commercial Districts						
Standard	NC	LC	GC	OC	MX	Additional Standards
Setback at Street Intersections for Buildings and Patios (covered or uncovered) - Minimum radius (ft.)	Arterial with Arterial: 25 ft. Arterial with Collector: 25 ft. Collector with Collector: 15 ft.					
Minimum Separation between Buildings on Same Lot (ft.)						
Building height up to 20 ft.	25	25	25	25	15	
Building height between 20 and 40 ft.	30	30	30	30	15	
Building height over 40 ft.	35	35	35	35	15	
Additional Standards for Residential Development						
Minimum Residential Density (dwelling units/net acre)	NA	NA	NA	NA	15	Section 11-31-31, Residential Uses in Commercial Districts
Maximum Residential Density (dwelling units/net acre)	15	25	25	25	25	
Minimum Outdoor Living Area (sq. ft./unit)	100	100	100	100	100	Section 11-5-5(B)(6), Standards for Required Open Space Section 11-5-5(B)(7), Additional Standards for Private Open Space

11-6-4: - SITE PLANNING AND DESIGN STANDARDS FOR THE COMMERCIAL AND MIXED-USE DISTRICTS

A. Character and Image.

1. Shared Characteristics.

- 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.
- b. 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.

2. ***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.
3. ***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.
4. ***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.

B. **Massing and Scale.** The design of buildings shall avoid the appearance of a single, large, dominant building mass by using design techniques that include stepping back portions of the building facade, breaking up the mass into smaller elements and/or using material changes.

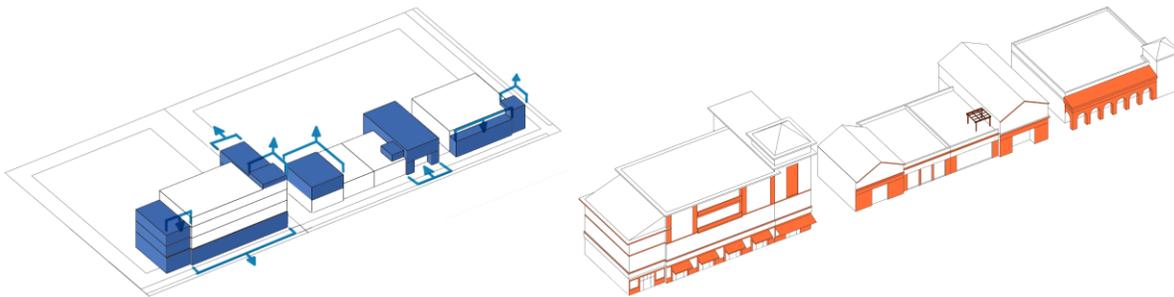
1. ***Wall Articulation.*** Exterior building walls shall be subdivided and proportioned to human scale, using projections, overhangs and recesses in order to add architectural interest and variety and to avoid long interrupted wall planes.
 - a. ***Publicly Visible Façades.*** Street-facing and other publicly visible façades (including those visible from parking lots, open space, or adjoining private properties), shall provide articulation for every 50 linear feet of wall length as follows:
 - i. One (1) horizontal projection or recess of at least four (4) feet in depth; or
 - ii. Two (2) horizontal projections or recesses, at least 2.5 feet in depth each.
 - b. ***Non-publicly Visible Façades.*** Side or rear façades that are not publicly visible shall provide articulation for every 50 linear feet of wall length by any combination of the following:
 - i. One (1) horizontal projection or recess of at least four (4) feet in depth, or two (2) horizontal projections or recesses, at least 2.5 feet in depth each;
 - ii. Change in color accompanied by a distinct change in texture, pattern, or coursing;
 - iii. Windows or fenestration (false windows and door openings) defined by frames, sills, or lintels;
 - iv. Trellises with climbing plants; or
 - v. Projecting fins or louvres extending at least six (6) inches from the wall plane.
 - c. ***Building Projections into Setbacks.*** Appropriate separation shall be maintained 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, 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.
- ii. Building projections shall be no closer than 15 feet to any property line adjacent to sites located in the RS and RSL Districts.

2. **Roof Articulation.** Roof articulation is required to provide architectural interest at the skyline and accentuate appropriate building elements.

- a. **Varied Roof Form or Height.** Roof forms shall be integrated into the building design and vary over different parts of the building. Each building shall provide at least two (2) changes in height or roof form, achieved through changes in pitch, plane, and orientation.
- b. **Flat Roofs.** Flat roofs or façades with a horizontal eave, fascia, or parapet, in excess of one hundred feet in length, shall provide vertical modulation that is the greater of either:
 - i. Two (2) feet; or
 - ii. One-tenth ($\frac{1}{10}$) the height of the supporting wall height, not to exceed one-third ($\frac{1}{3}$) of the wall height.
- c. **Parapet Detailing.** All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing.
- d. **Height Transitions in Multi-Building Developments.** Multiple building developments shall be configured to locate the tallest and largest structures within the core of the site and provide a gradual decrease in building height and mass towards adjacent residential land uses.



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

FIGURE 11-6-4.B(1): MASSING & SCALE

C. **Materials.** Buildings and structures shall be constructed of durable, high-quality materials appropriate for Mesa's climate.

1. **Primary Exterior Building Materials.**

- a. Primary exterior building materials are brick, stone, integrally tinted and textured masonry block, precast concrete, synthetic wood, natural and synthetic stone, stucco and synthetic stucco, or other material approved by the Planning Director.
 - b. Variations in the color, finish, or texture of a material (e.g. form-board concrete, smooth stucco vs sand stucco, etc.) shall not be considered separate or different materials for the purpose of meeting the material requirements of this section.
 - c. Glazing may be considered a primary exterior building material only when it is installed as an architectural glazing system (e.g., curtainwall, structural glass wall) and comprises more than 30% of an individual building façade. Standard window systems, storefront glazing, and other non-architectural fenestration shall not qualify as a primary building material for the purposes of this requirement.
2. ***Minimum Use of Primary Materials.***
- a. ***Publicly Visible Façades.***
 - i. Each publicly visible building façade (including those visible from parking lots, open space, or adjoining private properties) shall incorporate at least two (2) different primary building materials.
 - ii. Primary exterior materials shall cover no less than 75% of each building façade.
 - iii. Each primary building material used to satisfy Subsection (2)(a)(i) above shall cover at least 25% of that façade.
 - b. ***Non-publicly Visible Façades.*** Side or rear façades that are not publicly visible shall incorporate a primary building material(s) on at least 50% of the façade.
 - c. ***Primary Material Calculation.*** Primary building material coverage shall be calculated by measuring the area of each façade, excluding non-architectural fenestration, storefront systems, pedestrian and vehicular openings, mechanical equipment, and signage. The percentage of each primary building material shall be calculated by dividing the area covered by that material by the resulting façade area.
3. ***Architectural Metals.*** Architectural metals, such as bronze, brass, copper, aluminum, metal-composite material (MCM), and steel shall not cover more than 25% of a building façade. Pre-engineered metal buildings are not allowed in the commercial and mixed-use districts.
4. ***Change in Materials.***
- a. Where material changes are horizontal (i.e., different materials side by side) the transition between materials shall occur at a change in wall plane, preferably at inside corners or where architectural elements intersect (e.g., pilasters, bays, projections), and shall not occur mid-field on a flat wall surface.
 - b. Where material changes are vertical (i.e., different materials stacked one above another), the transition between materials shall include a belt course, trim band, sill, cap, frame, or similar element to separate the two (2) materials.
5. ***Roof Materials.*** All visible pitched roofs shall consist of metal seam, clay tile, concrete tile, or a similar grade of roofing material.
- D. **Base and Top Treatments.** All façades shall have:

1. A recognizable "base" consisting of (but not limited to):
 - a. Thicker walls, ledges or sills;
 - b. Integrally textured materials such as stone or other masonry;
 - c. Integrally colored and patterned materials such as smooth finished stone or tile; or
 - d. Lighter or darker colored materials, mullions or panels; or planters.
 2. A recognizable "top" consisting of (but not limited to):
 - a. Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials;
 - b. Sloping roof with overhangs and brackets; or
 - c. Stepped parapets.
- E. **All Sided Architecture.** Architectural detailing shall be applied to all sides of a building. While detailing may vary based on orientation and context; all façades visible from a street, parking lot, or open space shall incorporate a level of architectural quality, materials, articulation, and detailing equivalent to the primary façade.
- F. **Colors.**
1. Buildings larger than 10,000 square feet shall use two (2) exterior colors on every façade that is publicly visible.
 2. Predominant façade colors shall be low reflectance, subtle, neutral or earth tone colors.
 3. The use of high-intensity colors as the predominant building color, such as black or fluorescent colors, are prohibited.
 4. Building trim and accent areas may feature brighter colors. Accent colors shall cover no more than five percent (5%) of street-facing façades.
 5. Changes in building color shall occur at the inside corners where wall planes change, or be separated by a façade element or architectural detail.
- G. **Building Entrances.** Primary 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.
1. **Entry Definition.** Entries shall have a roofed projection or recess with a minimum depth of five (5) feet and minimum horizontal area of 50 square feet.
 2. **Orientation.** Primary entries shall face the street or primary pedestrian areas.
- H. **Access, Circulation, and Parking.**
1. **Parking Area Design.** Parking areas shall be located to the side or rear of buildings; except for Large Commercial Developments which are subject to the requirements of Section 11-31-16 of the Zoning Ordinance.
 2. **Location of Parking Spaces.** In commercial and mixed-use projects, a minimum of 50% of the required parking spaces shall be located within 300 feet of the building served.
 3. **Screening of Parking Areas.** Parking areas located between a building and street shall be screened with a 2.5- to 3.5-foot-high berm or screening wall.

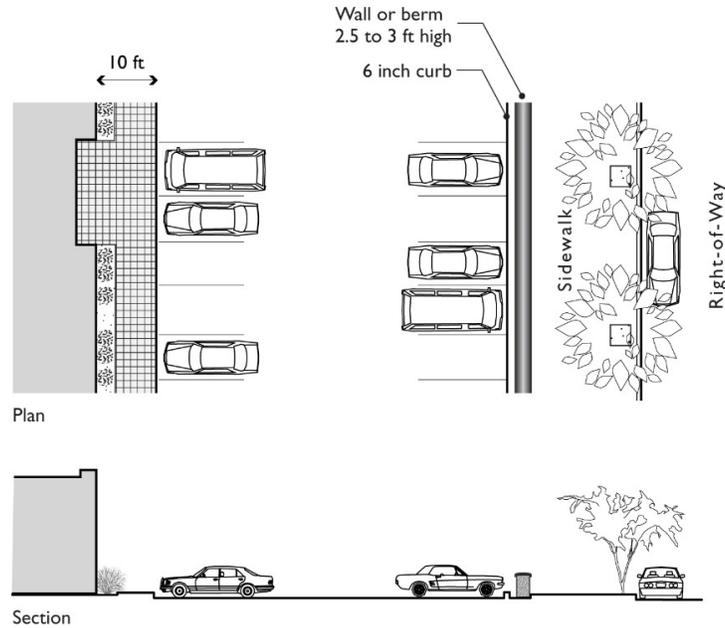


FIGURE 11-6-4.H(1): SCREENING OF PARKING AREA

11-6-5: - ALTERNATIVE COMPLIANCE

A. Purpose and Applicability.

1. **Purpose.** Alternative Compliance may be used to satisfy the Site Planning and Design Standards in Section 11-6-4 when conditions may exist where strict compliance is impractical or impossible or when alternative approaches achieve equivalent or superior design outcomes through innovative site planning, architectural solutions, or other means.
2. **Applicability.** Alternative Compliance may be requested for any application subject to the Site Planning and Design Standards of Section 11-6-4. It may not be used to alter development standards or requirements of other sections of this Zoning Ordinance, and it shall not result in an increase in intensity or lot coverage.

B. Application. 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 the following:

1. The code section(s) and development standard(s) for which Alternative Compliance is being requested;
2. The proposed alternative or offset(s), including any numeric modification(s) from the development standard;
3. An explanation on how the proposal meets the intent of the applicable development standard(s), the applicable General Plan Placetype, and any other applicable Sub-area Plan;
4. An explanation on how the alternative is equivalent or superior to the required development standard, or how the proposed offset(s) produce superior design; and
5. A statement of how the proposal meets the approval criteria in Subsection C below.

