

RESOLUTION NO. 11981

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENTS HAVE BEEN FILED WITH THE CITY CLERK TITLED "2022 AMENDMENTS TO THE TABLES IN ZONING ORDINANCE, TITLE 11, CHAPTERS 6, 7, 8, AND 58 PERTAINING TO OUTDOOR EATING AREAS."

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

Section 1: That certain documents titled "2022 Amendments to the Tables in Zoning Ordinance, Title 11, Chapters 6, 7, 8, and 58 Pertaining to Outdoor Eating Areas" 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 December, 2022.



APPROVED:
John Gilbr
Mayor

ATTEST:
Holly Moseley
City Clerk

**2022 AMENDMENTS TO THE TABLES IN ZONING ORDINANCE, TITLE 11,
CHAPTERS 6, 7, 8, AND 58 PERTAINING TO OUTDOOR EATING AREAS**

Section 1: 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) | OC (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) | |
| Assisted Living Facility | | | | | | |
| Assisted Living Home (5 to 10 residents) | 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 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 11-31-31, Residential Uses in Commercial Districts and Section 11-31-28, Assisted Living Centers, Nursing and Convalescent Homes |

Table 11-6-2: Commercial Districts

| Proposed Use | NC (C-1) | LC (C-2) | GC (C-3) | OC (O-S) | MX | Additional Use Regulations |
|---|-------------------|-------------------|-------------------|-------------|-------------------|--|
| 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 and Section 11-31-14, Community Residences |
| Transitional Community Residence | CUP/P (19, 20) | CUP/P (19, 20) | CUP/P (19/20) | — | CUP/P (19, 20) | |
| 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) | |
| Community Center | P (19, 22) | P (19, 22) | P (19, 22) | — | P (19, 22) | |
| Community Gardens | P | P | P | P | P | Section 11-31-10, Community Gardens |
| Cultural Institutions | P (19, 22) | P (19, 22) | P (19, 22) | P (19, 22) | P (19, 22) | |
| Day Care Centers | P (19, 22) | 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 |
|---|----------------|----------------|----------------|-------------|------------|--|
| 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 11-31-31, Residential Uses in Commercial Districts and 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, Colleges, and Trade Schools | | | | | | |
| Colleges or Universities, Private | — | P (21, 22) | P (21, 22) | — | P (21, 22) | Section 11-31-24, Schools |

Table 11-6-2: Commercial Districts

| Proposed Use | NC (C-1) | LC (C-2) | GC (C-3) | OC (O-S) | MX | Additional Use Regulations |
|---------------------------------------|----------------|----------------|----------------|--------------|--------------|---|
| Colleges or Universities, Public | P | P | P | P | P | |
| Commercial Trade Schools, Private | — | P (21, 22) | P (21, 22) | — | P (21, 22) | Section 11-31-24, Schools |
| Commercial Trade Schools, Public | P | P | P | P | P | |
| Industrial Trade Schools, Private | — | — | P (21, 22) | — | — | Section 11-31-24, Schools |
| Industrial Trade Schools, Public | P | P | P | P | P | |
| K-12, Private | CUP (19, 20) | CUP (19, 20) | CUP (19, 20) | CUP (19, 20) | CUP (19, 20) | Section 11-31-24, Schools |
| K-12, Public | P | P | P | P | P | |
| 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) | |

Table 11-6-2: Commercial Districts

| Proposed Use | NC (C-1) | LC (C-2) | GC (C-3) | OC (O-S) | MX | Additional Use Regulations |
|---|-------------|-------------|-------------|-------------|----------|---|
| 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 |
| 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 |

Table 11-6-2: Commercial Districts

| Proposed Use | NC (C-1) | LC (C-2) | GC (C-3) | OC (O-S) | MX | Additional Use Regulations |
|---|-------------|-------------|-------------|-------------|------------|--|
| 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 | |

Table 11-6-2: Commercial Districts

| Proposed Use | NC (C-1) | LC (C-2) | GC (C-3) | OC (O-S) | MX | Additional Use Regulations |
|--|-------------|-------------|-------------|-------------|------------|--|
| Restaurants, Full Service | P | P | P | — | P | |
| Restaurants, Limited Service | P | P | P | P (5) | P | |
| With Drive-Thru Facilities | SUP | | P | — | SUP | Section 11-31-18, Drive-thru Facilities |
| With Outdoor Seating EATING Areas | SUP P | P | P | SUP P | P | Section 11-31-19, Outdoor Eating Areas |
| With Off-track Betting | — | P (25) | P (25) | — | P (25) | |
| With Live Entertainment | — | P (4, 26) | P (26) | — | P (4, 26) | |
| 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) | |

