

2024 Amendments to the Zoning Ordinance, Title 11 of the Mesa City Code, Pertaining to Detached Accessory Buildings, Accessory Dwelling Units, Public Safety Facilities, and Various Technical Updates and Minor Revisions

<p>Text written in BOLD ALL CAPS indicates additional or new language. Text written in strikethrough indicates deletions.</p>

Section 1: That Mesa City Code Title 11, Section 11-2-3(H) is hereby amended as follows:

H. **Determining Floor Area.** Floor area is the horizontal area (expressed in square feet) of all floors included within a building or buildings, according to the following rules:

~~1. Included in Floor Area. Floor area includes:~~

~~a. The floor of atrium and lobby areas;~~

~~b. Storage and equipment spaces that are roofed and enclosed on all sides;~~

~~c. Enclosed and roofed halls, stairways, and elevator shafts;~~

~~d. Enclosed and roofed porches and balconies;~~

~~e. Portions of basements and attics that meet Building Code height requirements for habitable space; and~~

~~f. The actual floor space of mezzanines, interior balconies, lofts, closets and all habitable rooms.~~

1. **GROSS FLOOR AREA – AS DEFINED IN CHAPTER 87, INCLUDES THE FLOOR AREA OF GARAGES, CARPORTS, VENTILATION SHAFTS, SHAFTS, ELEVATORS, STAIRWAYS, CORRIDORS, BATHROOMS, MECHANICAL ROOMS, CLOSETS, STORAGE AND EQUIPMENT STORAGE ROOMS, OPEN PORCHES, BALCONIES, COURTS, ATRIUMS, LOBBY AREAS, BASEMENTS, AND ATTICS.**

~~2. Excluded from Floor Area. Floor area does not include:~~

~~a. Garages, carports or other areas used for parking and loading, or vehicular access to parking and loading spaces;~~

~~b. Unenclosed exterior balconies, decks, porches and stairs;~~

~~c. Substandard height portions of attics and basements not used as habitable space as defined by the Building Code.~~

2. **FLOOR AREA (NET FLOOR AREA) – AS DEFINED IN CHAPTER 87, EXCLUDES THE FLOOR AREA OF GARAGES, CARPORTS, VENTILATION SHAFTS, SHAFTS, ELEVATORS, STAIRWAYS, CORRIDORS, BATHROOMS,**

MECHANICAL ROOMS, CLOSETS, STORAGE AND EQUIPMENT STORAGE ROOMS, OPEN PORCHES, BALCONIES, COURTS, ATRIUMS, LOBBY AREAS, BASEMENTS, AND ATTICS.

Section 2: That Mesa City Code Title 11, Table 11-5-2: Residential Districts is hereby amended as follows:

Table 11-5-2: Residential Districts				
Proposed Use	RS	RSL	RM	Additional Use Regulations
Residential Use Classifications				
Single Residence	P (13, 14)	P (13, 14)	P (12, 13, 14)	
			.	
			.	
			.	
Public and Semi-Public Use Classifications				
			.	
			.	
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PUBLIC SAFETY FACILITIES	P (23)	P (23)	P (23)	
			.	
			.	
			.	
Specific Accessory Uses				
Animal Keeping	P (3)	—	—	Section 11-31-4, Animal Keeping
Accessory Dwelling Unit	P (13, 14)	— P (13, 14)	P (9, 13, 14)	Section 11-31-3, Accessory Dwelling Units
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1. Permitted in the RM-4 District.				

Table 11-5-2: Residential Districts				
Proposed Use	RS	RSL	RM	Additional Use Regulations
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				13. 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.
				14. 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.
				15. Use permitted with approval of a (CUP) Council Use Permits when the property is subject to the AOA 1 overflight area, see Section 11-19-2, Runway Protection Zones, and Airport Overflight Areas.
				16. Use permitted with the approval of a (CUP) Council Use Permits when the property is subject to the AOA 2 overflight area, see Section 11-19-2, Runway Protection Zones, and Airport Overflight Areas.
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23. USE ONLY PERMITTED WHEN OWNED AND OPERATED BY THE CITY OF MESA.				

