

Land Use Restrictions in the Airfield Overflight Areas: Amendments to the Land Use Regulations Tables at Section 2 in each of Chapters 4,5,6,7, and 10 of Title 11, the Mesa Zoning Ordinance

Text written in **BOLD RED FONT** indicates new language. ~~Red Strikethrough~~ indicates deletions.

11-4-2: Land Use Regulations

In Table 11-4-2, the land use regulations for each Agricultural zoning district are established by letter designations as follows:

- “P” designates use classifications permitted in the Agriculture District.
- “SUP” designates use classifications permitted on approval of a Special Use Permits.
- “CUP” designates use classifications permitted on approval of a Council Use Permits.
- “(x)” a number in parentheses refers to a limitation following the table.

Use classifications not listed are prohibited. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

| Table 11-4-2: Agricultural District | | |
|---|------------|---|
| <i>Proposed Use</i> | <i>AG</i> | <i>Additional Use Regulations</i> |
| Residential Use Classifications | | |
| Single Residence | P (2, 3) | |
| Day Care Group Home | | |
| Small Day Care Group Home (up to 5) | P (2, 3) | Section 11-31-13, Day Care Group Homes |
| Large Day Care Group Home (6 – 10) | P (2, 3) | Section 11-31-13, Day Care Group Homes |
| Group Residential | | |
| Group Home for the Handicapped | P (2, 3) | Section 11-31-14, Group Homes for the Handicapped |
| Home Occupations | P/SUP | Section 11-31-33, Home Occupations |
| Public and Semi-Public Use Classifications | | |
| Cemeteries | SUP | |
| Community Gardens | P | Section 11-31-10, Community Gardens |
| Cultural Institutions | P (2, 4) | |
| 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) | |

| Table 11-4-2: Agricultural District | | |
|--|-----------|---|
| <i>Proposed Use</i> | <i>AG</i> | <i>Additional Use Regulations</i> |
| Schools, Public or Private | P (2, 3) | |
| Commercial Use Classifications | | |
| Animal Sales and Services | SUP | |
| 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 (2) | Section 11-31-33, Home Occupations |
| Medical Marijuana Caregiver or Patient Cultivation | P (2, 45) | Section 11-31-34, Medical Marijuana Facilities |
| Portable Storage Containers | P | Section 11-30-16, Portable Storage Containers |
| <ol style="list-style-type: none"> 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. 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. 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. 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. Required to be minimum distance of 25-miles from a registered medical marijuana dispensary. | | |

11-5-2: Land Use Regulations

In Table 11-5-2, the land use regulations for each Residential Zoning District are established by letter designations as follows:

- “P” designates use classifications permitted in the Residential District.
- “SUP” designates use classifications permitted on approval of a Special Use Permits.
- “CUP” designates use classifications permitted on approval of a Council Use Permits.
- “TUP” designates use classifications permitted on approval of a Temporary Use Permit.
- “(x)” a number in parentheses refers to a limitation following the table.

Use classifications not listed are prohibited. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

| Table 11-5-2: Residential Districts | | | | |
|--|-------------------------|-------------------------|------------------------------|--|
| <i>Proposed Use</i> | <i>RS</i> | <i>RSL</i> | <i>RM</i> | <i>Additional Use Regulations</i> |
| Residential Use Classifications | | | | |
| Single Residence | P (13, 14) | P (13, 14) | P (12, 13, 14) | |
| Multiple Residence | -- | -- | P (13 , 16) | |
| Assisted Living | -- | -- | P (13, 14 6) | |
| Day Care Group Home | | | | |
| Small Day Care Group Home (up to 4) | P (13, 14) | P (13, 14) | P (13, 14 6) | |
| Large Day Care Group Home (5 to 10) | P (13, 14) | P (13, 14) | P (13, 14 6) | Section 11-31-13, Day Care Group Homes |
| Group Residential | | | | |
| Boarding House | -- | -- | P (13, 14 6) | |
| Comprehensive Youth Residence | SUP (4, 13, 14) | -- | -- | Section 11-5-8, Comprehensive Youth Residence |
| Group Home for the Handicapped (up to 10 residents) | P (13, 14) | P (13, 14) | P (13, 14 6) | Section 11-31-14, Group Homes for the Handicapped |
| Group Home for the Handicapped (greater than 10 residents) | -- | -- | SUP (13, 14 6) | |
| Group Housing | -- | -- | SUP (2, 13, 14 6) | |
| Manufactured Home Parks | -- | P (13 , 14) | P (1, 13, 14) | PAD Overlay Required Chapter 34, Manufactured Home/ Recreational Vehicle Regulations |
| Manufactured Home Subdivisions | P (13 , 14) | P (13 , 14) | P (1, 13, 14) | |
| Recreational Vehicle Parks | -- | -- | P (1, 13, 14) | |
| Recreational Vehicle Subdivisions | -- | -- | P (1, 13, 14) | |