Table 11-6-2: Commercial Districts

| Proposed Use | NC (C-1) | LC (C-2) | GC (C-3) | OC (O-S) | MX | Additional Use Regulations |
|---|-----------------|-----------------|-----------------|-------------|------------------|--|
| Large Commercial Development | — | P | P | — | CUP (7) | Section 11-31-16, Large Commercial Development |
| Light Fleet-Based Services | — | — | P | — | — | |
| 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 |

Table 11-6-2: Commercial Districts

| Proposed Use | NC (C-1) | LC (C-2) | GC (C-3) | OC (O-S) | MX | Additional Use Regulations |
|---|-------------|-------------|-------------|-------------|---------|---|
| 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, Recycling and Processing Facilities |
| Small Indoor Collection Facility | — | SUP | P | — | SUP (7) | |
| 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 | | | | | | |

Table 11-6-2: Commercial Districts

| Proposed Use | NC (C-1) | LC (C-2) | GC (C-3) | OC (O-S) | MX | Additional Use Regulations |
|--|----------------|-------------------|-------------------|-------------|---------------|---|
| 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 Display | P | P | P | — | P | 11-31-20, Outdoor Display |
| Portable Storage Containers | P (28) | P/SUP (28, 29) | P/SUP (28, 29) | P (28) | P (28) | Section 11-30- 16 |
| Temporary Outdoor Entertainment | TUP | TUP | TUP | -- | TUP | Section 11-31- 30, Temporary Uses |
| Temporary Outdoor Sales | TUP | TUP | TUP | -- | TUP | |
| Notes: | | | | | | |

Table 11-6-2: Commercial Districts

| Proposed Use | NC (C-1) | LC (C-2) | GC (C-3) | OC (O-S) | MX | Additional Use Regulations |
|---|-------------|-------------|-------------|-------------|----|-------------------------------|
| 1. Reserved. | | | | | | |
| 2. Permitted if occupying less than 5,000 square feet; greater floor area requires approval of an SUP. | | | | | | |
| 3. A CUP is required for plasma centers and substance abuse detoxification and treatment centers; other Clinics are permitted by right. | | | | | | |
| 4. Must be confined to completely enclosed, sound-attenuated facilities. | | | | | | |
| 5. Permitted if located within an office building or other commercial building and occupying no more than 1,500 square feet. | | | | | | |
| 6. Permitted if floor area is no more than 5,000 square feet. Special Use Permit required is floor area is greater than 5,000 square feet. | | | | | | |
| 7. All activities must be conducted entirely within an enclosed building, with no outside storage or display. | | | | | | |
| 8. No individual retail store may exceed an area of 10,000 square feet. No group commercial development shall exceed an aggregate area of 50,000 square feet. | | | | | | |
| 9. May not include drive-through facilities. | | | | | | |
| 10. Must be at least 1,200 feet from any use in the same classification, and at least 1,200 feet from any school. | | | | | | |
| 11. Accessory Outdoor Retail Display, limited to display of landscape and building materials only, requires approval of a SUP. | | | | | | |
| 12. SUP is required only if accessory fuel sales are present, otherwise use permitted by right. | | | | | | |
| 13. Accessory fuel sales are not permitted in OC or MX districts. | | | | | | |
| 14. Maximum size for one store is 10,000 square feet. | | | | | | |
| 15. Retail and restaurant uses are limited to no more than 1,500 square feet each, and no more than 3% of the aggregate gross floor area of the project. | | | | | | |
| 16. Attached single residences shall have a minimum density of 15 dwelling units per acre in MX zones. | | | | | | |

