

11-6-1: - PURPOSE

A. **General Purposes of Commercial and Mixed-Use Districts. The purposes of the commercial and mixed-use districts are to:**

1. Provide for the orderly, well-planned, and balanced growth of commercial areas.
2. Plan for and allow office and commercial development to expand the variety of goods and services to meet the needs of Mesa residents and those living within Mesa's market area.
3. Allow mixed-use commercial/residential development, where consistent with the General Plan, to promote less reliance on automobiles for mobility and result in a reduction in vehicle miles traveled.
4. Establish development standards that improve the visual quality of commercial and mixed-use development and create a unified, distinctive, and attractive character along commercial streets.
5. Contribute to the pedestrian environment with standards that promote ground-floor visibility, orientation of buildings to the street, shaded connectivity, opportunities for community interaction, and pedestrian access across parking lots and between commercial centers and adjacent land uses.
6. Integrate new development into existing or planned context, as appropriate, address transitions, and provide appropriate buffers between commercial and residential uses.
7. Encourage improvements, such as architectural features and landscaping to mitigate air and storm water pollution and reduce the effects of the urban heat island.
8. Encourage commercial and mixed-use developments to include improvements, such as landscaping, to mitigate air and storm water pollution, to provide shade to reduce the effects of the urban heat island, and to consider solar orientation to take full advantage of sun angles and reduce potential energy consumption.

B. **Specific Purposes of Each District.**

1. ***NC Neighborhood Commercial.*** To provide areas for locally oriented retail and service uses that serve the surrounding residential trade area within a ½ to two (2) mile radius. Typical uses include, but are not limited to retail stores, grocery-store-anchored shopping centers, drug stores, restaurants and cafes, gas stations, and convenience stores. Other compatible uses include small-scale medical and

professional offices, personal services, as well as public and semi-public uses. large commercial development buildings are not appropriate in the Neighborhood Commercial District according to the Mesa General Plan.

2. ***LC Limited Commercial.*** To provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one (1) to ten-mile radius. Typical uses include, but are not limited to, grocery store and additional large commercial developments, anchored tenant shopping centers with additional drug stores, fast-food restaurants, hardware and building supply stores, gas stations with convenience stores, and restaurants and cafes. Other typical uses include, but are not limited to, those anchors and large commercial developments that are typically located within a regional mall, retail outlet, or power center. Other compatible uses include medical and professional offices, as well as public and semi-public uses.
3. ***GC General Commercial.*** To provide indoor retail, limited outdoor display and related service-oriented businesses that serve a large surrounding residential trade area within a 4- to 5-mile radius. This district includes several automobile-oriented uses and similar support services related to automobiles, welding, and light assembly and fabrication related to an on-site commercial use. Other supportive uses may include, but are not limited to commercial lodging, automotive, restaurant, and movie uses, as well as office uses and public- and semi-public uses.
4. ***OC Office Commercial.*** To provide areas for small-scale medical and professional offices intended to serve the community and remain compatible with adjacent residential areas.
5. ***MX Mixed Use.*** To provide areas for a variety of purposes including employment centers, retail and service commercial uses, medical and professional offices, and residential uses at densities of 15 to 25 units per acre. Residential densities in excess of 25 dwelling units per acre may be appropriate in selected locations.

(Ord. No. 5541, § 2, 12-9-19)