

RESOLUTION NO. 11705

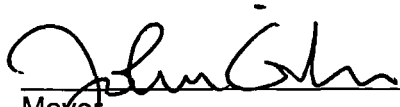
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK TITLED "2021 – AMENDMENTS TO THE TABLES IN CHAPTERS 4, 5, 6, 8, 32, AND 58, TITLE 11 ZONING ORDINANCE PERTAINING TO COMMUNITY RESIDENCES AND GROUP RESIDENTIAL USES."

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA AS FOLLOWS:

Section 1: That certain document titled "2021 – Amendments to the Tables in Chapters 4, 5, 6, 8, 32, and 58, Title 11 Zoning Ordinance Pertaining to Community Residences and Group Residential Uses" three copies of which are on file in the office of the City Clerk, is hereby declared a public record, and said copies are ordered to be kept on file with the City Clerk and available for public use and inspection. Deletions are shown as strikethrough: "~~Abe~~". Additions to the text are shown in bold, all capital letters: "**ABC**".

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona,
this 1st day of July, 2021.

APPROVED:



Mayor

ATTEST:



City Clerk



**2021 – AMENDMENTS TO THE TABLES IN CHAPTERS 4, 5, 6, 8, 32, AND 58, TITLE 11
ZONING ORDINANCE PERTAINING TO COMMUNITY RESIDENCES AND GROUP
RESIDENTIAL USES**

Text written in **BOLD ALL CAPS** indicates additional or new language.
~~Strikethrough~~ fonts indicates deletions.

Section 1: That Title 11, Chapter 4, Table 11-4-2: Agriculture District is hereby amended as follows:

Table 11-4-2: Agricultural District		
Proposed Use	AG	Additional Use Regulations
Residential Use Classifications		
Single Residence	P (2, 3)	
Day Care Group Home		
Small Day Care Group Home (up to 4)	P (2, 3)	
Large Day Care Group Home (5 - 10)	P (2, 3)	Section 11-31-13, Large Day Care Group Homes
Group Residential		
Group Home for the Handicapped	P (2, 3)	Section 11-31-14, Group Homes for the Handicapped
COMMUNITY RESIDENCE		
FAMILY COMMUNITY RESIDENCE	P (2, 3)	SECTION 11-31-14, COMMUNITY RESIDENCES
TRANSITIONAL COMMUNITY RESIDENCE	SUP (2, 3)	
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)	
Schools, Public or Private	P (2, 3)	
Commercial Use Classifications		
Animal Sales and Services		
Boarding Stables	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/SUP (2)	Section 11-31-33, Home Occupations
Medical Marijuana Caregiver or Patient Cultivation	P (2, 5)	Section 11-31-34, Medical Marijuana Facilities
Portable Storage Containers	P	Section 11-30-16, Portable Storage Containers
<p>1. 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.</p> <p>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.</p> <p>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 Overlay Areas.</p> <p>4. 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.</p> <p>5. Required to be minimum distance of 25-miles from a registered medical marijuana dispensary.</p>		

Section 2: That Title 11, Chapter 5, Table 11-5-2: Residential Districts is hereby amended as follows:

<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 Facility				
Assisted Living Home (up to 10 residents)	P (13, 14)	P (13, 14)	P (12, 13, 16)	Section 11-31-14, Group Homes for the Handicapped SECTION 11-31-14, COMMUNITY RESIDENCES
Assisted Living Center (greater than 10 residents)	--	--	CUP (13, 16)	Section 11-31-28, Assisted Living Centers, Nursing and Convalescent Homes

Table 11-5-2: Residential Districts				
<i>Proposed Use</i>	<i>RS</i>	<i>RSL</i>	<i>RM</i>	<i>Additional Use Regulations</i>
Day Care Group Home				
Small Day Care Group Home (up to 4)	P (13, 14)	P (13, 14)	P (13, 14)	
Large Day Care Group Home (5 to 10)	P (13, 14)	P (13, 14)	P (13, 14)	Section 11-31-13, Large Day Care Group Homes
Group Residential				
Boarding House	--	--	SUP P (13, 14 16)	
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, 16)	Section 11-31-14, Group Homes for the Handicapped
Group Home for the Handicapped (greater than 10 residents)	--	--	SUP (13, 16)	
Group Housing	--	--	SUP (2, 13, 16)	
COMMUNITY RESIDENCE				
FAMILY COMMUNITY RESIDENCE	P (13, 14)	P (13, 14)	P (12, 13, 14)	SECTION 11-31-14, COMMUNITY RESIDENCES
TRANSITIONAL COMMUNITY RESIDENCE	SUP (13, 14)	SUP (13, 14)	P (12, 13, 14)	
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 Subdivisions	—	—	P (1, 13, 14)	
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)	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	—	—	CUP (9, 13, 14)	Section 11-31-28, Assisted Living Centers, Nursing and Convalescent Homes
Parks and Recreation Facilities, Public	P	P	P (9)	
Places of Worship	P (13, 16)	P (13, 16)	P (9, 13, 16)	

Table 11-5-2: Residential Districts				
Proposed Use	RS	RSL	RM	Additional Use Regulations
Athletic Facilities When Accessory to a Church	SUP (13, 16)	--	SUP (9, 13, 16)	Section 11-31-22, Places of Worship
Day Care When Accessory to a Church	SUP (13, 16)	--	SUP (9, 16)	
Schools	P (13, 14)	—	P (9, 13, 14)	Section 11-31-24, Schools
SKILLED NURSING FACILITY			CUP (9, 13, 14)	
Social Services Facility	--	--	CUP (9, 13, 16)	Section 11-31-26, Social Service Facilities
Animal Sales and Services				
Boarding Stables	SUP (3, 13, 16)	--	--	RS-90 and RS-43 only
Bed and Breakfast Inns	SUP (15, 16)	--	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)	—	—	SUP option available only in RS-43 and RS-90 districts
Retail Sales				
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
Medical Marijuana Patient and Caregiver Cultivations	P (13, 18)	P (13, 18)	P (13, 18)	Section 11-31-34, Medical Marijuana Facilities
Home Occupations	P/SUP (17)	P	P	Section 11-31-33, Home Occupations
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.				

Table 11-5-2: Residential Districts				
Proposed Use	RS	RSL	RM	Additional Use Regulations
3.	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 Permits. Criteria include that specified for the AG district, Sec 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 Permits, 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 Permits, 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 approval of a (CUP) Council Use Permits 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 during construction and for loading and unloading is permitted in accordance with Section 11-30-16.			
22.	Permanent use of Portable Storage Containers is limited to RS-43 and RS-90 zoning districts in accordance with the Section 11-30-16.			

Section 3: That Title 11, Chapter 6, Table 11-6-2: Commercial Districts is hereby amended as follows:

Table 11-6-2: Commercial Districts						
Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OG (O-S)	MX	Additional Use Regulations
Residential Use Classifications						
Single Residence - Attached	CUP/P (19, 20)	CUP/P (19, 20)	CUP/P (19, 20)	--	CUP/P (16, 19, 20)	Section 11-31-31, Residential Uses in Commercial Districts
Multiple Residence	CUP/P (19, 22)	CUP/P (19, 22)	CUP/P (19, 22)	--	P (21, 22)	

Table 11-6-2: Commercial Districts						
Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
Assisted Living Facility						
Assisted Living Home (up to 10 residents)	CUP/P (17, 19, 20)	CUP/P (17, 19, 20)	CUP/P (17, 19, 20)	--	CUP/P (16, 17, 19, 20)	Section 11-31-31, Residential Uses in Commercial Districts and SECTION 11-31-14, COMMUNITY RESIDENCES
Assisted Living Center (greater than 10 residents)	CUP/P (19, 20)	CUP/P (19, 20)	CUP/P	--	CUP/P (22)	Section 11-31-28, Assisted Living Centers, Nursing and Convalescent Homes
Group Residential						
BOARDING HOUSE	SUP (19, 20)	SUP (19, 20)	SUP (19, 20)	--	SUP (19, 20)	SECTION 11-31-31, RESIDENTIAL USES IN COMMERCIAL DISTRICTS
COMMUNITY RESIDENCE						
FAMILY COMMUNITY RESIDENCE	CUP/P (19, 20)	CUP/P (19, 20)	CUP/P (19, 20)	--	CUP/P (19, 20)	SECTION 11-31-31, RESIDENTIAL USES IN COMMERCIAL DISTRICTS
TRANSITIONAL COMMUNITY RESIDENCE	CUP/P (19, 20)	CUP/P (19, 20)	CUP/P (19, 20)	--	CUP/P (19, 20)	
Group Home for the Handicapped (up to 10 residents)	--	--	--	--	P (19, 22)	Section 11-31-14, Group Homes for the Handicapped
Group Home for the Handicapped (greater than 10 residents)	SUP (19, 22)	--	--	SUP (19, 22)	SUP (21, 22)	
Group Housing	P (19, 22)	P (19, 22)	P (19, 22)	--	P (21, 22)	
Home Occupation	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)	P (21, 22)	--	P (21, 22)	
Commercial Trade Schools	--	P (21, 22)	P (21, 22)	--	P (21, 22)	
Industrial Trade Schools	--	--	P (4, 21, 22)	--	--	
Community Center	P (19, 22)	P (19, 22)	P (19, 22)	--	P (19, 22)	