Section 3: That Mesa City Code Title 11, Section 11-5-5(B)(3)(b) is hereby amended as follows:

- b. *Orientation.* All units located along public rights-of-way must have the primary ~~building~~ 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 civic spaces.

Section 4: That Mesa City Code Title 11, 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						

Table 11-6-2: Commercial Districts						
Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
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
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Specific Accessory Uses						
ACCESSORY DWELLING UNIT	P (30)	P (30)	P (30)	P (30)	P (30)	SECTION 11-31-3, ACCESSORY DWELLING UNIT
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30. PERMITTED IF AN EXISTING NON-CONFORMING RESIDENTIAL USE IS LOCATED ON THE LOT.						

Section 5: That Mesa City Code Title 11, 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, 11)	CUP (10, 11)	—	Section 11-31-12, Correctional Transitional Housing Facilities

Table 11-7-2: Employment Districts					
Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
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Specific Accessory Uses and Facilities					
ACCESSORY DWELLING UNIT	P (18)	P (18)	P (18)	P (18)	SECTION 11-31-3, ACCESSORY DWELLING UNIT
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18. PERMITTED IF AN EXISTING NON-CONFORMING RESIDENTIAL USE IS LOCATED ON THE LOT.					

Section 6: That Mesa City Code Title 11, 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	—	—	—	
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Accessory Uses and Facilities							

Table 11-8-3: Downtown Districts							
Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Accessory Dwelling Unit	P	P	P	P (16)	P (16)	P (16)	Section 11-31-3, Accessory Dwelling Unit
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16. PERMITTED IF AN EXISTING NON-CONFORMING RESIDENTIAL USE IS LOCATED ON THE LOT.							

Section 7: That Mesa City Code Title 11, Table 11-8-4: Development Standards – DR Downtown Residence Districts is hereby amended as follows:

Table 11-8-4: Development Standards – DR Downtown Residence Districts				
Standard	DR-1	DR-2	DR-2	Additional Use Regulations
Lot and Density Standards				
Minimum Lot Area (sq. ft.)				
1 dwelling unit	6,000	6,000	6,000	
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Supplemental Standards				
Detached Accessory Structures	Section 11-8-7(C) SECTION 11-30-17			

Section 8: That Mesa City Code Title 11, Section 11-8-7 is hereby amended as follows:

C. ~~Detached Accessory Structures.~~

- ~~When located within any downtown residence district, any individual tool or piece of equipment that is higher than 4 feet and in which the added measurements of the length, width and depth (length plus width plus depth) are no greater than 15 lineal feet, based on~~

~~the extreme perimeter measurements, shall be placed or stored within an enclosed building. Motorized vehicles eligible for licensing by the State of Arizona for travel on public thorough fares are excluded from this requirement. Recreational vehicle parking requirements—See Section 11-34-5(B), Temporary Parking.~~

- ~~2. Detached accessory buildings or structures located on lots in DR-1, DR-2, or DR-3 districts are permitted subject to the following provisions. Detached accessory structures:
 - ~~a. May be located in the required side/rear yards provided that they are within the rear one-quarter of the lot and do not exceed 10 feet in height.~~
 - ~~b. May be located in the required rear yard but outside of the required side yard provided that they do not exceed 12 feet in height.~~
 - ~~c. May be located in the required side yard (outside of the rear ¼ of the lot), provided that they do not exceed 8 feet in height and 200 square feet of roof area and are not located in a side yard required for vehicular access.~~
 - ~~d. Shall not be located in the required front yard or in the area between the front of the principal dwelling and the front property line.~~
 - ~~e. Shall not be located in the required rear yard of a corner lot closer to the street than any dwelling on an adjacent key lot.~~
 - ~~f. Shall not exceed the height of the dwelling when located within any part of the buildable lot area, on any lot of less than 1 acre in size.~~
 - ~~g. Shall not exceed 30 feet in height when located within any part of the buildable lot area, on any lot of one (1) acre or more in size.~~
 - ~~h. Shall not have an aggregate area of all such detached buildings greater than 50 percent of the roof area of a dwelling or dwellings.~~~~

DC. Building Projections into Required Yards. Building projections may extend into required yards, subject to the following standards:

1. No projection may extend closer than 2 feet to an interior lot line or into a public utility easement.
2. Awnings, eaves, overhangs, or basement window wells may encroach up to 3 feet into any required yard.
3. Vestibules, bay windows, nooks, chimneys, or similar wall projections with or without footings may encroach not more than 3 feet into any required front or rear yard and not more than 2 feet into any required side yard, provided the aggregate width of all such projections adjacent to any yard does not exceed ⅓ of the length of the building wall.
4. Staircases may encroach up to 3 feet into any required front yard, and up to 10 feet into any required rear yard.