Table 11-6-2: Commercial Districts

| Proposed Use | NC (C-1) | LC (C-2) | GC (C-3) | OC (O-S) | MX | Additional Use Regulations |
|--------------|-------------|-------------|-------------|-------------|----|--|
| | | | | | | 17. Allowed only in attached residential dwellings. |
| | | | | | | 18. Accessory crematories allowed in the LC District with approval of a SUP; accessory crematories not permitted in the MX District. |
| | | | | | | 19. Use not permitted when the property is subject to the AOA 1 overflight area, see Section 11-19-2, Runway Protection Zones and Airport Overflight Areas. |
| | | | | | | 20. Use not permitted when the property is subject to the AOA 2 overflight area, see Section 11-19-2, Runway Protection Zones and Airport Overflight Areas. |
| | | | | | | 21. Use permitted with approval of a CUP when the property is subject to the AOA 1 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Areas. |
| | | | | | | 22. Use permitted with the approval of a CUP when the property is subject to the AOA 2 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Areas. |
| | | | | | | 23. Home Occupations permitted as ancillary activity where and when a residence use is authorized. |
| | | | | | | 24. Heliports in Commercial Districts shall be set a minimum of 2 full stories above the natural grade, unless associated with a hospital. |
| | | | | | | 25. Subject to approval by the City Council and the State Racing Commission of a Tele-track Betting Establishment Permit per AAC R19-2-401 and following. |
| | | | | | | 26. Permitted only when accessory to a Eating or Drinking establishment. |
| | | | | | | 27. Special Use Permit is required for continuation of Farmer's Market at expiration of Temporary Use Permit Period. |
| | | | | | | 28. Temporary use of portable storage containers during construction is permitted in accordance with Section 11-30-16. |
| | | | | | | 29. Temporary or periodic commercial storage is permitted with a SUP in accordance with Section 11-30-16. |

Section 2: That Title 11, Chapter 7 Table 11-7-2: Employment Districts, is hereby amended as follows:

| Table 11-7-2: Employment Districts | | | | | |
|---|--------------|--------------|--------------|--------------|--|
| Proposed Use | PEP | LI (M-1) | GI (M-2) | HI | Additional Use Regulations |
| Residential Use Classifications | | | | | |
| Correctional Transitional Housing Facility (CTHF) | — | CUP (10, 12) | CUP (10, 12) | — | Section 11-31-12, Correctional Transitional Housing Facilities |
| Public and Semi-Public Use Classifications | | | | | |
| Clubs and Lodges | P (10, 13) | P (10, 13) | — | — | |
| Cultural Institutions | CUP (10, 13) | SUP (10, 13) | SUP (10, 13) | — | |
| Day Care Centers | SUP (10, 11) | P (10, 11) | SUP (10, 11) | SUP (10, 11) | |
| Government Offices | P | P | P | P | |
| Hospitals and Clinics | | | | | |
| Clinics | SUP (10, 11) | SUP (10, 11) | SUP (10, 11) | — | Section 11-31-15, Hospitals and Clinics |
| Hospitals | P (10, 11) | P (10, 11) | — | — | |
| Places of Worship | P (10, 13) | P (10, 13) | — | — | Section 11-31-22, Places of Worship |
| Public Safety Facilities | P | P | P | P | |
| Public Maintenance Facilities | P | P | P | P | |
| Schools, Colleges, and Trade Schools | | | | | |
| Colleges Or Universities, Private | P (12, 13) | P (12, 13) | — | — | Section 11-31-24, Schools |

Table 11-7-2: Employment Districts

| Proposed Use | PEP | LI (M-1) | GI (M-2) | HI | Additional Use Regulations |
|--|--------------|--------------|--------------|-----------|--------------------------------------|
| Colleges or Universities, Public | P | P | P | P | |
| Commercial Trade Schools, Private | P (12, 13) | P (12, 13) | P (12, 13) | — | Section 11-31-24, Schools |
| Commercial Trade Schools, Public | P | P | P | P | |
| Industrial Trade Schools, Private | P (12, 13) | P (12, 13) | P (12, 13) | — | Section 11-31-24, Schools |
| Industrial Trade Schools, Public | P | P | P | P | |
| K-12, Private | CUP (10, 11) | CUP (10, 11) | CUP (10, 11) | — | Section 11-31-24, Schools |
| K-12, Public | P | P | P | P | |
| Commercial Use Classifications | | | | | |
| Animal Sales and Services | | | | | |
| Kennels | — | P | P | — | |
| Pet Stores | — | P | P | — | |
| Veterinary Services | P | P | P | — | |
| Artists' Studios | P | P | P | P/SUP (6) | |
| Automobile/Vehicle Sales and Services | | | | | |
| Automobile Rentals | SUP | P | P | — | Section 11-31-5, Automobile Rentals; |
| Automobile/Vehicle Sales and Leasing | — | P | P | — | Automobile/Vehicle Sales and Leasing |