Table 11-6-2: Commercial Districts						
Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
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, 22)	
Day Care Centers	P (19, 22)	P (19, 22)	P (19, 22)	P (19, 22)	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, 20)	Section 11-31-15, Hospitals and Clinics
Hospitals	P (19, 20)	P (19, 20)	P (19, 20)	—	—	
Nursing and Convalescent Homes	CUP/P (19, 20)	CUP/P (19, 20)	CUP/P (19, 20)	--	CUP/P (22)	Section 11-31-28, Assisted Living Centers, Nursing and Convalescent Homes
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
SKILLED NURSING FACILITY	CUP/P (19, 20)	CUP/P (19, 20)	CUP/P (19, 20)	--	CUP/P (22)	
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	
Automobile Rentals	—	SUP	P	—	—	Section 11-31-5, Automobile Rentals; Automobile/Vehicle Sales and Leasing
Automobile/Vehicle Sales and Leasing	—	—	P	—	—	
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

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>OG (O-S)</i>	<i>MX</i>	<i>Additional Use Regulations</i>
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 sq. ft.
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	--	--	
Eating and Drinking Establishments						
Bars/Clubs/Lounges	—	P	P	—	P	
Coffee Shops/Cafes	P	P	P	P (5)	P	
Restaurants, Bar and Grill	—	P	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	P	P	SUP	P	Section 11-31-19, Outdoor Eating Areas
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)	
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.
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)	
Large Commercial Development	—	P	P	—	CUP (7)	Section 11-31-16, Large Commercial Development
Light Fleet-Based Services	—	—	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
Live-Work Unit	SUP (19, 20)	SUP (19, 20)	SUP (19, 20)	—	P (7, 19, 20)	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)	
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						
Boat and Recreational Vehicle Storage	—	—	CUP	—	—	
Mini-Storage	—	CUP	CUP	—	CUP (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' Residences	SUP	SUP	SUP	SUP	P	
Garden Center	—	SUP	P	—	SUP (6, 7)	
Outdoor entertainment or activities	SUP	SUP	SUP	SUP	SUP	

Table 11-6-2: Commercial Districts						
Proposed Use	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	MX	Additional Use Regulations
Outdoor display, not specified by other classifications	—	—	SUP	—	SUP (19)	
Portable Storage Containers	P (28)	P (28, 29)	P (28, 29)	P (28)	P (28)	Section 11-30-16
<p>Notes:</p> <ol style="list-style-type: none"> Reserved. Permitted if occupying less than 5,000 square feet; greater floor area requires approval of an SUP. A CUP is required for plasma centers and substance abuse detoxification and treatment centers; other Clinics are permitted by right. Must be confined to completely enclosed, sound-attenuated facilities. Permitted if located within an office building or other commercial building and occupying no more than 1,500 square feet. Permitted if floor area is no more than 5,000 square feet. Special Use Permit required if floor area is greater than 5,000 square feet. All activities must be conducted entirely within an enclosed building, with no outside storage or display. 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. May not include drive-through facilities. Must be at least 1,200 feet from any use in the same classification, and at least 1,200 feet from any school. Accessory Outdoor Retail Display, limited to display of landscape and building materials only, requires approval of a SUP. SUP is required only if accessory fuel sales are present, otherwise use permitted by right. Accessory fuel sales are not permitted in OC or MX districts. Maximum size for one store is 10,000 square feet. 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. Attached single residences shall have a minimum density of 15 dwelling units per acre in MX zones. Allowed only in attached residential dwellings. Accessory crematories allowed in the LC District with approval of a SUP; accessory crematories not permitted in the MX District. 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 Overflight Areas. Use permitted with 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. 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. Home Occupations permitted as ancillary activity where and when a residence use is authorized. Heliports in Commercial Districts shall be set a minimum of 2 full stories above the natural grade, unless associated with a hospital. 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. Permitted only when accessory to an Eating or Drinking establishment. Special Use Permit is required for continuation of Farmer's Market at expiration of Temporary Use Permit Period. Temporary use of Portable Storage Containers during construction is permitted in accordance with Section 11-30-16. Temporary or periodic commercial storage is permitted with a SUP in accordance with Section 11-30-16. 						

Section 4: That Title 11, Chapter 8, Table 11-8-3: Downtown Districts is hereby amended as follows:

Table 11-8-3: Downtown Districts

Proposed Use	DR-1	DR-2	DR-3	DB-1	DB-2	DC	Additional Use Regulations
Residential Use Classifications							
Single Residence							
Detached	P	P	P	—	—	—	
Attached	—	P	P	P	CUP	—	
Multiple Residence	—	P	P	P	CUP	P (1)	
Assisted Living Facility							
Assisted Living Home (up to 5 to 10 residents)	P	P	P	P (15)	CUP (15)	— P	Section 11-31-14, Group Homes for the Handicapped SECTION 11-31-14, COMMUNITY RESIDENCES
Assisted Living Center (greater than 10 residents)	—	—	CUP	CUP	CUP	CUP	Section 11-31-28, Assisted Living Centers, Nursing and Convalescent Homes
Day Care Group Home							
Small Home Day Care (up to 5)	P	P	P	P	—	—	Section 11-31-13, Day Care Group Homes
Large Home Day Care (6 to 10)	—	SUP	SUP	P	—	—	
Group Residential							
Boarding House	—	—	P SUP	P SUP	—	—	
Group Home for the Handicapped (up to 10 residents)	P	P	P	P	—	—	Section 11-31-14, Group Homes for the Handicapped
Group Home for the Handicapped (greater than 10)	—	SUP	SUP	—	—	—	
Group Housing	—	—	—	P	—	—	
COMMUNITY RESIDENCE							
FAMILY COMMUNITY RESIDENCE	P	P	P	P	CUP	P	SECTION 11-31-14, COMMUNITY RESIDENCES
TRANSITIONAL COMMUNITY RESIDENCE	P	P	P	P	CUP	P	
Home Occupations	P	P	P	P (9)	—	P (9)	Section 11-31-33, Home Occupations
Public and Semi-Public Use Classifications							
Clubs and Lodges	—	—	—	P	P	P	
Colleges and Trade Schools, Public or Private							
Colleges and Universities	—	—	—	P	P	P	
Commercial Trade Schools	—	—	—	P	P	P	

Industrial Trade Schools	—	—	—	—	SUP	—	
Community Center	—	SUP	SUP	P	P	P	
Community Gardens	P	P	P	P	P	P	Section 11-31- 10, Community Gardens
Cultural Institutions	—	—	—	—	—	P	
Day Care Centers	—	SUP	SUP	P	P	P	
Government Offices	—	—	—	P (2)	P	P	
Hospitals and Clinics							
Clinics	—	—	—	P (3)	P (3)	—	Section 11-31- 15, Hospitals and Clinics
Hospitals	—	—	—	P	P	—	
Nursing and Convalescent Homes	—	—	—	CUP	CUP	—	Section 11-31-28, Assisted Living Centers, Nursing and Convalescent Homes
Parks and Recreation Facilities, Public	P	P	P	P	P	P	
Places of Worship	P	P	P	P	P	P	Section 11-31-22, Places of Worship
Public Safety Facilities	—	—	—	P	P	P	
Schools, Public or Private	CUP	CUP	CUP	CUP	CUP	CUP	Section 11-31-24, Schools
SKILLED NURSING FACILITY	—	—	—	CUP	CUP	—	
Social Service Facilities	—	—	—	CUP	CUP	—	Section 11-31-26, Social Service Facilities
Commercial Use Classifications							
Animal Sales and Services							
Kennels	—	—	—	—	P (4)	—	
Pet Stores	—	—	—	—	P	P (4, 6)	
Veterinary Services	—	—	—	P (4)	P	—	
Artists' Studios	—	—	—	P	P	P	
Automobile/Vehicle Sales and Services							
Accessory Automobile Rentals	—	—	—	SUP	—	SUP (12)	
Automobile Rentals	—	—	—	—	SUP	CUP	Section 11-31-5, Automobile Rentals; Automobile/Vehicle Sales and Leasing
Automobile/Vehicle Sales and Leasing	—	—	—	—	SUP	—	
Automobile/Vehicle Repair, Major	—	—	—	—	SUP	—	Section 11-31-6, Automobile/ Vehicle Repair; Major and Minor
Automobile/Vehicle Service and Repair. Minor	—	—	—	—	SUP	CUP	
Automobile/Vehicle Washing	—	—	—	—	SUP	CUP	Section 11-31-7, Automobile/Vehicle Washing
Large Vehicle and Equipment Sales, Services, and Rental	—	—	—	—	SUP	—	Section 11-31-5, Automobile Rentals; Automobile/ Vehicle Sales and Leasing
Service Station	—	—	—	—	SUP	CUP	Section 11-31-25, Service Stations
Banks and Financial	—	—	—	P	P	P	