5. Attached open porches, open patios, open carports or open balconies may encroach to within 10-feet of the rear property line. Such open structures may include window screens, knee walls, and other partial enclosures as specified in the Building Code for patio covers.
6. In DR-1 and DR-2 districts only, enclosed rooms may encroach up to 10-feet into a required rear yard for up to one-half the width of the building, provided a minimum of 10-feet remains between the building face and the rear property line.

Section 9: That Mesa City Code Title 11, Table 11-10-2: Public and Semi-Public District is hereby amended as follows:

Table 11-10-2: Public and Semi-Public District		
Proposed Use	PS	Additional Use Regulations
Agricultural Use Classifications		
Community Gardens	P	Section 11-31-10, Community Gardens
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Accessory Uses and Activities		
ACCESSORY DWELLING UNIT	P (6)	SECTION 11-31-3, ACCESSORY DWELLING UNIT
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6. PERMITTED IF AN EXISTING NON-CONFORMING RESIDENTIAL USE IS LOCATED ON THE LOT.		

Section 10: That Mesa City Code Title 11, Section 11-30-5 is hereby amended as follows:

11-30-5: - LIGHTING AND ILLUMINATION

~~Design Objective:~~ **THE OBJECTIVE OF THIS SECTION IS TO PROMOTE WELL** Well-designed lighting **THAT** can enhance the design of **A** building or site by highlighting interesting architectural details, calling attention to interesting textures and colors, and focusing attention to primary site features. Such lighting should be controlled to minimize adverse impacts to abutting residential uses.

Section 11: That Mesa City Code Title 11, Section 11-30-5(K) is hereby amended as follows:

- K. **Highlight Building Entries.** Focus attention on primary ~~building~~ entries **TO BUILDINGS** with illumination directed to highlight the entry and adjacent architectural details. Generally, lighting levels at the primary public entry shall be higher than lighting levels away from the public entry.

Section 12: That Mesa City Code Title 11, Section 11-30-7 is hereby amended as follows:

11-30-7: OUTDOOR STORAGE

~~Design Objective: Maintain~~ **THE OBJECTIVE OF THIS SECTION IS TO MAINTAIN** an attractive environment for the community, adjacent businesses and residents while allowing open storage of goods, materials, machines, equipment, and vehicles or parts when necessary for business purposes in specific locations.

- A. **APPLICABILITY:** Open storage of goods, materials, machines, equipment, and vehicles or parts outside of a building (considered collectively as a general activity) for more than 24 hours ~~must~~ **SHALL** conform to the standards of this Section. The regulations of this Section do not apply to temporary storage of construction materials reasonably required for construction work on the premises pursuant to a valid building permit.
- ~~A. B.~~ **Permitted Locations.** Table 11-30-7 states the districts where outdoor storage is permitted and prohibited.

Table 11-30-7: Open Storage Regulations by District and Location	
Base Districts	Permissibility of Open Storage
Neighborhood Commercial (NC), Limited Commercial (LC), Mixed Use (MX), and Downtown Business (DB)	All storage must SHALL be within an enclosed building except as specified for accessory outdoor display.
Planned Employment Park (PEP)	All storage must SHALL be within an enclosed building.
General Commercial (GC) and Light Industrial (LI)	Not permitted in front or street-facing side yards. Permitted in interior side and rear yards, or outside of required yards, subject to the standards of this Section.
General Industrial (GI) and Heavy Industrial (HI)	Permitted anywhere on a lot OR PARCEL , subject to the standards of this Section.
AGRICULTURAL (AG), SINGLE RESIDENCE (RS), SMALL LOT SINGLE RESIDENCE (RSL), DOWNTOWN RESIDENCE (DR), AND MULTIPLE RESIDENCE (RM)	ANY INDIVIDUAL TOOL OR PIECE OF EQUIPMENT THAT IS HIGHER THAN FOUR (4) FEET AND IN WHICH THE ADDED AGGREGATE MEASUREMENTS OF THE LENGTH, WIDTH, AND DEPTH (LENGTH PLUS WIDTH PLUS DEPTH) EXCEEDS 15 LINEAL FEET, BASED ON THE EXTREME PERIMETER MEASUREMENTS, SHALL BE PLACED OR STORED WITHIN AN ENCLOSED BUILDING. ^(1, 2, 3)