Table 11-7-2: Employment Districts

| Proposed Use | PEP | LI (M-1) | GI (M-2) | HI | Additional Use Regulations |
|---|-----|----------|----------|-----------|---|
| Automobile/Vehicle Repair, Major | — | P | P | — | Section 11-31-6, Automobile/Vehicle Repair; Major and Minor |
| Automobile/Vehicle Service and Repair, Minor | — | P | P | — | |
| Automobile/Vehicle Washing | SUP | P | P | — | Section 11-31-7, Automobile/Vehicle Washing |
| Large Vehicle and Equipment Sales, Services, and Rental | — | P | P | — | Section 11-31-5, Automobile Rentals; Automobile/Vehicle Sales and Leasing |
| Service Station | SUP | SUP | SUP | — | Section 11-31-25, Service Stations |
| Towing and Impound | — | SUP | SUP | CUP | |
| Banks and Financial Institutions | P | P | P | — | |
| With Drive-thru Facilities | SUP | P | P | — | |
| Building Materials and Services | — | P | P | — | |
| Business Services | P | P | P | P/SUP (6) | |
| Commercial Recreation | | | | | |
| Small-Scale | P | P | — | — | |
| Large-Scale | SUP | P | — | — | |

Table 11-7-2: Employment Districts

| Proposed Use | PEP | LI (M-1) | GI (M-2) | HI | Additional Use Regulations |
|---|-----------|------------|----------|-----------|---|
| Eating and Drinking Establishments | | | | | |
| Bars/Clubs/Lounges | P | P | P | — | Section 11-31-19, Outdoor Eating Areas |
| Coffee Shops/Cafes | P | P | P | P/SUP (6) | |
| Restaurants, Bar and Grill | P | P | P | P/SUP (6) | |
| Restaurants, Full-Service | P | P | P | P/SUP (6) | |
| Restaurants, Limited Service | P | P | P | P/SUP (6) | |
| With Drive-Thru Facilities | P | P | P | SUP | |
| With Outdoor Seating Areas | P | P | P | SUP | |
| With Live Entertainment | P | P | — | — | |
| WITH Off-track Betting | P(15, 16) | P (15, 16) | — | — | |
| WITH OUTDOOR EATING AREAS | P | P | P | P | SECTION 11-31-19, OUTDOOR EATING AREAS |
| Food and Beverage Sales | | | | | |
| Convenience Market | P/SUP (1) | P (1,7) | P (1,7) | P/SUP (6) | Section 11-31-11, Convenience Markets |
| Funeral Parlors and Mortuaries | SUP | P | P | P | |

Table 11-7-2: Employment Districts

| Proposed Use | PEP | LI (M-1) | GI (M-2) | HI | Additional Use Regulations |
|--|--------------|--------------|--------------|----|--|
| Hotels and Motels | P (12, 13) | P (12, 13) | P (12, 13) | — | |
| Laboratories | P | P | P | P | |
| Large Commercial Development | P (8) | CUP | — | — | Section 11-31-16, Large Commercial Development |
| Light Fleet-Based Services | — | P | P | P | |
| Live-Work Units | SUP (10, 11) | SUP (10, 11) | SUP (10, 11) | — | Section 11-31-17, Live Work Units |
| Maintenance and Repair Services | — | P | P | — | |
| Marijuana Facilities | | | | | |
| Dual Licensee Facilities | — | P | P | — | Section 11-31-34, Marijuana Facilities |
| Medical Marijuana Dispensaries | — | P | P | — | |
| Marijuana Cultivation Facilities and Marijuana Infusion Facilities (Accessory to Medical Marijuana Dispensaries or Dual Licensee Facilities) | — | P | P | — | |
| Marijuana Cultivation Facilities | — | P | P | — | |
| Marijuana Infusion Facilities | — | P | P | — | |