C. Approval Criteria. The review authority may approve Alternative Compliance only upon finding that the request meets all of the following:

1. The alternative does not create adverse impacts on safety, access, visibility, glare, privacy, noise, drainage, heat island effect, and does not reduce pedestrian comfort or accessibility.
2. The proposed alternative or tradeoff is the minimum necessary to achieve the intent while maintaining overall compliance with all other applicable standards.
3. The proposal either:
 - a. Provides equivalent or superior quality and functionality; or
 - b. Provides offsetting public benefits (e.g., improved streetscape, enhanced shade/canopy, open space, sustainability features).

Section 7: That Mesa City Code Title 11 is hereby amended by adding a new Chapter 7 titled “Employment Districts” as follows:

CHAPTER 7 - EMPLOYMENT DISTRICTS

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. ***Planned Employment Park (PEP).*** To provide areas where professional and medical office parks, research and development facilities, and light manufacturing in a campus setting with ancillary restaurants, retail and other supportive establishments.
 2. ***Light Industrial (LI).*** 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. ***General Industrial (GI).*** 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. **Heavy Industrial (HI).** 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 aftereffects 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.
- "SE" designates use classifications that are not allowed by right but are permitted if approved through a particular review procedure.
- "—" 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	GI	HI	Additional Use Regulations
Residential Use Classifications					
Correctional Transitional Housing Facility (CTHF)	—	CUP (10, 11)	CUP (10, 11)	—	Section 11-31-12, Correctional Transitional Housing Facilities
Multiple Residence	P (3)	P (3)	P (3)	P (3)	Chapter 81, Adaptive Reuse Permit

Public and Semi-Public Use Classifications					
Clubs and Lodges	P (10, 13)	P (10, 13)	—	—	
Cultural Institutions	CUP (10, 13)	SUP (10, 13)	SUP (10, 13)	—	
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, 13)	P (10, 13)	—	—	Section 11-31-22, Places of Worship
Public Safety Facilities	P	P	P	P	
Public Maintenance Facilities	P	P	P	P	
Schools, Colleges, and Trade Schools					
Colleges or Universities, Private	P (12, 13)	P (12, 13)	—	—	Section 11-31-24, Schools
Colleges or Universities, Public	P	P	P	P	
Commercial Trade Schools, Private	P (12, 13)	P (12, 13)	P (12, 13)	—	Section 11-31-24, Schools
Commercial Trade Schools, Public	P	P	P	P	

Industrial Trade Schools, Private	P (12, 13)	P (12, 13)	P (12, 13)	—	Section 11-31-24, Schools
Industrial Trade Schools, Public	P	P	P	P	
K-12, Private	CUP (10, 11)	CUP (10, 11)	CUP (10, 11)	—	Section 11-31-24, Schools
K-12, Public	P	P	P	P	
Social Service Facilities	—	CUP (10, 13)	—	—	Section 11-31-26, Social Service Facilities
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	—	

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
With Drive-Thru Facilities	CUP	CUP	CUP	—	Section 11-31-18, Drive-Thru and Pick-Up Window Facilities
With Pick-Up Window Facilities	P	P	P	—	
Towing and Impound	—	SUP	SUP	CUP	
Banks and Financial Institutions	P	P	P	—	
With Drive-Up ATM/Teller Window	P	P	P	—	Section 11-31-18, Drive-Thru and Pick-Up Window Facilities
Banquet and Conference Centers	SUP	SUP	—	—	
Building Materials and Services	—	P	P	—	
Business Services	P	P	P	P/SUP (6)	
Commercial Recreation					
Small-Scale	P	P	—	—	
Large-Scale	SUP	P	—	—	
Eating and Drinking Establishments					
Bars/Clubs/Lounges	P	P	P	—	
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	CUP	CUP	CUP	CUP	Section 11-31-18, Drive-Thru and Pick-Up Window Facilities
With Live Entertainment	P	P	—	—	
With Off-track Betting	P (15, 16)	P (15, 16)	—	—	
With Outdoor Eating Areas	P	P	P	P	Section 11-31-19, Outdoor Eating Areas
With Pick-Up Window Facilities	P	P	P	P	Section 11-31-18, Drive-Thru and Pick-Up Window Facilities
Food and Beverage Sales					
Convenience Market	P/SUP (1)	P (1, 7)	P (1, 7)	P/SUP (6)	Section 11-31-11, Convenience Markets
With Drive-Thru Facilities	CUP	CUP	CUP	CUP	Section 11-31-18, Drive-Thru and Pick-Up Window Facilities
With Pick-Up Window Facilities	P	P	P	P	
Funeral Parlors and Mortuaries	SUP	P	P	P	
Hotels and Motels	P (12, 13)	P (12, 13)	P (12, 13)	—	
Laboratories	P	P	P	P	

Large Commercial Development	P (8, 21)	CUP (21)	—	—	Section 11-31-16, Large Commercial Development
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	—	
Marijuana Facilities					
Dual Licensee Facilities	—	P	P	—	Section 11-31-34, Marijuana Facilities
Medical Marijuana Dispensaries	—	P	P	—	
Marijuana Cultivation Facilities and Marijuana Infusion Facilities (Accessory to Medical Marijuana Dispensaries or Dual Licensee Facilities)	—	P	P	—	
Marijuana Cultivation Facilities	—	P	P	—	
Marijuana Infusion 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)	
With Pick-Up Window Facilities	P (2)	P	P	P (6)	Section 11-31-18, Drive-Thru and Pick-Up Window Facilities
Plant Nurseries and Garden Centers	SUP	P	P	SUP	

Retail Sales					
General	P (21)	P (21)	P (21)	—	
With Pick-Up Window Facilities	P	P	P	—	Section 11-31-18, Drive-Thru and Pick-Up Window Facilities
Tattoo and Body Piercing Parlors	—	P	P	—	
Employment and Industrial Use Classifications					
Battery Energy Storage System (BESS) Facility	—	—	SE (19)	SE (19)	Section 11-31-37, Battery Energy Storage System (BESS) and BESS Facilities
Cement Plants	—	—	—	P	
Data Center	—	—	SE (19)	SE (19)	Section 11-31-36, Data Centers
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	

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, Recycling and Processing Facilities
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					
Boat and Recreational Vehicle Storage	—	CUP	CUP	CUP	
Contractors' Yards	—	P (9)	P (9)	P (9)	
Indoor Warehousing and Storage	P	P	P	P	
Outdoor Storage	—	—	—	P	Section 11-30-7, Outdoor Storage
Mini-Storage	CUP	CUP	CUP	—	
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 (14)	SUP (14)	SUP (14)	SUP (14)	
Transportation, Communication, and Utilities Use Classifications					
Communication Facilities					
Antenna and Transmission Towers	See Chapter 35				
Facilities within Buildings					
Transportation Facilities					
Freight/Truck Terminals and Warehouses	—	P	P	P	
Transportation Passenger Terminals	P	P	P	P	
Utility Classifications					
Solar Farms	SUP	SUP	P	P	Section 11-30-15, Solar Panels and Other Energy Production Facilities
Utilities, Major	—	CUP	CUP	CUP	
Utilities, Minor	P	P	P	P	
Agricultural and Extractive Use Classification					
Mining and Quarrying	—	—	—	P	
Specific Accessory Uses and Facilities					
Accessory Dwelling Unit	P (18)	P (18)	P (18)	P (18)	Section 11-31-3, Accessory Dwelling Unit
Battery Energy Storage System (BESS)	P (21)	P (21)	P (21)	P (21)	Section 11-31-37, Battery Energy Storage System (BESS) and BESS Facilities

Caretakers' Residences	—	P (10, 11)	P (10, 11)	P (10, 11)	
Data Center	P (20)	P (20)	P (20)	P (20)	Section 11-31-36, Data Centers
Outdoor Display	—	P	P	P	Section 11-31-20, Outdoor Display
Outdoor Storage	—	P (5)	P	P	Section 11-30-7, Outdoor Storage
Portable Storage Containers	SUP (17)	P/SUP (17)	P	P	Section 11-30-16, Portable Storage Containers (PSC)
Temporary Outdoor Entertainment	TUP	TUP	TUP	TUP	Section 11-31-30, Temporary uses
Temporary Outdoor Sales	TUP	TUP	TUP	—	

Notes:

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. Use permitted with approval of an Adaptive Reuse Permit.
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 in the rear half of a lot and if fully screened by a minimum 8-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 1 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.
13. 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.
14. Heliports in Employment Districts shall be set a minimum of 2 full stories above the natural grade, unless associated with a hospital.
15. 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.
16. Permitted only when accessory to an Eating or Drinking Establishment.
17. Temporary or periodic use of portable storage containers is permitted with a SUP in accordance with Section 11-30-16.
18. Permitted if an existing non-conforming residential use is located on the lot.
19. May be permitted only if specifically authorized by City Council at the time of approval of a Planned Area Development Overlay (PAD) District.
20. Refer to Section 11-31-36(C)(2) for conditions under which a Data Center may qualify as an accessory use.
21. Refer to Section 11-31-37(B)(2) for conditions under which a BESS may qualify as an accessory use.
22. All loading and unloading of goods whether for delivery, storage, sale or otherwise shall occur within truck docks, loading, and service areas.

11-7-3: - DEVELOPMENT STANDARDS FOR THE EMPLOYMENT DISTRICTS

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					

Table 11-7-3: Development Standards - Employment Districts					
Standard	PEP	LI	GI	HI	Additional Standards
Minimum Site Area (acre)	2.5	1.0	1.0	1.0	
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.)	40	40	50	50	
Minimum Setback (ft.)					
Front and Street-Facing Side	Varies by street classification identified in the Mesa Transportation Plan: Arterial Street: 15 ft. Collector Street: 20 ft. Local Street: 20 ft. Freeways: 30 ft. for buildings; 15 ft. for parking structures/fields				Setbacks shall be landscaped according to Ch. 33, Landscaping
Interior Side and Rear: Adjacent to AG, DR, RS, RSL or RM Districts	1 ft. of setback for each foot of building height with minimum 20 ft. setback.				
Interior Side and Rear: Adjacent to Employment Districts	15 ft.	15 ft.	15 ft.	15 ft.	
Minimum Separation between Buildings on Same Lot (ft.)					
Building height up to 20 ft.	25	N/A	N/A	N/A	
Building height between 20 and 40 ft.	30	N/A	N/A	N/A	
Building height over 40 ft.	35	N/A	N/A	N/A	

11-7-4: - SITE PLANNING AND DESIGN STANDARDS FOR THE EMPLOYMENT DISTRICTS

A. Character and Image.

1. Shared Characteristics.

- 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.
- b. 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.

