

2022 Amendments to the Tables in Zoning Ordinance, Title 11, Chapters 4, 5, 6, 7, 8, 10, 15, 30, and 58 Pertaining to Schools, Temporary Uses, Accessory Uses, Outdoor Display, Outdoor Storage, Portable Storage, Warehousing and Storage, Recycling Facilities, and Manufactured Home Parks and Subdivisions

Text written in **BOLD ALL CAPS** indicates additional or new language.

~~Strikethrough~~ fonts indicates deletions.

Section 1: That Title 11, Chapter 4 Table 11-4-2: Agricultural Districts, is hereby amended as follows:

Table 11-4-2: Agricultural District		
Proposed Use	AG	Additional Use Regulations
Residential Use Classifications		
Single Residence	P (2, 3)	
Day Care Group Home		
Small Day Care Group Home (up to 4)	P (2, 3)	
Large Day Care Group Home (5 - 10)	P (2, 3)	Section 11-31-13, Large Day Care Group Homes
Community Residence		
Family Community Residence	P (2, 3)	Section 11-31-14, Community Residences
Transitional Community Residence	SUP (2, 3)	
Public and Semi-Public Use Classifications		
Cemeteries	SUP	
Community Gardens	P	Section 11-31-10, Community Gardens
Cultural Institutions	P (2, 4)	

Table 11-4-2: Agricultural District

Proposed Use	AG	Additional Use Regulations
Parks and Recreation Facilities, Public	P	
Places of Worship	P (2, 4)	Section 11-31-22, Places of Worship
Athletic Facilities When Accessory to a Church	SUP (2, 4)	
Day Care When Accessory to a Church	SUP (2, 4)	
Schools, Public or Private	P (2, 3)	
SCHOOLS, COLLEGES, AND TRADE SCHOOLS		
COLLEGES OR UNIVERSITIES, PRIVATE	CUP (2,3)	SECTION 11-31-24, SCHOOLS
COLLEGES OR UNIVERSITIES, PUBLIC	P	
COMMERCIAL TRADE SCHOOLS, PRIVATE	CUP (2,3)	SECTION 11-31-24, SCHOOLS
COMMERCIAL TRADE SCHOOLS, PUBLIC	P	
INDUSTRIAL TRADE SCHOOLS, PRIVATE	CUP (2,3)	SECTION 11-31-24, SCHOOLS
INDUSTRIAL TRADE SCHOOLS, PUBLIC	P	
K-12, PRIVATE	CUP (2,3)	SECTION 11-31-24, SCHOOLS
K-12, PUBLIC	P	
Commercial Use Classifications		
Animal Sales and Services		
Boarding Stables	SUP	

Table 11-4-2: Agricultural District		
Proposed Use	AG	Additional Use Regulations
Kennels	SUP	
Veterinary Services	SUP	
Plant Nurseries and Garden Centers	SUP	Section 11-4-4(C)
Transportation, Communication and Utilities Use Classification		
Utilities, Major	CUP	
Utilities, Minor	P	
Agricultural and Extractive Use Classifications		
Agriculture	P/SUP(1)	
Crop and Animal Raising	P/SUP(1)	
Mining and Quarrying	SUP	
Specific Accessory Uses		
Animal Keeping	P	Sections 11-4-4(B) and 11-31-4, Animal Keeping
Accessory Dwelling Unit	P (2,3)	Section 11-31-3, Accessory Dwelling Unit
Agriculture-based Entertainment	SUP (2)	Section 11-4-5, Agriculture-based Entertainment
Farm Stands	SUP (2)	
Home Occupations	P/SUP (2)	Section 11-31-33, Home Occupations
Medical Marijuana Caregiver or Patient Cultivation	P (2, 5)	Section 11-31-34, Medical Marijuana Facilities
Portable Storage Containers	P	Section 11-30-16, Portable Storage Containers

