



# Zoning Code Text Amendments

Outdoor Eating Areas, Temporary Use Permits,  
and Drive-thru Regulations

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# Outline

- Outdoor Eating Areas
- Temporary Use Permits
- Drive-thru Regulations

# Outdoor Eating Areas



# Goals

- Increase opportunities for outdoor eating areas.
- Expand on the successes from the Mayors and City Councils resolution to allow outdoor eating areas (Mesa Al Fresco program).
- Enhance aesthetics of outdoor seating areas.



- Assisted 52 businesses
- Total of \$26,300 reinvested into Mesa restaurants and bars.

# Current Regulations



- Requires a SUP or AUP in certain zoning district.
- Allowed in the Downtown District by the Downtown Pedestrian Overlay through an approved SUP.
- Limited development standards.

# Recommendations

- Allow by right in all commercial districts.
- Refine development standards to guide outdoor eating area design.



# Temporary Use Permit



# Temporary Use Permit



*A discretionary authorization for certain uses that are intended to be of limited duration and will not permanently alter the character or physical facilities of the site where they occur*

# Current Regulations

- Swap meets and farmers markets the only temporary uses defined by Code
- All other uses processed through a special events license
- If exceeds 4 consecutive days or 4 times per calendar year it requires an SUP





# Goals

- Refine the TUP procedures and guidelines for efficiency.
- Reduce barriers and allow temporary uses where appropriate.
- Clearly define specific temporary uses.

# Recommendations



- Expand temporary use category, (i.e., Christmas tree lots, haunted houses, fireworks stands, parking lot sales etc.)
- 90 consecutive days with ability for 1 time 30-day extension; or
- 180-day total duration if held only 2 days per week.
- Refine approval criteria and operational standards.

# Drive-thru Regulations

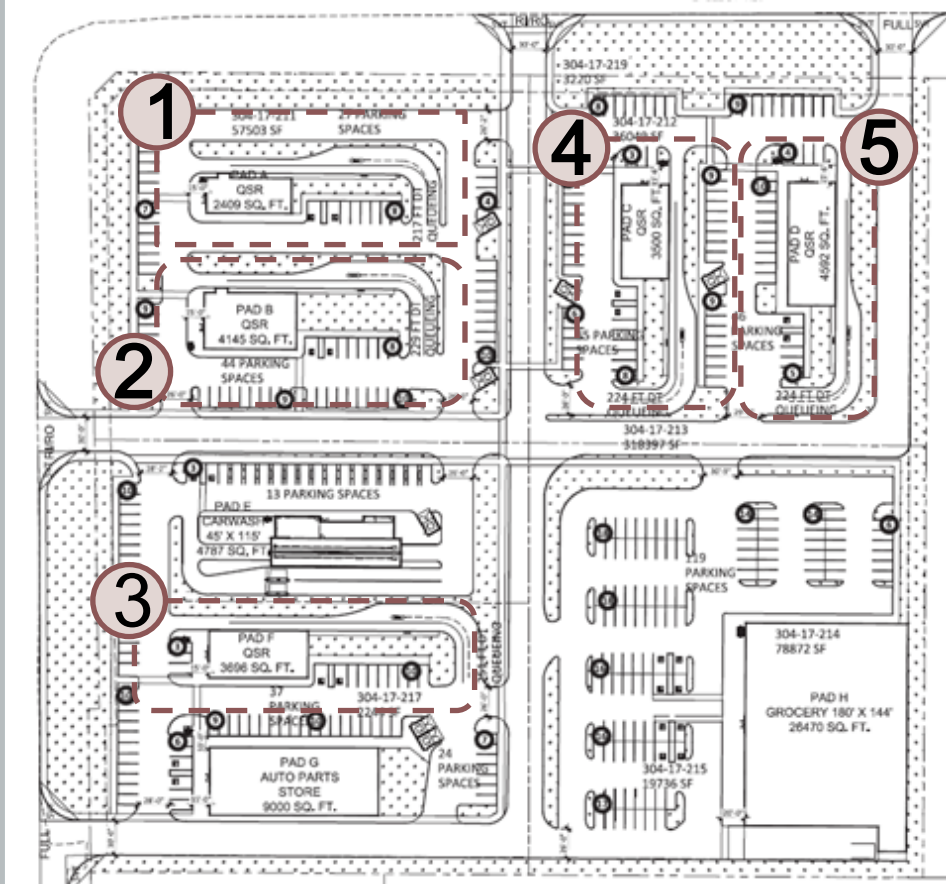




# Goals

- Direction of City Council
  - Minimize clustering of drive-thrus.
  - Protect the City's urban form.
  - Preserve the integrity of Mesa neighborhoods.