2. ***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.
 3. ***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.
- B. 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 shall be located adjacent to buildings and be furnished with eating areas, site furniture (such as benches, tables, waste receptacles, planters), or other amenities.
1. Buildings 30,000 square feet or larger, shall provide common open space at a rate of 1% per building gross floor area (GFA). A collection of smaller buildings linked by common walls is considered one (1) building.
 2. 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.
 3. At least 50% of common open space must be open to the sky.
 4. At least 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.
- C. Massing and Scale.** Buildings shall contain varied massing and architectural elements and techniques shall be utilized to reduce the apparent massing and scale of buildings, provide shading, and define different uses and activities in the buildings.
1. ***Façade 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 long, uninterrupted wall planes.
 - a. ***Publicly Visible Façades.*** Street-facing and publicly visible façades (viewed from right-of-way or private property), shall have at least one (1) horizontal 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 50 horizontal feet of wall.
 - b. ***Non-publicly Visible Façades.*** For side or rear walls not publicly visible from right-of-way or private property, articulation may be provided by any combination of the following for every 50 horizontal feet of wall:
 - i. One (1) horizontal 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;
 - ii. Change in color accompanied by a distinct change in texture, pattern, or coursing;
 - iii. Windows or fenestration (false windows and door openings) defined by frames, sills, or lintels;

- iv. Trellises with climbing plants; or
 - v. Projecting fins or louvres extending at least four (4) inches from the wall plane.
2. ***Building Projections into Setbacks.*** Appropriate separation shall be maintained 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.
- a. 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.
 - b. Building projections shall be no closer than 15 feet to any property line adjacent to sites located in the RS and RSL Districts.
3. ***Roof Articulation.*** Roof articulation is required to provide architectural interest at the skyline and accentuate appropriate building elements.
- a. ***Varied Roof Form or Height.*** Roof forms shall be integrated into the building design and vary over different parts of the building. Each building shall provide at least two (2) changes in height or roof form, achieved through changes in pitch, plane, and orientation.
 - b. ***Flat Roofs.*** Flat roofs or façades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length, shall provide vertical modulation that is the greater of either:
 - i. Two (2) feet; or
 - ii. One-tenth ($\frac{1}{10}$) the height of the supporting wall height, not to exceed one-third ($\frac{1}{3}$) of the wall height.
 - c. ***Parapet Detailing.*** All parapets must have details such as cornices, moldings, trim, or variations in brick coursing.
 - d. ***Height Transitions in Multi-Building Developments.*** Multiple 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.
- D. **Materials.** Buildings and structures shall be constructed of durable, high-quality materials appropriate for the Arizona climate.
1. ***Primary Exterior Building Materials.***
- a. Primary exterior building materials are brick, stone, integrally tinted and textured masonry block, precast concrete, synthetic wood, natural and synthetic stone, stucco and synthetic stucco, or other material approved by the Planning Director.
 - b. Variations in the color, finish, or texture of a material (e.g. form-board concrete, smooth stucco vs sand stucco, etc.) shall not be considered separate or distinct materials for the purpose of meeting the material requirements of this section.
 - c. Glazing may be considered as a primary exterior building material only when it is installed as an architectural glazing system (e.g., curtainwall, structural glass wall) and comprises more than 30% of an individual building façade. Standard window systems, storefront glazing, and other non-architectural fenestration shall not qualify as a primary building material for the purposes of this requirement.

2. ***Minimum Use of Primary Materials.***
 - a. ***Publicly Visible Façades.***
 - i. Each publicly visible building façades shall incorporate at least two (2) different primary exterior building materials.
 - ii. Primary exterior materials shall cover no less than 75% of each building façade.
 - iii. Each primary building material used to satisfy Subsection (2)(a)(i) above shall cover at least 25% of that façade.
 - b. ***Non-publicly Visible Façades.*** For side or rear walls not publicly visible from rights-of-way or private property, primary exterior materials shall cover no less than 50% of each building façade.
 - c. ***Primary Material Calculation.*** Primary building material coverage shall be calculated by measuring the area of each façade, excluding non-architectural fenestration, storefront systems, pedestrian and vehicular openings, mechanical equipment, and signage. The percentage of each primary building material shall be calculated by dividing the area covered by that material by the resulting façade area.
 3. ***Architectural Metals.*** Architectural metals, such as bronze, brass, copper, aluminum, metal-composite material (MCM), and steel shall not cover more than 25% of a building façade.
 4. ***Change in Materials.***
 - a. Where material changes are horizontal (i.e., different materials side by side) the transition between materials shall occur at a change in wall plane, preferably at inside corners or where architectural elements intersect (e.g., pilasters, bays, projections), and shall not occur mid-field on a flat wall surface.
 - b. Where material changes are vertical (i.e., different materials stacked one above another), the transition between materials shall include a belt course, trim band, sill, cap, frame, or similar element to separate the two (2) materials.
 5. ***Roof Materials.*** All visible pitched roofs shall consist of metal seam, clay tile, concrete tile, or a similar grade of roofing material.
- E. **All Sided Architecture.** Architectural detailing shall be applied to all sides of a building. While detailing may vary based on orientation and context, all façades visible from a street, parking lot, or open space shall incorporate a level of architectural quality, materials, articulation, and detailing equivalent to the primary façade.
- F. **Colors.**
 1. Buildings larger than 10,000 square feet shall use at least two (2) exterior colors on every façade that is publicly visible.
 2. Changes in building color shall occur at the inside corners where wall planes change, or be separated by a façade element or architectural detail.
- G. **Building Entrances.** Primary 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.

1. **Entry Definition.** Entries shall have a roofed projection or recess with a minimum depth of five (5) feet and minimum horizontal area of 50 square feet.
2. **Orientation.** Primary entries shall face the street or primary pedestrian areas.

H. Access, Circulation, and Parking.

1. **Parking Area Design.**
 - a. Parking areas, including areas used for the parking and storage of commercial trucks and trailers, shall be located to the side or rear of buildings, except;
 - b. A maximum of two (2) rows of required off-street parking may be located between the building and adjacent street.
2. **Location of Parking Spaces.** A minimum 25% of the required parking spaces shall be provided within 200 feet of the building served, with the balance of the required parking within 400 feet.

11-7-5: - ALTERNATIVE COMPLIANCE

A. Purpose and Applicability.

1. **Purpose.** Alternative Compliance may be used to satisfy the Site Planning and Design Standards in Section 11-7-4 when conditions may exist where strict compliance is impractical or impossible, or when alternative approaches achieve equivalent or superior design outcomes through innovative site planning, architectural solutions, or other means.
2. **Applicability.** Alternative Compliance may be requested for any application subject to the Site Planning and Design Standards of Section 11-7-4. It may not be used to alter development standards or requirements of other sections of this Zoning Ordinance, and it shall not result in an increase in intensity or lot coverage.

B. Application. 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 the following:

1. The code section(s) and development standard(s) for which Alternative Compliance is being requested;
2. The proposed alternative or offset(s), including any numeric modification(s) from the development standard;
3. An explanation on how the proposal meets the intent of the applicable development standard(s), the applicable General Plan Placetype, and any other applicable Sub-area Plan;
4. An explanation on how the alternative is equivalent or superior to the required development standard, or how the proposed offset(s) produce superior design; and
5. A statement of how the proposal meets the approval criteria in Subsection C below.

C. Approval Criteria. The review authority may approve Alternative Compliance only upon finding that the request meets all of the following:

1. The alternative does not create adverse impacts on safety, access, visibility, glare, privacy, noise, drainage, heat island effect, and does not reduce pedestrian comfort or accessibility.
2. The proposed alternative or tradeoff is the minimum necessary to achieve the intent while maintaining overall compliance with all other applicable standards.
3. The proposal either:

- a. Provides equivalent or superior quality and functionality; or
- b. Provides offsetting public benefits (e.g., improved streetscape, enhanced shade/canopy, open space, sustainability features).

Section 8: That Mesa City Code Title 11 is hereby amended by adding a new Chapter 8 titled “Downtown Districts” as follows

CHAPTER 8 - DOWNTOWN DISTRICTS

11-8-1: - PURPOSE

- A. **General Purposes.** The Downtown Districts are intended to promote the development and redevelopment of land within the Downtown Area to ensure the future growth and vitality of the original square mile and adjacent areas. The regulations of this chapter are also intended to promote sustainable development patterns and encourage the development of high-intensity land uses where appropriate and where such uses add to the visual image and sense of place of Mesa's Downtown.
- B. **Specific Purposes of Each District.**
 - 1. ***Downtown Residence Districts (DR-1, DR-2, DR-3).*** In order to maintain a viable downtown area, stable residential neighborhoods must be protected and enhanced. The purpose of the DR Districts is to protect existing residential uses and to encourage the redevelopment of blighted or under-utilized sites for new residential usage. It is also the purpose of these districts to encourage pedestrian linkages between residential neighborhoods and the business, cultural and entertainment core of Downtown. It is the intent of the DR Districts to retain a real and perceived sense of neighborhood in urban-oriented residential areas by excluding most non-residential uses. It is also the intent of these districts to enhance the quality of residential neighborhoods through establishing compatible architectural and site design elements and regulating residential densities. The numerical designators -1, -2, and -3 are applied to the DR Districts to represent different development intensities.
 - 2. ***Downtown Business District 1 (DB-1).*** The purpose of the DB-1 District is to provide for general retailing, services, and medium-density residential uses. It is the intent of this district to allow multiple residences, professional offices, and commercial uses as a major component of the Downtown Area.
 - 3. ***Downtown Business District 2 (DB-2).*** The purpose of the DB-2 District is to provide for a combination of intensive commercial, light manufacturing, and related uses. The intent of the district is to provide a suitable location for those commercial and manufacturing uses which may require arterial street or railway access.
 - 4. ***Downtown Core District (DC).*** The purpose of the Downtown Core District is to encourage the highest intensity of land uses to be developed, redeveloped and maintained within the Downtown. It is also the purpose of the DC District to provide incentives for the development or redevelopment of under-utilized and bypassed properties within Downtown and to promote the development of a vital, vibrant activity area. The regulations for the DC District are intended to ensure that higher-intensity land uses are appropriate for the fulfillment of the purpose of the Downtown Core District as a vibrant focal point for the city. At the same time, the Downtown Core District is created to serve residents, businesses, employees and visitors and to ensure that the visual image of the core of the Mesa Downtown will be maintained and enhanced.

11-8-2: - LAND USE REGULATIONS

In Table 11-8-2, which follows, the land use regulations for each Downtown District are established by letter designations as follows:

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

Use classifications not listed are prohibited. The "Additional Use Regulations" column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

Table 11-8-2: Downtown Districts							
Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Residential Use Classifications							
Single Residence							
Detached	P	P	P	—	—	—	
Attached	—	P	P	P	CUP	—	
Multiple Residence	P (16)	P (16)	P (16)	P (16)	P/CUP (16)	P (1, 16)	Chapter 81, Adaptive Reuse Permit
Assisted Living Facility							
Assisted Living Home (up to 10 residents)	P	P	P	P	CUP	P	Section 11-31-14, Community Residences
Assisted Living Center (greater than 10 residents)	—	—	CUP	CUP	CUP	CUP	Section 11-31-28, Assisted Living Centers, Nursing Homes and Convalescent Homes
Boarding House	—	—	SUP	SUP	—	—	
Community Residence							

Table 11-8-2: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Family Community Residence	P	P	P	P	CUP	P	Section 11-31-14, Community Residences
Transitional Community Residence	P	P	P	P	CUP	P	
Day Care Group Home							
Small Home Day Care (up to 5)	P	P	P	P	—	—	
Large Home Day Care (6 to 10)	—	SUP	SUP	P	—	—	Section 11-31-13, Large Day Care Group Homes
Home Occupations	P	P	P	P (9)	—	P (9)	Section 11-31-33, Home Occupations
Public and Semi-Public Use Classifications							
Clubs and Lodges	—	—	—	P	P	P	
Schools, Colleges, and Trade Schools							
Colleges or Universities, Private	—	—	—	P	P	P	Section 11-31-24, Schools
Colleges or Universities, Public	P	P	P	P	P	P	
Commercial Trade Schools, Private	—	—	—	P	P	P	Section 11-31-24, Schools
Commercial Trade Schools, Public	P	P	P	P	P	P	

Table 11-8-2: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Industrial Trade Schools, Private	—	—	—	P	P	P	Section 11-31-24, Schools
Industrial Trade Schools, Public	P	P	P	P	P	P	
K-12, Private	CUP	CUP	CUP	CUP	CUP	CUP	Section 11-31-24, Schools
K-12, Public	P	P	P	P	P	P	
Community Center	—	SUP	SUP	P	P	P	
Community Gardens	P	P	P	P	P	P	Section 11-31-10, Community Gardens
Cultural Institutions	—	—	—	—	—	P	
Day Care Centers	—	SUP	SUP	P	P	P	
Government Offices	—	—	—	P (2)	P	P	
Hospitals and Clinics							
Clinics	—	—	—	P (3)	P (3)	—	Section 11-31-15, Hospitals and Clinics
Hospitals	—	—	—	P	P	—	
Nursing and Convalescent Homes	—	—	—	CUP	CUP	—	Section 11-31-28, Assisted Living Centers, Nursing and Convalescent Homes
Parks and Recreation Facilities, Public	P	P	P	P	P	P	