Table 11-4-2: Agricultural District		
Proposed Use	AG	Additional Use Regulations
TEMPORARY OUTDOOR ENTERTAINMENT	TUP (2)	SECTION 11-31-30, TEMPORARY USES
TEMPORARY OUTDOOR SALES	TUP (2)	
1. The following agricultural uses are permitted by right (subject to the standards of this chapter): aviaries and apiaries; plant nurseries and greenhouses; poultry, bird, and egg farms; commercial breeding, training, and grazing of horses, cattle, sheep, goats, ostriches and other livestock. Dairies and feedlots require a Special Use Permit.		
2. 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.		
3. Use not permitted when the property is subject to the AOA 2 overflight area, see Section 11-19-2, Runway Protection Zones and Airport Overlay Areas.		
4. Use permitted with the approval of a (CUP) Council Use Permits when the property is subject to the AOA 2 overflight area, see Sec. 11-19-2, Runway Protection Zones and Airport Overflight Areas.		
5. Required to be minimum distance of 25 miles from registered medical marijuana dispensary.		

Section 2: That Title 11, Chapter 5 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)	
Multiple Residence	—	—	P (13, 16)	
Assisted Living Facility				
Assisted Living Home (5 to 10 residents)	P(13, 14)	P(13, 14)	P(12, 13, 14)	Section 11-31-14, Community Residences

Table 11-5-2: Residential Districts

Proposed Use	RS	RSL	RM	Additional Use Regulations
Assisted Living Center (greater than 10 residents)	—	—	CUP (13, 16)	Section 11-31-28, Assisted Living Centers, Nursing and Convalescent Homes
Boarding House	—	—	SUP(13, 16)	
Community Residence				
Family Community Residence	P(13 14)	P(13, 14)	P(12, 13, 14)	Section 11-31-14, Community Residences
Transitional Community Residence	SUP(13, 14)	SUP(13, 14)	P(12, 13, 14)	
Comprehensive Youth Residence	SUP (4, 13, 14)	—	—	Section 11-5-8, Comprehensive Youth Residence
Day Care Group Home				
Small Day Care Group Home (up to 4)	P (13, 14)	P (13, 14)	P (13, 14)	
Large Day Care Group Home (5 to 10)	P (13, 14)	P (13, 14)	P (13, 14)	Section 11-31-13, Large Day Care Group Homes
Manufactured Home Parks	—	P (13, 14)	P (1, 13, 14)	PAD Overlay Required Chapter 34, Manufactured Home/Recreational Vehicle Regulations
Manufactured Home Subdivisions	P (6, 13, 14)	P (13, 14)	P (1, 13, 14)	
Recreational Vehicle Parks	—	—	P (1, 13, 14)	
Recreational Vehicle Subdivisions	—	—	P (1, 13, 14)	
Public and Semi-Public Use Classifications				

Table 11-5-2: Residential Districts

Proposed Use	RS	RSL	RM	Additional Use Regulations
Clubs and Lodges	—	—	SUP (9, 13, 14)	
Community Center	SUP (13, 16)	SUP (13, 16)	SUP (9, 13, 16)	
Community Gardens	P	P	P	Section 11-31-10, Community Gardens
Cultural Institutions	P (13, 16)	P (13, 16)	P (9, 13, 16)	
Day Care Centers	SUP/P (10, 13, 14)	P (8, 13, 14)	P (13, 14)	Section 11-31-9, Commercial Uses in Residential Districts
Hospitals and Clinics				
Clinics	—	—	SUP (2, 9, 13, 14)	Section 11-31-15, Hospitals and Clinics
Hospitals	—	—	SUP (2, 9, 13, 14)	
Nursing and Convalescent Homes	—	—	CUP (9, 13, 14)	Section 11-31-28, Assisted Living Centers, Nursing and Convalescent Homes
Parks and Recreation Facilities, Public	P	P	P (9)	
Places of Worship	P (13, 16)	P (13, 16)	P (9, 13, 16)	Section 11-31-22, Places of Worship
Athletic Facilities When Accessory to a Church	SUP (13, 16)	—	SUP (9, 13, 16)	
Day Care When Accessory to a Church	SUP (13, 16)	—	SUP (9, 16)	
Schools	P (13, 14)	—	P (9, 13, 14)	Section 11-31-24, Schools