Table 11-7-2: Employment Districts

| Proposed Use | PEP | LI (M-1) | GI (M-2) | HI | Additional Use Regulations |
|--|-------|----------|----------|-----------|----------------------------|
| Offices | | | | | |
| Business and Professional | P | P | P | — | |
| Medical and Dental | P | P | P | — | |
| Parking, Commercial | — | P | P | P | |
| Personal Services | P (2) | P | P | P/SUP (6) | |
| Plant Nurseries and Garden Centers | SUP | P | P | SUP | |
| Retail Sales | | | | | |
| General | P | P | P | — | |
| Tattoo and Body Piercing Parlors | — | P | P | — | |
| Employment and Industrial Use Classifications | | | | | |
| Cement Plants | — | — | — | P | |
| Handicraft/Custom Manufacturing | P (4) | P (5) | P | P | |
| Hazardous Waste Facility | — | — | — | CUP | |
| Hazardous Waste Disposal Facility | — | — | — | — | |
| Incineration of Garbage or Organic Matter | — | — | — | CUP | |

Table 11-7-2: Employment Districts

| Proposed Use | PEP | LI (M-1) | GI (M-2) | HI | Additional Use Regulations |
|--------------------------------------|-------|----------|----------|-----|---|
| Light Assembly/Cabinetry | P (4) | P (5) | P | P | |
| Manufacturing, General | — | P (5) | P | P | |
| Manufacturing, Limited | P (4) | P (5) | P | P | |
| Meat Slaughterhouse or Packing Plant | — | — | — | P | |
| Metal Refining, Casting or Extrusion | — | — | CUP | P | |
| Metal Smelting, Industrial | — | — | — | P | |
| Oil Refinery/Petroleum Distillation | — | — | — | CUP | |
| Research and Development | P (4) | P (5) | P | P | |
| Recycling Facilities | | | | | |
| Reverse Vending Machines | SUP | P | P | — | Section 11-31-23, Recycling and Processing Facilities |
| Small Indoor Collection Facilities | SUP | P | P | — | |
| Large Collection Facilities | — | CUP | SUP | P | |
| Processing Facilities | — | — | CUP | P | |
| Salvage and Wrecking | — | — | CUP | SUP | |
| Tanneries | — | — | — | P | |

Table 11-7-2: Employment Districts

| Proposed Use | PEP | LI (M-1) | GI (M-2) | HI | Additional Use Regulations |
|---|----------------|----------|----------|----------|----------------------------|
| Warehousing and Storage | | | | | |
| Boat and Recreational Vehicle Storage | — | CUP | CUP | CUP | |
| Contractors' Yards | — | P (9) | P (9) | P (9) | |
| Indoor Warehousing and Storage | P | P | P | P | |
| Outdoor Storage | — | — | — | P | |
| Mini-Storage | CUP | CUP | CUP | — | |
| Wholesale | P | P | P | P | |
| Airport Land Use Classifications | | | | | |
| Aircraft Refueling Stations | — | P | — | — | |
| Aircraft Light Maintenance | — | P | — | — | |
| Airport Transit Station | — | P | — | — | |
| Airport Related Long-term Parking Lots | — | P | — | — | |
| Heliports | SUP (14) | SUP (14) | SUP (14) | SUP (14) | |
| Transportation, Communication, and Utilities Use Classifications | | | | | |
| Communication Facilities | | | | | |
| Antenna and Transmission Towers | See Chapter 35 | | | | |

Table 11-7-2: Employment Districts

| Proposed Use | PEP | LI (M-1) | GI (M-2) | HI | Additional Use Regulations |
|---|----------|------------|------------|------------|---|
| Facilities within Buildings | | | | | |
| Transportation Facilities | | | | | |
| Freight/Truck Terminals and Warehouses | — | P | P | P | |
| Transportation Passenger Terminals | P | P | P | P | |
| Utility Classifications | | | | | |
| Solar Farms | SUP | SUP | P | P | Section 11-30-15, Solar Panels and Other Energy Production Facilities |
| Utilities, Major | — | CUP | CUP | CUP | |
| Utilities, Minor | P | P | P | P | |
| Agricultural and Extractive Use Classification | | | | | |
| Mining and Quarrying | — | — | — | P | |
| Specific Accessory Uses and Facilities | | | | | |
| Caretakers' Residences | — | P (10, 11) | P (10, 11) | P (10, 11) | |
| Outdoor Display | — | P | P | P | 11-31-20, Outdoor Display |
| Outdoor Storage | — | P (5) | P | P | |
| Portable Storage Containers | SUP (17) | P/SUP (17) | P | P | Section 11-30-16, PORTABLE |

