

City of Mesa

ZONING ORDINANCE UPDATE

City of Mesa Planning and Development Department

Council Review Session

November 2009



PRESENTATION AGENDA

1. Project Goals
2. General Changes in All Articles
3. Specific Changes by Article:
 1. *Introductory Provisions*
 2. *Base Zones*
 3. *Overlay Zones*
 4. *Development Standards*
 5. *Administration*
 6. *General Terms*

GOALS OF THE UPDATE

1. Make Zoning Easier to Use
2. Streamline Development Approval
3. Address Infill Development
4. Achieve a High Level of Design Quality
5. Promote Housing Variety and Choice
6. Support Economic Growth
7. Enhance Environmental Quality

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GENERAL CHANGES

Organizational Clean-Up

- *Order by Hierarchy—Most to Least Referenced*
- *Definitions and Administration Moved to End*
- *Alphabetization*
- *Greater Use of Tables and Cross-References*

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GENERAL CHANGES

Organizational Clean-Up

TABLE 11-6-2: COMMERCIAL DISTRICTS				
District	NC	OC	MX	Additional Regulations
(Numbers in parentheses refer to notes at the end of the table.)				
Public and Semi-Public Use Classifications				
Hospitals and Clinics				Section 11-20-10
<i>Hospitals</i>	P	--	--	
<i>Clinics</i>	P (3)	--	P	
Places of Worship	P	P	P	Section 11-20-17
Public Safety Facilities	P	P	P	
Schools, Public or Private	CUP	--	CUP	Section 11-20-19
Social Service Facilities	CUP	--	--	Section 11-20-21

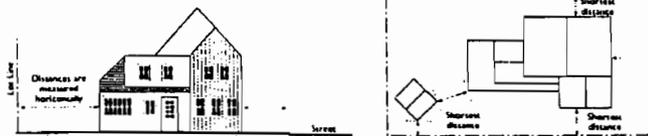
GENERAL CHANGES

Consolidation of Design/Development Standards

1. Article 2: Zone-specific standards
2. Article 4: Standards for all zones
 - *General development standards*
 - *Use-specific standards (e.g. pawn shops)*
3. Design Guidelines
 - *Non-mandatory guidelines removed*
 - *Mandatory elements retained*

GENERAL CHANGES

New Graphics

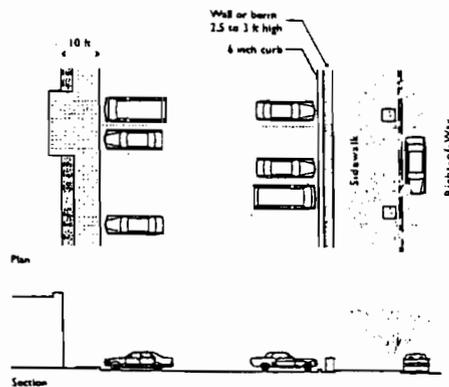


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GENERAL CHANGES

11-7-3.D Screening and Separation of Parking Areas



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1

INTRODUCTORY PROVISIONS

- Overview of Zoning Ordinance Structure
- Rules for Language Construction (and/or, shall/may)
- Rules for Measurement and Interpretation
- Establishment of Districts and Boundaries
- Designation of Zoning Map

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2

BASE ZONES

- New Zone Names:
 - *Agricultural: AG*
 - *Residential: RS, *RSL, RM*
 - *Commercial: NC, LC, GC, OC, *MX*
 - *Employment: LI, GI, *HI, PEP*
 - *Downtown: DR 1-3, DB 1-2, DC*
 - *Transit-Oriented: *TMX 1 and 2*
 - *Public and Semi-Public: PS*
 - *Planned Community: *PC*

Asterisks indicate new zones with a specific purpose that is not reflected in the current ordinance

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2

BASE ZONES

General Changes to Base Zones

- **Greater Opportunity for Mixing of Uses and Scales**
 - *New zones: MX, TMX*
 - *Allowance of small restaurants or cafes in office districts (1,500 sq. ft. limit)*
 - *Small office or retail allowance in R districts at arterial/collector intersections*

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2

BASE ZONES

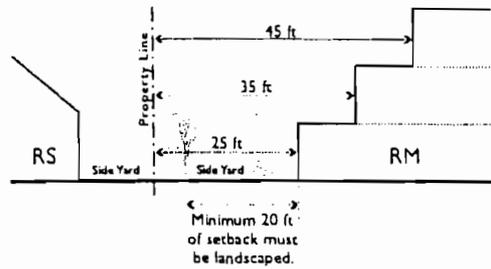
General Changes to Base Zones

- **Increased maximum densities for R zones, including new RM-5 designation**
- **Allowance for front and rear yard encroachments in RS districts for one-half the width of the required yard**

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2 BASE ZONES



On lots of five acres or more, at least 25 ft of setback in RM district must be landscaped and free from parking or encroachments.