Table 11-5-2: Residential Districts				
Proposed Use	RS	RSL	RM	Additional Use Regulations
SCHOOLS, COLLEGES, AND TRADE SCHOOLS				
COLLEGES OR UNIVERSITIES, PRIVATE	CUP (13,14)	CUP (13,14)	CUP (13,14)	SECTION 11-31-24, SCHOOLS
COLLEGES OF UNIVERSITIES, PUBLIC	P	P	P	
COMMERCIAL TRADE SCHOOLS, PRIVATE	CUP (13,14)	CUP (13,14)	CUP (13,14)	SECTION 11-31-24, SCHOOLS
COMMERCIAL TRADE SCHOOLS, PUBLIC	P	P	P	
INDUSTRIAL TRADE SCHOOLS, PRIVATE	CUP (13,14)	CUP (13,14)	CUP (13,14)	SECTION 11-31-24, SCHOOLS
INDUSTRIAL TRADE SCHOOLS, PUBLIC	P	P	P	
K-12, PRIVATE	CUP (13,14)	CUP (13,14)	CUP (13,14)	SECTION 11-31-24, SCHOOLS
K-12, PUBLIC	P	P	P	
Skilled Nursing Facility	—	—	CUP (9, 13, 14)	
Social Services Facility	—	—	CUP (9, 13, 16)	Section 11-31-26, Social Service Facilities
Commercial Use Classifications				
Animal Sales Services				
Boarding Stables	SUP (3, 13, 16)	—	—	RS-90 and RS-43 only

Table 11-5-2: Residential Districts				
Proposed Use	RS	RSL	RM	Additional Use Regulations
Bed and Breakfast Inns	SUP (15, 16)	—	P (9, 15, 16)	Section 11-31-8, Bed and Breakfast Inns
Eating and Drinking Establishments				
Restaurants, Full Service	SUP (11)	SUP (11)	SUP (11)	Section 11-31-9, Commercial Uses in Residential Districts
Restaurants, Limited Service	SUP (11)	SUP (11)	SUP (11)	
Offices				
Business and Professional	SUP (10)	SUP (10)	SUP (10)	Section 11-31-9, Commercial Uses in Residential Districts
Medical and Dental	SUP (10)	SUP (10)	SUP (10)	
Personal Services	SUP (11)	—	SUP (11)	Section 11-31-9, Commercial Uses in Residential Districts
Plant Nurseries and Garden Centers	SUP (7)	—	—	SUP option available only in RS-43 and RS-90 districts
Retail Sales				
General	SUP (11)	SUP (11)	SUP (11)	Section 11-31-9, Commercial Uses in Residential Districts
Recreational Vehicle Storage Yard	SUP (20)	—	—	Section 11-31-35 Storage Yards in Residential Districts
Transportation, Communications, and Utilities Use Classifications				
Utilities, Minor	P	P	P	
Specific Accessory Uses				

Table 11-5-2: Residential Districts

Proposed Use	RS	RSL	RM	Additional Use Regulations
Animal Keeping	P (3)	—	—	Section 11-31-4, Animal Keeping
Accessory Dwelling Unit	P (13, 14)	—	P (9, 13, 14)	Section 11-31-3, Accessory Dwelling Unit
Accessory Uses	P	P	P	Section 11-31-2
Farm Stands	SUP (5)	—	—	RS-43 and RS-35 Only
Medical Marijuana Patient and Caregiver Cultivations	P (13, 18)	P (13, 18)	P (13, 18)	Section 11-31-34, Medical Marijuana Facilities
Home Occupations	P/SUP (17)	P	P	Section 11-31-33, Home Occupations
OUTDOOR DISPLAY	P (11)	P (11)	P (11)	SECTION 11-31-20, OUTDOOR DISPLAY
Portable Storage Containers	P (21, 22)	P (21)	P (21)	Section 11-30-16, PORTABLE STORAGE CONTAINERS (PSC)
1. Permitted in the RM-4 District only with approval of a Planned Area Development.				
2. Only permitted or conditionally permitted in the RM-4 district; prohibited in the other RM sub-designations.				
3. Boarding stables are permitted in the RS-43 and RS-90 districts with approval of a SUP on sites of 10 acres or more. Other Large-Scale Commercial Recreation uses are not permitted.				
4. Comprehensive Youth Residence permitted in RS-90 district with approval of a SUP.				
5. Stands are permitted for the sale of agricultural or horticultural products produced on the premises in the RS-35, RS-43 and RS-90 zoning districts with approval of a Special Use Permit. Farm stands are prohibited in the remaining RS sub-designations.				
6. Reserved. PERMITTED IN THE RS-6 DISTRICT ONLY WITH APPROVAL OF A PLANNED AREA PMENT.				
7. Plant Nurseries may be located in the RS-43 and RS-90 districts with approval of a Special Use Permits. Criteria include that specified for the AG district, Sec Section 11-4-4(C). Plant Nurseries are prohibited in the remaining RS sub-designations.				