| Table 11-7-2: Employment Districts | | | | | |
|---|-----|----------|----------|-----|----------------------------------|
| Proposed Use | PEP | LI (M-1) | GI (M-2) | HI | Additional Use Regulations |
| | | | | | STORAGE CONTAINERS (PSC) |
| Temporary Outdoor Entertainment | TUP | TUP | TUP | TUP | Section 11-31-30, Temporary Uses |
| Temporary Outdoor Sales | TUP | TUP | TUP | — | |
| 1. Permitted if located within an office building or other commercial building and occupying no more than 1,500 square feet, and Accessory Fuel Sales are not present. | | | | | |
| 2. Permitted if floor area is no more than 10,000 square feet. | | | | | |
| 3. Must be at least 1,200 feet from any use in the same classification, and at least 1,200 feet from any school. | | | | | |
| 4. Permitted if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building, with no outside storage or display. | | | | | |
| 5. Permitted only if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building. Accessory outdoor storage permitted only if confined to the rear one-half of the lot. | | | | | |
| 6. Permitted if floor area is no more than 1,500 square feet. SUP required if greater than 1,500 square feet. | | | | | |
| 7. Granting of a SUP is required if Accessory Fuel Sales are present. | | | | | |
| 8. Permitted only if floor area is no more than 50,000 square feet. | | | | | |
| 9. Permitted only if fully screened by a minimum 7-foot high masonry screen wall composed of masonry blocks utilizing varying colors and textures arranged in an attractive design. | | | | | |
| 10. Use not permitted when the property is subject to the AOA 1 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Area. | | | | | |
| 11. Use not permitted when the property is subject to the AOA 2 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Areas. | | | | | |
| 12. Use permitted with the approval of a CUP when the property is subject to the AOA 1 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Areas. | | | | | |

| Table 11-7-2: Employment Districts | | | | | |
|--|-----|----------|----------|----|----------------------------|
| Proposed Use | PEP | LI (M-1) | GI (M-2) | HI | Additional Use Regulations |
| 13. 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. | | | | | |
| 14. Heliports in Employment Districts shall be set a minimum of 2 full stories above the natural grade, unless associated with a hospital. | | | | | |
| 15. 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. | | | | | |
| 16. Permitted only when accessory to a Eating or Drinking establishment. | | | | | |
| 17. Temporary or periodic use of portable storage containers is permitted with a SUP in accordance with Section 11-30-16. | | | | | |

Section 3: 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 10 residents) | P | P | P | P | CUP | P | Section 11-31-14, Community Residences |

Table 11-8-3: Downtown Districts

| Proposed Use | DR-1 | DR-2 | DR-3 | DB-1 | DB-2 | DC | Additional Use Regulations |
|--|------|------|------|-------|------|-------|---|
| Assisted Living Center (greater than 10 residents) | — | — | CUP | CUP | CUP | CUP | Section 11-31-28, Assisted Living Centers, Nursing and Convalescent Homes |
| Boarding House | — | — | SUP | SUP | — | — | |
| 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 | |
| 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 | — | — | |
| 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 or Universities, Private | — | — | — | P | P | P | Section 11-31-24, Schools |
| Colleges or Universities, Public | P | P | P | P | P | P | |
| Commercial Trade Schools, Private | — | — | — | P | P | P | Section 11-31-24, Schools |

Table 11-8-3: Downtown Districts

| Proposed Use | DR-1 | DR-2 | DR-3 | DB-1 | DB-2 | DC | Additional Use Regulations |
|-----------------------------------|------|------|------|-------|-------|-----|---|
| Commercial Trade Schools, Public | P | P | P | P | P | P | |
| Industrial Trade Schools, Private | — | — | — | — | SUP | — | Section 11-31-24, Schools |
| Industrial Trade Schools, Public | P | P | P | P | P | P | |
| K-12, Private | CUP | CUP | CUP | CUP | CUP | CUP | Section 11-31-24, Schools |
| K-12, Public | P | P | P | P | P | P | |
| 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 |

Table 11-8-3: Downtown Districts

| Proposed Use | DR-1 | DR-2 | DR-3 | DB-1 | DB-2 | DC | Additional Use Regulations |
|--|------|------|------|-------|-------|----------|---|
| 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 | |
| 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) | Section 11-31-5, Automobile Rentals; Automobile/Vehicle Sales and Leasing |
| Automobile Rentals | — | — | — | — | SUP | CUP | |
| Automobile/Vehicle Sales and Leasing | — | — | — | — | SUP | — | |