Table 11-8-2: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Places of Worship	P	P	P	P	P	P	Section 11-31-22, Places of Worship
Public Safety Facilities	—	—	—	P	P	P	
Skilled Nursing Facility	—	—	—	CUP	CUP	—	
Social Service Facilities	—	—	—	CUP	CUP	—	Section 11-31-26, Social Service Facilities
Commercial Use Classifications							
Animal Sales and Services							
Kennels	—	—	—	—	P (4)	—	
Pet Stores	—	—	—	—	P	P (4, 6)	
Veterinary Services	—	—	—	P (4)	P	—	
Artists' Studios	—	—	—	P	P	P	
Automobile/Vehicle Sales and Services							
Accessory Automobile Rentals	—	—	—	SUP	—	SUP (12)	Section 11-31-5, Automobile Rentals; Automobile/Vehicle Sales and Leasing
Automobile Rentals	—	—	—	—	SUP	CUP	
Automobile/Vehicle Sales and Leasing	—	—	—	—	SUP	—	
Automobile/Vehicle Repair, Major	—	—	—	—	SUP	—	Section 11-31-6, Automobile/

Table 11-8-2: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Automobile/Vehicle Service and Repair. Minor	—	—	—	—	SUP	CUP	Vehicle Repair; Major and Minor
Automobile/Vehicle Washing	—	—	—	—	SUP	CUP	Section 11-31-7, Automobile/Vehicle Washing
Large Vehicle and Equipment Sales, Services, and Rental	—	—	—	—	SUP	—	Section 11-31-5, Automobile Rentals; Automobile/Vehicle Sales and Leasing
Service Station	—	—	—	—	SUP (15)	CUP (15)	Section 11-31-25, Service Stations
Banks and Financial Institutions	—	—	—	P	P	P	
With Drive-Thru Facilities	—	—	—	CUP	SUP	CUP	Section 11-31-18, Drive-Thru and Pick-Up Window Facilities
Banquet and Conference Center	—	—	—	P	P	P	
Bed and Breakfast Inns	SUP	P	P	—	—	—	Section 11-31-8, Bed and Breakfast Inns
Business Services	—	—	—	—	P (15)	P (15)	
Commercial Entertainment	—	—	—	P	P	P	
Commercial Recreation							

Table 11-8-2: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Small-Scale	—	—	—	P	P	P	
Large-Scale	—	—	—	—	—	P (5)	
Eating and Drinking Establishments							
Bars/Clubs/Lounges	—	—	—	P	P	P	
Coffee Shops/Cafes	—	—	—	P	P	P	
Restaurants, Bar and Grill	—	—	—	P	P	P	
Restaurants, Full Service	—	—	—	P	P	P	
Restaurants, Limited Service	—	—	—	P	P	P	
With Drive-Thru Facilities	—	—	—	CUP	SUP	—	Section 11-31-18, Drive-Thru and Pick-Up Window Facilities
With Outdoor Seating Areas	—	—	—	P	P	P	Section 11-31-19, Outdoor Eating Areas
With Pick-Up Window Facilities	—	—	—	SUP	SUP	—	Section 11-31-18, Drive-Thru and Pick-Up Window Facilities
Food and Beverage Sales							
Convenience Market	—	—	—	SUP (15)	SUP (15)	P (15)	Section 11-31-11, Convenience Markets
General Market	—	—	—	P (15)	P (15)	P (15)	

Table 11-8-2: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Funeral Parlors and Mortuaries	—	—	—	—	P	CUP	
Hotels and Motels	—	—	—	P	—	P	
Laboratories	—	—	—	—	P	—	
Large Commercial Development	—	—	—	—	CUP	CUP	Section 11-31-16, Large Commercial Development
Light Fleet-Based Services	—	—	—	—	P	CUP	
Live-Work Unit	—	P	P	P	P	SUP	Section 11-31-17, Live Work Units
Maintenance and Repair Services	—	—	—	—	P	—	
Offices							
Business and Professional	SUP (10, 15)	SUP (10, 15)	SUP (10, 11, 15)	P (15)	P (15)	P (15)	
Medical and Dental	—	—	—	P (15)	P (15)	P (15)	
Parking, Commercial	—	—	—	—	SUP	P (7)	
Personal Services	—	—	—	P (15)	P (15)	P (15)	
Plant Nurseries and Garden Centers	—	—	—	—	SUP	—	
Retail Sales							
General	—	—	—	P (15)	P (15)	P (15)	

Table 11-8-2: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Pawn Shops	—	—	—	CUP (8)	CUP (8)	—	Section 11-31-21, Pawn Shops
Tattoo and Body Piercing Parlors	—	—	—	P	P	P	
Employment and Industrial Use Classifications							
Handicraft/Custom Manufacturing	—	—	—	—	P	—	
Manufacturing, Light Cabinet Assembly	—	—	—	—	P	—	
Manufacturing, Limited	—	—	—	—	P	—	
Research and Development	—	—	—	—	P	—	
Warehousing and Storage							
Contractors' Yards	—	—	—	—	SUP (13)	—	
Indoor Warehousing and Storage	—	—	—	—	CUP	—	
Mini-Storage	—	—	—	—	CUP	—	
Recycling Facilities							
Reverse Vending Machine	—	—	—	P (4)	P (4)	—	Section 11-31-23, Recycling Collection and Processing Facilities
Small Indoor Collection Facility	—	—	—	—	SUP (14)	—	
Transportation, Communication, and Utilities Use Classifications							

Table 11-8-2: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
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	P	
Specific Accessory Uses and Facilities							
Accessory Dwelling Unit	P	P	P	P (16)	P (16)	P (16)	Section 11-31-3, Accessory Dwelling Unit
Battery Energy Storage System (BESS)	P (17)	P (17)	P (17)	P (17)	P (17)	P (17)	Section 11-31-37, Battery Energy Storage System (BESS) and BESS Facilities
Caretakers' Residences	—	—	—	—	SUP	—	
Drive-Thru Facilities	—	—	—	CUP	SUP	CUP	
Outdoor Display	—	—	—	P	P	P	Section 11-31-20, Outdoor Display
Outdoor Storage	—	—	—	—	SUP (13)	—	Section 11-30-7, Outdoor Storage
Temporary Outdoor Entertainment	—	TUP (15)	TUP (15)	TUP (15)	TUP (15)	TUP (15)	Section 11-31-30, Temporary Uses

Table 11-8-2: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Temporary Outdoor Sales	—	TUP (15)					

Notes:

1. Multiple Residence permitted at a minimum density of 20 units/acre in an exclusive multiple residence project. No minimum density when part of a mixed-use project.
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 all activities pertaining to commercial recreation are conducted entirely within an enclosed building.
6. Permitted if floor area is no more than 1,500 square feet.
7. Structured parking garages are permitted. A CUP is required for surface (open) parking lots.
8. Must be at least 1,200 feet from any use in the same classification, and at least 1,200 feet from any school.
9. Home Occupations permitted where and when a residence is authorized.
10. Eligible sites are limited to locations designated as Class 1 Historic Buildings based on the City of Mesa Historical Survey, 1984.
11. Eligible sites limited to lots with frontage on an arterial street as designated in the Mesa Transportation Plan.
12. Eligible sites limited to ancillary use to a Hotel or Motel.
13. Use is Permitted as an accessory use only. Permitted only in the rear half of a lot and if fully screened by a minimum 8-foot-high masonry screen wall composed of masonry blocks utilizing varying colors and textures arranged in an attractive design.

Table 11-8-2: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
							14. Facility may be as large as 6,000 square feet in the DB-2 District, subject to approval of a Special Use Permit.
							15. Only permitted in conjunction with non-residential uses.
							16. Permitted if an existing non-conforming residential use is located on the lot.
							17. Refer to Section 11-31-37(B)(2) for conditions under which a BESS may qualify as an accessory use.

11-8-3: - DEVELOPMENT STANDARDS FOR THE DOWNTOWN RESIDENCE DISTRICTS

Table 11-8-3.A prescribes the development standards for the DR 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 11-8-3.A: Development Standards - DR Downtown Residence Districts				
Standard	DR-1	DR-2	DR-3	Additional Standards
Lot and Density Standards				
Minimum Lot Area (sq. ft.)				
1 dwelling unit	6,000	6,000	6,000	
2 dwelling units	NA	11,000	7,000	
3 dwelling units	NA	15,000	11,000	
4 or more units in DR-2	NA	18,000	NA	
4 dwelling units in DR-3	NA	NA	15,000	
5 or more dwelling units	NA	NA	18,000	
Maximum Density (dwelling units/net acre)	NA	12	40	
Building Form and Location				
Maximum Height (ft.)	30	30	40	
Minimum Setback (ft.)				

Table 11-8-3.A: Development Standards - DR Downtown Residence Districts				
Standard	DR-1	DR-2	DR-3	Additional Standards
Front	15	15	10	Section 11-8-3(A), Transitional Standards
Interior Side: 1-story building	5	1-2 units: 5 ft. 3+ units: 15 ft.	10	
Interior side: 2-story building	5	1 unit: 5 ft. 2 units: 10 ft. 3+ units: 15 ft.	15	
Interior side: 3-story building	20	20	20	
Street Side	10	10	10	
Rear: 1-story building	15	15	10	
Rear: 2-story building	20	20	20	
Rear: 3-story building	20	20	20	
Parking Spaces	20	20	20	
Minimum Open Space (sq. ft./dwelling unit)	Single Residence-detached: 400	Single Residence-detached and attached: 400 Multiple Residence: 200	Single Residence-detached and attached: 400 Multiple Residence: 200	Section 11-8-3(B), Multiple Residence and Single Residence-Attached Open Space Requirements

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

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

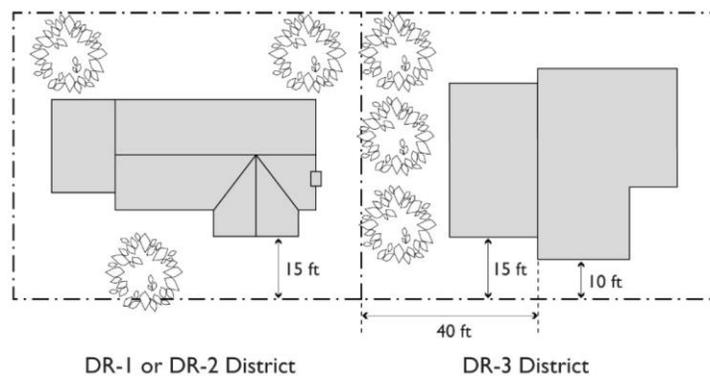


FIGURE 11-8-3.A(1): TRANSITION TO RESIDENTIAL STRUCTURE IN DR-3 DISTRICT

2. **Roof Profile.**

- a. **Height.** The height of new residential structures in the DR-3 District shall be no more than 10 feet greater than the height of the existing residential structure in the DR-1 or DR-2 Districts.
- b. **Roof Form.** The roof of the new residential structures in the DR-3 District shall have the same form (i.e. gable, gambrel, hip, mansard, parapet, pitched, and shed) as the adjacent existing residential structure in the DR-1 or DR-2 Districts.



FIGURE 11-8-3.A(2): TRANSITION TO RESIDENTIAL STRUCTURE ROOF PROFILE

B. **Multiple Residence and Single Residence-Attached Open Space Requirements.** Multiple Residence developments in the DR-2 and DR-3 Districts shall have a minimum of 200 square feet of open space for each dwelling unit. The required front and side setbacks shall not count towards this requirement.

- 1. **Proportion of Private and Common Open Space.** Required open space shall be provided in one (1) of the following ways:
 - a. At least 200 square feet of private open space or patio area attached to the individual unit;
 - b. A private balcony or deck of at least 60 square feet in area adjacent to the individual dwelling unit and the remainder of the open space (140 square feet per unit) provided in a usable common open space; or
 - c. If no individual private open space is provided adjacent to a dwelling unit, 300 square feet of common open space per dwelling unit shall be provided.
- 2. **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.
- 3. **Slope.** The slope of required open space areas shall not exceed 10%.
- 4. **Exclusive Dedication.** Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space.
 - a. **Amenities.** Common open space shall include amenities for the everyday use and enjoyment of residents of the development.