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2 BASE ZONES

General Changes to Base Zones

- Development Character Designators:
C & RM zones
 - -P designator: *Pedestrian-oriented (urban focus)*
 - -A designator: *Auto-oriented (suburban focus)*
 - -M designator: *Mixed (transitional areas)*

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2

BASE ZONES

General Changes to Base Zones

- Opportunities for more “urban” feeling development
 - *Greater allowances for heights, densities, and other dimensional characteristics in certain zones*
- Purpose Statements
 - *Revised purpose statements clarify the intent of each zone*

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2

BASE ZONES

- New Zone: RSL (Residential Small Lot)
 - *Small lot, single residence development*
 - *Densities up to 17 units per net acre*
 - *Lot areas from 2,500 sq. ft. to 4,500 sq. ft.*
 - *Zero lot line development option*

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2

BASE ZONES

- **New Zone: RSL (Residential Small Lot)**
 - *Required streetscape and site design elements*
 - *400 square feet of required open space per lot; a portion may be developed as common open space*

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2

BASE ZONES

- **New Zone: MX (Mixed Use)**
 - *Allows a mix of residential and commercial uses*
 - *Residential densities of 15 to 25 units per acre*

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2

BASE ZONES

- New Zone: MX (Mixed Use)
 - *Pedestrian-Oriented Design Elements*
 - *Building Main Entry Orientation*
 - *Ground Floor Opacity*
 - *Restrictions on Parking Lot Locations*
 - *Maximum Setbacks*
 - *Allowances for outdoor eating areas*
 - *Design Standards for Parking Garages*

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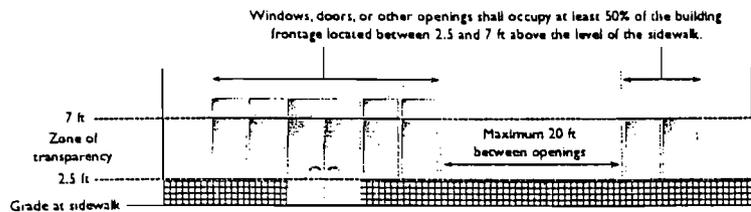


2

BASE ZONES

- *Pedestrian-Oriented Design Elements*

11-9-3.C Building Transparency



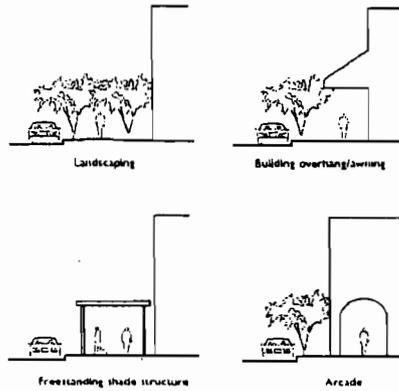
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2

BASE ZONES

▪ *Pedestrian-Oriented Design Elements*



2

BASE ZONES

▪ **New Zone: TMX (Transit-Oriented Mixed Use)**

- *Promotes dense activity along transit corridors*
- *Pedestrian-oriented design standards similar to MX*
- *Required ground floor uses (50% or more of frontage) including retail sales, restaurants, hotels, personal services*

2

BASE ZONES

- **New Zone: TMX (Transit-Oriented Mixed Use)**
 - *TMX-1: Within 660 feet of transit stop (higher density)*
 - *TMX-2: 660-1,320 feet from transit stop (moderate density)*
 - *Bicycle parking requirement*

2

BASE ZONES

- **Adopted Zone: PC (Planned Community)**
 - *Large-scale, comprehensively planned sites*
 - *Encourages unique designs*
 - *Adopted Community Plan specifies land use budget, densities, etc.*
 - *Ordinance standards are default guidelines but may be modified*

3 OVERLAY ZONES

Zones included:

- *Airfield (AF)*
- *Age-Specific (AS)*
- *Bonus Intensity (BIZ)*
- *Development Master Plan (DMP)*
- *Historic/Landmark (HP/HL)*
- *Planned Area Development (PAD)*
- *Infill (IN)*

3 OVERLAY ZONES

New Overlay Zone: Infill (IN)

- *Purpose: job creation and development in areas with underutilized land or poor economic conditions*
- *Area must meet specific criteria to be eligible for IN zoning, including certain economic indicators and inclusion of "bypassed land"*