Table 11-30-7: Open Storage Regulations by District and Location

Base Districts	Permissibility of Open Storage
	<p>1. EQUIPMENT SPECIFICALLY DESIGNED AND USED FOR AGRICULTURE (AS DEFINED IN SECTION 11-86-7 OF THIS ORDINANCE), UTILITY TRAILERS AND WATERCRAFT (AS DEFINED IN SECTION 8-6-2 OF THE MESA CITY CODE), RECREATIONAL VEHICLES (AS DEFINED IN CHAPTER 87 OF THIS ORDINANCE), AND OTHER MOTORIZED VEHICLES ELIGIBLE FOR LICENSING BY THE STATE OF ARIZONA FOR TRAVEL ON PUBLIC THOROUGHFARES ARE EXCLUDED FROM THIS REQUIREMENT.</p>
	<p>2. RECREATIONAL VEHICLE PARKING REQUIREMENTS ARE PROVIDED IN SECTION 11-34-5(B) OF THIS ORDINANCE.</p>
	<p>3. REQUIREMENTS FOR PARKING AND STORAGE OF WATERCRAFT AND UTILITY TRAILERS ARE PROVIDED IN SECTION 8-6-3 OF THE MESA CITY CODE.</p>

B. C. Screening and Setbacks. Storage areas visible from public streets shall be screened.

1. **Screening Walls.** Screening walls and fences shall be at least eight (8) feet in height. If located on a street facing front or side yard, the fence shall be placed to meet required street side setbacks.
2. **Landscaping.** Landscaping is not required within screened storage areas ~~unless required parking spaces are located within the screened storage area, in which case, interior parking for landscaping (Section 11-33-4) is required.~~
3. **Setback.** A setback shall be provided for material stored outdoors at the ratio of 1:1 from all lot lines equal to total height of stored material above the required eight (8) foot screen wall.

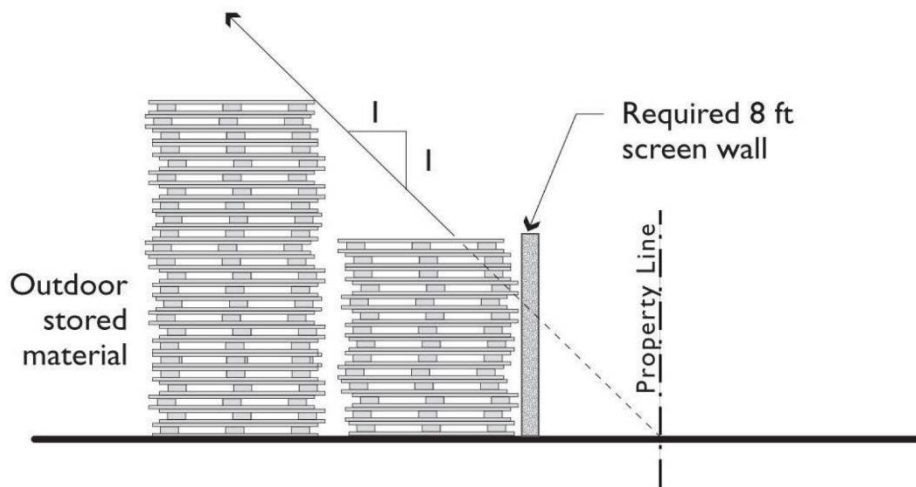


Figure 11-30-8.B.3: Outdoor Stored Material **FIGURE 11-30-7.C(1)**

Section 13: That Mesa City Code Title 11, Section 11-32-1(B) is hereby amended as follows:

B. **Applicability.** The parking and loading requirements of this Chapter apply to all development in the City. They may be modified pursuant to the provisions for certain base districts and overlay districts.