| Table 11-5-2: Residential Districts | | | | |
|--|----------------------|---------------|--------------------|---|
| Proposed Use | RS | RSL | RM | Additional Use Regulations |
| Public and Semi-Public Use Classifications | | | | |
| 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, 16) | 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 | -- | -- | SUP (9, 13, 14) | |
| 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, 13, 16) | |
| Schools | P (13, 14) | -- | P (9, 13, 14) | Section 11-31-24, Schools |
| Social Services Facility | -- | -- | CUP (9, 13, 16) | Section 11-31-26, Social Service Facilities |
| Commercial Use Classifications | | | | |
| Animal Sales and Services | SUP (3, 13, 16) | -- | -- | RS-90 and RS-43 Only |
| Bed and Breakfast Inns | SUP (15, 16, 13, 14) | -- | 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, 13, 16) | -- | -- | SUP option available only in RS-43 and RS-90 districts |
| Retail Sales | | | | |

| Table 11-5-2: Residential Districts | | | | |
|--|------------|------------|---------------|---|
| <i>Proposed Use</i> | <i>RS</i> | <i>RSL</i> | <i>RM</i> | <i>Additional Use Regulations</i> |
| 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 | | | | |
| 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 |
| Home Occupations | P/SUP (17) | P | P | Section 11-31-33, Home Occupations |
| Medical Marijuana Patient and Caregiver Cultivations | P (13, 18) | P (13, 18) | P (13, 18) | Section 11-31-34, Medical Marijuana Facilities |
| Portable Storage Containers | P (21, 22) | P (21) | P (21) | Section 11-30-16 |

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. Riding and 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.
7. Plant nurseries may be located in the RS-43 and RS-90 districts with approval of a Special Use Permit. Criteria include that specified for the AG district, See Section 11-4-4(C). Plant nurseries are prohibited in the remaining RS sub-designations.
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 Permit, 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 Permit, 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 Sec. 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 Sec. 11-19-2, Runway Protection Zones and Airport Overflight Areas.

15. Use permitted with the approval of a (CUP) Council Use Permit when the property is subject to the AOA 1 overflight area, see Sec. 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 Sec. 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 is permitted, but limited to the circumstances described and requirements specified in Section 11-30-16.
22. Permanent use of portable storage containers is limited to the RS-43 and RS-90 zoning districts.

11-6-2 Land Use Regulations

In Table 11-6-2, which follows, the land use regulations for each Commercial and Mixed Use zoning district are established by letter designations as follows:

- “P” designates use classifications permitted in commercial districts.
- “SUP” designates use classifications permitted on approval of a Special Use Permit.
- “CUP” designates use classifications permitted on approval of a Council Use Permit.
- “TUP” designates use classifications permitted on approval of a Temporary Use Permit.
- “(x)” a number in parentheses refers to limitation following the table.
- “--” designates a prohibited use.

All activities shall be conducted entirely within an enclosed building with no outside storage or display, unless otherwise specified. Use classifications not listed are prohibited. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

| Table 11-6-2: Commercial Districts | | | | | | |
|---|---------------------------------------|------------------------------------|---------------------------------------|-------------------------------|---|---|
| <i>Proposed Use</i> | <i>NC (C-1)</i> | <i>LC (C-2)</i> | <i>GC (C-3)</i> | <i>OC (O-S)</i> | <i>MX</i> | <i>Additional Use Regulations</i> |
| Residential Use Classifications | | | | | | |
| Single Residence -Attached | CUP (1, 19, 20) | CUP (1, 19, 20) | CUP (1, 19, 20) | CUP (1, 19, 20) | CUP (16, 19, 2022) | Section 11-31-31, Residential Uses in Commercial Districts |
| Multiple Residence | CUP/P (1, 24 19, 22) | CUP/P (1, 24 19, 22) | CUP/P (1, 24 19, 22) | -- | P (21, 22) | |
| Assisted Living | SUP (19, 2022) | SUP (19, 2022) | -- | SUP (19, 2022) | -- | |
| Group Residential | | | | | | |
| Correctional Transitional Housing Facility | -- | -- | CUP (19, 2022) | -- | -- | Sec 11-31-12, Correctional Transitional Housing Facilities |
| Group Home for the Handicapped (up to 10 residents) | -- | -- | -- | -- | P (19, 2022) | Section 11-31-14, Group Homes for the Handicapped |
| Group Home for the Handicapped (greater than 10 residents) | SUP (19, 2022) | -- | -- | SUP (19, 2022) | SUP (19 24, 2022) | |