Table 11-5-2: Residential Districts

Proposed Use	RS	RSL	RM	Additional Use Regulations
8. Day Care Centers permitted only as an accessory activity when provided as an amenity by homeowner's association (HOA) for the principal benefit of residents of that same HOA.				
9. Not permitted in RM-5 district.				
10. Permitted only with approval of a Special Use Permits, and if the location is coterminous to an intersection of an arterial street with a local or collector street, and the aggregate maximum gross floor area is less than 2,000 square feet in floor area, exclusive of any residential uses.				
11. Permitted only with approval of a Special Use Permits, and if the location is coterminous to an intersection of an arterial street with a local or collector street, and the aggregate maximum gross floor area is less than 1,500 square feet in floor area, exclusive of any residential uses. No drive-through window services are permitted.				
12. Detached Single Residence is not permitted in RM-5 district.				
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.				
17. Special Use Permit options for expanded Home Occupations are allowed only in the RS-90 and RS-43 districts.				
18. Required to be a minimum distance of 25-miles from closest Medical Marijuana Dispensary.				
19. Reserved.				
20. Also requires previous establishment of a PAD Overlay District.				
21. Temporary use of portable storage containers during construction and for loading and unloading is permitted in accordance with Section 11-30-16.				
22. Permanent use of portable storage containers is limited to RS-43 and RS-90 zoning districts in accordance with Section 11-30-16.				

Section 3: 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
Boarding House	SUP (19, 20)	SUP (19, 20)	SUP (19, 20)	—	SUP (19, 20)	Section 11-31-31, Residential Uses in

Table 11-6-2: Commercial Districts

Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
						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)	
Colleges and Trade Schools, Public or Private						
Colleges and Universities	—	P (21, 22)	P (21, 22)	—	P (21, 22)	
Commercial Trade Schools	—	P (21, 22)	P (21, 22)	—	P (21, 22)	
Industrial Trade Schools	—	—	P (4, 21, 22)	—	—	
Community Center	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
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)	
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

Table 11-6-2: Commercial Districts

Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
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
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	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
Schools, Public or Private	Cup (19, 20)	Cup (19, 20)	Cup (19, 20)	Cup (19, 20)	Cup (19, 20)	Section 11-31-24, Schools
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)	
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/Vehicle Sales and Leasing
Automobile/Vehicle Sales and Leasing	—	—	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
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
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	

Table 11-6-2: Commercial Districts

Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
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	
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 Areas	SUP	P	P	SUP	P	Section 11-31- 19, Outdoor Eating Areas
With Off-track Betting	—	P (25)	P (25)	—	P (25)	

Table 11-6-2: Commercial Districts

Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
With Live Entertainment	—	P (4, 26)	P (26)	—	P (4, 26)	
Farmer's Market	TUP/SU P (27)	TUP/SU P (27)	TUP/SU P (27)	—	TUP/S UP (27)	Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets
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)	
Large Commercial Development	—	P	P	—	CUP (7)	Section 11-31-16, Large Commercial Development
Light Fleet-Based Services	—	—	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
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
Tattoo and Body Piercing Parlors	—	P	P	—	P	
Employment Use Classifications						
Handicraft/Custom Manufacturing	—	—	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
Light Assembly/Cabinetry	—	—	P	—	—	
Research and Development	—	—	P	—	P	
Recycling Facilities						
Reverse Vending Machine	P	P	P	—	P (7)	Section 11-31- 23, RECYCLING AND PROCESSING FACILITIES Section 11-31- 23
Small Indoor Collection Facility	—	SUP	P	—	SUP (7)	
Warehousing and Storage						
Boat and Recreational Vehicle Storage	—	—	CUP	—	—	
Mini-Storage	—	CUP	CUP	—	CUP (7)	
Wholesale	—	—	CUP	—	—	
Transportation, Communication, and Utilities Use Classifications						
Communication Facilities						
Antenna and Transmission Towers	See Chapter 35					
Facilities within Buildings	See Chapter 35					

