

**2022 AMENDMENTS TO THE TABLES IN ZONING ORDINANCE, TITLE 11,
CHAPTERS 6, 7, 8, AND 58 PERTAINING TO OUTDOOR EATING AREAS**

Section 1: That Title 11, Chapter 6 Table 11-6-2: Commercial Districts, is hereby amended as follows:

Table 11-6-2: Commercial Districts						
Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
Residential Use Classifications						
Single Residence - Attached	CUP/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
Multiple Residence	CUP/P (19, 22)	CUP/P (19, 22)	CUP/P (19, 22)	—	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 and 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 and Section 11-31-28, Assisted Living Centers, Nursing and Convalescent Homes

Table 11-6-2: Commercial Districts

Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
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 and 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)	

Table 11-6-2: Commercial Districts

Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
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 and 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

Table 11-6-2: Commercial Districts

Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
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, 20)	CUP/P (19, 20)	CUP/P (19, 20)	—	CUP/P (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)	

Table 11-6-2: Commercial Districts

Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
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/Vehi cle 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

Table 11-6-2: Commercial Districts

Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
Banks and Financial Institutions	P	P	P	P	P	
With Drive-Thru Facilities	SUP	P	P	SUP	SUP	Section 11-31- 18, Drive-thru Facilities
Banquet and Conference Center	P	P	P	P	P	
Building Materials and Services	—	P (11)	P	—	—	Section 11-31- 16 if GFA exceeds 25,000 sq. ft.
Business Services	P	P	P	P	P	
Commercial Entertainment	—	P (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	

Table 11-6-2: Commercial Districts

Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
Restaurants, Full Service	P	P	P	—	P	
Restaurants, Limited Service	P	P	P	P (5)	P	
With Drive-Thru Facilities	SUP		P	—	SUP	Section 11-31-18, Drive-thru Facilities
With Outdoor Seating EATING Areas	SUP P	P	P	SUP P	P	Section 11-31-19, Outdoor Eating Areas
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
General Market	P (14)	P	P	—	P	Section 11-31-16 applies if GFA exceeds 25,000 sq. ft.
Funeral Parlors and Mortuaries	—	P (18)	P	—	P (18)	
Accessory Crematorium	—	SUP	P	—	—	
Hotels and Motels	—	P (21, 22)	P (21, 22)	—	P (21, 22)	

Table 11-6-2: Commercial Districts

Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
Large Commercial Development	—	P	P	—	CUP (7)	Section 11-31-16, Large Commercial Development
Light Fleet-Based Services	—	—	P	—	—	
Live-Work Unit	SUP (19, 20)	SUP (19, 20)	SUP (19, 20)	—	P (7, 19, 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 (15)	P	
Medical and Dental	P	P	P	P	P	
Parking, Commercial	—	—	P	—	CUP	
Personal Services	P	P	P	P (5)	P	
Plant Nurseries and Garden Centers	—	SUP	P	—	P/SUP (6, 7)	
Retail Sales						
General	P (8, 9)	P	P	—	P (7)	
Pawn Shops	CUP (10)	CUP (10)	CUP (10)	—	—	Section 11-31-21, Pawn Shops

Table 11-6-2: Commercial Districts

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Table 11-6-2: Commercial Districts

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Table 11-6-2: Commercial Districts

Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
1. Reserved.						
2. Permitted if occupying less than 5,000 square feet; greater floor area requires approval of an SUP.						
3. A CUP is required for plasma centers and substance abuse detoxification and treatment centers; other Clinics are permitted by right.						
4. Must be confined to completely enclosed, sound-attenuated facilities.						
5. Permitted if located within an office building or other commercial building and occupying no more than 1,500 square feet.						
6. Permitted if floor area is no more than 5,000 square feet. Special Use Permit required is floor area is greater than 5,000 square feet.						
7. All activities must be conducted entirely within an enclosed building, with no outside storage or display.						
8. No individual retail store may exceed an area of 10,000 square feet. No group commercial development shall exceed an aggregate area of 50,000 square feet.						
9. May not include drive-through facilities.						
10. Must be at least 1,200 feet from any use in the same classification, and at least 1,200 feet from any school.						
11. Accessory Outdoor Retail Display, limited to display of landscape and building materials only, requires approval of a SUP.						
12. SUP is required only if accessory fuel sales are present, otherwise use permitted by right.						
13. Accessory fuel sales are not permitted in OC or MX districts.						
14. Maximum size for one store is 10,000 square feet.						
15. Retail and restaurant uses are limited to no more than 1,500 square feet each, and no more than 3% of the aggregate gross floor area of the project.						
16. Attached single residences shall have a minimum density of 15 dwelling units per acre in MX zones.						