Institutions							
With Drive-Thru Facilities	—	—	—	CUP	SUP	CUP	
Banquet and Conference Center	—	—	—	P	P	P	
Bed and Breakfast Inns	SUP	P	P	—	—	—	Section 11-31-8, Bed and Breakfast Inns
Business Services	—	—	—	—	P	P	
Commercial Entertainment	—	—	—	P	P	P	
Commercial Recreation							
Small-Scale	—	—	—	P	P	P	
Large-Scale	—	—	—	—	—	P(5)	
Eating and Drinking Establishments							
Bars/Clubs/Lounges	—	—	—	P	P	P	
Coffee Shops/Cafes	—	—	—	P	P	P	
Restaurants, Bar and Grill	—	—	—	P	P	P	
Restaurants, Full Service	—	—	—	P	P	P	
Restaurants, Limited Service	—	—	—	P	P	P	
With Drive-Thru Facilities	—	—	—	CUP	SUP	—	
With Outdoor Seating Areas	—	—	—	SUP	SUP	SUP	Section 11-31-19, Outdoor Eating Areas
Farmer's Market	—	—	—	TUP	TUP	SUP	Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets
Food and Beverage Sales							
Convenience Market	—	—	—	SUP	SUP	P	Section 11-31-11, Convenience Markets
General Market	—	—	—	P	P	P	
Funeral Parlors and Mortuaries	—	—	—	—	P	CUP	
Hotels and Motels	—	—	—	P	—	P	
Laboratories	—	—	—	—	P	—	
Large Commercial Development	—	—	—	—	CUP	CUP	Section 11-31-16, Large Commercial Development
Light Fleet-Based Services	—	—	—	—	P	CUP	
Live-Work Unit	—	P	P	P	P	SUP	Section 11-31-17, Live Work Units
Maintenance and Repair Services	—	—	—	—	P	—	
Offices							
Business and Professional	SUP (10)	SUP (10)	SUP (10, 11)	P	P	P	
Medical and Dental	—	—	—	P	P	P	
Parking, Commercial	—	—	—	—	SUP	P (7)	
Personal Services	—	—	—	P	P	P	
Plant Nurseries and Garden Centers	—	—	—	—	SUP	—	
Retail Sales							

General	—	—	—	P	P	P	
Pawn Shops	—	—	—	CUP (8)	CUP (8)	—	Section 11-31- 21, Pawn Shops
Tattoo and Body Piercing Parlors	—	—	—	P	P	P	
Employment and Industrial Use Classifications							
Handicraft/Custom Manufacturing	—	—	—	—	P	—	
Manufacturing, Light Cabinet Assembly	—	—	—	—	P	—	
Manufacturing, Limited	—	—	—	—	P	—	
Research and Development	—	—	—	—	P	—	
Warehousing and Storage							
Contractors' Yards	—	—	—	—	SUP	—	
Indoor Warehousing and Storage	—	—	—	—	P	—	
Mini-Storage	—	—	—	—	P	—	
Recycling Facilities							
Reverse Vending Machine	—	—	—	P (4)	P (4)	—	Section 11-31-23
Small Indoor Collection Facility	—	—	—	—	SUP (14)	—	Section 11-31-23
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	P	
Accessory Uses and Facilities							
Outdoor Storage	—	—	—	—	SUP		
Drive-thru facilities	—	—	—	CUP	SUP	CUP	
Accessory Dwelling Unit	P/SUP (13)	P/SUP (13)	P/SUP (13)	—	—	—	Section 11-31-3, Accessory Dwelling Unit
Caretakers' Residences	—	—	—	—	SUP	—	
Outdoor entertainment or activities	—	—	—	SUP	SUP	—	
1. Multiple-Family Residential permitted at a minimum density of 20 units/acre in an exclusive multiple residence project. No minimum density when part of a mixed-use project.							
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 all activities pertaining to commercial recreation are conducted entirely within an enclosed building.
6. Permitted if floor area is no more than 1,500 square feet.
7. Structured parking garages are permitted. A CUP is required for surface (open) parking lots.
8. Must be at least 1,200 feet from any use in the same classification, and at least 1,200 feet from any school.
9. Home Occupations permitted where and when a residence is authorized.
10. Eligible sites are limited to locations designated as Class 1 Historic Buildings based on the City of Mesa Historical Survey, 1984.
11. Eligible sites limited to lots with frontage on an arterial street as designated in the Mesa General Plan.
12. Eligible Sites limited to ancillary use to hotel or motel.
13. Use is Permitted as an accessory use only. Special Use Permit is required if Accessory Dwelling Unit is leased or rented as a secondary apartment.
14. Facility may be as large as 6,000 square feet in the DB-2 district, subject to approval of a Special Use Permit.
15. Allowed only in attached residential dwellings.

Section 5: That Title 11, Chapter 32, Table 11-32-3.A: Required Parking Spaces By Use is hereby amended as follows:

Use	Minimum Standard	
Residential		
Single Residence, detached or attached, including Manufactured Home Subdivisions	2 spaces per dwelling which may be in tandem with Zoning Administrator approval	
Multiple Residence (Typical)	See sub categories, below	
Apartments, multiple residence condominiums, and mixed-use residential, townhomes, patio homes and similar multiple residence buildings: development site located within ¼ mile radius (1320-feet) of bus rapid transit or light rail station, regardless of bedroom count	9 or fewer total units	1.4 spaces per dwelling unit
	10-25 total units	1.3 spaces per dwelling unit
	26 or more total units	1.2 spaces per dwelling unit
Apartments, multiple residence condominiums, mixed-use residential, townhomes, patio homes, and similar multiple residence buildings: development site not located within ¼ mile radius (1320-feet) of bus rapid transit or light rail station, regardless of bedroom count	2.1 spaces per dwelling unit	
Group Residential (Boarding House, AND Assisted Living CENTER, Group Homes for the Handicapped in excess of 10 persons)	1.2 spaces per dwelling unit for development with distinguishable dwelling units 1.0 space for each room plus 2 additional spaces for development with congregate dining and no	

	distinguishable separate dwelling units
Group Home for the Handicapped (10 or less persons) FAMILY COMMUNITY RESIDENCE, TRANSITIONAL COMMUNITY RESIDENCE, AND ASSISTED LIVING HOME	Same as Single Residence
Live-Work Units	2.1 spaces per unit
Residential Care, General (Nursing Home, Hospice)	1.0 space per room or dwelling unit plus 2 additional spaces
RV Parks	1 full-sized space for each RV space, plus 1 guest parking space per 10 (or fraction thereof) RV spaces for the overall development
RV Subdivisions	1 full-sized space and 1 golf cart space for each lot; plus 1 full-sized guest parking space per 10 (or fraction thereof) dwelling units for the overall development
Manufactured Home Parks	2 full-sized space for each lot (may include tandem spaces); plus 1 guest parking space per 10 (or fraction thereof) dwelling units for the overall development
Public Assembly and Schools	
Theaters, auditoriums, assembly halls, places of worship, clubs, lodges and fraternal buildings, funeral homes, community centers, libraries	1 space per 75 square feet used for public assembly
Museums	1 space per 250 square feet used for public assembly plus accessory uses
Stadiums	1 space per 5 seats plus 1 space per 300 square feet for accessory uses
School, kindergarten through 9th grade	1 space per 75 feet for public assembly space, such as auditoriums and theaters, and 1 space per 600 square feet for all other areas
High schools, academies, colleges, universities, trade or vocational schools	1 space per 200 square feet
Health Care	
Medical/dental offices and outpatient clinics	1 space per 200 square feet
Hospitals, hospices, SKILLED NURSING, AND nursing, and convalescent	1 space per 400 square feet

homes	
Day care centers	1 space per 375 square feet
Group Commercial Developments	
Shell buildings (no specified use)	1 space per 275 square feet
Independent Commercial Buildings and Uses	
General offices, retail, and services	1 space per 375 square feet
General auto repair, garages, service stations, car washes, and drive-through lubrication shops	1 space per 375 square feet, including service bays, wash tunnels, and retail areas
Hotels and motels	1 space per room or suite of rooms with individual exits plus ancillary use requirements
Eating and Drinking Establishments (no drive through window)	1 space per 75 square feet for indoor area, and 1 space per 200 square feet for outdoor seating area
Eating Establishments (with drive-through window and associated queuing drive aisle)	1 space per 100 square feet for indoor area, and 1 space per 200 square feet for outdoor seating area
Outdoor sales and service areas (car lots, plant nurseries, building supplies, etc.)	1 space per 375 square feet of sales and service building, but not less than 4 spaces per use
Temporary Outdoor Uses	
Swap Meets (See Section 11-20-29)	1 space per 300 square feet of designated vendor area
Farmer's Markets (See Section 11-20-29)	1 space per 400 square feet of designated vendor area
Recreation	
Bowling centers	5 spaces per lane plus ancillary use requirements
Golf driving range	1 space per tee plus ancillary use requirements
Miniature golf, amusement parks, batting ranges, and water slides	1 space per 500 square feet of outdoor recreations area plus ancillary use requirements
Health space and clubs, gyms, and tennis, handball, and racquetball courts	1 space per 100 square feet, excluding courts,