Table 11-6-2: Commercial Districts

Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
Transportation Passenger Terminals	P	P	P	P	P	
Utilities, Minor	P	P	P	P	P	
Heliports	—	CUP (24)	CUP (24)	—	CUP (24)	
Specific Accessory Uses						
Caretakers' Residences	SUP	SUP	SUP	SUP	P	
Garden Center	—	SUP	P		SUP (6, 7)	
Outdoor entertainment or activities	SUP	SUP	SUP	SUP	SUP	
Outdoor display, not specified by other classifications	— P	— P	SUP P	—	SUP P (19)	11-31-20, OUTDOOR DISPLAY
Portable Storage Containers	P (28)	P/SUP (28, 29)	P/SUP (28, 29)	P (28)	P (28)	Section 11-30- 16
TEMPORARY OUTDOOR ENTERTAINMENT	TUP	TUP	TUP	--	TUP	SECTION 11- 31-30, TEMPORARY USES
TEMPORARY OUTDOOR SALES	TUP	TUP	TUP	--	TUP	
Notes:						
1. Reserved.						

Table 11-6-2: Commercial Districts

Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
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 if 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.						
17. Allowed only in attached residential dwellings.						

Table 11-6-2: Commercial Districts						
Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
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 4: 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)	—	—	
Colleges and Universities and Trade Schools, Public or Private					
Colleges and Universities	P (12, 13)	P (12, 13)	—	—	
Commercial Trade Schools	P (12, 13)	P (12, 13)	P (12, 13)	—	
Industrial Trade Schools	P (12, 13)	P (12, 13)	P (12, 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)	—	—	

Table 11-7-2: Employment Districts

Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
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, Public or Private	CUP (10, 11)	CUP (10, 11)	CUP (10, 11)	—	Section 11-31-24, Schools
SCHOOLS, COLLEGES, AND TRADE SCHOOLS					
COLLEGES OR UNIVERSITIES, PRIVATE	P (12, 13)	P (12, 13)	—	—	SECTION 11-31-24, SCHOOLS
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	

Table 11-7-2: Employment Districts

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

Table 11-7-2: Employment Districts

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

Table 11-7-2: Employment Districts					
Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
With Outdoor Seating Areas	P	P	P	SUP	
With Live Entertainment	P	P	—	—	
Off-track Betting	P(15, 16)	P (15, 16)	—	—	
Farmer's Market	TUP/SUP	—	—	—	Section 11-31-30, Temporary Uses
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	
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					

Table 11-7-2: Employment Districts

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

Table 11-7-2: Employment Districts

Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
Swap Meets and Flea Markets	—	CUP	CUP	—	Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets
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	
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	

Table 11-7-2: Employment Districts

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

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

Table 11-7-2: Employment Districts					
Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
					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					
Outdoor Storage	—	P (5)	P	P	
Caretakers' Residences	—	P (10, 11)	P (10, 11)	P (10, 11)	
Outdoor Entertainment or Activities as an Accessory Use	SUP (10, 13)	P (10, 13)	P (10, 13)	—	
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 STORAGE CONTAINERS (PSC)
TEMPORARY OUTDOOR ENTERTAINMENT	TUP	TUP	TUP	TUP	SECTION 11-31-30, TEMPORARY USES
TEMPORARY OUTDOOR SALES	TUP	TUP	TUP	—	

Table 11-7-2: Employment Districts

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

Table 11-7-2: Employment Districts					
Proposed Use	PEP	LI (M-1)	GI (M-2)	HI	Additional Use Regulations
17. Temporary or periodic use of portable storage containers is permitted with a SUP in accordance with Section 11-30-16.					

