

Exhibit 2: Prohibited Uses in the LI Zoning District

Page 1 of 7

Table 6.4.1 below establishes the prohibited uses within the LI portions of Hawes Crossing. Text written in ~~struckthrough~~ font indicates the land use is prohibited. The table is not intended to show the permissible uses or the use regulations for the permitted uses in the LI district. All permitted uses must comply with the Mesa Zoning Ordinance, as may be amended from time-to-time.

Table 6.4.1: Employment Districts		
<i>Proposed Use</i>	<i>LI</i>	<i>Additional Use Regulations</i>
Residential Use Classifications		
Correctional Transitional Housing Facility	CUP (10, 12)	Section 11-31-12, Correctional Transitional Housing Facilities
Public and Semi-Public Use Classifications		
Clubs and Lodges	P (10)	
Colleges and Universities Colleges and Trade Schools, Public or Private		
Colleges and Universities	P (10,11)	
Commercial Trade Schools	P (10,11)	
Industrial Trade Schools	P (10,11)	
Cultural Institutions	SUP (10)	
Day Care Centers	P (10, 11)	-
Government Offices	P	
Hospitals and Clinics		
Clinics	SUP (10, 11)	Section 11-31-15, Hospitals and Clinics
Hospitals	P (10,11)	
Places of Worship	P (10)	Section 11-31-22, Places of Worship
Public Safety Facilities	P	
Public Maintenance Facilities	P	
Schools, Public or Private	CUP (10, 11)	Section 11-31-24, Schools

Exhibit 2: Prohibited Uses in the LI Zoning District

Page 2 of 7

Table 6.4.1: Employment Districts		
<i>Proposed Use</i>	<i>LI</i>	<i>Additional Use Regulations</i>
Animal Sales and Services		
Kennels	P	
Pet Stores	P	
Veterinary Services	P	
Artists' Studios	P	
Automobile/Vehicle Sales and Services		
Automobile Rentals	P	Section 11-31-5, Automobile Rentals; Automobile/Vehicle Sales and Leasing
Automobile/Vehicle Sales and Leasing	P	
Automobile/Vehicle Repair, Major	P	Section 11-31-6, Automobile/Vehicle Repair; Major and Minor
Automobile/Vehicle Service and Repair. Minor	P	
Automobile/Vehicle Washing	P	Section 11-31-7, Automobile/Vehicle Washing
Large Vehicle and Equipment Sales, Services, and Rental	P	Section 11-31-5, Automobile Rentals; Automobile/Vehicle Sales and Leasing
Service Station	SUP	Section 11-31-25, Service Stations
Towing and Impound	SUP	
Banks and Financial Institutions	P	
With Drive-Thru Facilities	P	
Banquet and Conference Centers	SUP	
Building Materials and Services	P	
Business Services	P	

Exhibit 2: Prohibited Uses in the LI Zoning District

Page 3 of 7

Table 6.4.1: Employment Districts		
<i>Proposed Use</i>	<i>LI</i>	<i>Additional Use Regulations</i>
Small-Scale	P (10, 12)	
Large-Scale	P (10, 12)	
Eating and Drinking Establishments		
Bars/Clubs/Lounges	P	Section 11-31-19, Outdoor Eating Areas
Coffee Shops/Cafes	P	
Restaurants, Bar and Grill	P	
Restaurants, Full-Service	P	
Restaurants, Limited Service	P	
With Drive-Thru Facilities	P	
With Outdoor Seating Areas	P (10,11)	
Off-track Betting	P (14, 15)	
With Live Entertainment	P	
Farmer's Market	--	Section 11-31-30, Temporary Uses
Food and Beverage Sales		
Convenience Market	P (1,7)	Section 11-31-11, Convenience Markets
Funeral Parlors and Mortuaries	P	
Hotels and Motels	P	
Laboratories	P	
Light Fleet-Based Services	P	
Live-Work Units	SUP (10,11)	Section 11-31-17, Live Work Units
Maintenance and Repair Services	P	
Medical Marijuana Dispensaries	P	Section 11-31-34

Exhibit 2: Prohibited Uses in the LI Zoning District

Page 4 of 7

Table 6.4.1: Employment Districts		
<i>Proposed Use</i>	<i>LI</i>	<i>Additional Use Regulations</i>
Medical Marijuana Cultivation Facilities (Accessory to Medical Marijuana Dispensaries)	P	Section 11-31-34
Medical Marijuana Cultivation Facilities	P	
Offices		
Business and Professional	P	
Medical and Dental	P	
Parking, Commercial	P	
Personal Services	P	
Plant Nurseries and Garden Centers	P	
Retail Sales		
General	P	
Large Format	CUP	Section 11-31-16, Large Format Retail
Swap Meets and Flea Markets	CUP	Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets
Tattoo and Body Piercing Parlors	P	
Employment and Industrial Use Classifications		
Cement Plants	—	
Handicraft/Custom Manufacturing	P(5)	
Hazardous Waste Facility	--	
Hazardous Waste Disposal Facility	—	-
Incineration of Garbage or Organic Matter	—	-
Light Assembly/Cabinetry	P(5)	
Manufacturing, General	P(5)	

Exhibit 2: Prohibited Uses in the LI Zoning District

Page 5 of 7

Table 6.4.1: Employment Districts		
<i>Proposed Use</i>	<i>LI</i>	<i>Additional Use Regulations</i>
Manufacturing, Limited	P(5)	
Meat Slaughterhouse or Packing Plant	—	-
Metal Refining, Casting or Extrusion	—	-
Metal Smelting, Industrial	—	
Oil Refinery/Petroleum Distillation	--	-
Research and Development	P(5)	
Recycling Facilities		
Reverse Vending Machines	P	Section 11-31-23
Small Indoor Collection Facilities	P	Section 11-31-23
Large Collection Facilities	CUP	
Processing Facilities	--	
Salvage and Wrecking	—	
Tanneries	—	
Warehousing and Storage		
Contractors' Yards	P (9)	
Indoor Warehousing and Storage	P	
Outdoor Storage	--	
Mini-Storage	P	
Wholesale	P	
Airport Land Use Classifications		
Aircraft Refueling Stations	P	-
Aircraft Light Maintenance	P	
Airport Transit Station	P	
Airport Related Long-term Parking Lots	P	

Exhibit 2: Prohibited Uses in the LI Zoning District

Page 6 of 7

Table 6.4.1: Employment Districts		
<i>Proposed Use</i>	<i>LI</i>	<i>Additional Use Regulations</i>
Heliports	SUP (13)	
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	-
Transportation Passenger Terminals	P	-
Utility Classifications		
Solar Farms	SUP	Section 11-30-15, Solar Panels and Other Energy Production Facilities
Utilities, Major	CUP	
Utilities, Minor	P	
Agricultural and Extractive Use Classification		
Mining and Quarrying	—	
Specific Accessory Uses and Facilities		
Outdoor Storage	P (5)	
Caretakers' Residences	P(10, 11)	-
Outdoor entertainment or activities as an accessory use	P(10, 11)	
Outdoor Display	P	
Portable Storage Containers	P/SUP	Section 11 30 16

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.

Exhibit 2: Prohibited Uses in the LI Zoning District

Page 7 of 7

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 sq. ft.
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 2 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.
13. Heliports in Employment Districts shall be set a minimum of 2 full stories above the natural grade, unless associated with a hospital.
14. 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.
15. Permitted only when accessory to a Eating or Drinking establishment.