Table 11-8-3: Downtown Districts

| Proposed Use | DR-1 | DR-2 | DR-3 | DB-1 | DB-2 | DC | Additional Use Regulations |
|---|------|------|------|------|------|-----|---|
| 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 Institutions | — | — | — | P | P | P | |
| 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 | | | | | | | |

Table 11-8-3: Downtown Districts

| Proposed Use | DR-1 | DR-2 | DR-3 | DB-1 | DB-2 | DC | Additional Use Regulations |
|---|------|------|------|--------------|--------------|--------------|--|
| 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 EATING Areas | — | — | — | SUP P | SUP P | SUP P | Section 11-31-19, Outdoor Eating Areas |
| 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 | — | |

Table 11-8-3: Downtown Districts

| Proposed Use | DR-1 | DR-2 | DR-3 | DB-1 | DB-2 | DC | Additional Use Regulations |
|--|----------|----------|--------------|---------|---------|-------|--|
| 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 | | | | | | | |

Table 11-8-3: Downtown Districts

| Proposed Use | DR-1 | DR-2 | DR-3 | DB-1 | DB-2 | DC | Additional Use Regulations |
|---|----------------|------|------|-------|----------|----|----------------------------|
| 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 | — | — | — | — | CUP | — | |
| Mini-Storage | — | — | — | — | CUP | — | |
| 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 | | | | | | |

Table 11-8-3: Downtown Districts

| Proposed Use | DR-1 | DR-2 | DR-3 | DB-1 | DB-2 | DC | Additional Use Regulations |
|--|------|------|------|------|------|-----|--|
| Transportation Passenger Terminals | — | P | P | P | P | P | |
| Utilities, Minor | P | P | P | P | P | P | |
| Accessory Uses and Facilities | | | | | | | |
| Drive Thru Facilities | — | — | — | CUP | SUP | CUP | |
| Accessory Dwelling Unit | P | P | P | — | — | — | Section 11-31-3, Accessory Dwelling Unit |
| Caretakers' Residences | — | — | — | — | SUP | — | |
| Outdoor Display | — | — | — | P | P | P | 11-31-20, Outdoor Display |
| Outdoor Storage | — | — | — | — | SUP | — | |
| Temporary Outdoor Entertainment | — | — | — | TUP | TUP | TUP | Section 11-31-30, Temporary Uses |
| Temporary Outdoor Sales | — | — | — | TUP | TUP | TUP | |
| <p>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.</p> | | | | | | | |
| <p>2. Permitted if occupying less than 5,000 square feet; greater floor area requires approval of an SUP.</p> | | | | | | | |
| <p>3. A CUP is required for plasma centers and substance abuse detoxification and treatment centers; other Clinics are permitted by right.</p> | | | | | | | |
| <p>4. Must be confined to completely enclosed, sound-attenuated facilities.</p> | | | | | | | |
| <p>5. Permitted if all activities pertaining to commercial recreation are conducted entirely within an enclosed building.</p> | | | | | | | |
| <p>6. Permitted if floor area is no more than 1,500 square feet.</p> | | | | | | | |

| Table 11-8-3: Downtown Districts | | | | | | | |
|---|------|------|------|------|------|----|----------------------------|
| Proposed Use | DR-1 | DR-2 | DR-3 | DB-1 | DB-2 | DC | Additional Use Regulations |
| 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. Reserved. | | | | | | | |
| 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 4: 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 |
| Industry, Manufacturing & Processing | | | | | | | | | |
| Recycling, small collection facility | § 11-31-23 | - | SUP | SUP | - | - | - | - | - |
| Recreation, Education & Public Assembly | | | | | | | | | |
| Commercial Recreation Facility | | | | | | | | | |

Table 11-58-3.A: Composite Use Table

| Land Use ¹ | Specific Use Regulations | T3N | T4N | T4NF | T4MS | T5N | T5MSF | T5MS | T6MS |
|---|--------------------------|-----|-----|------|--------------------|-----|-------|--------------------------|--------------------------|
| 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 |