1. **Additions to Existing Buildings and Changes in Use.** When a change in use, expansion of a use, or expansion of **GROSS** floor area creates an increase of 5% or more in the number of required off-street parking or loading spaces, based on the initially approved and constructed facility or development, off-street parking and loading shall be provided according to the provisions of this Chapter. The additional parking shall be required only for such addition, enlargement, or change in use and not for the entire building or site. A change in occupancy is not considered a change in use for the purpose of this paragraph unless the new occupancy is in a different land use classification, based on the descriptions found in Chapter 86, than the former occupant.
2. **Alterations that Increase Number of Dwelling Units.** If an alteration to an existing building increases the number of residential dwelling units on the site, off-street parking to serve the new dwelling units ~~must~~ **SHALL** be provided according to the provisions of this Chapter. **THIS REQUIREMENT DOES NOT APPLY TO AN ACCESSORY DWELLING UNIT.**
3. **When Required.** Off-street parking and loading facilities required by this Chapter shall be constructed or installed prior to the issuance of a Certificate of Occupancy for the uses that they serve.

Section 14: That Mesa City Code Title 11, Section 11-32-3(A) is hereby amended as follows:

11-32-3: PARKING SPACES REQUIRED

A. The following chart specifies the minimum parking spaces required for each permitted use (For exceptions, see Sections 11-32-5, 6, and 7):

Table 11-32-3.A: Required Parking Spaces By Use	
Use	Minimum Standard
Residential	
Single Residence, detached or attached, including Manufactured Home Subdivisions	2 spaces per dwelling which may be in tandem with Zoning Administrator approval BUT NO PARKING SPACE IS REQUIRED FOR AN ACCESSORY DWELLING UNIT
Multiple Residence (Typical)	See subcategories, below
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	.
Public Assembly and Schools	
Theaters, auditoriums, assembly halls, places of worship, clubs, lodges and fraternal buildings, funeral homes, community centers, libraries	1 space per 75 square feet used for public assembly
Museums	1 space per 250 square feet used for public assembly plus accessory uses

Stadiums	1 space per 5 seats plus 1 space per 300 square feet for accessory uses
School, kindergarten through 9th grade	1 space per 75 feet for public assembly space, such as auditoriums and theaters, and 1 space per 600 square feet for all other areas
High schools, academies, colleges, universities, trade, or vocational schools	1 space per 200 square feet
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	.

Section 15: That Mesa City Code Title 11, Section 11-32-3(D) is hereby amended as follows:

D. Covered Spaces. Covered parking spaces shall be provided as follows:

1. Single residences shall provide a minimum of **TWO (2)** covered parking spaces per unit, **EXCEPT NO ADDITIONAL PARKING SPACE IS REQUIRED FOR AN ACCESSORY DWELLING UNIT.**
2. Multiple-residence projects shall provide a minimum of **ONE (1)** covered parking space per unit.
3. Office-use developments requiring a minimum of 10 parking spaces or more shall provide a minimum of **ONE (1)** covered parking space per office or suite plus **ONE (1)** additional space.
4. Covered spaces may be counted concurrently with the minimum aggregate parking space requirements for the development.

Section 16: That Mesa City Code Title 11, Section 11-34-2(B) and (C) are hereby amended as follows:

B. Permitted Uses in Manufactured Home Parks:

1. One manufactured home on each approved space. No dwelling units of conventional construction shall be permitted on any space for living purposes, except as specified below.
2. Manufactured home accessory structures as defined in Chapter 87, Definitions, **ARE PERMITTED IF THE ACCESSORY STRUCTURE:**
 - A. IS NO MORE THAN ONE (1) STORY;**
 - B. IS DIRECTLY ACCESSIBLE THROUGH AN INTERNAL OPENING TO THE MANUFACTURED HOME;**
 - C. DOES NOT CONTAIN A 220V COOKING APPLIANCE;**
 - D. IS NO GREATER IN SIZE THAN 100% OF THE FLOOR AREA OF THE MANUFACTURED HOME;**

