

# Zoning Code Text Amendments

Outdoor Eating Area and Temporary Use Permits

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# Background

- City Council Study Sessions – February, July, and October of 2022
- Planning & Zoning Board - March 2022
- Development Advisory Board - April 2022
- Public Meetings - June, September (virtual & in person), and 4<sup>th</sup> Public Meeting scheduled for November 1, 2022
- One-on-One Meetings - Multiple

# Outdoor Eating Areas



# Purpose

- Expand on the successes from the Mesa Al Fresco program
- Increase opportunities for outdoor eating areas
- Enhance aesthetics of outdoor seating areas



- Assisted 49 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



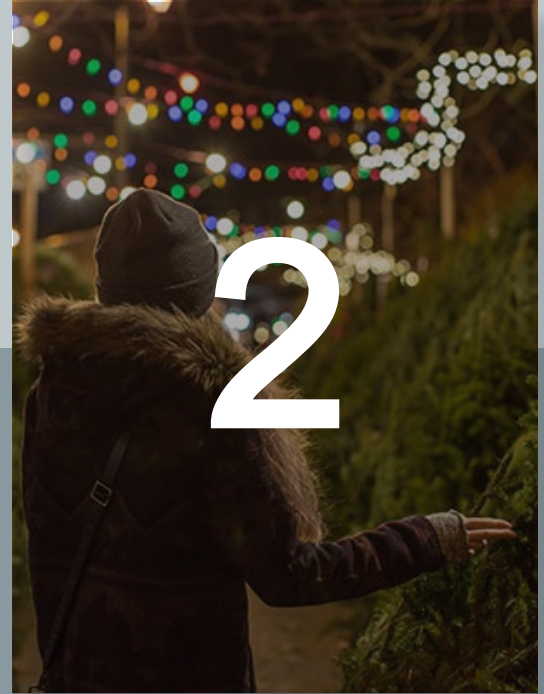
# Recommendations

- Allow by right in all commercial districts
- Include 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



# Purpose

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

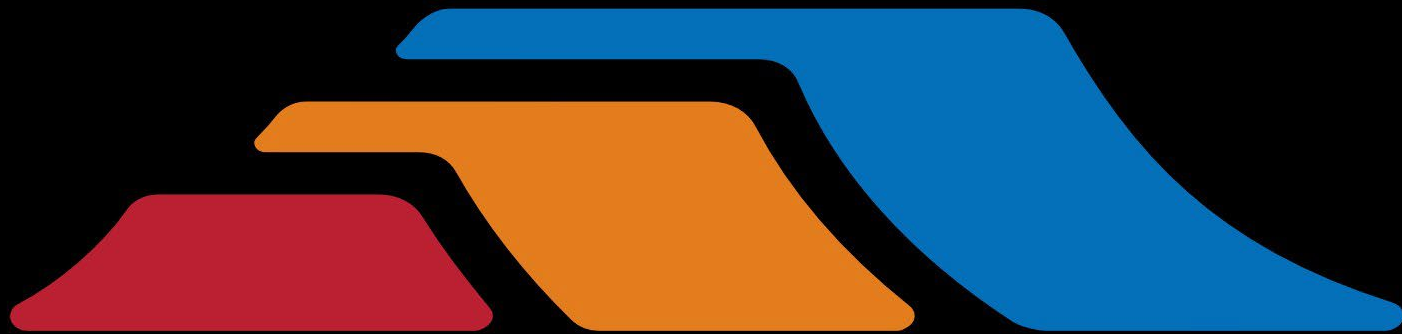
# Recommendations



- Expand temporary use category, (i.e., Christmas tree lots, haunted houses, fire works stands, parking lot sales etc.)
- 90 calendar days with ability for 1 time 30-day extension
- Annual events may be granted 3-year approval if all operations remain the same
- Refine approval criteria and operational standards

Questions





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