

City of Mesa

# 2026 Zoning Code Refinement & Fleet-Based Services and Service Stations

Rachel Phillips, Assistant Planning Director ([Rachel.Phillips@MesaAZ.gov](mailto:Rachel.Phillips@MesaAZ.gov))  
Sean Pesek, Senior Planner ([Sean.Pesek@MesaAZ.gov](mailto:Sean.Pesek@MesaAZ.gov))

# Fleet-Based Services and Service Stations

## Background & Purpose of Proposed Amendments

- Existing MZO standards were written primarily for traditional gasoline stations and do not adequately address emerging technologies.
- The current code lacks clear regulations for commercial EV charging facilities and modern fleet-based operations involving vehicle parking, staging, charging, fueling, and dispatching.
- Increased demand for these uses created a need for updated definitions, land use classifications, and development standards.



# Service Stations – Overview of Proposed Changes

- Added a new definition for “Accessory Electric Vehicle Charging.”
- Added “Accessory Electric Vehicle Charging” and related footnotes to the land use tables.
- Updated the “Service Station” definition to include EV charging facilities and clarify permitted accessory activities.
- Updated Service Station development standards to address EV charging facilities and related site design considerations.



## Service Stations – Updates to Definitions

- **(NEW) Accessory Electric Vehicle Charging.** The provision of electric vehicle charging equipment within an on-site parking lot or parking structure. Such facilities shall be incidental and subordinate to a permitted principal use on the same site.



# Service Stations – Updates to Definitions

## **Service Station**

- Expanded the definition to include EV charging.
- Clarified permitted accessory uses and activities.
- Use is intended to serve the general public.
- Excluded dedicated fleet fueling and charging operations from the definition.



## Examples of EV Service Stations



Tesla Supercharger Station, Lost Hills, CA (84 chargers)



Tesla Lounge, Kettleman, CA (40 chargers + accessory lounge)



# Service Stations – Updates to Land Use Tables

## **Accessory Electric Vehicle Charging**

- Add Accessory Electric Vehicle Charging as an accessory use to:
  - Table 11-6-2: Commercial Districts
  - Table 11-7-2: Employment Districts
  - Table 11-8-2: Downtown Districts
- Add footnotes to tables:
  - May not occupy parking spaces required to meet minimum parking requirements for principle uses.
  - May not occupy more than 16 parking spaces equipped with EVSE.



## Service Stations – Updates to Development Standards

- **Canopy Height:** Max 16-ft canopy height and 30-in canopy fascia width.
- **Lighting:** Recessed canopy lighting required; maximum 20 footcandles within 150 feet of residential uses.
- **Vehicle Stacking:**
  - Min 20-ft stacking on both sides of fuel pump islands and 36 ft for one-way circulation approaches.
  - Modifications may be approved by the Planning Director based on a circulation study.
- **Residential Separation:** Min 100-ft separation of electric charging equipment from residential uses and zoning districts.
- Reductions may be approved by the Planning Director based on a sound study demonstrating compliance with noise standards.

## Fleet-Based Services – Updates to Definitions

- Added an overall definition of “Fleet-Based Services” for businesses involving vehicle parking, storage, staging, fueling, charging, and dispatch operations.
- Modified the existing “Light Fleet-Based Services” definition and introduced a new “Heavy Fleet-Based Services” definition:
  - **Light Fleet-Based Services:** 24 or fewer ground- or aerial-based vehicles under 10,000 lbs (GVWR)
  - **Heavy Fleet-Based Services:**
    - Any fleet vehicle over 10,000 lbs (GVWR), or
    - More than 24 ground- or aerial-based vehicles under 10,000 lbs (GVWR)



## Fleet-Based Services – Updates to Land Use Tables

- Light Fleet-Based Services remain permitted in the same zoning districts as currently allowed.
- Light Fleet-Based Services as an accessory use added to land use tables and permitted in the LC, GC, LI, GI, and HI Districts.
- Heavy Fleet-Based Services permitted in the GI and HI District.

## Fleet-Based Parking, Charging & Storage Standards

- Fleet parking, charging, and storage areas must be located within designated on-site areas.
- Fleet vehicles may not be parked within required setbacks, landscape yards, maneuvering aisles, or required parking spaces.
- Accessory fleet parking and charging areas must be located to the side or rear of buildings.
- Parking, charging, and storage areas are limited to 30 feet in height or the maximum building height per the zoning district, whichever is less.

## Fleet-Based Screening Standards

- Ground-based fleet parking and charging areas adjacent to streets must be screened by a 40-in masonry wall behind the required landscape yard.
- Internal side and rear property lines must be screened with a 6-ft masonry wall.
- Aerial-based vehicle parking and charging screening must:
  - Extend at least 1 ft above the tallest vehicle or piece of equipment
  - Consist of decorative laser-cut or perforated metal screen wall, between 50% and 75% opaque
- Alternative screening methods may be approved by the Planning Director.