3

OVERLAY ZONES

New Overlay Zone: Infill (IN)

- *Allowed uses identical to base zone (exception: multiple residence in RS)*
- *Residential densities may be increased by a factor of 2 to 2.5*
- *New businesses can receive decreased or waived requirements for landscaping, parking, setbacks, or other specified standards*

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4

DEVELOPMENT REGULATIONS

Standards Included in Article 4:

- *General Development Standards*
- *Standards for Specific Uses*
- *Parking*
- *Landscaping*
- *Wireless Communications Facilities*
- *Nonconforming Uses, Structures, and Lots*

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4

DEVELOPMENT REGULATIONS

General Development Standards:

- *Projections into Setbacks*
- *Exceptions to Height Limits*
- *Fences and Walls*
- *Lighting*
- *Lots and Subdivisions*
- *Outdoor Storage*
- *Pedestrian Connections*
- *Screening*

4

DEVELOPMENT REGULATIONS

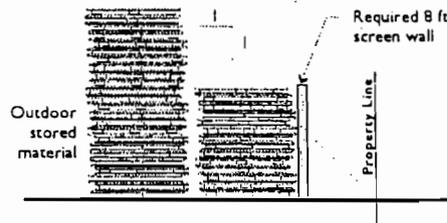
General Development Standards:

- *Setbacks at Intersections*
- *Swimming Pools*
- *Trash and Refuse Collection Areas*
- *Truck Docks, Loading, and Service Areas*
- *Visibility at Intersections*

4 DEVELOPMENT REGULATIONS

General Development Standards:

- *Outdoor Storage*



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4 DEVELOPMENT REGULATIONS

New Standards for Specific Uses and Activities

- **Automobile Sales and Rental**
 - *Frontage on arterial street required*
 - *10% required landscaping*
 - *Landscaped separation from sidewalks*
- **Auto/Vehicle Repair**
 - *Noise reduction standards*
 - *Screening and litter reduction requirements*

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4 DEVELOPMENT REGULATIONS

- **Automobile Washing**
 - *Limitations on abutting residential zones*
 - *10% landscaping requirement*
 - *Noise reduction standards*
- **Convenience Markets**
 - *Maximum size: 5,000 square feet*
 - *10% landscaping requirement*
 - *20 foot minimum setback from residential zone*

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4 DEVELOPMENT REGULATIONS

- **Hospitals and Clinics**
 - *Minimum 100 foot street frontage*
 - *Required screening of mechanical/emergency equipment*
- **Live/Work Units**
 - *No rental of space to non-residents*
 - *67% of floor area must be designated for work activities*
 - *Open space requirement: 150 sq. ft. per unit*

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4 DEVELOPMENT REGULATIONS

- **Manufactured Homes/RV Parks and Subdivisions**
 - *No changes from existing ordinance beyond reorganization*
- **Outdoor Eating Areas**
 - *Locational requirements (no interference with pedestrians)*
 - *Certification requirements*
 - *Standards for refuse storage*

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4 DEVELOPMENT REGULATIONS

- **Outdoor Retail Sales**
 - *Cannot be located in required setback*
 - *No interference with pedestrian circulation*
 - *Limitations on height and location of merchandise display*
- **Pawn Shops and Tattoo Parlors**
 - *Minimum distance between similar uses: 1,200 feet*

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4 DEVELOPMENT REGULATIONS

- **Swap Meets and Farmers Markets**
 - *Limited hours of operation*
 - *No alcoholic beverage sales*
 - *Maintenance requirements*
 - *Parking requirement*
 - *Same-day cleanup after discontinuance of use*

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4 DEVELOPMENT REGULATIONS

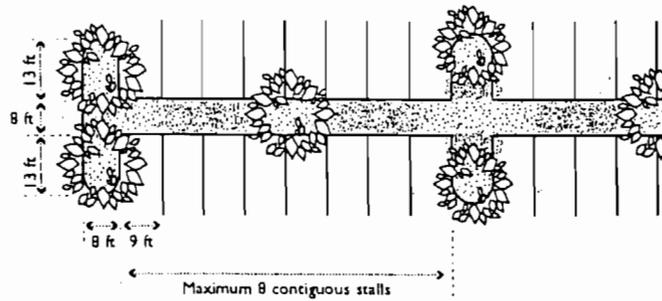
- **Parking and Loading: New Standards**
 - *Compact Parking: 20% of total*
 - *Maximum Parking: Cannot exceed 125% of minimum, with exceptions*
 - *Credit for on-street spaces in MX, NC, DB, DC*
 - *Alternative designs for environmental design or green building (i.e. LEED) may be approved*