- E. IS REMOVED WITHIN 30 DAYS OF REMOVAL OF THE MANUFACTURED HOME; AND**
- F. CONFORMS TO ALL OTHER APPLICABLE DEVELOPMENT STANDARDS, INCLUDING SETBACKS AND PARKING REQUIREMENTS.**

- 3. Storage buildings, attached or detached, subject to:
 - a. A maximum area of 150 square feet;
 - b. A maximum height of 10 feet;
 - c. Location within the buildable area unless placed in the rear quarter of the space or lot and separated from the ~~recreational vehicle~~ **MANUFACTURED HOME** by at least **SIX (6)** feet.
- 4. Manager's office and residence, which may be of conventional construction.
- 5. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, childcare, meetings, banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction.
- 6. Outdoor recreation facilities such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the park.
- 7. Common-use laundry facilities, maintenance buildings, and security guard houses, which may be of conventional construction.
- 8. Designated areas for boat and recreational vehicle storage which are used solely by the residents of the park.
- 9. Recreation center parking lots and guest parking areas.
- 10. Accessory retail activities, provided:
 - a. All proprietors and vendors shall possess valid business licenses and permits as required by the Mesa City Code; and
 - b. All signs, flyers, and advertising that describe or relate to accessory retail activities shall not be visible from beyond the boundaries of the Recreational Vehicle Park or subdivision; and
 - c. Such activities shall not exceed more than one every **SEVEN (7)** days; and
 - d. Each separate activity shall not exceed more than **FOUR (4)** consecutive hours.

C. Permitted Uses in Manufactured Home Subdivisions:

1. One manufactured home on each approved lot. No recreational vehicles or dwelling units of conventional construction shall be permitted on a manufactured home lot for living purposes, **EXCEPT AS SPECIFIED BELOW.**
2. Manufactured home accessory structures as defined in Chapter 87, Definitions, **ARE PERMITTED IF THE ACCESSORY STRUCTURE:**
 - A. **IS NO MORE THAN ONE (1) STORY;**
 - B. **IS DIRECTLY ACCESSIBLE THROUGH AN INTERNAL OPENING TO THE MANUFACTURED HOME;**
 - C. **DOES NOT CONTAIN A 220V COOKING APPLIANCE;**
 - D. **IS NO GREATER IN SIZE THAN 100% OF THE FLOOR AREA OF THE MANUFACTURED HOME;**
 - E. **IS REMOVED WITHIN 30 DAYS OF REMOVAL OF THE MANUFACTURED HOME; AND**
 - F. **CONFORMS TO ALL OTHER APPLICABLE DEVELOPMENT STANDARDS, INCLUDING SETBACKS AND PARKING REQUIREMENTS.**
3. Detached accessory buildings in accordance with Section ~~11-5-7.A, Accessory Dwelling Units.~~ **11-30-17: DETACHED ACCESSORY BUILDINGS AND SECTION 11-31-3: ACCESSORY DWELLING UNIT.**
4. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, childcare, meetings, banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction.
5. Outdoor recreation facilities such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the subdivision.
6. Common-use laundry facilities, maintenance buildings, and security guard houses, which may be of conventional construction.
7. Designated areas for boat and recreational vehicle storage which are used solely by the residents of the subdivision.
8. Recreation center parking lots and guest parking areas.

Section 17: That Title 11, Section 11-86-2 is hereby amended to modify, remove, and/or add the below definitions which are arranged in alphabetical order. All the other definitions in Chapter 86 shall remain the same.

11-86-2: - RESIDENTIAL USE CLASSIFICATION

Single Residence. A dwelling unit designed for occupancy by one family and located on a separate lot **OR PARCEL** from any other unit (except accessory dwelling units, where permitted). This classification includes individual manufactured housing units and individual recreational vehicles when used as residences in RV parks and subdivisions. **A SINGLE RESIDENCE MAY ALSO BE REFERRED TO AS A “PRIMARY RESIDENCE” (SEE CHAPTER 87 OF THIS ORDINANCE).**

Detached. A single residence dwelling unit that is not attached to any other dwelling unit (except accessory living quarters, where permitted).