and clubs	plus 2 spaces per court
Skating rinks and dance halls	1 space per 75 square feet used for recreational activities plus ancillary use requirements
Group Industrial Buildings and Uses	
Shell buildings (no specified use)	75% at 1 space per 500 square feet plus 25% at 1 space per 375 square feet
Independent Industrial Buildings and Uses	
Mini-storage (dead storage only)	4 spaces plus 2 for manager's quarters; Drive aisles between buildings shall maintain minimum distance of 24 feet
Warehousing and Storage, excluding Mini-storage	1 space per 900 square feet
Industrial	1 space per 600 square feet
Airport Buildings and Uses	
Aircraft Hangars	2 per aircraft, plus ancillary use requirements
Public Facilities and Uses	
Fire stations	1 space per bed, plus 1 space per 75 square feet for Community Room
Police Substations	1 space per 300 square feet, plus 1 space per 75 square feet for Community Room, plus ancillary use requirements

Section 6: That Title 11, Chapter 58, Table 11-58-3.A: Composite Use Table is hereby amended as follows:

Table 11-58-3.A: Composite Use Table									
Land Use ¹	Specific Use Regulations	T3N	T4N	T4NF	T4MS	T5N	T5MSF	T5MS	T6MS
Agricultural									
Farmers' Market	§ 11-31-30	-	-	-	P	-	P	P	P
Industry, Manufacturing & Processing									
Recycling, small collection facility		-	SUP	SUP	-	-	-	-	-

Recreation, Education & Public Assembly									
Commercial Recreation Facility									
Small, Indoor		-	-	P	P	-	P	P	P
Medium, Indoor		-	-	SUP	SUP	-	SUP	SUP/AUP ²	SUP/AUP ²
Large, Indoor		-	-	CUP	CUP ²	-	CUP	CUP ²	CUP ²
Outdoor		-	-	CUP	CUP ²	-	CUP	CUP ²	CUP ²
Civic Space (see Civic Space Standards)		P	P	P	P	P	P	P	P
Health/Fitness Facility									
≤3,000 sf		-	-	AUP	AUP/P ²	-	AUP	AUP/P ⁴	AUP/P ²
>3,000 sf		-	-	SUP	SUP	-	SUP	SUP/AUP ⁴	SUP/AUP ²
Library; Museum									
≤5,000 sf		P	P	P	P	P	P	AUP	AUP
>5,000 sf		CUP	CUP	CUP	CUP	CUP	AUP	CUP	CUP
Meeting Facility, public or private									
≤5,000 sf		P	P	P	AUP/P ²	P	P	AUP/P ⁴	AUP/P ²
≤20,000 sf		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
>20,000 sf		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Place of Worship									
≤5,000 sf		P	P	P	AUP/P ²	P	P	AUP/P ²	AUP/P ²
≤20,000 sf		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
>20,000 sf		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
School, public or private									
K-12		P	P	CUP	CUP	P	CUP	CUP	CUP
Colleges or Universities, Public or Private		-	-	AUP	AUP/P ²	SUP	AUP	P ²	P ²
Commercial Trade		-	-	AUP	AUP/P ²	SUP	AUP	P ²	P ²
Studio, art, dance, martial arts, music, etc.									
≤1,500 sf		-	-	P	P	-	P	AUP/P ⁴	AUP/P ²
≤3,000 sf		-	-	AUP	AUP	-	P	P ⁴	P ²
>3,000 sf		-	-	SUP	SUP	-	P	P ⁴	P ²
Theater, cinema or performing arts									
≤5,000 sf		-	-	P	P	-	P	P	P

≤10,000 sf		-	-	AUP	AUP	-	AUP	P	P
>10,000 sf		-	-	SUP	SUP	-	SUP	AUP	AUP
Residential									
Boarding House	§ 11-31-14	-	SUP AUP	SUP AUP	SUP ²	SUP ²	SUP ²	SUP ² -	-
Dwelling:									
Accessory/Secondary Unit		P	P	P	-	-	-	-	-
Single-Unit Residence		P	P	P	-	-	-	-	-
Multi-Unit Residence		P	P	P	P ²	P	P	P ⁴	P ²
Group Housing	§ 11-31-14	-	-	SUP	-	SUP	SUP	SUP ²	-
—Group Home for the Handicapped	§ 11-31-14								
—≤10 Clients		P	P	P	P ²	P	P ²	P ²	P ²
—>10 Clients		SUP	SUP	SUP	SUP ²	SUP	SUP ²	SUP ²	SUP ²
COMMUNITY RESIDENCE									
FAMILY COMMUNITY RESIDENCE	§ 11-31-14	P	P	P	P ²	P	P	P ⁴	P ²
TRANSITIONAL COMMUNITY RESIDENCE	§ 11-31-14	P	P	P	P ²	P	P	P ⁴	P ²
Home Occupation									
Main Building, ≤300 sf, ≤2 employees		P	P	P	P ²	P	P	P ⁴	P ²
Main Building, >300 sf, >2 employees		SUP	SUP	AUP	-	-	-	-	-
Accessory Structure, ≤600 sf, ≤4 employees		P	P	P	-	-	-	-	-
Accessory Structure, >600 sf, >4 employees		SUP	SUP	SUP	-	-	-	-	-
Retail									
General Retail, except with any of the following features:		-	-	P	P	-	P	P	P
Alcoholic Beverage Sales Series 10 Liquor License		-	-	AUP	P	-	P	P	P
Alcoholic Beverage Sales Series 9 Liquor License		-	-	SUP	P	-	P	P	AUP
Tenant floor area >5,000 sf		-	-	SUP	AUP	-	P	P	P
Tenant floor area >10,000 sf		-	-	SUP	SUP	-	AUP	AUP	AUP
Tenant floor area		-	-	-	-	-	SUP	SUP	SUP

>25,000 sf									
On-site production of items sold		-	-	SUP	AUP	-	AUP	AUP	AUP
Operating between 1 a.m.—5 a.m.		-	-	-	SUP	-	SUP	AUP	AUP
Operating between 5 a.m.—7 a.m.		-	-	AUP	P	-	AUP	P	P
Operating between 11 p.m.—1 a.m.		-	-	-	SUP	-	SUP	P	P
Drive-through services		-	-	-	-	-	-	-	-
Eating or Drinking Establishment, except with any of the following features:		-	-	P	P	-	P	P	P
Bars/Clubs/Lounges		-	-	CUP	CUP	-	P	P	P
Restaurants, Bar and Grill		-	-	SUP	SUP	-	P	P	P
Tenant floor area >5,000 sf		-	-	P	P	-	P	P	P
Tenant floor area >10,000 sf		-	-	-	SUP	-	SUP	AUP	AUP
Operating between 1 a.m.—5 a.m.		-	-	-	SUP	-	SUP	AUP	AUP
Operating between 5 a.m.—7 a.m.		-	-	AUP	P	-	AUP	P	P
Operating between 11 p.m.—1 a.m.		-	-	-	SUP	-	SUP	P	P
Drive-through services		-	-	-	-	-	-	-	-
Providing entertainment		-	-	SUP	AUP	-	SUP	AUP	AUP
With outdoor seating		-	-	AUP	AUP	-	AUP	AUP	AUP
Pawn shop		-	-	-	CUP	-	-	CUP	-
Services									
Personal Services, except with any of the following features:		-	-	P	P	-	P	P	P
Tenant floor area >2,500 sf		-	-	AUP	P	-	P	P	P
Tenant floor area >5,000 sf		-	-	-	AUP	-	P	P	P
Tenant floor area >10,000 sf		-	-	-	SUP	-	SUP	AUP	AUP
Operating between 1 a.m.—5 a.m.		-	-	-	SUP	-	SUP	AUP	AUP
Operating between 5 a.m.—7 a.m.		-	-	AUP	P	-	AUP	P	P
Operating between 11 p.m.—1 a.m.		-	-	-	SUP	-	SUP	P	P