Section 5: 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
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	

Table 11-8-3: Downtown Districts							
Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Transitional Community Residence	P	P	P	P	CUP	P	Section 11-31-14, Community Residences
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 and Trade Schools, Public or Private							
Colleges and 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
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	

Table 11-8-3: Downtown Districts							
Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
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
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	

Table 11-8-3: Downtown Districts							
Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Schools, Public or Private	CUP	CUP	CUP	CUP	CUP	CUP	Section 11-31-24, Schools
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	—	
Automobile/Vehicle Repair, Major	—	—	—	—	SUP	—	Section 11-31-6, Automobile/Vehicle Repair; Major and Minor
Automobile/Vehicle Service and Repair. Minor	—	—	—	—	SUP	CUP	

Table 11-8-3: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Automobile/Vehicle Washing	—	—	—	—	SUP	CUP	Section 11-31-7, Automobile/Vehicle Washing
Large Vehicle and Equipment Sales, Services, and Rental	—	—	—	—	SUP	—	Section 11-31-5, Automobile Rentals; Automobile/Vehicle Sales and Leasing
Service Station	—	—	—	—	SUP	CUP	Section 11-31-25, Service Stations
Banks and Financial Institutions	—	—	—	P	P	P	
With Drive-thru Facilities	—	—	—	CUP	SUP	CUP	
Banquet and Conference Center	—	—	—	P	P	P	
Bed and Breakfast Inns	SUP	P	P	—	—	—	Section 11-31-8, Bed and Breakfast Inns
Business Services	—	—	—	—	P	P	
Commercial Entertainment	—	—	—	P	P	P	
Commercial Recreation							
Small-Scale	—	—	—	P	P	P	
Large-Scale	—	—	—	—	—	P(5)	
Eating and Drinking Establishments							
Bars/Clubs/Lounges	—	—	—	P	P	P	

Table 11-8-3: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
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 Areas	—	—	—	SUP	SUP	SUP	Section 11-31-19, Outdoor Eating Areas
Farmer's Market	—	—	—	TUP	TUP	SUP	Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets
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	—	
Large Commercial Development	—	—	—	—	CUP	CUP	Section 11-31-16, Large Commercial Development

Table 11-8-3: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Light Fleet-Based Services	—	—	—	—	P	CUP	
Live-Work Unit	—	P	P	P	P	SUP	Section 11-31-17, Live Work Units
Maintenance and Repair Services	—	—	—	—	P	—	
Offices							
Business and Professional	SUP (10)	SUP (10)	SUP (10, 11)	P	P	P	
Medical and Dental	—	—	—	P	P	P	
Parking, Commercial	—	—	—	—	SUP	P (7)	
Personal Services	—	—	—	P	P	P	
Plant Nurseries and Garden Centers	—	—	—	—	SUP	—	
Retail Sales							
General	—	—	—	P	P	P	
Pawn Shops	—	—	—	CUP (8)	CUP (8)	—	Section 11-31- 21, Pawn Shops
Tattoo and Body Piercing Parlors	—	—	—	P	P	P	
Employment and Industrial Use Classifications							
Handicraft/Custom Manufacturing	—	—	—	—	P	—	

Table 11-8-3: Downtown Districts							
Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Manufacturing, Light Cabinet Assembly	—	—	—	—	P	—	
Manufacturing, Limited	—	—	—	—	P	—	
Research and Development	—	—	—	—	P	—	
Warehousing and Storage							
Contractors' Yards	—	—	—	—	SUP	—	
Indoor Warehousing and Storage	—	—	—	—	P CUP	—	
Mini-Storage	—	—	—	—	P CUP	—	
Recycling Facilities							
Reverse Vending Machine	—	—	—	P (4)	P (4)	—	Section 11-31-23
Small Indoor Collection Facility	—	—	—	—	SUP (14)	—	Section 11-31-23
Transportation, Communication, and Utilities Use Classifications							
Communication Facilities							
Antenna and Transmission Towers	See Chapter 35						
Facilities within Buildings	See Chapter 35						
Transportation Passenger Terminals	—	P	P	P	P	P	

Table 11-8-3: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Utilities, Minor	P	P	P	P	P	P	
Accessory Uses and Facilities							
Outdoor Storage	—	—	—	—	SUP		
Drive Thru Facilities	—	—	—	CUP	SUP	CUP	
Accessory Dwelling Unit	P/SUP (13)	P/SUP (13)	P/SUP (13)	—	—	—	Section 11-31-3, Accessory Dwelling Unit
Caretakers' Residences	—	—	—	—	SUP	—	
Outdoor Entertainment or Activities	—	—	—	SUP	SUP	—	
OUTDOOR DISPLAY	—	—	—	P	P	P	11-31-20, OUTDOOR DISPLAY
OUTDOOR STORAGE	—	—	—	—	SUP	—	
TEMPORARY OUTDOOR ENTERTAINMENT	—	—	—	TUP	TUP	TUP	SECTION 11-31-30, TEMPORARY USES
TEMPORARY OUTDOOR SALES	—	—	—	TUP	TUP	TUP	
1. Multiple-Family Residential permitted at a minimum density of 20 units/acre in an exclusive multiple residence project. No minimum density when part of a mixed-use project.							
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.							