Table 11-6-2: Commercial Districts

| Proposed Use | NC (C-1) | LC (C-2) | GC (C-3) | OC (O-S) | MX | Additional Use Regulations |
|--|---------------------------------------|--|---|--------------------------|--|---|
| Group Housing | P (19, 2022) | P (19, 2022) | P (19, 2022) | -- | P (1921 , 2022) | |
| Home Occupations | 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 19 , 20) | P (21 , 22 19 , 20) | -- | P (21 , 22 19 , 20) | |
| Commercial Trade Schools | -- | P (21 , 22 19 , 20) | P (21 , 22 19 , 20) | -- | P (21 , 22 19 , 20) | |
| Industrial Trade Schools | -- | -- | P (4, 21 , 22 19 , 20) | -- | -- | |
| Community Center | P (19 , 22) | P (19 , 22) | P (19 , 22) | -- | P (19 , 22) | |
| 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 , 2224) | |
| Day Care Centers | P (19, 2224) | P (19, 2224) | P (19, 2224) | P (19, 2224) | 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, 2022) | Section 11-31-15, Hospitals and Clinics |
| Hospitals | P (19, 20) | P (19, 20) | P (19, 20) | -- | -- | |
| Nursing and Convalescent Homes | P (19, 20) | P (19, 20) | P (19, 20) | P (19, 20) | -- | |
| 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 |
| Public Safety Facilities | P | P | P | P | P | |
| Schools, Public or Private | CUP (19, 20) | CUP (19, 20) | CUP (19, 20) | CUP (19, 20) | CUP (19, 20) | Section 11-31-24, Schools |
| 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 | Section 11-31-5, Automobile Rentals; |
| Automobile Rentals | -- | SUP | P | -- | -- | |
| 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 Sales and Leasing |
| 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 sqft. |
| Business Services | P | P | P | P | P | |
| Commercial Entertainment | -- | P (19, 22) | P (19, 22) | -- | P (19, 22) | |
| Commercial Recreation | | | | | | |
| Small-Scale | -- | P | P | -- | SUP | |
| Large-Scale | -- | SUP | P (19) | -- | -- | |
| Eating and Drinking Establishments | | | | | | |
| Bars/Clubs/Lounges | -- | P | P | -- | P | |
| Coffee Shops/Cafes | P | P | P | P (5) | P | |
| Restaurants, Bar and Grill | -- | SUP | P | -- | P | |
| Restaurants, Full Service | P | P | P | -- | P | |
| Restaurants, Limited Service | P | P | P | P (5) | P | |
| With Drive-Thru Facilities | SUP | P | P | -- | SUP | Section 11-31-18, Drive-thru Facilities |
| With Outdoor Seating Areas | SUP (21, 22) | P (21, 22) | P (21, 22) | SUP (5, 21, 22) | P (21, 22) | Section 11-31-19, Outdoor Eating Areas |
| With Off-track Betting | -- | P (25) | P (25) | -- | P (25) | |
| With Live Entertainment | -- | P (4, 26) | P (26) | -- | P (4, 26) | |
| Farmer's Market | TUP/SUP (27) | TUP/SUP (27) | TUP/SUP (27) | -- | TUP/SUP (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. |