Attached. A single residence dwelling unit, located singly on a lot **OR PARCEL**, but attached through common vertical walls to one or more dwellings on abutting lots **OR PARCELS**. An attached single residence dwelling unit is sometimes referred to as a "townhome" or a "rowhouse."

~~Accessory Dwelling Unit. A secondary dwelling unit, attached or detached from the primary dwelling, located on a single residence lot when authorized as described in Article 2, with a cooking area equipped for appliances requiring a 220-volt electric service or natural gas, and may function independently of the primary dwelling by means of separate access.~~

ACCESSORY DWELLING UNIT (ADU). AN ATTACHED OR DETACHED SELF-CONTAINED LIVING UNIT THAT IS ON THE SAME LOT OR PARCEL AS A SINGLE-FAMILY DWELLING OF GREATER SQUARE FOOTAGE THAN THE ACCESSORY DWELLING UNIT, THAT INCLUDES ITS OWN SLEEPING AND SANITATION FACILITIES AND THAT MAY INCLUDE ITS OWN KITCHEN.

Section 20: That Title 11, Chapter 87 is hereby amended to modify, remove, and add the following definitions which are arranged in alphabetical order. All the other definitions in Chapter 87 shall remain the same.

Accessory Building or Structure: A detached subordinate building or structure, ~~separated by at least 6 feet, the use of which is~~ **THAT IS** customarily incidental to ~~that of the main PRIMARY building or to the main use of the land,~~ and on the same lot or parcel of land with the ~~main PRIMARY building or use.~~

~~Accessory Structure, Manufactured Home: A one (1) story habitable room, storage building, garage, carport, ramada, and awning. Patios and similar structures which may include window screens, knee walls, and other partial enclosures as specified in the Mesa Building Code (MBC), Chapter 4-2.~~

ACCESSORY STRUCTURE, MANUFACTURED HOME: A SUBORDINATE BUILDING OR STRUCTURE THAT IS CUSTOMARILY INCIDENTAL TO THE MAIN BUILDING AND ON THE SAME LOT OR PARCEL OF LAND WITH THE MAIN BUILDING FOR LIVING PURPOSES, GARAGES, CARPORTS, RAMADAS, AWNINGS, PATIOS OR SIMILAR.

FLOOR AREA RELATED DEFINITIONS:

~~Floor Area, Gross (GFA): The total floor area in a building (including basements, mezzanines, interior balconies, and upper stories or levels in a multistory building) unless otherwise stipulated; e.g., "ground" floor area.~~

FLOOR AREA, GROSS (GFA): THE SUM OF THE GROSS HORIZONTAL AREA OF EACH FLOOR OF A BUILDING OR STRUCTURE, MEASURED FROM THE EXTERIOR FACE OF AN EXTERIOR WALL OF A FREESTANDING STRUCTURE, OR FROM THE CENTER OF COMMON WALLS OF ATTACHED BUILDINGS, INCLUDING CARPORTS, GARAGES

BASEMENTS, MEZZANINES, INTERIOR BALCONIES, AND ALL UPPER STORIES OR LEVELS.

FLOOR AREA (NET FLOOR AREA, HABITABLE AREA): THE GROSS FLOOR AREA (GFA) EXCLUSIVE OF GARAGES, VENTILATION SHAFTS, SHAFTS, ELEVATORS, STAIRWAYS, CORRIDORS, TOILET ROOMS, MECHANICAL ROOMS, CARPORTS, CLOSETS, STORAGE AND EQUIPMENT STORAGE ROOMS, OPEN PORCHES, BALCONIES, COURTS, ATRIUMS, LOBBY AREAS, BASEMENTS, AND ATTICS.

HABITABLE (AREA, LIVING AREA OR SPACE): SEE NET FLOOR AREA.

OCCUPIABLE SPACE: SEE HABITABLE (AREA, LIVING AREA OR SPACE).

PRIMARY BUILDING: A BUILDING IN WHICH THE MAIN OR DOMINANT USE OF THE LOT OR PARCEL IS CONDUCTED.

PRIMARY RESIDENCE: A SINGLE RESIDENCE AS DEFINED IN CHAPTER 86, SECTION 11-86-2.