- i. *Amenities Required.* Multiple Residence and Single Residence-attached developments containing five (5) or more dwelling units shall provide amenities from Table 11-8-3.B.2 to meet the minimum point value specified in Table 11-8-3.B.1, unless an alternative amenity is approved in accordance with Subsection (iii) below.

Table 11-8-3.B.1: Multiple Residence and Single Residence-Attached Amenity Minimums	
Number of Dwelling Units	Minimum Points Required
5-19 dwelling units	1
20-50 dwelling units	2
51-100 dwelling units	3
101-150 dwelling units	4
151-250 dwelling units	5
>250 dwelling units	6

- ii. *Amenity Types.* Table 11-8-3.B.2 below lists amenity types, the minimum standard (where applicable), and the point value. A proposed amenity may be counted only once toward the required minimum point total, except that regulation-sized sports courts of different types may each be counted separately.

Table 11-8-3.B.2: Amenity Types		
Amenity Type	Minimum Standard	Points
Fenced dog park/pet run area	500 - 1,000 sq. ft.	1
	>1,000 sq. ft	2
Ramada with bbq and seating area	Min. 200 sq. ft.	1
Putting Green		1
Fire pit with seating area		1
Regulation-size sports court (e.g., tennis court, racquetball court, pickleball court, basketball court, etc.)	Regulation size	2
Jacuzzi	Min. 6-person capacity	2
Covered pavilion with seating area	Min. 600 sq. ft.	2
Community garden	Min. 25 ft. in any direction	2

Swimming pool	500 - 1,000 sq. ft.	2
	>1,000 sq. ft.	3
Outdoor fitness area	Min. 3 stations	2
Tot lot	1,000 - 2,500sq. ft., 2 distinct play features	2
	>2,500 sq. ft., 3 distinct play features	3
Rooftop deck/terrace with seating and weather protection	Min. 1,500 sq. ft.	3
Indoor recreational facility (e.g., fitness center, game room, movie theater, etc.)	Min. 1,500 sq. ft.	3

- iii. *Alternative Amenities.* Additional amenities not listed above may be approved by the Planning Director. Upon approval, the Planning Director shall assign a point value based on the amenity’s comparability in function, scale, and resident benefit to those listed in Table 11-8-3.B.2.

C. **Multiple Residence Screening.** Whenever a new Multiple Residence is constructed, or floor area is added to an existing Single Residence to convert it to a Multiple Residence use, a privacy wall shall be constructed along the property lines separating the Multiple Residence use, its parking areas, and driveways from any adjacent existing Single Residence.

1. **Exception.** Conversion of an existing Single Residence to a Multiple Residence use, without increasing floor area does not invoke the screening requirement.
2. **Wall Design.**
 - a. *Materials.* The privacy wall shall be of masonry construction with stucco, mortar wash, or other finish to match that of the main building.
 - b. *Height.* The privacy wall shall be six (6) feet in height.
 - c. *Location.* The privacy wall shall extend along interior side lot lines to the front setback of the main building or to the front setback of the existing adjacent residence, whichever is closer to the street right-of-way, but shall not extend into the front setback without being reduced in height to a maximum of three (3) feet.
 - d. *Fences and Freestanding Walls Standards.* All other standards of Section 11-30-4 shall apply.

D. **Encroachments.** Building projections may extend into required setbacks, 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 setback.

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 setback and not more than two (2) feet into any required side setback, provided the aggregate width of all such projections adjacent to any yard does not exceed one-third ($\frac{1}{3}$) of the length of the building wall.
4. Staircases may encroach up to three (3) feet into any required front setback, and up to 10 feet into any required rear setback.
5. Attached open porches, open patios, open carports or open balconies may encroach into a required rear setback, but shall be no closer than 10 feet to a 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. On single-story structures, enclosed livable rooms may encroach up to 10 feet into a required rear setback for up to one-half ($\frac{1}{2}$) the width of the building, provided a minimum of 10 feet remains between the building face and the rear property line.

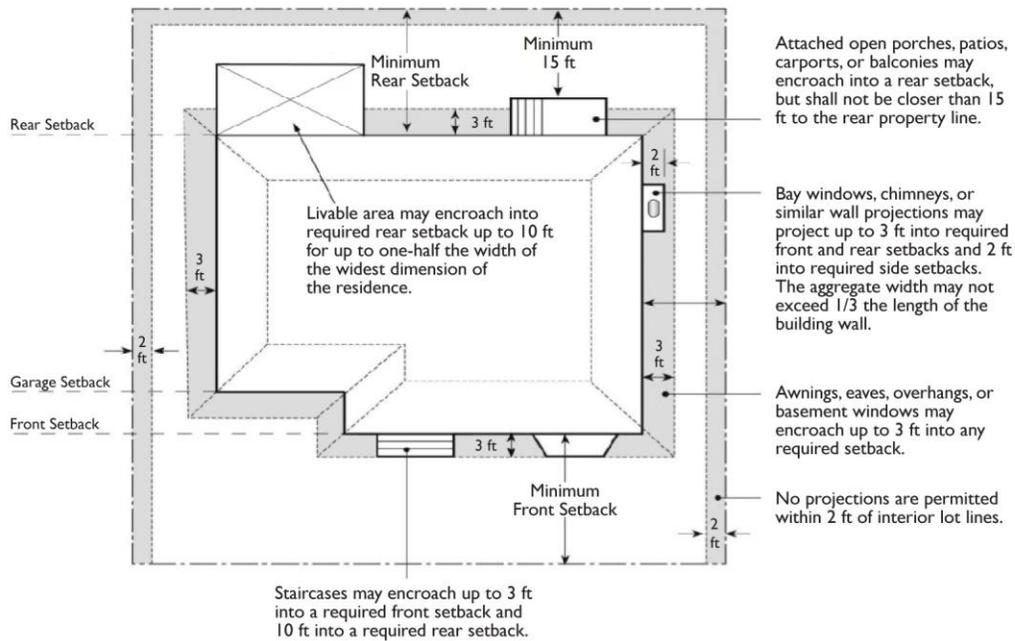


FIGURE 11-8-3.D(1): BUILDING PROJECTION

11-8-4: - SITE PLANNING AND DESIGN STANDARDS FOR THE DOWNTOWN RESIDENCE DISTRICTS

- A. **Massing and Scale.** Buildings shall contain varied massing and architectural elements and techniques shall be utilized to reduce the apparent massing and scale of buildings, provide shading, and define different uses and activities in the building.
1. ***Façade 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 long, uninterrupted wall planes.
 - a. ***Single Residence Projects.***
 - i. ***Front Façade.*** The front façade of buildings shall have at least one (1) change in building plane, excluding the garage.
 - ii. ***Two-story Dwellings on Corner Lots.*** No second-story street-facing wall shall run in a continuous plane of more than 20 feet without a window, or without a projection, offset, or recess of the building wall at least one (1) foot in depth.
 - b. ***Multiple Residence Projects.***
 - i. ***Publicly Visible Façades.*** All street-facing and publicly visible façades (including those visible from parking lots, open space, or adjoining private properties), shall provide articulation for every 25 linear feet of wall length as follows:
 - (1) One (1) horizontal projection or recess of at least four (4) feet in depth; or
 - (2) Two (2) horizontal projections or recesses, at least 2.5 feet in depth each.
 - ii. ***Two or More Story Buildings.*** 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.
 - iii. Building entrances, front porches, and projections such as stoops, bays, overhangs, fireplaces (if projecting horizontally from the wall), and trellises count towards this requirement.
 2. ***Varied Roof Form.*** In Multiple Residence projects roof forms shall be integrated into the building design and varied within a development through the use of offsets; changes in slope, angle, or direction; and elements such as dormers, towers, or parapets.
 3. ***Roof Articulation.*** In Multiple Residence projects roof articulation is required to provide architectural interest at the skyline and accentuate appropriate building elements.
 - a. No more than two (2) side-by-side units may be covered by one (1) unarticulated roof.
 - b. Flat roofs in excess of 100 feet shall provide vertical modulation of two (2) or one-tenth (1/10) of the wall height, whichever is greater.

4. **Balconies, Bay Windows, and Other Projections or Recesses.** Multiple Residence buildings shall incorporate balconies, bay windows, entry porches or other projections and recesses across 30% of the length per floor of the façade.
 - a. **Windows.** Windows shall either:
 - i. Contain window trim on at least two (2) sides of all windows that is at least two (2) inches in depth; or
 - ii. Be recessed at least four (4) inches from the outside plane of the surrounding exterior wall.
 - b. **Balconies.** Balconies shall be at least four (4) feet wide and three (3) feet deep if not used to meet private open space requirements.
- B. **Windows.** On buildings that are two (2) stories or greater in height, all façades facing a street, alley, open space, or park shall provide windows on the upper-stories only that constitute at least 10% of the façades area and the windows shall either:
 1. Contain window trim on at least two (2) sides of all windows that is at least two (2) inches in depth; or
 2. Be recessed at least four (4) inches from the outside plane of the surrounding exterior wall.
- C. **Primary Entrances.** Primary 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.
 1. **Single Residence Projects.** Single Residences shall provide either a covered front porch or portico, awning, recess, or stoop as specified below.
 - a. **Covered Front Porch.** A covered front porch with a minimum depth of six (6) feet and a minimum length of eight (8) feet.
 - i. **Measuring Front Porch Depth.**
 - (1) The required porch depth shall be measured from the building façade to outside of the support post;
 - i. The total clear furniture area shall be a minimum of four (4) feet by six (6) feet.

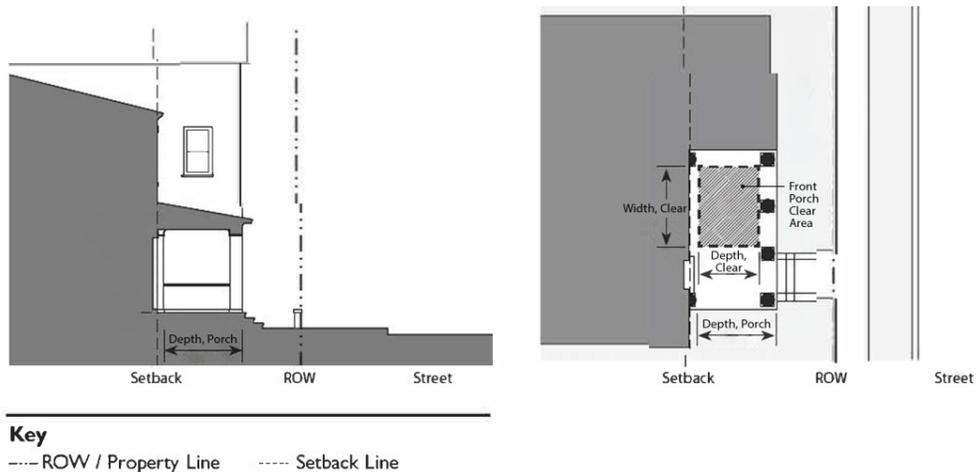
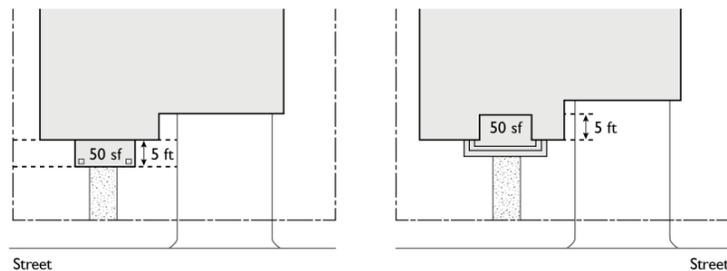


FIGURE 11-8-4.C(1): COVERED FRONT PORCH MEASUREMENTS

- b. *Portico, Awning, Recess, or Stoop.* 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.

2. **Multiple Residence Projects.**

- a. *Ground Floor Access.* Exterior entrances to units shall be in the form of individual or shared entrances at the ground floor of the building.
- b. *Upper Story Access.* Individual entrances for units above the ground floor shall be provided via an interior corridor.
- c. *Orientation.* All units located along public rights-of-way shall have the primary entrance to the building, 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 internal courtyards or open space.
- d. *Projection or Recess.* Building entrances and individual exterior unit entrances shall 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.



Required minimum roof projection or recess of 5 feet and horizontal area of 50 square feet at building entrances.