Table 11-6-2: Commercial Districts

| Proposed Use | NC (C-1) | LC (C-2) | GC (C-3) | OC (O-S) | MX | Additional Use Regulations |
|---|---------------------|---------------------|---------------------|---------------------|-----------------|---------------------------------------|
| 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) | |
| Light Fleet-Based Services | -- | -- | P | -- | -- | |
| Live-Work Unit | SUP (19, 20) | SUP (19, 20) | SUP (19, 20) | -- | P (7, 19, 2022) | 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) | |
| Large Format | -- | P | P | -- | CUP (7) | Section 11-31-16, Large Format Retail |
| 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 | -- | -- | |
| Light Assembly/Cabinetry | -- | -- | P | -- | -- | |
| Research and Development | -- | -- | P | -- | P | |
| Recycling Facilities | | | | | | |
| Reverse Vending Machine | P | P | P | -- | P (7) | Section 11-31-23 |
| Small Indoor Collection Facility | -- | SUP | P | -- | SUP (7) | Section 11-31-23 |
| Warehousing and Storage | | | | | | |
| Mini-Storage | -- | P | P | -- | SUP (7) | |
| Wholesale | -- | -- | CUP | -- | -- | |
| 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 | |
| Utilities, Minor | P | P | P | P | P | |
| Heliports | -- | CUP (24) | CUP (24) | -- | CUP (24) | |
| Specific Accessory Uses | | | | | | |
| Caretakers' Residence | SUP | SUP | SUP | SUP | P | |
| Garden Center | -- | SUP | P | | SUP (6, 7) | |

Table 11-6-2: Commercial Districts

| <i>Proposed Use</i> | <i>NC (C-1)</i> | <i>LC (C-2)</i> | <i>GC (C-3)</i> | <i>OC (O-S)</i> | <i>MX</i> | <i>Additional Use Regulations</i> |
|---|----------------------------|----------------------------|----------------------------|----------------------------|------------------|--|
| Outdoor entertainment or activities | SUP | SUP | SUP | SUP | SUP | |
| Outdoor display, not specified by other classifications | -- | -- | SUP | -- | SUP (19) | |
| Portable Storage Containers | -- (28) | P/SUP | P/SUP | -- (28) | -- (28) | Section 11-30-16 |

Notes:

1. Multi-Family Residential is permitted for density range between minimum 15 du/ac to maximum 25 du/ac., a minimum of 40% of the Gross Floor Area shall be reserved for commercial land use classifications, as otherwise permitted in the district. In all other cases, Attached Single-Family Dwellings and/or Multi-Family Residential are permitted with approval of a CUP when part of a mixed-use development, with commercial uses in the same building and/or on the same site. See Section 11-31-31, Residential Uses in Commercial Districts.
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 is 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. Reserved
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 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.
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 is permitted, but limited to the circumstances described and requirements specified in section 11-30-16.

11-7-2 Land Use Regulations

In Table 11-7-2, which follows, the land use regulations for each Employment Zoning District are established by letter designations as follows:

“P” designates use classifications permitted.

“TUP” designates use classifications permitted on approval of a Temporary Use Permit

“SUP” designates use classifications permitted on approval of a Special Use Permit.

“CUP” designates use classifications permitted on approval of a Council Use Permit.

“(x)” a number in parentheses refers to limitation following the table.

“--” designates a prohibited use.

Use classifications not listed are prohibited. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

| Table 11-7-2: Employment Districts | | | | | |
|---|-----------------|--------------------|--------------------|--------------|--|
| <i>Proposed Use</i> | <i>PEP</i> | <i>LI</i> (M-1) | <i>GI</i> (M-2) | <i>HI</i> | <i>Additional Use Regulations</i> |
| Residential Use Classifications | | | | | |
| Correctional Transitional Housing Facility (CTHF) | -- | CUP (10, 13) | CUP (10, 13) | -- | 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 Colleges and Trade Schools, Public or Private | | | | | |
| Colleges and Universities | P (40, 112, 13) | P (40, 112, 13) | -- | -- | |
| Commercial Trade Schools | P (40, 112, 13) | P (40, 112, 13) | P (40, 112, 13) | -- | |
| Industrial Trade Schools | P (40, 112, 13) | P (40, 112, 13) | P (40, 112, 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) | -- | -- | |
| 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 |
| 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 | | | | | |