Table 11-6-2: Commercial Districts						
Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
17. Allowed only in attached residential dwellings.						
18. Accessory crematories allowed in the LC District with approval of a SUP; accessory crematories not permitted in the MX District.						
19. Use not permitted when the property is subject to the AOA 1 overflight area, see Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.						
20. Use not permitted when the property is subject to the AOA 2 overflight area, see Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.						
21. Use permitted with approval of a CUP when the property is subject to the AOA 1 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.						
22. Use permitted with the approval of a CUP when the property is subject to the AOA 2 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.						
23. Home Occupations permitted as ancillary activity where and when a residence use is authorized.						
24. Heliports in Commercial Districts shall be set a minimum of 2 full stories above the natural grade, unless associated with a hospital.						
25. Subject to approval by the City Council and the State Racing Commission of a Tele-track Betting Establishment Permit per AAC R19-2-401 and following.						
26. Permitted only when accessory to a Eating or Drinking establishment.						
27. Special Use Permit is required for continuation of Farmer's Market at expiration of Temporary Use Permit Period.						
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.						

Section 2: That Title 11, Chapter 7 Table 11-7-2: Employment Districts, is hereby amended as follows:

Table 11-7-2: Employment Districts					
Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
Residential Use Classifications					
Correctional Transitional Housing Facility (CTHF)	—	CUP (10, 12)	CUP (10, 12)	—	Section 11-31-12, Correctional Transitional Housing Facilities
Public and Semi-Public Use Classifications					
Clubs and Lodges	P (10, 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

Table 11-7-2: Employment Districts

Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
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	
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	—	

Table 11-7-2: Employment Districts

Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
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
Towing and Impound	—	SUP	SUP	CUP	
Banks and Financial Institutions	P	P	P	—	
With Drive-thru Facilities	SUP	P	P	—	
Building Materials and Services	—	P	P	—	
Business Services	P	P	P	P/SUP (6)	
Commercial Recreation					
Small-Scale	P	P	—	—	
Large-Scale	SUP	P	—	—	

Table 11-7-2: Employment Districts

Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
Eating and Drinking Establishments					
Bars/Clubs/Lounges	P	P	P	—	Section 11-31-19, Outdoor Eating Areas
Coffee Shops/Cafes	P	P	P	P/SUP (6)	
Restaurants, Bar and Grill	P	P	P	P/SUP (6)	
Restaurants, Full-Service	P	P	P	P/SUP (6)	
Restaurants, Limited Service	P	P	P	P/SUP (6)	
With Drive-Thru Facilities	P	P	P	SUP	
With Outdoor Seating Areas	P	P	P	SUP	
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
Food and Beverage Sales					
Convenience Market	P/SUP (1)	P (1,7)	P (1,7)	P/SUP (6)	Section 11-31-11, Convenience Markets
Funeral Parlors and Mortuaries	SUP	P	P	P	

Table 11-7-2: Employment Districts

Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
Hotels and Motels	P (12, 13)	P (12, 13)	P (12, 13)	—	
Laboratories	P	P	P	P	
Large Commercial Development	P (8)	CUP	—	—	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	—	

Table 11-7-2: Employment Districts

Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
Offices					
Business and Professional	P	P	P	—	
Medical and Dental	P	P	P	—	
Parking, Commercial	—	P	P	P	
Personal Services	P (2)	P	P	P/SUP (6)	
Plant Nurseries and Garden Centers	SUP	P	P	SUP	
Retail Sales					
General	P	P	P	—	
Tattoo and Body Piercing Parlors	—	P	P	—	
Employment and Industrial Use Classifications					
Cement Plants	—	—	—	P	
Handicraft/Custom Manufacturing	P (4)	P (5)	P	P	
Hazardous Waste Facility	—	—	—	CUP	
Hazardous Waste Disposal Facility	—	—	—	—	
Incineration of Garbage or Organic Matter	—	—	—	CUP	

Table 11-7-2: Employment Districts

Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
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	

Table 11-7-2: Employment Districts

Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
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	
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				

Table 11-7-2: Employment Districts					
Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
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					
Caretakers' Residences	—	P (10, 11)	P (10, 11)	P (10, 11)	
Outdoor Display	—	P	P	P	11-31-20, Outdoor Display
Outdoor Storage	—	P (5)	P	P	
Portable Storage Containers	SUP (17)	P/SUP (17)	P	P	Section 11-30-16, PORTABLE