## Fleet-Based Residential Separation & Noise Standards

- Accessory equipment and charging infrastructure must be located at least 100 feet from residential uses and residential zoning districts.
- Reduced separation distances may be approved by the Planning Director based on a sound study demonstrating compliance with noise standards.
- If ambient noise already exceeds 60 dB, the project may not increase existing noise levels.



Questions?

# 2026 Zoning Code Refinement



# Code Refinement – What’s Being Changed?

- Updates to definitions (Chapters 86 and 87)
- Minor changes to certain land use tables
- Minor adjustments to development standards



# Code Refinement – Definition Updates

## Chapter 86

- **Boarding House** - Clarified that an ADU may not be used as a Boarding House
- **Home Occupations** – Updated definition to be consistent with Chapter 87’s Home Occupation definition
- **Skilled Nursing Facility** – Reclassified from *Residential Use* to *Public and Semi-Public Use*



# Code Refinement – Definition Updates

## Chapter 86

- **Live/Work Unit** - Revised to emphasize residential use while allowing permitted non-residential activities.
- **Indoor Warehousing and Storage** – Revised to focus on storage, distribution, and handling activities, including certain hazardous material groups (H-1 or H-2) if the number of control areas does not exceed 3.



# Code Refinement – Definition Updates

## Chapter 86

- **Hazardous Material Warehousing and Storage (NEW)**
  - Facilities exceeding H-1 or H-2 thresholds or;
  - Containing more than three control areas as regulated by Fire Code.

## Chapter 87

- Updated terminology from “Lot Line” to “Property Line” throughout, including Front, Rear, and Side references.

# Code Refinement – Land Use Table Updates

## Table 11-7-2 – Land Use Table for Employment Districts

- Corrected footnote references for loading and unloading requirements associated with Large Commercial Development and General Retail Sales.
- Added **Hazardous Material Warehousing and Storage** to the use table as an allowed use with a Conditional Use Permit (CUP) in GI and HI districts. Prohibited in all other industrial districts.



# Code Refinement – Changes to Development Standards

## **Section 11-5-4(A)(2) – Entryway Monumentation Feature**

- Clarified that subdivisions providing only one access point are only required to provide one monumentation feature.

## **Section 11-5-4(G)(2) – Minimum Use of Primary Materials**

- Clarified that minimum material variation requirements apply to façades facing both public and private streets, alleys, open space, and parks.
- Clarified that the 85% maximum material limitation applies to each publicly visible façade.



# Code Refinement – Changes to Development Standards

## **Section 11-30-6 – Lots and Subdivisions**

- Clarified that lots within a shared commercial or office development can use internal access and are not required to front a public or private street if cross-access easements are in place.

## **Section 11-30-8 – Pedestrian Connections**

- For required separation between pedestrian walkway and auto lane, removed option for bollards (safety concern).



# Code Refinement – Changes to Development Standards

## **Section 11-31-3 – Accessory Dwelling Units**

- Clarified that properties with an existing single residence may have one attached ADU and one detached ADU regardless of zoning district, provided the residence remains the primary use of the property.
- Clarified that an ADU cannot be used as a boarding house.
- Introduced a min. 5' separation standard from the primary residence, other ADUs, and detached accessory buildings.



# Code Refinement – Changes to Development Standards

## Sections 11-31-36 & 11-31-37 – Substation Screening

- **For Data Centers:** Revised substation screening standards to require upper screening elements to be between 50% and 75% opaque.
- **For BESS Facilities:** Revised substation screening standards adjacent to public rights-of-way to require upper screening elements to be between 50% and 75% opaque.



# Code Refinement – Changes to Development Standards

## Section 11-34-2 – Manufactured Home Accessory Structures

- **RV Parks/Subdivisions + MH Parks/Subdivisions:** Excluded covered parking areas from the accessory structure size maximum
- **MH Parks:** Removed requirement for internal opening to the MH



# Code Refinement – Changes to Development Standards

## **Section 11-67-4 – Written Protests Requiring Supermajority Vote**

- Reorganized and clarified written protest procedures and mandatory supermajority voting requirements for City Council actions.
- Clarified that government-owned property is excluded when calculating the 20% written protest threshold.



Questions?



## Next Steps

- Draft text amendments currently available online for public review at: **[www.mesaaz.gov/lrplanning](http://www.mesaaz.gov/lrplanning)**
- Questions and/or written comments may be submitted through the City's Public Comment Form: <https://rb.gy/e15brl> or by emailing [LongRangePlanning@mesaaz.gov](mailto:LongRangePlanning@mesaaz.gov)
- Staff will continue reviewing stakeholder feedback following this meeting
- Both text amendments are currently anticipated to be heard by the Planning and Zoning Board on June 24, 2026, and by City Council in July