Table 11-8-3: Downtown Districts							
Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
5. Permitted if all activities pertaining to commercial recreation are conducted entirely within an enclosed building.							
6. Permitted if floor area is no more than 1,500 square feet.							
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. Use is Permitted as an accessory use only. Special Use Permit is required if Accessory Dwelling Unit is leased or rented as a secondary apartment. 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 6: That Title 11, Chapter 10 Table 11-10-2: Public and Semi-Public Districts, 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
Commercial Use Classifications		

Table 11-10-2: Public and Semi-Public District		
Proposed Use	PS	Additional Use Regulations
Farmers Market	TUP/SUP	Section 11-31-30, Temporary Uses: Swap Meets and Farmers Markets
Public and Semi-Public Use Classifications		
Cemeteries	P	
Colleges and Trade Schools, Public or Private	P (4, 5)	
Community Center	P (2, 5)	
Cultural Institutions	P (2, 5)	
Government Offices	P	
Hospitals and Clinics		
Clinics	P (2, 3)	Section 11-31-15, Hospitals and Clinics
Hospitals	P (2, 3)	
Parks and Recreation Facilities, Public	P	
Public Safety Facilities	P	
Public Maintenance Facilities	P	
Schools, Public or Private	P (2, 3)	Section 11-31-24, Schools
SCHOOLS, COLLEGES, AND TRADE SCHOOLS		
COLLEGES OR UNIVERSITIES, PRIVATE	CUP (2, 3)	SECTION 11-31-24, SCHOOLS
COLLEGES OR UNIVERSITIES, PUBLIC	P	
COMMERCIAL TRADE SCHOOLS, PRIVATE	CUP (2, 3)	SECTION 11-31-24, SCHOOLS

Table 11-10-2: Public and Semi-Public District		
Proposed Use	PS	Additional Use Regulations
COMMERCIAL TRADE SCHOOLS, PUBLIC	P	
INDUSTRIAL TRADE SCHOOLS, PRIVATE	CUP (2, 3)	SECTION 11-31-24, SCHOOLS
INDUSTRIAL TRADE SCHOOLS, PUBLIC	P	
K-12, PRIVATE	CUP (2, 3)	SECTION 11-31-24, SCHOOLS
K-12, PUBLIC	P	
Universities, Including Research Facilities (Public or Private)	P (2, 3)	
Transportation, Communication, and Utilities Use Classifications		
Airports	CUP	
Heliports (1)	CUP	
Communication Facilities		
Antenna and Transmission Towers	CUP	
Facilities within Buildings	P	
Transportation Passenger Terminals	P	
Utilities, Major	CUP	
Utilities, Minor	P	
ACCESSORY USES AND FACILITIES		
TEMPORARY OUTDOOR ENTERTAINMENT	TUP	SECTION 11-31-30, TEMPORARY USES
TEMPORARY OUTDOOR SALES	TUP	

Table 11-10-2: Public and Semi-Public District		
Proposed Use	PS	Additional Use Regulations
1. Heliports require a CUP unless considered an accessory use when a part of a hospital or clinic.		
2. 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.		
3. 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		
4. 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		
5. 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.		

Section 7: That Title 11, Chapter 30 Table 11-30-7: Open Storage Regulations by District and Location, is hereby amended as follows:

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 be within an enclosed building except as specified for accessory outdoor display (limited to garden centers, plant nurseries, and lumber supply areas for home centers). Accessory outdoor display is subject to screening standards and to review and approval of a Special Use Permit.
Planned Employment Park (PEP)	All storage must 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, subject to the standards of this Section.