Drive-through services		-	-	-	-	-	-	-	-
ATM		-	-	P	P	-	P	P	P
Bank; Financial Services		-	-	P	P	-	P	P	P
Business Support Services		-	-	AUP	P	-	P	P	P
Day Care, child or adult:									
Large Day Care Home	§ 11-31-13	P	P	P	P ²	P	-	-	-
Small Day Care Home	§ 11-31-13	P	P	P	P ²	P	P ²	P ⁴	P ²
Day Care Center		-	-	P	P ²	-	P	P ²	P ²
Small Animal Day Care		-	-	SUP	AUP ²	-	AUP	SUP ²	-
Lodging:									
Bed and Breakfast		P	P	P	P ²	P	P	P ⁴	-
Hotel		-	-	-	P ²	-	P	P ⁴	P ²
Hostel		-	-	-	-	-	P	P ⁴	P ²
Inn/Lodge		-	-	P	P	P	P	P ⁴	P ²
Kennel		-	-	SUP	AUP ²	-	AUP	SUP ²	SUP ²
Medical Services:									
Extended Care Facility SKILLED NURSING FACILITY		-	-	P	P ²	-	P	P ²	P ²
Hospital		-	-	CUP	CUP	-	CUP	CUP	-
Medical/Dental Clinic		-	-	SUP	P ²	-	AUP	P ²	P ²
Medical/Dental Office		-	-	P	P ²	-	P	P ²	P ²
Office: Professional, administrative:									
≤5,000 sf		SUP ³	SUP ₃	P	P ²	SUP ³	P	P ⁴	P ²
>5,000 sf		-	-	SUP	AUP ²	-	P	P ⁴	P ²
Social Service Facilities	§ 11-31-26	-	-	CUP	CUP	-	CUP	CUP	-
Tattoo and Body Piercing Parlors		-	-	-	P	-	P	P	-
Veterinary Services		-	-	AUP	AUP ²	-	AUP	AUP ²	AUP ²
Transportation, Communications, and Utilities									
Parking Facility, public or commercial		-	-	-	P	-	P	P	P
Public Safety Facility									
≤1,000 sf		P	P	P	P	P	P	P	P
>1,000 sf		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Stealth Wireless Telecommunications Facility	§ 11-35	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Temporary Event Parking	§ 11-31-29	-	-	SUP	SUP	-	SUP	SUP	SUP
Key P Permitted - Prohibited AUP Admin. Use Permit SUP Special Use Permit CUP Council Use									

Permit / Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use.
¹ See Chapter 64 (Definitions of Terms and Uses) for use type definitions.
² Allowed only on upper floor(s) or behind an allowed ground floor use.
³ Allowed only within a Level 1 Historic Structure.
⁴ Not allowed on the ground floor unless behind an allowed ground-floor use, except the use may occupy up to 50% of the ground floor if: i) the development site is 5 acres or more; ii) the building where the ground floor use is located is greater than 100,000 square feet and has more than 200 linear feet of frontage on a front street; iii) the ground floor space is designed and will be constructed to an assembly occupancy class (as that term is defined in the Mesa Building Code); iv) the design of the project encourages transition of the ground floorspace to active commercial uses in the future by complying with FBC Building Form and Private Frontage standards for commercial uses; v) the building design, site design, and amenities of the project are unique and conform to the intent and purpose of the FBC.
Uses not listed are specifically prohibited unless the Zoning Administrator interprets that a use is consistent pursuant to the Form-Based Code. For existing and non-conforming uses, refer to Chapter 36.

Section 7: That Title 11, Chapter 58, 11-58-4: 3 Neighborhood (T3N) Standards, Section (G): Allowed Uses is hereby amended as follows:

Land Use ¹	Specific Use Regulations	T3N
Recreation, Education & Public Assembly		
Civic Space (see Civic Space Standards)		P
Library; Museum		
≤5,000 sf		P
>5,000 sf		CUP
Meeting Facility, public or private		
≤5,000 sf		P
≤20,000 sf		SUP
>20,000 sf		CUP
Place of Worship		
≤5,000 sf		P
≤20,000 sf		SUP
>20,000 sf		CUP
School, public or private		
K-12		P
Residential		
Dwelling:		
Accessory/Secondary Unit		P
Single-Unit Residence		P
Multi-Unit Residence		P
Group Home for the Handicapped	§ 11-31-14	
—≤10 Clients		P
—>10 Clients		SUP

COMMUNITY RESIDENCE	§ 11-31-14	
FAMILY COMMUNITY RESIDENCE		P
TRANSITIONAL COMMUNITY RESIDENCE		P
Home Occupation:		
Main Building, ≤300 sf, ≤2 employees		P
Main Building, >300 sf, >2 employees		SUP
Accessory Structure, ≤600 sf, ≤4 employees		P
Accessory Structure, >600 sf, >4 employees		SUP
Services		
Day Care, child or adult:		
Large Day Care Home	§ 11-31-13	P
Small Day Care Home	§ 11-31-13	P
Lodging:		
Bed and Breakfast		P
Office: Professional, administrative		
≤5,000 sf		SUP ³
Transportation, Communications, and Utilities		
Public Safety Facility		
≤1,000 sf		P
>1,000 sf		SUP
Stealth Wireless Telecommunications Facility	§ 11-35	SUP
Key		
P	Permitted Use	
AUP	Administrative Use Permit Required	
SUP	Special Use Permit Required	
CUP	Council Use Permit Required	
-	Prohibited Use	
/	Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use.	
End Notes		
Uses not listed are specifically prohibited unless the Zoning Administrator interprets that a use is consistent pursuant to the Form-Based Code. For existing and non-conforming uses, refer to Chapter 36.		

Section 8: That Title 11, Chapter 58, Section 11-58-5: T4 Neighborhood (T4N) Standards, Section (G): Allowed Uses is hereby amended as follows:

Land Use ¹	Specific Use Regulations	T4N
Industry, Manufacturing & Processing		
Recycling, small collection facility		SUP
Recreation, Education & Public Assembly		

Civic Space (see Civic Space Standards)		P
Library; Museum		
≤5,000 sf		P
>5,000 sf		CUP
Meeting Facility, public or private		
≤5,000 sf		P
≤20,000 sf		SUP
>20,000 sf		CUP
Place of Worship		
≤5,000 sf		P
≤20,000 sf		SUP
>20,000 sf		CUP
School, public or private		
K-12		P
Residential		
Boarding House	§ 11-31-14	AUP- SUP
Dwelling:		
Accessory/Secondary Unit		P
Single-Unit Residence		P
Multi-Unit Residence		P
Group Home for the Handicapped	§ 11-31-14	
≤10 Clients		P
>10 Clients		SUP
COMMUNITY RESIDENCE	§ 11-31-14	
FAMILY COMMUNITY RESIDENCE		P
TRANSITIONAL COMMUNITY RESIDENCE		P
Home Occupation:		
Main Building, ≤300 sf, ≤2 employees		P
Main Building, >300 sf, >2 employees		SUP
Accessory Structure, ≤600 sf, ≤4 employees		P
Accessory Structure, >600 sf, >4 employees		SUP
Services		
Day Care, child or adult:		
Large Day Care Home	§ 11-31-13	P
Small Day Care Home	§ 11-31-13	P
Lodging:		
Bed and Breakfast		P
Office: Professional, administrative		
≤5,000 sf		SUP ³

Transportation, Communications, and Utilities	
Public Safety Facility	
≤1,000 sf	P
>1,000 sf	SUP
Stealth Wireless Telecommunications Facility	§ 11-35 SUP
Key*	
P	Permitted Use
AUP	Administrative Use Permit Required
SUP	Special Use Permit Required
CUP	Council Use Permit Required
-	Prohibited Use
/	Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use.
End Notes	
Uses not listed are specifically prohibited unless the Zoning Administrator interprets that a use is consistent pursuant to the Form-Based Code. For existing and non-conforming uses, refer to Chapter 36.	
¹ See Chapter 64 (Definitions of Terms and Uses) for use type definitions.	
² Not allowed on the ground floor unless behind an allowed ground-floor use.	
³ Allowed only within a Level I Historic Structure.	