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4 DEVELOPMENT REGULATIONS

▪ Parking and Loading



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4 DEVELOPMENT REGULATIONS

- **Parking and Loading: New Standards**
 - *Shared parking for uses with different peak hours*
 - *Parking Reductions allowed through demand study*
 - *Alternative compliance options: off-site, valet, transit access, residential special needs (senior, handicapped)*
 - *Bicycle and Motorcycle parking requirements*

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4 DEVELOPMENT REGULATIONS

- **Landscaping: Alternative Landscape Plan (ALP)**
 - *Allows modifications in landscaping that will meet or exceed the standard requirements of the chapter*
 - *Site plan must demonstrate certain design principles, such as use of innovative design, native vegetation, plant variety, or use of natural topography*

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4 DEVELOPMENT REGULATIONS

- **Landscaping: Alternative Landscape Plan (ALP)**
 - *Allowed modifications include plant types and sizes, required dimensions of various elements, ground treatment, and irrigation plans*
 - *Plan submitted with use permit application*
 - *Must be compatible with surrounding properties*

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4

DEVELOPMENT REGULATIONS

- **Antennas and Wireless Communications Facilities**
 - *Reference to FCC and FAA requirements*
 - *Locational preference hierarchy (existing nonresidential uses preferred)*
 - *Design preference hierarchy (concealed, building-mounted facilities preferred)*

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4

DEVELOPMENT REGULATIONS

- **Antennas and Wireless Communications Facilities**
 - *Application requirements: Site plan, description of screening mechanism, and visual impact analysis if visible from right of way*
 - *Peer review by engineer*
 - *Standards for height, location, setback, and operation*

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4 DEVELOPMENT REGULATIONS

- **Nonconforming Uses, Structures, and Lots**
 - *Class 1 use: not detrimental to public health or safety*
 - *Class 2 use: potentially detrimental*
 - *Only Class 1 uses may be expanded*
 - *Structural restoration or repair allowed if less than 50% of structure*
 - *Termination schedule*

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5 SIGNS

- **Not a part of this update; chapter reserved for later revision**

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6

FORM-BASED STANDARDS

- Not a part of this update; chapter reserved for later revision
- RFP issued to hire a FBC consultant
- Consultant charged w/ developing a “form-first” oriented set of zoning districts
- Form standards associated with specific uses are embedded in this ordinance update

7

ADMINISTRATION

- **Planning & Zoning Board**
 - *Outlines duties of all decision makers; few changes from existing ordinance*
- **Common Procedures: New Consolidated Chapter**
 - *Application Forms and Fees*
 - *Citizen Participation*
 - *Review of Applications*
 - *Public Hearings*
 - *Findings Required*
 - *Effective Dates*
 - *Revocations, Appeals*
 - *Expiration and Extension*
 - *Modifications*

7	ADMINISTRATION
	Common Procedures <ul style="list-style-type: none">▪ Forms and Fees<ul style="list-style-type: none">▪ <i>Fees no longer listed in ordinance to avoid frequent revision; instead references separate documentation</i>▪ Citizen Participation<ul style="list-style-type: none">▪ <i>Plan required for public hearings</i>▪ <i>Participation Report must be submitted after hearings</i>
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7	ADMINISTRATION
	<ul style="list-style-type: none">▪ Notice of Public Hearings<ul style="list-style-type: none">▪ <i>Establishes who must be notified before hearings and when</i>▪ <i>Specifies required contents of notice</i>▪ Conduct of Public Hearings<ul style="list-style-type: none">▪ <i>Establishes guidelines for oral and written evidence, continuance at a later date, and investigations</i>
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7

ADMINISTRATION

- **Common Procedures: Appeals**
 - *Includes a new table summarizing the appeal body for each decision maker*

7

ADMINISTRATION

- **Use Permits and Variances**
 - *Few changes from existing ordinance*
 - *DIP and SCIP provisions retained*
 - *Required findings and conditions of approval for each type of permit and review are listed*
- **General Plan and Zoning Map amendment procedures clarified in separate chapters**

7

ADMINISTRATION

- Appeals
 - *Time limit established (10 City business days)*
 - *Filing and public notice requirements*
 - *Required actions by appeal body*

8

GENERAL TERMS

- Use Types
 - *Definitions of use types from Article 2*
 - *Organized by category (residential, commercial, etc.)*
- Definitions
 - *All definitions for the ordinance*
 - *Definitions related through a specific chapter or use are grouped together (e.g., airport-related definitions)*

	OPPORTUNITY FOR COMMENTS
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Are there any other issues to address?

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