FIGURE 11-8-4.C(1): BUILDING ENTRANCE PROJECTION OR RECESS

- D. **Materials.** Buildings and structures shall be constructed of durable, high-quality materials appropriate for the Arizona climate.

1. **Primary Exterior Building Materials.**

- a. Primary exterior building materials are brick, stone, integrally tinted and textured masonry block, precast concrete, siding, natural and synthetic wood, natural and synthetic stone, stucco and synthetic stucco, or other material approved by the Planning Director.
- b. Variations in the color, finish, or texture of a material (e.g. form-board concrete, smooth stucco vs sand stucco, etc.) shall not be considered separate or different materials for the purpose of meeting the material requirements of this section.
- c. Glazing may be considered as a primary exterior building material only when it is installed as an architectural glazing system (e.g., curtainwall, structural glass wall)

and comprises more than 30% of an individual building façade. Standard window systems, storefront glazing, and other non-architectural fenestration shall not qualify as a primary building material for the purposes of this requirement.

2. ***Minimum Use of Primary Materials.***
 - a. ***Single Residence Projects.***
 - i. ***Publicly Visible Façades.*** Building façades facing a street, alley, open space, or park shall contain at least two (2) kinds of primary exterior building materials.
 - ii. The use of any one (1) material shall not exceed 85% of each façade.
 - b. ***Multiple Residence Projects.***
 - i. Each building façade shall incorporate at least two (2) different primary exterior materials.
 - ii. Primary exterior materials shall cover no less than 75% of each building façade.
 - iii. Each primary building material used to satisfy Subsection (2)(b)(i) above shall cover at least 25% of that façade.
 - c. ***Primary Material Calculation.*** Primary building material coverage shall be calculated by measuring the area of each façade, excluding non-architectural fenestration, storefront systems, pedestrian and vehicular openings, mechanical equipment, and signage. The percentage of each primary building material shall be calculated by dividing the area covered by that material by the resulting façade area.
3. ***Architectural Metals.*** Architectural metals, such as bronze, brass, copper, aluminum, metal-composite material (MCM), and steel shall not cover more than 15% of a building façade in a Single Residence project and no more than 25% in a Multiple Residence project.
4. ***Wainscoting.*** Where brick or stone veneer is used on a Single Residence as wainscoting, it shall be wrapped a minimum of two (2) feet around side walls.
5. ***Change in Materials.***
 - a. Where material changes are horizontal (i.e., different materials side by side) the transition between materials shall occur at a change in wall plane, preferably at inside corners or where architectural elements intersect (e.g., pilasters, bays, projections), and shall not occur mid-field on a flat wall surface; except where brick or stone veneer is used as wainscoting, it shall be wrapped a minimum of two (2) feet around side walls.
 - b. Where material changes are vertical (i.e., different materials stacked one above another), the transition between materials shall include a belt course, trim band, sill, cap, frame, or similar element to separate the two (2) materials.
- E. **All Sided Architecture.** Architectural detailing shall be applied to all sides of a building. While detailing may vary based on orientation and context; all façades visible from a street, parking lot, or open space shall incorporate a level of architectural quality, materials, articulation, and detailing equivalent to the primary façade.

F. **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 Downtown Residential Districts, if such buildings are installed in conformance with all applicable provisions of the Mesa City Code including applicable development standards.

G. **Single Residence Projects - Access, Circulation, and Parking.**

1. **Garage Requirement.** In the DR-1 and DR-2 Districts, required parking spaces shall be provided within a garage, and may not be located with a carport, when the parking spaces are located in the front half of the lot.

2. **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:

b. **Front Loaded Garages.** Where a garage door is parallel to the front property line of the lot the following shall apply:

i. The aggregate width of garage doors shall not exceed 50% of the aggregate width of the front building elevation; and

ii. The garage shall be located at least three (3) feet behind the primary wall facing the street. A covered front porch, patio, or porte-cochere whose aggregate width is 20% of the aggregate width of the front building elevation may be considered the primary wall facing the street.

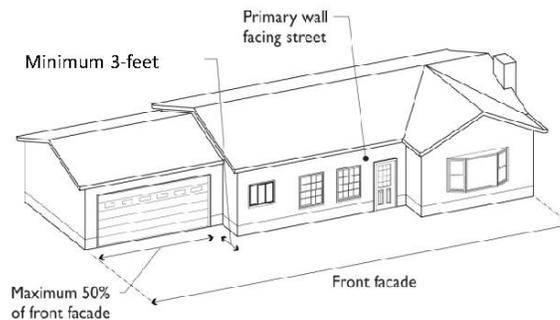


FIGURE 11-8-4.G(1): GARAGE FRONTAGE AND LOCATION

c. **Side Loaded Garages.** Where garages are oriented with side entry doors, the street-facing façade shall incorporate windows and architectural detailing to maintain the appearance of habitable living space.

d. **Garages With Three (3) or More Doors.** 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. This requirement does not apply to the following:

i. Side or rear loaded garages in which the garage doors are oriented parallel to or within 10 degrees of parallel to the front property line, or oriented perpendicular to an alley located adjacent to the rear property line.

ii. Garages set a distance of 1.5 times the minimum front setback for garages and carports, based on the requirement for each zoning district, from the front property line, as specified by Table 11-8-4.

3. **Driveways—Maximum Number and Width.**
- a. *Lots Less Than 75 feet Wide.*
 - i. A maximum of one (1) driveway up to 20 feet wide is permitted.
 - ii. One (1) additional driveway up to 10 feet wide is permitted, if it leads to an interior side yard at least 12 feet wide and the combined paved areas do not exceed 50% of the area of the front yard.
 - b. *Lots Greater Than or Equal to 75 Feet Wide.*
 - i. A maximum of one (1) driveway up to 30 feet wide is permitted; or
 - ii. One (1), 20-foot driveway and one (1) additional 10-foot driveway if it leads to an interior side yard that is at least 12 feet in width and the combined paved areas do not exceed 50% of the area of the front yard.

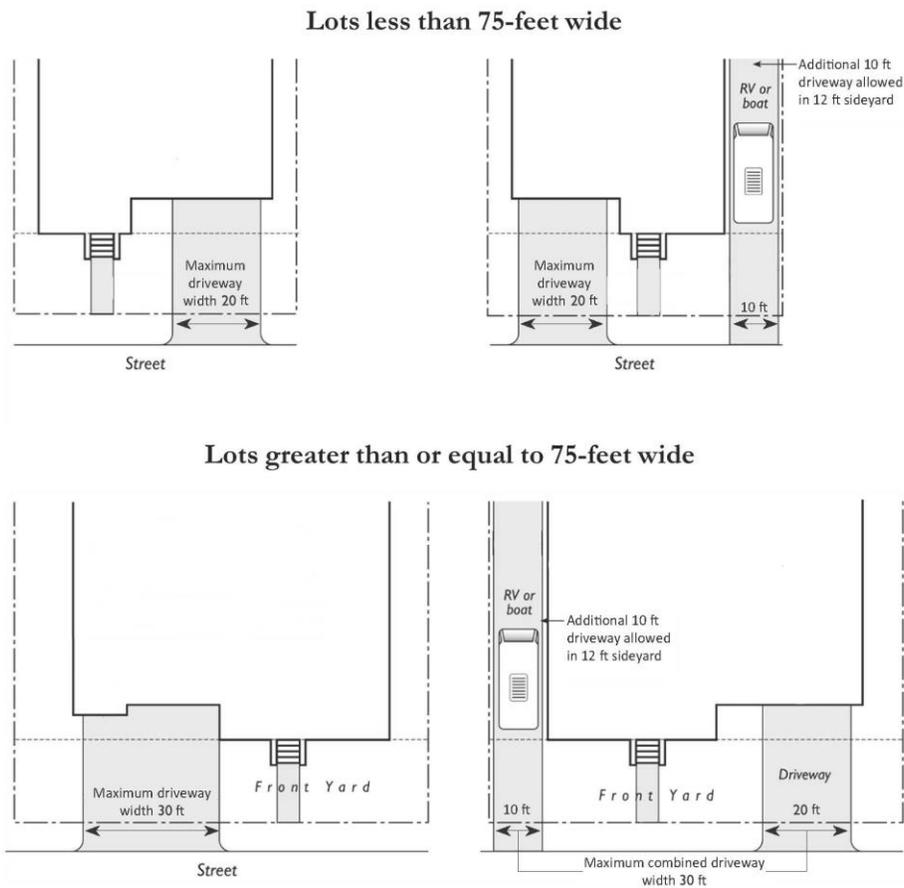


FIGURE 11-8-4.G(2): DRIVEWAYS

H. **Multiple Residence Developments - 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.

1. **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.
2. **Off-site Access.**
 - a. Walkways shall provide direct connections to trails, parks, schools, transit stops or other public amenities adjacent to the development.
 - b. Drive aisles leading to main entrances shall have walkways on both sides of the drive aisle.
3. **Parking Area Design.**
 - a. Parking areas shall be located to the side or rear of buildings, except visitor parking may be located between a building and the adjacent street.
 - b. The total frontage of parking areas visible from the street, including visitor parking, shall not exceed 30% of the lot frontage.

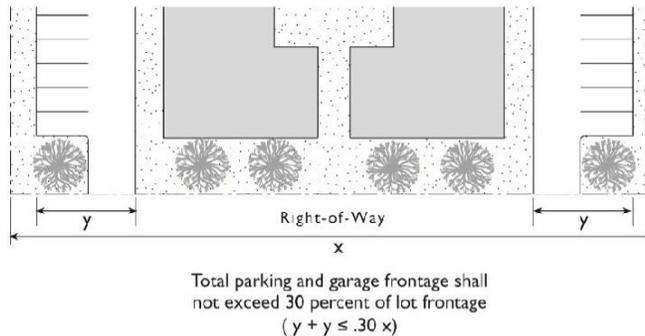


FIGURE 11-8-4.H(1): PARKING AND GARAGE FRONTAGE LIMITATION

4. **Location of Parking Spaces.**
 - a. **Tenant Parking.** Required parking spaces shall be arranged to provide at least one (1) parking space per unit within 200 feet of the dwelling units they are intended to serve
 - b. **Guest Parking.** Guest parking spaces shall be distributed proportionally to the dwelling unit locations that they are intended to serve.
5. **Attached Garages.**
 - a. 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.
 - b. 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.
 - c. 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 consisting of a projected building entrance or a recess at least six (6) feet wide and three (3) feet deep.

6. **Detached Garages.**

- a. Detached garages shall use exterior materials, colors, roof forms, roof materials, and architectural details that are the same as the principal buildings on the lot or within the development.
- b. Perimeter garages that face public right-of-way or private property shall be designed in accordance with Subsections A, C, D, and E above.

11-8-5: - DEVELOPMENT STANDARDS FOR THE DOWNTOWN BUSINESS AND DOWNTOWN CORE DISTRICTS

Table 11-8-5 prescribes the development standards for the Downtown Business and Downtown Core 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 11-8-5: Development Regulations - DB Downtown Business and DC Downtown Core Districts				
Standard	DB-1	DB-2	DC	Additional Standards
Building Form and Location for Non-Residential Development				
Maximum Height (ft.)	50	40	60	
Minimum Setback (ft.) - Non-residential buildings				
Front and Street-Facing Side	15	15	10	May be reduced to 10 feet when located on an arterial street and not adjacent to residential.
Interior Side: Not Adjacent to Residential Development	0	0	0	
Interior Side: Adjacent to Residential Development	10	10	10	Section 11-8-5(A), Building Height Step-Back Adjacent to Single Residence Uses and/or Districts
Rear: Not Adjacent to Residential	0	0	0	
Rear: Adjacent to Residential	10	10	10	
Building Form and Location for Residential Development				
Maximum Density (dwelling units/net acre)	40	40	40	
Minimum Setbacks (ft.)				
Front and Street-Facing Side	Varies by street classification identified in the Mesa Transportation Plan: Arterial Street: 15 ft. Collector Street: 10 ft. Local Street: 10 ft.			Setbacks shall be landscaped according to standards in Chapter 33, Landscaping.
Interior Side	10	5	5	
Rear	20	10	10	

Minimum Open Space (sq. ft./dwelling unit)	200	200	200	Section 11-8-3(B), Multiple Residence and Single Residence-Attached Open Space Requirements
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A. **Building Height Step-Back Adjacent to Single Residence Uses and/or Districts.**

1. When a building is adjacent to a Single Residence zoning district or use, the maximum building height at the required setback shall be 30 feet.
2. The building height may increase by one (1) foot for every additional foot of setback, beyond the required minimum, up to the maximum permitted building height.
3. **Multiple Building Developments.** Developments with multiple buildings shall be configured to locate the tallest and largest structures within the core of the site or adjacent to an arterial street and provide a gradual decrease in building height and mass towards adjacent residential land uses.