Section 9: That Title 11, Chapter 58, Section 11-58-6: T4 Neighborhood Flex (T4NF) Standards, Section(G): Allowed Uses is hereby amended as follows:

Land Use ¹	Specific Use Regulations	T4NF
Industry, Manufacturing & Processing		
Recycling, small collection facility		SUP
Recreation, Education & Public Assembly		
Commercial Recreation Facility,		
Small, Indoor		P
Medium, Indoor		SUP
Large, Indoor		CUP
Outdoor		CUP
Civic Space (see Civic Space Standards)		P
Health/Fitness Facility		
≤3,000 sf		AUP
>3,000 sf		SUP
Library; Museum		
≤5,000 sf		P
>5,000 sf		CUP

Meeting Facility, public or private		
≤5,000 sf		P
≤20,000 sf		SUP
>20,000 sf		CUP
Place of Worship		
≤5,000 sf		P
≤20,000 sf		SUP
>20,000 sf		CUP
School, public or private		
K-12		CUP
Colleges or Universities, Public or Private		AUP
Commercial Trade		AUP
Studio, art, dance, martial arts, music, etc.		
≤1,500 sf		P
≤3,000 sf		AUP
>3,000 sf		SUP
Theater, cinema or performing arts		
≤5,000 sf		P
≤10,000 sf		AUP
>10,000 sf		SUP
Residential		
BoardING House	§ 11-31-14	AUP SUP
Dwelling:		
Accessory/Secondary Unit		P
Single-Unit Residence		P
Multi-Unit Residence		P
Group Housing	§ 11-31-14	SUP
Group Home for the Handicapped	§ 11-31-14	
—≤10 Clients		P
—>10 Clients		SUP
COMMUNITY RESIDENCE	§ 11-31-14	
FAMILY COMMUNITY RESIDENCE		P
TRANSITIONAL COMMUNITY RESIDENCE		P
Home Occupation:		
Main Building, ≤300 sf, ≤2 employees		P
Main Building, >300 sf, >2 employees		AUP
Accessory Structure, ≤600 sf, ≤4 employees		P

Accessory Structure, >600 sf, >4 employees		SUP
Retail		
General Retail, except with any of the following features:		P
Alcoholic Beverage Sales Series 10 Liquor License		AUP
Alcoholic Beverage Sales Series 9 Liquor License		SUP
Tenant floor area >5,000 sf		SUP
Tenant floor area >10,000 sf		SUP
Tenant floor area >25,000 sf		-
On-site production of items sold		SUP
Operating between 1 a.m.—5 a.m.		-
Operating between 5 a.m.—7 a.m.		AUP
Operating between 11 p.m.—1 a.m.		-
Drive-through services		-
Eating or Drinking Establishment, except with any of the following features:		P
Bars/Clubs/Lounges		CUP
Restaurants, Bar and Grill		SUP
Tenant floor area >5,000 sf		P
Tenant floor area >10,000 sf		-
Operating between 1 a.m.—5 a.m.		AUP
Operating between 5 a.m. - 7 a.m.		AUP
Operating between 11 p.m.—1 a.m.		-
Drive-through services		-
Providing entertainment		SUP
With Outdoor seating		AUP
Services		
Personal Services, except with any of the following features:		P
Tenant floor area >2,500 sf		AUP
Tenant floor area >5,000 sf		-
Tenant floor area >10,000 sf		
Operating between 1 a.m.—5 a.m.		-
Operating between 5 a.m.—7 a.m.		AUP
Operating between 11 p.m.—1 a.m.		-
Drive-through services		-
ATM		P
Bank; Financial Services		P
Business Support Services		AUP
Day Care, child or adult:		
Large Day Care Home	§ 11-31-13	P
Small Day Care Home	§ 11-31-13	P

Day Care Center		P
Small Animal Day Care		SUP
Lodging:		
Bed and Breakfast		P
Inn/Lodge		P
Kennel		SUP
Medical Services:		
Extended Care Facility SKILLED NURSING FACILITY		P
Hospital		CUP
Medical/Dental Clinic		SUP
Medical/Dental Office		P
Office: Professional, administrative		
≤5,000 sf		P
>5,000 sf		SUP
Social Service Facilities	§ 11-31-26	CUP
Veterinary Services		AUP
Transportation, Communications, and Utilities		
Public Safety Facility		
≤1,000 sf		P
>1,000 sf		SUP
Stealth Wireless Telecommunications Facility	§ 11-35	SUP
Temporary Event Parking	§ 11-31-29	SUP
Key		
P	Permitted Use	
AUP	Administrative Use Permit Required	
SUP	Special Use Permit Required	
CUP	Council Use Permit Required	
-	Prohibited Use	
/	Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use.	
End Notes		
Uses not listed are specifically prohibited unless the Zoning Administrator interprets that a use is consistent pursuant to the Form-Based Code. For existing and non-conforming uses, refer to Chapter 36.		
¹ See Chapter 64 (Definitions of Terms and Uses) for use type definitions.		
² Not allowed on the ground floor unless behind an allowed ground-floor use.		
³ Allowed only within a Level I Historic Structure.		

Section 10: That Title 11, Chapter 58, 11-58-7: T4 Main Street (T4MS) Standards, Section (G): Allowed Uses is hereby amended as follows:

Land Use, ¹	Specific Use	T4MS
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Regulations		
Agricultural		
Farmers' Market	§ 11-31-30	P
Recreation, Education & Public Assembly		
Commercial Recreation Facility		
Small, Indoor		P
Medium, Indoor		SUP
Large, Indoor		CUP ²
Outdoor		CUP ²
Civic Space (see Civic Space Standards)		P
Health/Fitness Facility		
≤3,000 sf		AUP/P ²
>3,000 sf		SUP
Library; Museum		
≤5,000 sf		P
>5,000 sf		CUP
Meeting Facility, public or private		
≤5,000 sf		AUP/P ²
≤20,000 sf		SUP
>20,000 sf		CUP
Place of Worship		
≤5,000 sf		AUP/P ²
≤20,000 sf		SUP
>20,000 sf		CUP
School, public or private		
K-12		CUP
Colleges or Universities, Public or Private		AUP/P ²
Commercial Trade		AUP/P ²
Studio, art, dance, martial arts, music, etc.		
≤1,500 sf		P
≤3,000 sf		AUP
>3,000 sf		SUP
Boarding House	§ 11-31-14	SUP ²
Dwelling:		
Multi-Unit Residence		P ²
Group Home for the Handicapped	§ 11-31-14	
—≤10 Clients		P ²
—>10 Clients		SUP ²
COMMUNITY RESIDENCE	§ 11-31-14	

FAMILY COMMUNITY RESIDENCE	P2
TRANSITIONAL COMMUNITY RESIDENCE	P2
Home Occupation:	
Main Building, ≤300 sf, ≤2 employees	P ²
Retail	
General Retail, except with any of the following features:	P
Alcoholic Beverage Sales Series 10 Liquor License	P
Alcoholic Beverage Sales Series 9 Liquor License	P
Tenant floor area >5,000 sf	AUP
Tenant floor area >10,000 sf	SUP
Tenant floor area >25,000 sf	-
On-site production of items sold	AUP
Operating between 1 a.m.—5 a.m.	SUP
Operating between 5 a.m.—7 a.m.	P
Operating between 11 p.m.—1 a.m.	SUP
Drive-through services	-
Eating or Drinking Establishment, except with any of the following features:	P
Bars/Clubs/Lounges	CUP
Restaurants, Bar and Grill	SUP
Tenant floor area >5,000 sf	P
Tenant floor area >10,000 sf	SUP
Operating between 1 a.m.—5 a.m.	SUP
Operating between 5 a.m.—7 a.m.	P
Operating between 11 p.m.—1 a.m.	SUP
Drive-through services	-
Providing entertainment	AUP
With outdoor seating	AUP
Pawn Shop	CUP
Services	
Personal Services, except with any of the following features:	P
Tenant floor area >2,500 sf	P
Tenant floor area >5,000 sf	AUP
Tenant floor area >10,000 sf	SUP
Operating between 1 a.m.—5 a.m.	SUP
Operating between 5 a.m.—7 a.m.	P
Operating between 11 p.m.—1 a.m.	SUP
Drive-through services	-
ATM	P
Bank; Financial Services	P

Business Support Services		P
Day Care, child or adult:		
Large Day Care Home	§ 11-31-13	P ²
Small Day Care Home	§ 11-31-13	P ²
Day Care Center		P ²
Small Animal Day Care		AUP ²
Lodging:		
Bed and Breakfast		P ²
Hotel		P ²
Inn/Lodge		P
Kennel		AUP ²
Medical Services:		
Extended Care Facility SKILLED NURSING FACILITY		P ²
Hospital		CUP
Medical/Dental Clinic		P ²
Medical/Dental Office		P ²
Office: Professional, administrative		
≤5,000 sf		P ²
>5,000 sf		AUP ²
Social Service Facilities	§ 11-31-26	CUP
Tattoo and Body Piercing Parlors		P
Veterinary Services		AUP ²
Transportation, Communications, and Utilities		
Parking Facility, public or commercial		P
Public Safety Facility		
≤1,000 sf		P
>1,000 sf		SUP
Stealth Wireless Telecommunications Facility	§ 11-35	SUP
Temporary Event Parking	§ 11-31-29	SUP
Key:		
P	Permitted Use	
AUP	Administrative Use Permit Required	
SUP	Special Use Permit Required	
CUP	Council Use Permit Required	
-	Prohibited Use	
/	Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use.	
End Notes		
Uses not listed are specifically prohibited unless the Zoning Administrator interprets that a use is consistent pursuant to the Form-Based Code. For existing and non-conforming uses, refer to Chapter 36.		

¹ See Chapter 64 (Definitions of Terms and Uses) for use type definitions.

² Not allowed on the ground floor unless behind an allowed ground-floor use.

³ Allowed only within a Level I Historic Structure.