Table 11-7-2: Employment Districts

Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
					STORAGE CONTAINERS (PSC)
Temporary Outdoor Entertainment	TUP	TUP	TUP	TUP	Section 11-31-30, Temporary Uses
Temporary Outdoor Sales	TUP	TUP	TUP	—	
1. Permitted if located within an office building or other commercial building and occupying no more than 1,500 square feet, and Accessory Fuel Sales are not present.					
2. Permitted if floor area is no more than 10,000 square feet.					
3. Must be at least 1,200 feet from any use in the same classification, and at least 1,200 feet from any school.					
4. Permitted if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building, with no outside storage or display.					
5. Permitted only if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building. Accessory outdoor storage permitted only if confined to the rear one-half of the lot.					
6. Permitted if floor area is no more than 1,500 square feet. SUP required if greater than 1,500 square feet.					
7. Granting of a SUP is required if Accessory Fuel Sales are present.					
8. Permitted only if floor area is no more than 50,000 square feet.					
9. Permitted only if fully screened by a minimum 7-foot high masonry screen wall composed of masonry blocks utilizing varying colors and textures arranged in an attractive design.					
10. Use not permitted when the property is subject to the AOA 1 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Area.					
11. Use not permitted when the property is subject to the AOA 2 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.					
12. Use permitted with the approval of a CUP when the property is subject to the AOA 1 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.					

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

Section 3: That Title 11, Chapter 8 Table 11-8-3: Downtown Districts, is hereby amended as follows:

Table 11-8-3: 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	P	P	CUP	P (1)	
Assisted Living Facility							
Assisted Living Home (up to 10 residents)	P	P	P	P	CUP	P	Section 11-31-14, Community Residences

Table 11-8-3: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Assisted Living Center (greater than 10 residents)	—	—	CUP	CUP	CUP	CUP	Section 11-31-28, Assisted Living Centers, Nursing and Convalescent Homes
Boarding House	—	—	SUP	SUP	—	—	
Community Residence							
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	—	—	Section 11-31-13, Day Care Group Homes
Large Home Day Care (6 to 10)	—	SUP	SUP	P	—	—	
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	
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

Table 11-8-3: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Commercial Trade Schools, Public	P	P	P	P	P	P	
Industrial Trade Schools, Private	—	—	—	—	SUP	—	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

Table 11-8-3: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Parks and Recreation Facilities, Public	P	P	P	P	P	P	
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	—	

Table 11-8-3: Downtown Districts

[illegible]

Table 11-8-3: 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	—	
With Outdoor Seating EATING Areas	—	—	—	SUP P	SUP P	SUP P	Section 11-31-19, Outdoor Eating Areas
Food and Beverage Sales							
Convenience Market	—	—	—	SUP	SUP	P	Section 11-31-11, Convenience Markets
General Market	—	—	—	P	P	P	
Funeral Parlors and Mortuaries	—	—	—	—	P	CUP	
Hotels and Motels	—	—	—	P	—	P	
Laboratories	—	—	—	—	P	—	

Table 11-8-3: Downtown Districts

[illegible]

Table 11-8-3: Downtown Districts

[illegible]

Table 11-8-3: Downtown Districts

[illegible]

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
							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 General Plan.
							12. Eligible Sites limited to ancillary use to hotel or motel.
							13. Reserved.
							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. Allowed only in attached residential dwellings.

Section 4: That Title 11, Chapter 58 Table 11-58-3.A: Composite Use Table, is hereby amended as follows:

Table 11-58-3.A: Composite Use Table									
Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Industry, Manufacturing & Processing									
Recycling, small collection facility	§ 11-31-23	-	SUP	SUP	-	-	-	-	-
Recreation, Education & Public Assembly									
Commercial Recreation Facility									