Table 11-58-3.A: Composite Use Table

| Land Use ¹ | Specific Use Regulations | T3N | T4N | T4NF | T4MS | T5N | T5MSF | T5MS | T6MS |
|---|--------------------------|-----|-----|------|------|-----|-------|------------------------|------------------------|
| ≤20,000 sf | | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP |
| >20,000 sf | | CUP | CUP | CUP | CUP | CUP | CUP | CUP | CUP |
| Schools, Colleges, and Trade Schools | | | | | | | | | |
| Colleges or Universities, Private | § 11-31-24 | - | - | CUP | CUP | P | CUP | CUP | CUP |
| Colleges or Universities, Public | | P | P | P | P | P | P | P | P |
| Commercial Trade Schools, Private | § 11-31-24 | P | P | CUP | CUP | P | CUP | CUP | CUP |
| Commercial Trade Schools, Public | | P | P | P | P | P | P | P | P |
| Industrial Trade Schools, Private | § 11-31-24 | P | P | CUP | CUP | P | CUP | CUP | CUP |
| Industrial Trade Schools, Public | | P | P | P | P | P | P | P | P |
| K-12, Private | § 11-31-24 | P | P | CUP | CUP | P | CUP | CUP | CUP |
| K-12, Public | | P | P | P | P | P | P | P | P |
| 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 | | | | | | | | | |

Table 11-58-3.A: Composite Use Table

| Land Use ¹ | Specific Use Regulations | T3N | T4N | T4NF | T4MS | T5N | T5MSF | T5MS | T6MS |
|--------------------------------------|--------------------------|-----|-----|------|------------------|------------------|------------------|------------------|----------------|
| ≤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 | | - | SUP | SUP | SUP ² | 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 |
| 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 |
| 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 | - | - | - | - | - |

Table 11-58-3.A: Composite Use Table

| Land Use ¹ | Specific Use Regulations | T3N | T4N | T4NF | T4MS | T5N | T5MSF | T5MS | T6MS |
|--|--------------------------|-----|-----|------|------|-----|-------|------|------|
| 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 >25,000 sf | | - | - | - | - | - | SUP | SUP | SUP |
| On-site production of items sold | | - | - | SUP | AUP | - | AUP | AUP | AUP |
| Operating between 1 a.m.—5 a.m. | | - | - | - | SUP | - | SUP | AUP | AUP |

Table 11-58-3.A: Composite Use Table

| Land Use ¹ | Specific Use Regulations | T3N | T4N | T4NF | T4MS | T5N | T5MSF | T5MS | T6MS |
|---|--------------------------|-----|-----|----------|----------|-----|----------|----------|----------|
| Providing entertainment | | - | - | SUP | AUP | - | SUP | AUP | AUP |
| With outdoor seating EATING AREAS | § 11-31-19 | - | - | AUP P | AUP P | - | AUP P | AUP P | AUP P |
| 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 |

Table 11-58-3.A: Composite Use Table

| Land Use ¹ | Specific Use Regulations | T3N | T4N | T4NF | T4MS | T5N | T5MSF | T5MS | T6MS |
|---------------------------|--------------------------|-----|-----|------|------------------|-----|----------------|------------------|------------------|
| 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 ² | P ² |
| Day Care Center | | - | - | P | P ² | - | P | P ⁴ | 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: | | | | | | | | | |
| 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 |

Table 11-58-3.A: Composite Use Table

| Land Use ¹ | Specific Use Regulations | T3N | T4N | T4NF | T4MS | T5N | T5MSF | T5MS | T6MS |
|---|--------------------------|------------------|------------------|------|------------------|------------------|-------|------------------|------------------|
| Medical/Dental Office | | - | - | P | P ² | - | P | P ⁴ | 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 ⁴ | 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 |
| Accessory Uses | | | | | | | | | |
| Outdoor Display | § 11-31-20 | -- | -- | P | P | -- | P | P | P |

Table 11-58-3.A: Composite Use Table

| Land Use ¹ | Specific Use Regulations | T3N | T4N | T4NF | T4MS | T5N | T5MSF | T5MS | T6MS |
|---------------------------------|--------------------------|-----|-----|------|------|-----|-------|------|------|
| Temporary Outdoor Entertainment | § 11-31-30 | TUP | TUP | TUP | TUP | TUP | TUP | TUP | TUP |
| Temporary Outdoor Sales | § 11-31-30 | -- | -- | TUP | TUP | -- | TUP | TUP | TUP |
| 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 TUP Temporary 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.