

City of Mesa

2026 Zoning Code Refinement
Text Amendments

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Code Refinement – What’s Being Changed?

- Updates to definitions (Chapters 86 and 87)
- Minor changes to certain land use tables
- Minor adjustments to development standards

Code Refinement – Definition Updates

Chapter 86

- **Boarding House** – Clarified that an ADU may not be used as a Boarding House
- **Home Occupations** – Updated definition to be consistent with Chapter 87's Home Occupation definition
- **Skilled Nursing Facility** – Reclassified from *Residential Use* to *Public and Semi-Public Use*

Code Refinement – Definition Updates

Chapter 86

- **Live/Work Unit** – Revised to emphasize residential use while allowing permitted non-residential activities.
- **Indoor Warehousing and Storage** – Revised to focus on storage, distribution, and handling activities, including certain hazardous material groups (H-1 or H-2) if the number of control areas does not exceed 3.

Code Refinement – Definition Updates

Chapter 86

- **Hazardous Material Warehousing and Storage (NEW)**
 - Facilities exceeding H-1 or H-2 thresholds or;
 - Containing more than three control areas as regulated by Fire Code.

Chapter 87

- Updated terminology from “Lot Line” to “Property Line” throughout, including Front, Rear, and Side references.

Code Refinement – Land Use Table Updates

Table 11-7-2 – Land Use Table for Employment Districts

- Corrected footnote references for loading and unloading requirements associated with Large Commercial Development and General Retail Sales.
- Added **Hazardous Material Warehousing and Storage** to the use table as an allowed use with a Conditional Use Permit (CUP) in the LI, GI, and HI Districts. Prohibited in all other Employment Districts.

Code Refinement – Changes to Development Standards

Section 11-5-4 (A) (2) – Entryway Monumentation Feature

- Clarified that subdivisions providing only one access point are only required to provide one monumentation feature.

Section 11-5-4 (G) (2) – Minimum Use of Primary Materials

- Clarified that minimum material variation requirements apply to façades facing both public and private streets, alleys, open space, and parks.
- Clarified that the 85% maximum material limitation applies to



Code Refinement – Changes to Development Standards

Section 11-30-6 – Lots and Subdivisions

- Clarified that lots within a shared commercial or office development can use internal access and are not required to front a public or private street if cross-access easements are in place.

Section 11-30-8 – Pedestrian Connections

- For required separation between pedestrian walkway and auto lane, removed option for bollards (safety concern).



Code Refinement – Changes to Development Standards

Section 11-30-9 – Screening of Mechanical Equipment

- Added allowance for the use of vinyl artistic wrapping to screen electrical transformers in lieu of physical screening
- Requires approval from the Planning Director or designee

Section 11-30-17 – Detached Accessory Buildings

- Reduced the minimum required separation from 6 feet to 5 feet.
- Clarified that the separation standard applies to the primary,

Code Refinement – Changes to Development Standards

Section 11-31-3 – Accessory Dwelling Units

- Clarified that properties with an existing single residence may have one attached ADU and one detached ADU regardless of zoning district, provided the residence remains the primary use of the property.
- Clarified that an ADU cannot be used as a boarding house.
- Introduced a min. 5' separation standard from the primary residence, other ADUs, and detached accessory buildings.



Code Refinement – Changes to Development Standards

Sections 11-31-36 & 11-31-37 – Substation Screening

- **For Data Centers:** Revised substation screening standards to require upper screening elements to be between 50% and 75% opaque.
- **For BESS Facilities:** Revised substation screening standards adjacent to public rights-of-way to require upper screening elements to be between 50% and 75% opaque.

Code Refinement – Changes to Development Standards

Section 11-34-2 – Manufactured Home Accessory

- **RV Parks/Subdivisions + MH Parks/Subdivisions:** Excluded covered parking areas from the accessory structure size maximum
- **MH Parks:** Removed requirement for internal opening to the MH

Code Refinement – Changes to Development Standards

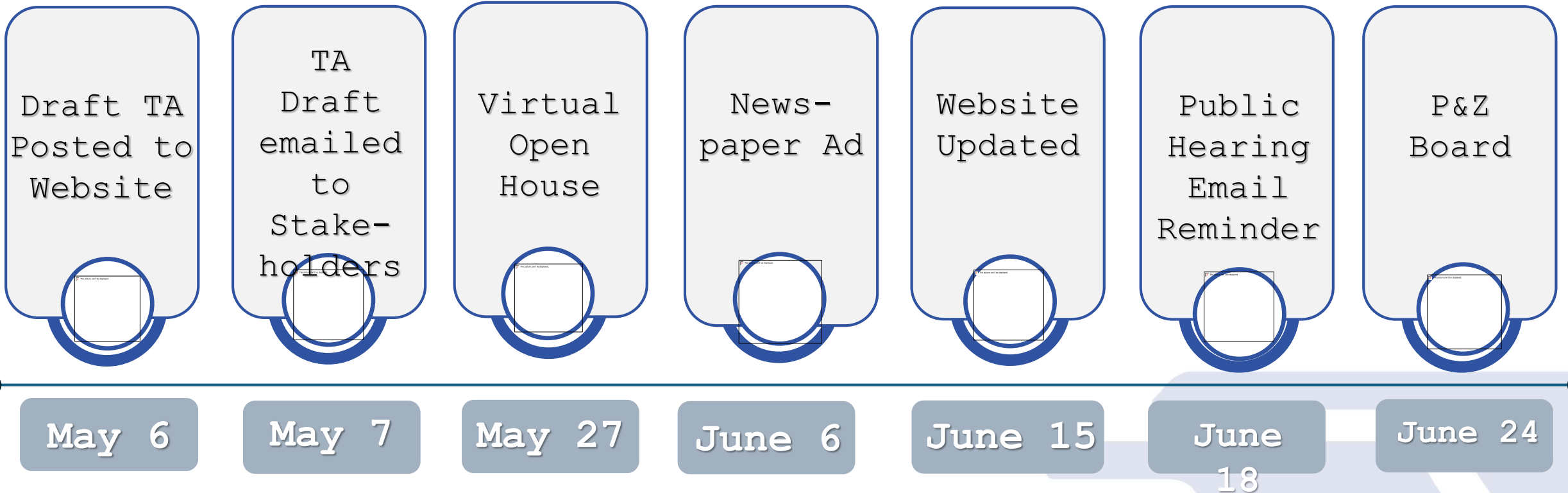
Section 11-67-4 – Written Protests Requiring

Supermajority Vote Reorganized and clarified written protest procedures and mandatory supermajority voting requirements for City Council actions.

- Clarified that government-owned property is excluded when calculating the 20% written protest threshold.



Public Outreach & Notification





Questions?