Table 11-58-3.A: Composite Use Table

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Small, Indoor		-	-	P	P	-	P	P	P
Medium, Indoor		-	-	SUP	SUP	-	SUP	SUP/ AUP ²	SUP/ AUP ²
Large, Indoor		-	-	CUP	CUP ²	-	CUP	CUP ²	CUP ²
Outdoor		-	-	CUP	CUP ²	-	CUP	CUP ²	CUP ²
Civic Space (see Civic Space Standards)		P	P	P	P	P	P	P	P
Health/Fitness Facility									
≤3,000 sf		-	-	AUP	AUP/P ²	-	AUP	AUP/ P ⁴	AUP/ P ²
>3,000 sf		-	-	SUP	SUP	-	SUP	SUP/ AUP ⁴	SUP/ AUP ²
Library; Museum									
≤5,000 sf		P	P	P	P	P	P	AUP	AUP
>5,000 sf		CUP	CUP	CUP	CUP	CUP	AUP	CUP	CUP
Meeting Facility, public or private									
≤5,000 sf		P	P	P	AUP/P ²	P	P	AUP/ P ⁴	AUP/ P ²
≤20,000 sf		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
>20,000 sf		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Place of Worship									
≤5,000 sf		P	P	P	AUP/P ²	P	P	AUP/ P ²	AUP/ P ²

Table 11-58-3.A: Composite Use Table

[illegible]

Table 11-58-3.A: Composite Use Table

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
≤5,000 sf		-	-	P	P	-	P	P	P
≤10,000 sf		-	-	AUP	AUP	-	AUP	P	P
>10,000 sf		-	-	SUP	SUP	-	SUP	AUP	AUP
Residential									
Boarding House		-	SUP	SUP	SUP ²	SUP ²	SUP ²	SUP ²	-
Community Residence									
Family Community Residence	§ 11-31-14	P	P	P	P ²	P	P	P ⁴	P ²
Transitional Community Residence	§ 11-31-14	P	P	P	P ²	P	P	P ⁴	P ²
Dwelling:									
Accessory/Secondary Unit		P	P	P	-	-	-	-	-
Single-Unit Residence		P	P	P	-	-	-	-	-
Multi-Unit Residence		P	P	P	P ²	P	P	P ⁴	P ²
Home Occupation:									
Main Building, ≤300 sf, ≤2 employees		P	P	P	P ²	P	P	P ⁴	P ²
Main Building, >300 sf, >2 employees		SUP	SUP	AUP	-	-	-	-	-

Table 11-58-3.A: Composite Use Table

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Accessory Structure, ≤600 sf, ≤4 employees		P	P	P	-	-	-	-	-
Accessory Structure, >600 sf, >4 employees		SUP	SUP	SUP	-	-	-	-	-
Retail									
General Retail, except with any of the following features:		-	-	P	P	-	P	P	P
Alcoholic Beverage Sales Series 10 Liquor License		-	-	AUP	P	-	P	P	P
Alcoholic Beverage Sales Series 9 Liquor License		-	-	SUP	P	-	P	P	AUP
Tenant floor area >5,000 sf		-	-	SUP	AUP	-	P	P	P
Tenant floor area >10,000 sf		-	-	SUP	SUP	-	AUP	AUP	AUP
Tenant floor area >25,000 sf		-	-	-	-	-	SUP	SUP	SUP
On-site production of items sold		-	-	SUP	AUP	-	AUP	AUP	AUP
Operating between 1 a.m.—5 a.m.		-	-	-	SUP	-	SUP	AUP	AUP

Table 11-58-3.A: Composite Use Table

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Operating between 5 a.m.—7 a.m.		-	-	AUP	P	-	AUP	P	P
Operating between 11 p.m.—1 a.m.		-	-	-	SUP	-	SUP	P	P
Drive-through services		-	-	-	-	-	-	-	-
Eating or Drinking Establishment, except with any of the following features:		-	-	P	P	-	P	P	P
Bars/Clubs/Lounges		-	-	CUP	CUP	-	P	P	P
Restaurants, Bar and Grill		-	-	SUP	SUP	-	P	P	P
Tenant floor area >5,000 sf		-	-	P	P	-	P	P	P
Tenant floor area >10,000 sf		-	-	-	SUP	-	SUP	AUP	AUP
Operating between 1 a.m.—5 a.m.		-	-	-	SUP	-	SUP	AUP	AUP
Operating between 5 a.m.—7 a.m.		-	-	AUP	P	-	AUP	P	P
Operating between 11 p.m.—1 a.m.		-	-	-	SUP	-	SUP	P	P
Drive-through services		-	-	-	-	-	-	-	-