Table 11-7-2: Employment Districts

| <i>Proposed Use</i> | <i>PEP</i> | <i>LI</i> (M-1) | <i>GI</i> (M-2) | <i>HI</i> | <i>Additional Use Regulations</i> |
|---|---------------------------|---------------------------|-----------------------|-----------|---|
| 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 |
| Towing and Impound | -- | SUP | SUP | CUP | |
| Banks and Financial Institutions | P | P | P | -- | |
| With Drive-Thru Facilities | SUP | P | P | -- | |
| Banquet and Conference Centers | SUP | SUP | -- | -- | |
| Building Materials and Services | -- | P | P | -- | |
| Business Services | P | P | P | P/SUP (6) | |
| Commercial Recreation | | | | | |
| Small-Scale | P (10, 12) | P (10, 12) | -- | -- | |
| Large-Scale | SUP (10, 12) | P (10, 12) | -- | -- | |
| 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 | |
| With Outdoor Seating Areas | P (10, 11) | P (10, 11) | P (10, 11) | SUP | |
| Off-track Betting | P (14, 15, 16) | P (14, 15, 16) | -- | -- | |
| With Live Entertainment | P | P | -- | -- | |
| 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 | |

Table 11-7-2: Employment Districts

| <i>Proposed Use</i> | <i>PEP</i> | <i>LI</i> (M-1) | <i>GI</i> (M-2) | <i>HI</i> | <i>Additional Use Regulations</i> |
|--|--------------|--------------------|--------------------|-----------|---|
| Hotels and Motels | P (12, 13) | P (12, 13) | P (12, 13) | -- | |
| Laboratories | P | P | P | P | |
| 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 | -- | Section 11-31-34 |
| Medical Marijuana Dispensaries | -- | P | P | -- | |
| Medical Marijuana Cultivation Facilities (Accessory to Medical Marijuana Dispensaries) | -- | P | P | -- | |
| Medical Marijuana Cultivation 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 | -- | |
| Large Format | P (8) | CUP | -- | -- | Section 11-31-16, Large Format Retail |
| 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 (10) | |
| 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 |
| 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 | | | | | |
| Contractors' Yards | -- | P (9) | P (9) | P (9) | |
| Indoor Warehousing and Storage | P | P | P | P | |
| Outdoor Storage | -- | -- | -- | P | |
| Mini-Storage | P | P | P | -- | |
| Wholesale | P | P | P | P | |
| 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 (4314) | SUP (4314) | SUP (4314) | SUP (4314) | |
| 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 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 | | | | | |

Table 11-7-2: Employment Districts

| <i>Proposed Use</i> | <i>PEP</i> | <i>LI</i> (M-1) | <i>GI</i> (M-2) | <i>HI</i> | <i>Additional Use Regulations</i> |
|---|----------------------------|--------------------------|--------------------------|------------|-----------------------------------|
| 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, 4413) | P (10, 4413) | P (10, 4413) | -- | |
| Outdoor Display | -- | P | P | P | |
| Portable Storage Containers | SUP (4617) | P/SUP | P | P | Section 11-30-16 |

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 sqft.
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.**
- ~~4213~~. 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.
- ~~4314~~. Heliports in Employment Districts shall be set a minimum of 2 full stories above the natural grade, unless associated with a hospital.
- ~~4415~~. 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.
- ~~4516~~. Permitted only when accessory to a eating or drinking establishment.
- ~~4617~~. Temporary or periodic use only, limited to the circumstances and requirements listed in Section 11-30-16.

11-10-2 Land Use Regulations

Facilities owned, leased, or operated by city, county, state, or federal governments or agencies thereof or school districts are considered permitted in this district. In addition, Table 11-10-2, which follows, specifies additional land use regulations for each Public and Semi-Public zoning district, established by letter designations as follows:

“P” designates use classifications permitted in public and semi-public districts.

“TUP” designates use classifications permitted on approval of a Temporary Use Permit

“SUP” designates use classifications permitted on approval of a Special Use Permit.

“CUP” designates use classifications permitted on approval of a Council Use Permit.

“(x)” a number in parentheses refers to limitation following the table.

Use classifications not listed are prohibited. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

| Table 11-10-2: Public and Semi-Public District | | |
|---|---------------------------------------|---|
| <i>Proposed Use</i> | <i>PS</i> | <i>Additional Use Regulations</i> |
| Agricultural Use Classifications | | |
| Community Gardens | P | Section 11-31-10, Community Gardens |
| Commercial Use Classifications | | |
| Farmer’s Market | TUP/SUP | Section 11-31-30, Temporary Uses: Swap Meets and Farmer’s Markets |
| Public and Semi-Public Use Classifications | | |
| Cemeteries | P | |
| Colleges and Trade Schools, Public or Private | P (2 , 34 , 5) | |
| Community Center | P (2 , 5) | |
| Cultural Institutions | P (2, 35) | |
| 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 |
| 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 | |
| <ol style="list-style-type: none"> 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. | | |