# Current Regulations

Proposed Use	NC	LC	GC	OC	MX	DB-1	DB-2	DC	PEP	LI	GI	HI
Eating and Drinking Establishments												
With Drive-thru Facilities	SUP	P	P	--	P	CUP	SUP	--	P	P	P	SUP
Banks and Financial Institutions												
With Drive-thru Facilities	SUP	P	P	SUP	SUP	CUP	SUP	CUP	SUP	P	P	--

- No limitation on the number of drive -thru businesses adjacent to each other.
- No distinction between drive-thru use and pick-up window use.

# Recommendations



- Prohibit in the NC district
  - Intended to serve immediate adjacent neighborhoods
  - Generate minimal traffic
- Require an SUP in the LC district
  - Low-intensity, service-oriented businesses
- Defining Pick-Up Windows and Drive-thru Facilities differently

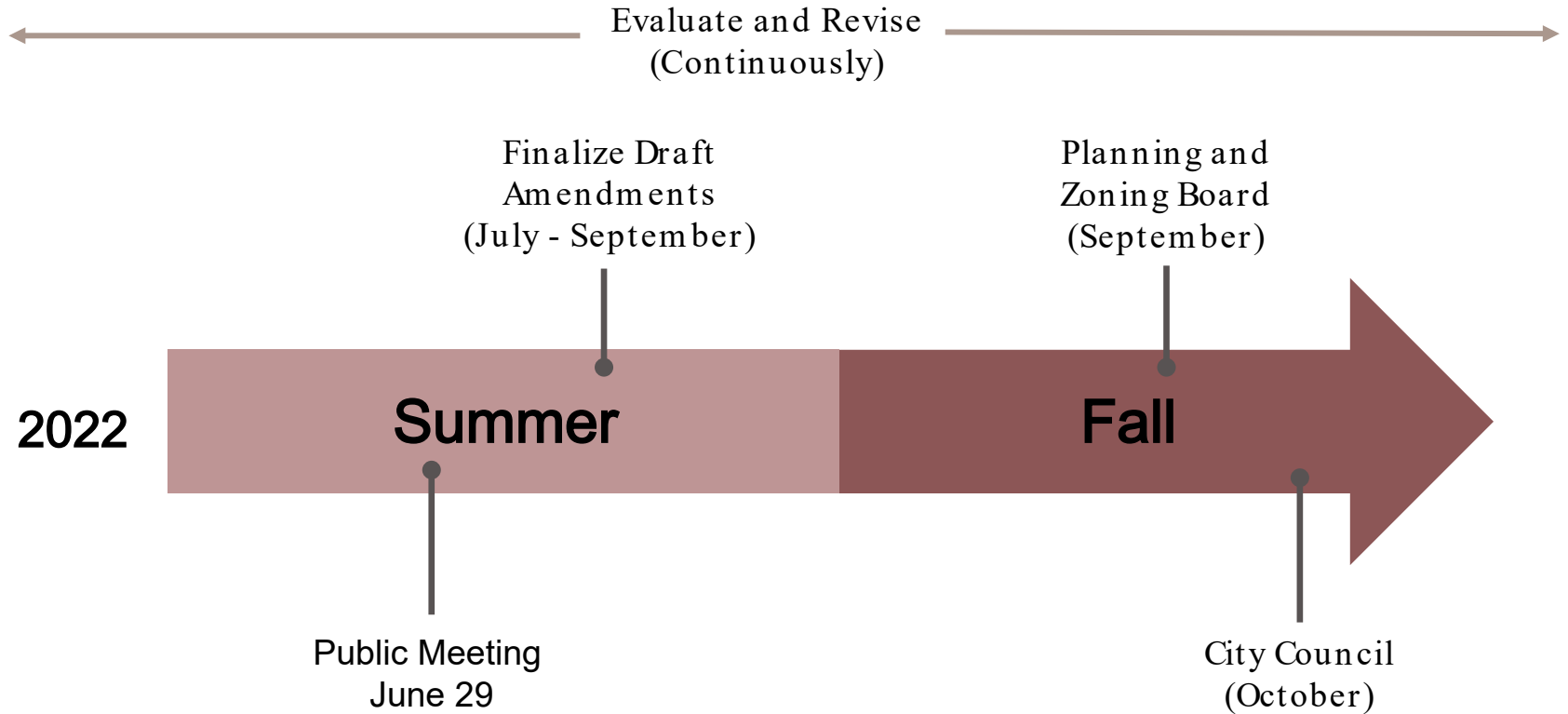
# Recommendations

Base Standards - may request a CUP to exceed

- No more than 2 drive-thrus located adjacent to one another
- When there are 2 drive-thrus adjacent to each other, a 3rd drive-thru cannot be placed within 750 ft.
- No more than 2 drive-thrus in a group commercial center
- No more than 2 drive-thrus at an intersection



# Anticipated Timeline



# Future Text Amendments

- Small Lot Development Guidelines
- In fill Guidelines
- Historic Preservation Design Guidelines
- Subdivision Regulation Update