Section 11: That Title 11, Chapter 58, 11-58-8: T5 Neighborhood (T5N) Standards, Section (G): Allowed Uses is hereby amended as follows:

Land Use ¹	Specific Use Regulations	T5N
Recreation, Education & Public Assembly		
Civic Space (see Civic Space Standards)		P
Library; Museum		
≤5,000 sf		P
>5,000 sf		CUP
Meeting Facility, public or private		
≤5,000 sf		P
≤20,000 sf		SUP
>20,000 sf		CUP
Place of Worship		
≤5,000 sf		P
≤20,000 sf		SUP
>20,000 sf		CUP
School, public or private		
K-12		P
Colleges or Universities, Public or Private		SUP
Commercial Trade		SUP
Residential		
Boarding House	§ 11-31-14	SUP ²
Dwelling:		
Multi-Unit Residence		P
Group Housing	§ 11-31-14	SUP
Group Home for the Handicapped	§ 11-31-14	
—≤10 Clients		P
—>10 Clients		SUP
COMMUNITY RESIDENCE	§ 11-31-14	
FAMILY COMMUNITY RESIDENCE		P
TRANSITIONAL COMMUNITY RESIDENCE		P
Home Occupation:		
Main Building, ≤300 sf, ≤2 employees		P
Services		

Day Care, child or adult:		
Large Day Care Home	§ 11-31-13	P
Small Day Care Home	§ 11-31-13	P
Lodging:		
Bed and Breakfast		P
Inn/Lodge		P
Office: Professional, administrative		
≤5,000 sf		SUP ³
Transportation, Communications, and Utilities		
Public Safety Facility		
≤1,000 sf		P
>1,000 sf		SUP
Stealth Wireless Telecommunications Facility	§ 11-35	SUP
Temporary Event Parking	§ 11-31-39	-
Key		
P	Permitted Use	
AUP	Administrative Use Permit Required	
SUP	Special Use Permit Required	
CUP	Council Use Permit Required	
-	Prohibited Use	
/	Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use.	
End Notes		
Uses not listed are specifically prohibited unless the Zoning Administrator interprets that a use is consistent pursuant to the Form-Based Code. For existing and non-conforming uses, refer to Chapter 36.		
¹ See Chapter 64 (Definitions of Terms and Uses) for use type definitions.		
² Not allowed on the ground floor unless behind an allowed ground-floor use.		
³ Allowed only within a Level I Historic Structure.		

Section 12: That Title 11, Chapter 58, 11-58-9: T5 Main Street Flex (T5MSF) Standards, Section (G) Allowed Uses is hereby amended as follows:

Land Use ¹	Specific Use Regulations	T5MSF
Agricultural		
Farmers' Market	§ 11-31-30	P
Recreation, Education & Public Assembly		
Commercial Recreation Facility,		
Small, Indoor		P
Medium, Indoor		SUP
Large, Indoor		CUP

Outdoor		CUP
Civic Space (see Civic Space Standards)		P
Health/Fitness Facility		
≤3,000 sf		AUP
>3,000 sf		SUP
Library; Museum		
≤5,000 sf		P
>5,000 sf		AUP
Meeting Facility, public or private		
≤5,000 sf		P
≤20,000 sf		SUP
>20,000 sf		CUP
Place of Worship		
≤5,000 sf		P
≤20,000 sf		SUP
>20,000 sf		CUP
School, public or private		
K-12		CUP
Colleges or Universities, Public or Private		AUP
Commercial Trade		AUP
Studio, art, dance, martial arts, music, etc.		
≤1,500 sf		P
≤3,000 sf		P
>3,000 sf		P
Theater, cinema or performing arts		
≤5,000 sf		P
≤10,000 sf		AUP
>10,000 sf		SUP
Residential		
Boarding House	§ 11-31-14	SUP ²
Dwelling:		
Multi-Unit Residence		P
Group Housing	§ 11-31-14	SUP
Group Home for the Handicapped	§ 11-31-14	
—≤10 Clients		P ²
—>10 Clients		SUP ²
COMMUNITY RESIDENCE	§ 11-31-14	
FAMILY COMMUNITY RESIDENCE		P
TRANSITIONAL COMMUNITY RESIDENCE		P

Home Occupation:		
Main Building, ≤300 sf, ≤2 employees		P
Retail		
General Retail, except with any of the following features:		P
Alcoholic Beverage Sales Series 10 Liquor License		P
Alcoholic Beverage Sales Series 9 Liquor License		P
Tenant floor area >5,000 sf		P
Tenant floor area >10,000 sf		AUP
Tenant floor area >25,000 sf		SUP
On-site production of items sold		AUP
Operating between 1 a.m.—5 a.m.		SUP
Operating between 5 a.m.—7 a.m.		AUP
Operating between 11 p.m.—1 a.m.		SUP
Drive-through services		-
Eating or Drinking Establishment, except with any of the following features:		P
Bars/Clubs/Lounges		P
Restaurants, Bar and Grill		P
Tenant floor area >5,000 sf		P
Tenant floor area >10,000 sf		P
Operating between 1 a.m.—5 a.m.		SUP
Operating between 5 a.m.—7 a.m.		AUP
Operating between 11 p.m.—1 a.m.		SUP
Drive-through services		-
Providing entertainment		SUP
With Outdoor seating		AUP
Services		
Personal Services, except with any of the following features:		P
Tenant floor area >2,500 sf		P
Tenant floor area >5,000 sf		P
Tenant floor area >10,000 sf		SUP
Operating between 1 a.m.—5 a.m.		SUP
Operating between 5 a.m.—7 a.m.		AUP
Operating between 11 p.m.—1 a.m.		SUP
Drive-through services		-
ATM		P
Bank; Financial Services		P
Business Support Services		P
Day Care, child or adult:		
Large Day Care Home	§ 11-31-13	P

Small Day Care Home	§ 11-31-13	P ²
Day Care Center		P
Small Animal Day Care		AUP
Lodging:		
Bed and Breakfast		P
Hotel		P
Hostel		P
Inn/Lodge		P
Kennel		AUP
Medical Services:		
Extended Care Facility SKILLED NURSING FACILITY		P
Hospital		CUP
Medical/Dental Clinic		AUP
Medical/Dental Office		P
Office: Professional, administrative		
≤5,000 sf		P
>5,000 sf		P
Social Service Facilities	§ 11-31-26	CUP
Tattoo and Body Piercing Parlors		P
Veterinary Services		AUP
Transportation, Communications, and Utilities		
Parking Facility, public or commercial		P
Public Safety Facility		
≤1,000 sf		P
>1,000 sf		SUP
Stealth Wireless Telecommunications Facility	§ 11-35	SUP
Temporary Event Parking	§ 11-31-29	SUP
Key		
P	Permitted Use	
AUP	Administrative Use Permit Required	
SUP	Special Use Permit Required	
CUP	Council Use Permit Required	
-	Prohibited Use	
/	Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use.	
End Notes		
Uses not listed are specifically prohibited unless the Zoning Administrator interprets that a use is consistent pursuant to the Form-Based Code. For existing and non-conforming uses, refer to Chapter 36.		
¹ See Chapter 64 (Definitions of Terms and Uses) for use type definitions.		
² Not allowed on the ground floor unless behind an allowed ground-floor use.		

³ Allowed only within a Level I Historic Structure.

Section 13: That Title 11, Chapter 58, 11-58-10: T5 Main Street (T5MS) Standards, Section (G): Allowed Uses is hereby amended as follows:

Land Use ¹	Specific Use Regulations	T5MS
Agricultural		
Farmers' Market	§ 11-31-30	P
Recreation, Education & Public Assembly		
Commercial Recreation Facility		
Small, Indoor		P
Small, Indoor		P
Medium, Indoor		SUP/AUP ²
Large, Indoor		CUP ²
Outdoor		CUP ²
Civic Space (see Civic Space Standards)		P
Health/Fitness Facility		
≤3,000 sf		AUP/P ⁴
>3,000 sf		SUP/AUP ⁴
Library; Museum		
≤5,000 sf		AUP
>5,000 sf		CUP
Meeting Facility, public or private		
≤5,000 sf		AUP/P ⁴
≤20,000 sf		SUP
>20,000 sf		CUP
Place of Worship		
≤5,000 sf		AUP/P ²
≤20,000 sf		SUP
>20,000 sf		CUP
School, public or private		
K-12		CUP
Colleges or Universities, Public or Private		P ²
Commercial Trade		P ²
Studio, art, dance, martial arts, music, etc.		
≤1,500 sf		AUP/P ⁴
≤3,000 sf		P ⁴
>3,000 sf		P ⁴
Theater, cinema or performing arts		