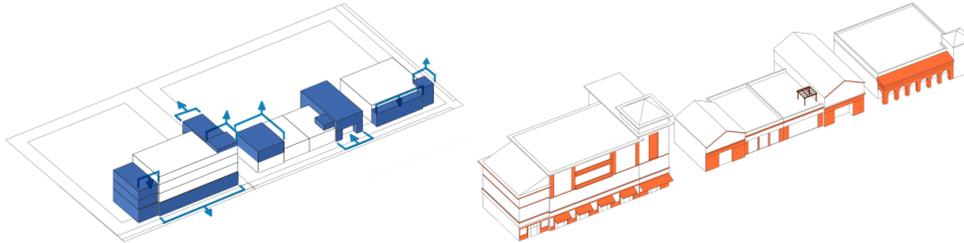
11-8-6: - SITE PLANNING AND DESIGN STANDARDS FOR THE DOWNTOWN BUSINESS AND DOWNTOWN CORE DISTRICTS

A. **Character and Image.**

1. **Shared Characteristics.**
 - 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.
 - b. 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.
2. **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.
3. **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.
4. **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.

- B. **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.
2. **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 long interrupted wall planes.
 - a. **Publicly Visible Façades.** All street-facing and publicly visible façades (including those visible from parking lots, open space, or adjoining private properties), shall provide articulation for every 50 linear feet of wall length as follows:
 - i. One (1) horizontal projection or recess of at least four (4) feet in depth; or
 - ii. Two (2) horizontal projections or recesses, at least 2.5 feet in depth each.
 - b. **Non-publicly Visible Façades.** For side or rear walls, not publicly visible from rights-of-way or private property, articulation may be provided by any combination of the following for every 50 horizontal feet of wall:
 - i. One (1) horizontal 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;
 - ii. Change in color accompanied by a distinct change in texture, pattern, or coursing;
 - iii. Windows or fenestration (false windows and door openings) defined by frames, sills, or lintels;
 - iv. Trellises with climbing plants; or
 - v. Projecting fins or louvres extending at least four (4) inches from the wall plane.
 - c. **Building Projections into Setbacks.** Appropriate separation shall be maintained 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, 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.
 - ii. Building projections shall be no closer than 15 feet to any property line adjacent to sites located in the RS and RSL Districts.
 3. **Roof Articulation.** Roof articulation is required to provide architectural interest at the skyline and accentuate appropriate building elements.
 - a. **Varied Roof Form or Height.** Roof forms shall be integrated into the building design and vary over different parts of the building. Each building shall provide at least two (2) changes in height or roof form, achieved through changes in pitch, plane, and orientation.
 - b. **Flat Roofs.** Flat roofs or façades with a horizontal eave, fascia, or parapet, in excess of one hundred feet in length, shall provide vertical modulation that is the greater of either:
 - i. Two (2) feet; or

- ii. One-tenth ($\frac{1}{10}$) the height of the supporting wall height, not to exceed one-third ($\frac{1}{3}$) of the wall height.
- c. *Parapet Detailing.* All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing.
- d. *Height Transitions in Multi-Building Developments.* Multiple building developments shall be configured to locate the tallest and largest structures within the core of the site and provide a gradual decrease in building height and mass towards adjacent residential land uses.



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

FIGURE 11-8-6.B(1): MASSING & SCALE

C. **Materials.** Buildings and structures shall be constructed of durable, high-quality materials appropriate for Mesa's climate.

1. ***Primary Exterior Building Materials.***

- a. Primary exterior building materials are brick, stone, integrally tinted and textured masonry block, precast concrete, synthetic wood, natural and synthetic stone, stucco and synthetic stucco, or other material approved by the Planning Director.
- b. Variations in the color, finish, or texture of a material (e.g. form-board concrete, smooth stucco vs sand stucco, etc.) shall not be considered separate or distinct materials for the purpose of meeting the material requirements of this section.

2. ***Minimum Use of Primary Materials.***

- a. ***Publicly Visible Façades.***
 - i. Each publicly visible building façades shall incorporate at least two (2) different primary building materials.
 - ii. Primary exterior materials shall cover no less than 75% of each building façade.
 - iii. Each primary building material used to satisfy Subsection (2)(a)(i) above shall cover at least 25% of that façade.
- b. ***Non-publicly Visible Façades.*** Side or rear façades that are not publicly visible shall incorporate a primary building material(s) on at least 50% of the façade.

3. ***Architectural Metals.*** Architectural metals, such as bronze, brass, copper, aluminum, metal-composite material (MCM), and steel shall not cover more than 25% of a building façade. Pre-engineered metal buildings are not allowed in the commercial and mixed-use districts.

4. ***Change in Materials.***

- a. Where material changes are horizontal (i.e., different materials side by side) the transition between materials shall occur at a change in wall plane, preferably at inside corners or where architectural elements intersect (e.g., pilasters, bays, projections) and shall not occur mid-field on a flat wall surface.
 - b. Where material changes are vertical (i.e., different materials stacked one above another), the transition between materials shall include a belt course, trim band, sill, cap, frame, or similar element to separate the two (2) materials.
 - 5. **Roof Materials.** All visible pitched roofs shall consist of metal seam, clay tile, concrete tile, or a similar grade of roofing material.
- D. **Base and Top Treatments.** All façades shall have:
- 1. A recognizable "base" consisting of (but not limited to):
 - a. Thicker walls, ledges or sills;
 - b. Integrally textured materials such as stone or other masonry;
 - c. Integrally colored and patterned materials such as smooth finished stone or tile; or
 - d. Lighter or darker colored materials, mullions or panels; or planters.
 - 2. A recognizable "top" consisting of (but not limited to):
 - a. Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials;
 - b. Sloping roof with overhangs and brackets; or
 - c. Stepped parapets.
- E. **All Sided Architecture.** Architectural detailing shall be applied to all sides of a building. While detailing may vary based on orientation and context; all façades visible from a street or open space shall incorporate a level of architectural quality, materials, articulation, and detailing equivalent to the primary façade.
- F. **Colors.**
- 1. Buildings larger than 10,000 square feet shall use two (2) exterior colors on every façade that is publicly visible.
 - 2. Predominant façade colors shall be low reflectance, subtle, neutral or earth tone colors.
 - 3. The use of high-intensity colors as the predominant building color, such as black or fluorescent colors, are prohibited.
 - 4. Building trim and accent areas may feature brighter colors. Accent colors shall cover no more than five percent (5%) of street-facing façades.
 - 5. Changes in building color shall occur at the inside corners where wall planes change, or be separated by a façade element or architectural detail.
- G. **Building Entrances.** Primary 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.
- 1. **Entry Definition.** Entries shall have a roofed projection or recess with a minimum depth of five (5) feet and minimum horizontal area of 50 square feet.
 - 2. **Orientation.** Primary entries shall face the street or primary pedestrian areas.

H. Access, Circulation, and Parking.

1. *Parking Area Design.*

- a. *Location.* Parking areas shall be located to the side or rear of buildings; except for Large Commercial Developments which are subject to the requirements of Section 11-31-16 of the Zoning Ordinance.
- b. *Interconnectivity.* In the DB-1 and DB-2 Districts, parking areas shall be interconnected to allow vehicular access between parcels and to avoid numerous driveway cuts along street rights-of-way.

2. ***Location of Parking Spaces.*** In commercial and mixed-use projects, a minimum of 50% of the required parking spaces shall be located within 300 feet of the building served.

3. ***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 10 feet. This separation shall be landscaped and may include a pedestrian walkway.

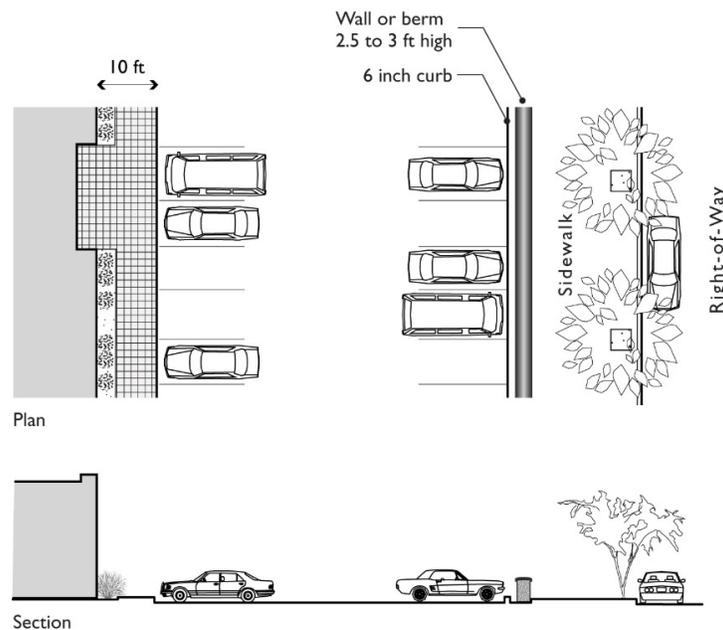


FIGURE 11-8-6.H(1): SCREENING AND SEPARATION OF PARKING AREA

11-8-7: - ALTERNATIVE COMPLIANCE

A. **Purpose and Applicability.**

1. ***Purpose.*** Alternative Compliance may be used to satisfy the Site Planning and Design Standards in Section 11-8-4 and Section 11-8-6 when conditions may exist where strict compliance is impractical or impossible, or when alternative approaches achieve equivalent or superior design outcomes through innovative site planning, architectural solutions, or other means.
2. ***Applicability.*** Alternative Compliance may be requested for any application subject to the Site Planning and Design Standards of Section 11-8-4 and Section 11-8-6. It may not be

used to alter development standards or requirements of other sections of this Zoning Ordinance, and it shall not result in an increase in intensity or lot coverage.

- B. **Application.** 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 the following:
1. The code section(s) and development standard(s) for which Alternative Compliance is being requested;
 2. The proposed alternative or offset(s), including any numeric modification(s) from the development standard;
 3. An explanation on how the proposal meets the intent of the applicable development standard(s), the applicable General Plan Placetype, and any other applicable Sub-area Plan;
 4. An explanation on how the alternative is equivalent or superior to the required development standard, or how the proposed offset(s) produce superior design; and
 5. A statement of how the proposal meets the approval criteria in Subsection C below.
- C. **Approval Criteria.** The review authority may approve Alternative Compliance only upon finding that the request meets all of the following:
1. The alternative does not create adverse impacts on safety, access, visibility, glare, privacy, noise, drainage, heat island effect, and does not reduce pedestrian comfort or accessibility.
 2. The proposed alternative or tradeoff is the minimum necessary to achieve the intent while maintaining overall compliance with all other applicable standards.
 3. The proposal either:
 - a. Provides equivalent or superior quality and functionality; or
 - b. Provides offsetting public benefits (e.g., improved streetscape, enhanced shade/canopy, open space, sustainability features).

Section 9: That Mesa City Code Title 11 is hereby amended by adding a new Chapter 69 titled “Development Plan Review” as follows:

CHAPTER 69 - DEVELOPMENT PLAN REVIEW

11-69-1: - PURPOSE

This Chapter establishes objectives, standards, and procedures for reviewing development plans, including but not limited to site plans, building elevations, landscape plans, preliminary grading and drainage plans, materials and color samples, and photometric plans. The specific purpose of the Development Plan Review process is to:

- A. Ensure proposed development complies with the provisions of this Ordinance.
- B. Eliminate or minimize potential land use conflicts and provide effective transitions between abutting parcels appropriate to site context.
- C. Mitigate adverse impacts on surrounding developments or land uses that may result from proposed projects.
- D. Ensure high-quality design that contributes to an attractive built environment and incorporates public spaces integral to the project.