Section 8: That Title 11, Chapter 15 Table 11-15-2: Leisure and Recreation Districts, is hereby amended as follows:

Table 11-15-2: Leisure and Recreation District		
Proposed Use	LR	Additional Use Regulations
Public and Semi-Public Use Classifications		
Community Gardens	P	Section 11-31-10, Community Gardens
Parks and Recreation Facilities, Public	P	
Parks and Recreation Facilities, Private	P	
SCHOOLS, COLLEGES, AND TRADE SCHOOLS		
COLLEGES OR UNIVERSITIES, PRIVATE	—	SECTION 11-31-24, SCHOOLS
COLLEGES OR UNIVERSITIES, PUBLIC	P	
COMMERCIAL TRADE SCHOOLS, PRIVATE	—	SECTION 11-31-24, SCHOOLS
COMMERCIAL TRADE SCHOOLS, PUBLIC	P	
INDUSTRIAL TRADE SCHOOLS, PRIVATE	—	SECTION 11-31-24, SCHOOLS
INDUSTRIAL TRADE SCHOOLS, PUBLIC	P	
K-12, PRIVATE	—	SECTION 11-31-24, SCHOOLS
K-12, PUBLIC	P	
ACCESSORY USES AND FACILITIES		
TEMPORARY OUTDOOR ENTERTAINMENT	TUP	SECTION 11-31-30, TEMPORARY USES
TEMPORARY OUTDOOR SALES	TUP	

Section 8: 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
Agricultural									
Farmers' Market	§ 11-31-30	-	-	-	P	-	P	P	P
Industry, Manufacturing & Processing									
Recycling, small collection facility	§ 11-31-23	-	SUP	SUP	-	-	-	-	-
Recreation, Education & Public Assembly									
Commercial Recreation Facility									
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									

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	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
≤20,000 sf		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
>20,000 sf		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
School, Public or Private									
SCHOOLS, COLLEGES, AND TRADE SCHOOLS									
—K-12		P	P	CUP	CUP	P	CUP	CUP	CUP
—Colleges or Universities, Public or Private		-	-	AUP	AUP/P₂	SUP	AUP	P²	P²
—Commercial Trade		-	-	AUP	AUP/P₂	SUP	AUP	P²	P²
COLLEGES OR UNIVERSITIES, PRIVATE	§ 11-31-24	-	-	CUP	CUP	P	CUP	CUP	CUP
COLLEGES OR UNIVERSITIES, PUBLIC		P	P	P	P	P	P	P	P
COMMERCIAL TRADE SCHOOLS, PRIVATE	§ 11-31-24	P	P	CUP	CUP	P	CUP	CUP	CUP

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

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
COMMERCIAL TRADE SCHOOLS, PUBLIC		P	P	P	P	P	P	P	P
INDUSTRIAL TRADE SCHOOLS, PRIVATE	§ 11-31-24	P	P	CUP	CUP	P	CUP	CUP	CUP
INDUSTRIAL TRADE SCHOOLS, PUBLIC		P	P	P	P	P	P	P	P
K-12, PRIVATE	§ 11-31-24	P	P	CUP	CUP	P	CUP	CUP	CUP
K-12, PUBLIC		P	P	P	P	P	P	P	P
Studio, art, dance, martial arts, music, etc.									
≤1,500 sf		-	-	P	P	-	P	AUP/ P ⁴	AUP/ P ²
≤3,000 sf		-	-	AUP	AUP	-	P	P ⁴	P ²
>3,000 sf		-	-	SUP	SUP	-	P	P ⁴	P ²
Theater, cinema or performing arts									
≤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									

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

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
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	-	-	-	-	-
Accessory Structure, ≤600 sf, ≤4 employees		P	P	P	-	-	-	-	-
Accessory Structure, >600 sf, >4 employees		SUP	SUP	SUP	-	-	-	-	-
Retail									
General Retail, except with any		-	-	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
of the following features:									
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
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		-	-	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
the following features:									
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		-	-	-	-	-	-	-	-
Providing entertainment		-	-	SUP	AUP	-	SUP	AUP	AUP
With outdoor seating		-	-	AUP	AUP	-	AUP	AUP	AUP
Pawn shop		-	-	-	CUP	-	-	CUP	-
Services									
Personal Services, except		-	-	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
with any of the following features:									
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
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

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

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
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
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	-

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

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
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
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.									

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

Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
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.									