≤5,000 sf		P
≤10,000 sf		P
>10,000 sf		AUP
Residential		
BOARDING HOUSE		SUP²
Dwelling:		
Multi-Unit Residence		P ⁴
Group Housing	§ 11-31-14	SUP ²
Group Home for the Handicapped	§ 11-31-14	
—≤10 Clients		P ²
—>10 Clients		SUP ²
COMMUNITY RESIDENCE	§ 11-31-14	
FAMILY COMMUNITY RESIDENCE		P⁴
TRANSITIONAL COMMUNITY RESIDENCE		P⁴
Home Occupation:		
Main Building, ≤300 sf, ≤2 employees		P ⁴
Retail		
General Retail, except with any of the following features:		P
Alcoholic Beverage Sales Series 10 Liquor License		P
Alcoholic Beverage Sales Series 9 Liquor License		P
Tenant floor area >5,000 sf		P
Tenant floor area >10,000 sf		AUP
Tenant floor area >25,000 sf		SUP
On-site production of items sold		AUP
Operating between 1 a.m. - 5 a.m.		AUP
Operating between 5 a.m. - 7 a.m.		P
Operating between 11 p.m. - 1 a.m.		P
Drive-through services		-
Eating or Drinking Establishment, except with any of the following features:		P
Bars/Clubs/Lounges		P
Restaurants, Bar and Grill		P
Tenant floor area >5,000 sf		P
Tenant floor area >10,000 sf		P
Operating between 1 a.m. - 5 a.m.		AUP
Operating between 5 a.m. - 7 a.m.		P
Operating between 11 p.m. - 1 a.m.		P
Drive-through services		-
Providing entertainment		AUP
With outdoor seating		AUP

Pawn Shop		CUP
Services		
Personal Services, except with any of the following features:		P
Tenant floor area >2,500 sf		P
Tenant floor area >5,000 sf		P
Tenant floor area >10,000 sf		AUP
Operating between 1 a.m. - 5 a.m.		AUP
Operating between 5 a.m. - 7 a.m.		P
Operating between 11 p.m. - 1 a.m.		P
Drive-through services		-
ATM		P
Bank; Financial Services		P
Business Support Services		P
Day Care, child or adult:		
Large Day Care Home	§ 11-31-13	-
Small Day Care Home	§ 11-31-13	P ⁴
Day Care Center		P ²
Small Animal Day Care		SUP ²
Lodging:		
Bed and Breakfast		P ⁴
Hotel		P ⁴
Hostel		P ⁴
Inn/Lodge		P ⁴
Kennel		SUP ²
Medical Services:		
Extended Care Facility SKILLED NURSING FACILITY		P ²
Hospital		CUP
Medical/Dental Clinic		P ²
Medical/Dental Office		P ²
Office: Professional, administrative		
≤5,000 sf		P ⁴
>5,000 sf		P ⁴
Social Service Facilities	§ 11-31-26	CUP
Tattoo and Body Piercing Parlors		P
Veterinary Services		AUP ²
Transportation, Communications, and Utilities		
Parking Facility, public or commercial		P
Public Safety Facility		
≤1,000 sf		P

>1,000 sf		SUP
Stealth Wireless Telecommunications Facility	§ 11-35	SUP
Temporary Event Parking	§ 11-31-29	SUP
Key		
P	Permitted Use	
AUP	Administrative Use Permit Required	
SUP	Special Use Permit Required	
CUP	Council Use Permit Required	
-	Prohibited Use	
/	Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use.	
End Notes		
Uses not listed are specifically prohibited unless the Zoning Administrator interprets that a use is consistent pursuant to the Form-Based Code. For existing and non-conforming uses, refer to Chapter 36.		
¹ See Chapter 64 (Definitions of Terms and Uses) for use type definitions.		
² Not allowed on the ground floor unless behind an allowed ground-floor use.		
³ Allowed only within a Level I Historic Structure.		
⁴ Not allowed on the ground floor unless behind an allowed ground-floor use, except the use may occupy up to 50% of the ground floor if: i) the development site is 5 acres or more; ii) the building where the ground floor use is located is greater than 100,000 square feet and has more than 200 linear feet of frontage on a front street; iii) the ground floor space is designed and will be constructed to an assembly occupancy class (as that term is defined in the Mesa Building Code); iv) the design of the project encourages transition of the ground floorspace to active commercial uses in the future by complying with FBC Building Form and Private Frontage standards for commercial uses; v) the building design, site design, and amenities of the project are unique and conform to the intent and purpose of the FBC.		

Section 14: That Title 11, Chapter 58, 11-58-11: T6 Main Street (T6MS) Standards, Section (G): Allowed Uses is hereby amended as follows:

Land Use ¹	Specific Use Regulations	T6MS
Agricultural		
Farmers' Market	§ 11-31-30	P
Recreation, Education & Public Assembly		
Commercial Recreation Facility		
Small, Indoor		P
Medium, Indoor		SUP/AUP ²
Large, Indoor		CUP ²
Outdoor		CUP ²
Civic Space (see Civic Space Standards)		P
Health/Fitness Facility		
≤3,000 sf		AUP/P ²
>3,000 sf		SUP/AUP ²
Library; Museum		

≤5,000 sf		AUP
>5,000 sf		CUP
Meeting Facility, public or private		
≤5,000 sf		AUP/P ²
≤20,000 sf		SUP
>20,000 sf		CUP
Place of Worship		
≤5,000 sf		AUP/P ²
≤20,000 sf		SUP
>20,000 sf		CUP
School, public or private		
K-12		CUP ²
Colleges or Universities, Public or Private		P ²
Commercial Trade		P ²
Studio, art, dance, martial arts, music, etc.		
≤1,500 sf		AUP/P ²
≤3,000 sf		P ²
>3,000 sf		P ²
Theater, cinema or performing arts		
≤5,000 sf		P
≤10,000 sf		P
>10,000 sf		AUP
Residential		
Dwelling:		
Multi-Unit Residence		P ²
Group Home for the Handicapped	§ 11-31-14	
—≤10 Clients		P ²
—>10 Clients		SUP ²
COMMUNITY RESIDENCE	§ 11-31-14	
FAMILY COMMUNITY RESIDENCE		P2
TRANSITIONAL COMMUNITY RESIDENCE		P 2
Home Occupation		
Main Building, ≤300 sf, ≤2 employees		P ²
Retail		
General Retail, except with any of the following features:		P
Alcoholic Beverage Sales Series 10 Liquor License		P
Alcoholic Beverage Sales Series 9 Liquor License		AUP
Tenant floor area >5,000 sf		P

Tenant floor area >10,000 sf		AUP
Tenant floor area >25,000 sf		SUP
On-site production of items sold		AUP
Operating between 1 a.m. - 5 a.m.		AUP
Operating between 5 a.m. - 7 a.m.		P
Operating between 11 p.m. - 1 a.m.		P
Drive-through services		-
Eating or Drinking Establishment, except with any of the following features:		P
Bars/Clubs/Lounges		P
Restaurants, Bar and Grill		P
Tenant floor area >5,000 sf		P
Tenant floor area >10,000 sf		P
Operating between 1 a.m. - 5 a.m.		AUP
Operating between 5 a.m. - 7 a.m.		P
Operating between 11 p.m. - 1 a.m.		P
Drive-through services		-
Providing entertainment		AUP
With outdoor seating		AUP
Services		
Personal Services, except with any of the following features:		P
Tenant floor area >2,500 sf		P
Tenant floor area >5,000 sf		P
Tenant floor area >10,000 sf		AUP
Operating between 1 a.m. - 5 a.m.		AUP
Operating between 5 a.m. - 7 a.m.		P
Operating between 11 p.m. - 1 a.m.		P
Drive-through services		-
ATM		P
Bank; Financial Services		P
Business Support Services		P
Day Care, child or adult:		
Large Day Care Home	§ 11-31-13	-
Small Day Care Home	§ 11-31-13	P ²
Day Care Center		P ²
Small Animal Day Care		-
Lodging:		
Bed and Breakfast		-
Hotel		P ²
Hostel		P ²

Inn/Lodge		P ²
Kennel		SUP ²
Medical Services:		
Extended Care Facility SKILLED NURSING FACILITY		P ²
Hospital		-
Medical/Dental Clinic		P ²
Medical/Dental Office		P ²
Office: Professional, administrative		
≤5,000 sf		P ²
>5,000 sf		P ²
Social Service Facilities	§ 11-31-26	-
Tattoo and Body Piercing Parlors	§ 11-31-28	-
Veterinary Services		AUP ²
Transportation, Communications, and Utilities		
Parking Facility, public or commercial		P
Public Safety Facility		
≤1,000 sf		P
>1,000 sf		SUP
Stealth Wireless Telecommunications Facility	§ 11-35	SUP
Temporary Event Parking	§ 11-31-29	SUP
Key		
P	Permitted Use	
AUP	Administrative Use Permit Required	
SUP	Special Use Permit Required	
CUP	Council Use Permit Required	
-	Prohibited Use	
/	Separates requirements for ground floor uses and uses on upper floor(s) or behind an allowed ground floor use.	
End Notes		
Uses not listed are specifically prohibited unless the Zoning Administrator interprets that a use is consistent pursuant to the Form-Based Code. For existing and non-conforming uses, refer to Chapter 36.		
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