



City Council Miscellaneous Text Amendments

Rachel Nettles, Assistant Planning Director
October 2, 2023



Background and Purpose

- Mesa Zoning Ordinance requires minor revisions and technical updates to correct errors and provide clarity
- Staff brings these forward on a regular basis either as a part of larger topical amendments or as a stand-alone ordinance
- Staff recommends:
 - 1) Modifying land use tables to remove outdated information and incorrect references;
 - 2) Modifying landscape standards to be consistent across various chapters of the Code;
 - 3) Modifying how accessory structures are measured;
 - 4) Correcting previous codification errors in the land use definitions; and
 - 5) Adding a new definition for cross access.



Proposed Amendments

Land Use Tables

- Remove land use classifications no longer used in the MZO
- Remove footnotes no longer used in tables
- Add section references to the “Additional Use Regulations” column for some land uses
- Modify footnote references for clarity and consistency



Proposed Amendments

Landscape Standards

- Correct acreage standards for landscape yards to be consistent across various chapters
- Modify language to clarify that required parking spaces located in enclosed areas require landscape islands
- Modify language to clarify when and where landscape yards must be provided in Group Commercial, Office, and Industrial Developments



Proposed Amendments

Accessory Structures

- Currently measured by “roof area”
- Definition of roof area is confusing for public and not easily determined since it excludes such things as eaves and overhangs
- Change the measurement to the structures are for ease of use and consistency in the MZO



Proposed Amendments

Definitions

- Add a definition for cross-access. Currently not defined yet used throughout the MZO
 - Cross-access: A driveway or drive aisle which connects two (2) or more adjacent parcels without using a roadway
- Modify the definition of a Group C-O-I (Group Commercial, Office, or Industrial) Development for clarity



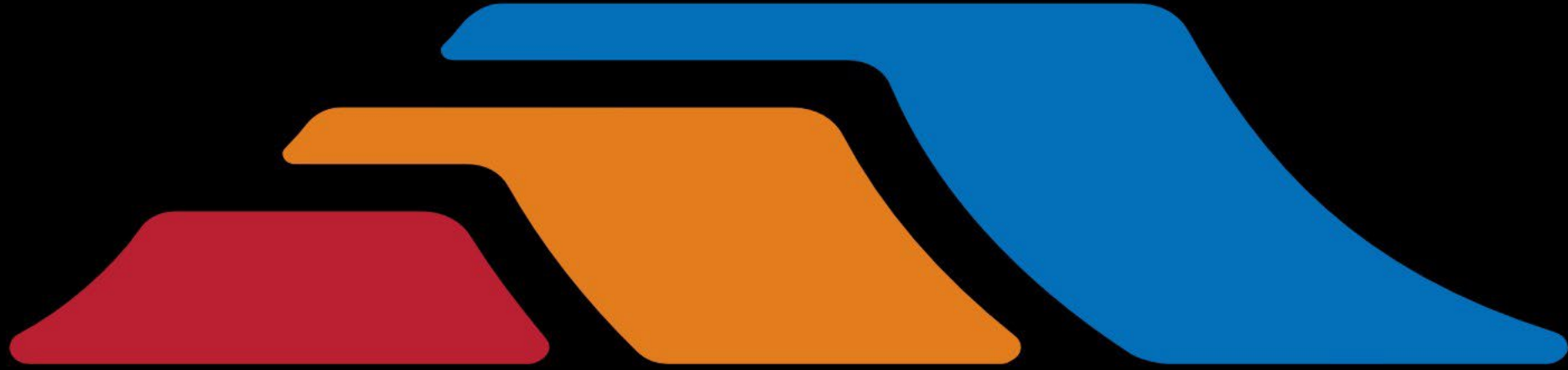
Recommendation

Staff Recommendation: Approval

Planning and Zoning Board Recommendation: Approval (Vote 5-0)



Questions & Discussion



mesa·az