- E. Promote safe and efficient traffic circulation; provide adequate off-street parking, loading areas, bicycle facilities, and pedestrian amenities; and support a multi-modal transportation system that improves connectivity between residential, commercial, educational, employment, and recreational uses.
- F. Implement the goals, objectives, and policies of the General Plan, sub-area plans, and other City Council adopted policies.

11-69-2: - APPLICABILITY

The following development proposals are subject to Development Plan Review:

- A. A project that includes Multiple Residences, three (3) or more attached Single Residences, or more than two (2) dwelling units per lot. Development Plan Review is not required for projects with one (1) detached Single Residence, an Accessory Dwelling Unit, or projects eligible as Middle Housing.
- B. Projects that include mixed-use, commercial, or industrial uses with frontage on an arterial or collector street, or that are part of a larger development or center with such frontage.
- C. Mixed-use, commercial, or industrial projects that have more than 20,000 square feet of gross floor area.
- D. Modifications to existing commercial or industrial development with frontage on an arterial street, or that are part of a larger development or center with arterial frontage.
- E. Parking garages.
- F. Municipal projects, including fire stations, libraries, parking lots with more than 50 spaces, and any other City of Mesa building or project meeting the criteria in this Section.
- G. Developments establishing project-specific design guidelines and standards.
- H. Projects located on property where the ordinance approving the zoning, rezoning, or Council Use Permit is conditioned upon Site Plan Review, Design Review, or Development Plan Review.
- I. Any other projects identified in this Ordinance as requiring Development Plan Review.

11-69-3: - APPLICATION REQUIREMENTS

Applications for Development Plan Review shall be filed with the Planning Division in accordance with Chapter 67, Common Procedures, including applicable citizen participation and public notice requirements.

11-69-4: - INITIAL DEVELOPMENT PLAN REVIEW

Projects that require Development Plan Review under Section 11-69-2 that are located on property without an approved Development Plan, site plan, and/or design review, or where such approvals have expired, shall obtain approval of an Initial Development Plan. A Development Plan that does not qualify for review as an Initial Development Plan will be reviewed as a Development Plan Modification under Section 11-69-5.

- A. **Administrative Review.** An Initial Development Plan may be approved administratively if the Planning Director or Planning Director’s designee determines it to be eligible based on the criteria of this section.
 - 1. **Eligibility Criteria.** An Initial Development Plan is eligible for administrative approval if it meets all of the following:
 - a. Complies with all applicable requirements of this Ordinance.

- b. Does not require a rezone, Planned Area Development Overlay (PAD), Council Use Permit (CUP), Bonus Intensity Overlay Zone (BIZ), or Special Use Permit (SUP).
 - c. Does not require an Ordinance Condition Modification under Chapter 76.
 - 2. ***Design Review Board Recommendation Required.***
 - a. Development Plans requesting Alternative Compliance shall be reviewed by and receive a recommendation from the Design Review Board prior to Planning Director action.
 - b. Applicants may request a Design Review Board work session for review and recommendation prior to Planning Director action.
 - 3. ***Referral of an Administrative Review.*** The Planning Director may refer any application to the Planning and Zoning Board or Design Review Board if, in the Planning Director's judgment, the project meets one (1) or more of the following criteria or otherwise warrants public review:
 - a. The project has unusual site constraints, infrastructure demands, or design complexities;
 - b. The project represents a major public or private investment with significant potential community or economic impact; or
 - c. The project does not comply with applicable Sub-area Plans or Neighborhood Area Plans.
- B. **Planning & Zoning Board Action Required.** The Planning and Zoning Board shall hear and take action on the following:
 - 1. Initial Development Plans associated solely with a Special Use Permit; or
 - 2. Initial Development Plans that are eligible for administrative review but referred to the Planning and Zoning Board by the Planning Director.
- C. **City Council Action Required.** The following Initial Development Plans require Planning and Zoning Board recommendation and City Council action.
 - 1. Initial Development Plans associated with a Rezone, Planned Area Development Overlay (PAD), Council Use Permit (CUP), or Bonus Intensity Overlay Zone (BIZ)
 - 2. Initial Development Plans that require an Ordinance Condition Modification under Chapter 76.
 - 3. Initial Development Plans that are not eligible for administrative review and not subject to approval by the Planning and Zoning Board.
 - 4. The City Council shall use the review criteria set forth in Section 11-69-5 to evaluate the Initial Development Plan and may take action on, or impose conditions upon, the Initial Development Plan, as set forth in Section 11-69-6.

11-69-5: - DEVELOPMENT PLAN MODIFICATION

Changes to an approved Development Plan, site plan, or Design Review are classified either as an Administrative or Legislative Development Plan Modification and reviewed by the applicable approving authority as set forth in this Section.

- A. **Administrative Development Plan Modifications.** Development Plan Modifications that do not meet the criteria for a Legislative Development Modification per Subsection B below, may be administratively approved by the Planning Director or the Planning Director's designee.
- B. **Legislative Development Plan Modifications.** A Development Plan Modification is a legislative action that requires City Council approval through the rezoning process if any of the following occur:
 - 1. **Rezoning or Overlay Request.** The proposed modification involves:
 - a. A change to a base zoning district; or
 - b. A request for or a change to an overlay district.
 - 2. **Development Plan Condition Modification.** An Ordinance Condition Modification, as described in Chapter 76, is required for the proposed modification when all of the following criteria are met:
 - a. A Development Plan Condition is included in the approving ordinance (e.g., compliance with the final site plan, compliance with the final development plan, or compliance with the basic development as shown); and
 - b. The proposed modification changes the previously approved Development Plan or site plan and results in at least one (1) of the following:
 - i. Increases or decreases the total gross floor area of all buildings on the site greater than 10%; or
 - ii. Increases in the residential density above the density approved by the ordinance; or
 - iii. Includes the addition of a drive-thru lane; or
 - iv. Increases traffic generation by 15% or more, as determined by a traffic impact study or traffic impact analysis; and
 - c. The proposed modification includes a Change of Use as defined in Chapter 87.
 - 3. **Other Ordinance Condition Modifications.** For proposed modifications that require changes to ordinance conditions, other than a Development Plan Condition, an Ordinance Condition Modification shall be required as determined under Chapter 76.

11-69-6:- REVIEW CRITERIA

When reviewing a development plan, the reviewing body shall determine whether the project satisfies all of the following:

- A. The project is consistent with and conforms to the adopted General Plan (except that no analysis of the use if it is permitted in the zoning district on the property);
- B. The project complies with all applicable development standards of this Ordinance;
- C. The project complies with all project specific design guidelines or standards adopted and applicable to the site; and
- D. The project is consistent with all conditions of approval imposed on the property whether by ordinance, resolution or otherwise.

11-69-7:- CONDITIONS OF APPROVAL

- A. **Approval Authority.** The Planning Director or Planning Director's designee, Planning and Zoning Board, and City Council, as the applicable approval authority, may approve, modify, approve with conditions, or deny an Initial Development Plan or Development Plan Modification. Conditions of approval may include, but are not limited to, any combination of the following:
1. Adjustments to the height, area, or setback of buildings;
 2. Changes to building materials, colors, articulation, or architectural detailing;
 3. Modifications to landscaping, open space, or amenities;
 4. Limitation or modification to vehicular access;
 5. Addition or modifications of walls, fences, or screening devices;
 6. Noise attenuation measures;
 7. Compliance with the final development plan, final site plan, basic development plan; or
 8. Any other restriction or requirement necessary to protect adjacent properties, preserve neighborhood character, or mitigate adverse impacts.

Section 10: That Mesa City Code Title 11 is hereby amended by adding a new Chapter 71 titled “RESERVED” as follows.

CHAPTER 71 – RESERVED

Section 11: That Mesa City Code Title 11 is hereby amended by adding a new Chapter 76 titled “Amendments to Zoning Map” as follows.

CHAPTER 76 - AMENDMENTS TO ZONING MAP

11-76-1: - PURPOSE AND APPLICABILITY

The purpose of this Chapter is to establish procedures, consistent with applicable state requirements, for making changes to the Official Zoning Map or a rezoning.

11-76-2: - INITIATION OF AMENDMENTS

An application to amend the Mesa Zoning Map or a rezoning shall be filed with the Planning Division on the application form provided by the City and shall be accompanied by the applicable fee.

11-76-3: - ORDINANCE CONDITION MODIFICATION

- A. **Purpose and Applicability.** Because City Council sets land use policies that establish or modify zoning classifications that result in rezonings, amend the Mesa Zoning Map, or modify Council-adopted development plans, any alterations to those decisions, including to conditions of approval or stipulations, require a rezoning and City Council approval. This Section:
1. Applies to plans, conditions of approval, and stipulations that were:
 - a. Adopted or approved by the City Council acting in its legislative capacity in conjunction with a zoning ordinance, rezoning, zoning amendment, or Council-adopted development plan; or
 - b. Incorporated into an adopted zoning ordinance or rezoning approval by reference.

2. Does not apply to plans, conditions of approval, or stipulations that were approved administratively by City staff or by a reviewing body acting in a non-legislative capacity.

B. Ordinance Condition Modification.

1. An Ordinance Condition Modification applies to conditions of approval that City Council adopted as part of an ordinance that established or modified a zoning classification(s), amendment to the zoning map, or Council-adopted development plan.
2. An Ordinance Condition Modification includes changes that:
 - a. Add a new requirement, restriction, limitation, or obligation;
 - b. Remove or modify existing requirement, restriction, limitation, or obligation; or
 - c. Remove or modify a condition of approval adopted by ordinance or as part of a legislative act.
3. **Rezoning Required.**
 - a. An Ordinance Condition Modification is a legislative act that requires approval through the rezoning process, and is processed, noticed, heard, and decided through the public hearing procedures set forth in this Chapter.
 - b. Development Plan Modifications, except those set forth in 11-76-3(B)(4), shall be deemed to comply with a Development Plan Condition.
4. **Exception for Certain Development Plan Modifications.** A proposed Development Plan Modification requires an Ordinance Condition Modification as identified in Chapter 11-69-5: Development Plan Modifications.

11-76-4: - PUBLIC NOTICE, HEARING AND REVIEW PROCEDURES

Public notice of hearings by the Planning and Zoning Board and the City Council for Zoning Map Amendments and zoning ordinance amendments shall be provided as specified in Chapter 67, Common Procedures and shall conform to the requirements of Sections 9-462.03 and 9-462.04 of Arizona Revised Statutes. A Citizen Participation Plan must be submitted, implemented, and documented in the Citizen Participation Report required by Section 11-67-3, Citizen Participation.

11-76-5: - PUBLIC HEARING

All Zoning Map Amendments and zoning ordinance amendments shall be subject to a minimum of one (1) public hearing by the Planning and Zoning Board and to one (1) public hearing by the City Council prior to adoption.

11-76-6: - PLANNING AND ZONING BOARD ACTION

- A. **Hearing.** The Planning and Zoning Board shall conduct a public hearing in conformance with the provisions of Chapter 67 (Common Procedures).
- B. **Action.** After the conclusion of the hearing, the Planning and Zoning Board may recommend approval, approval with conditions, or denial to City Council.

11-76-7: - CITY COUNCIL ACTION

- A. **Hearing.** The City Council shall conduct a public hearing in conformance with the provisions of Chapter 67 (Common Procedures).
- B. **Action.** After the conclusion of the hearing, the City Council may approve, modify, approve with conditions, or deny the proposed Zoning Map Amendment or zoning ordinance amendment.

C. **Conditions.** Conditions of approval may include, but are not limited to:

1. Future Development Plan Review;
2. Conditions to ensure implementation of the submitted plan in accordance with the Mesa General Plan, and other applicable policies and plans adopted by the City;
3. Conditions to achieve the purpose and intent of the requested zoning district;
4. Conditions to achieve reasonable compatibility with the proposed use and adjacent land uses;
5. Conditions permitted by Section 11-69-7; and
6. Additional or different approval processes than those normally required by this Ordinance.