Table 11-58-3.A: Composite Use Table

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Providing entertainment		-	-	SUP	AUP	-	SUP	AUP	AUP
With outdoor seating EATING AREAS	§ 11-31-19	-	-	AUP P	AUP P	-	AUP P	AUP P	AUP P
Pawn shop		-	-	-	CUP	-	-	CUP	-
Services									
Personal Services, except with any of the following features:		-	-	P	P	-	P	P	P
Tenant floor area >2,500 sf		-	-	AUP	P	-	P	P	P
Tenant floor area >5,000 sf		-	-	-	AUP	-	P	P	P
Tenant floor area >10,000 sf		-	-	-	SUP	-	SUP	AUP	AUP
Operating between 1 a.m.—5 a.m.		-	-	-	SUP	-	SUP	AUP	AUP
Operating between 5 a.m.—7 a.m.		-	-	AUP	P	-	AUP	P	P
Operating between 11 p.m.—1 a.m.		-	-	-	SUP	-	SUP	P	P
Drive-through services		-	-	-	-	-	-	-	-
ATM		-	-	P	P	-	P	P	P

Table 11-58-3.A: Composite Use Table

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Bank; Financial Services		-	-	P	P	-	P	P	P
Business Support Services		-	-	AUP	P	-	P	P	P
Day Care, child or adult:									
Large Day Care Home	§ 11-31-13	P	P	P	P ²	P	-	-	-
Small Day Care Home	§ 11-31-13	P	P	P	P ²	P	P ²	P ²	P ²
Day Care Center		-	-	P	P ²	-	P	P ⁴	P ²
Small Animal Day Care		-	-	SUP	AUP ²	-	AUP	SUP ²	-
Lodging:									
Bed and Breakfast		P	P	P	P ²	P	P	P ⁴	-
Hotel		-	-	-	P ²	-	P	P ⁴	P ²
Hostel		-	-	-	-	-	P	P ⁴	P ²
Inn/Lodge		-	-	P	P	P	P	P ⁴	P ²
Kennel		-	-	SUP	AUP ²	-	AUP	SUP ²	SUP ²
Medical Services:									
Skilled Nursing Facility		-	-	P	P ²	-	P	P ²	P ²
Hospital		-	-	CUP	CUP	-	CUP	CUP	-
Medical/Dental Clinic		-	-	SUP	P ²	-	AUP	P ²	P ²

Table 11-58-3.A: Composite Use Table

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Medical/Dental Office		-	-	P	P ²	-	P	P ⁴	P ²
Office: Professional, administrative:									
≤5,000 sf		SUP ³	SUP ₃	P	P ²	SUP ₃	P	P ⁴	P ²
>5,000 sf		-	-	SUP	AUP ²	-	P	P ⁴	P ²
Social Service Facilities	§ 11-31-26	-	-	CUP	CUP	-	CUP	CUP	-
Tattoo and Body Piercing Parlors		-	-	-	P	-	P	P	-
Veterinary Services		-	-	AUP	AUP ²	-	AUP	AUP ⁴	AUP ²
Transportation, Communications, and Utilities									
Parking Facility, public or commercial		-	-	-	P	-	P	P	P
Public Safety Facility									
≤1,000 sf		P	P	P	P	P	P	P	P
>1,000 sf		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Stealth Wireless Telecommunications Facility	§ 11-35	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Accessory Uses									
Outdoor Display	§ 11-31-20	--	--	P	P	--	P	P	P

Table 11-58-3.A: Composite Use Table

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Temporary Outdoor Entertainment	§ 11-31-30	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP
Temporary Outdoor Sales	§ 11-31-30	--	--	TUP	TUP	--	TUP	TUP	TUP
Temporary Event Parking	§ 11-31-29	-	-	SUP	SUP	-	SUP	SUP	SUP

Key P Permitted - Prohibited AUP Admin. Use Permit SUP Special Use Permit
CUP Council Use Permit TUP Temporary Use Permit
/ Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use.

¹ See Chapter 64 (Definitions of Terms and Uses) for use type definitions.

² Allowed only on upper floor(s) or behind an allowed ground floor use.

³ Allowed only within a Level 1 Historic Structure.

⁴ Not allowed on the ground floor unless behind an allowed ground floor use, except the use may occupy up to 50% of the ground floor if: I) The development site is 5 acres or more; II) The building where the ground floor use is located is greater than 100,000 square feet and has more than 200 linear feet of frontage on a front street; III) The ground floor space is designed and will be constructed to an assembly occupancy class (as that term is defined in the Mesa Building Code); IV) The design of the project encourages transition of the ground floorspace to active commercial uses in the future by complying with FBC building form and private frontage standards for commercial uses; V) The building design, site design, and amenities of the project are unique and conform to the intent and purpose of the FBC.

Uses not listed are specifically prohibited unless the Zoning Administrator interprets that a use is consistent pursuant to the Form-Based Code. For existing and non-conforming uses, refer to **Chapter 36**.