

## Chapter 8      Downtown Districts

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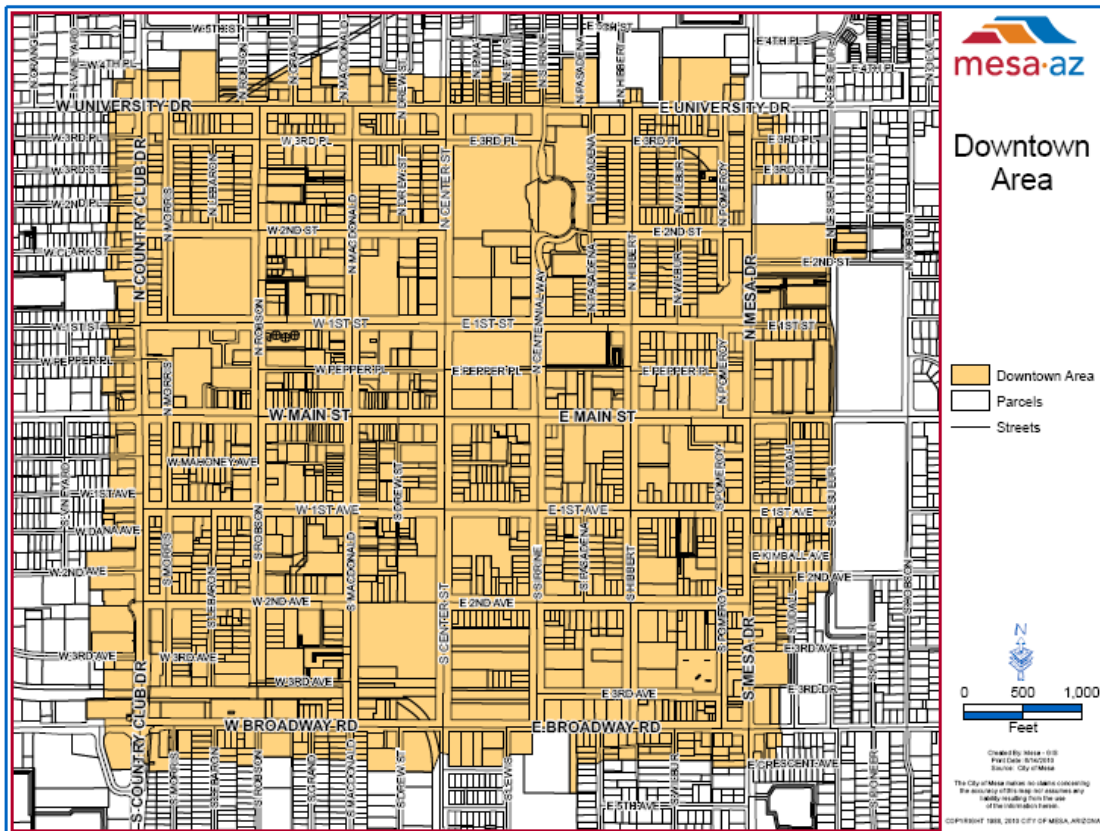
### 11-8-1:      Purpose

- A.      General Purposes.** The Downtown districts are intended to promote the development and redevelopment of land within the Downtown Area to insure the future growth and vitality of the original square mile and adjacent areas (See Map 11-8-2). The regulations of this chapter are also intended to promote sustainable development patterns and encourage the development of high-intensity land uses where appropriate and where such uses add to the visual image and sense of place of Mesa's Downtown.
- B.      Specific Purposes of Each District.**
1.      ***Downtown Residence Districts (DR-1, DR-2, DR-3).*** In order to maintain a viable downtown area, stable residential neighborhoods must be protected and enhanced. The purpose of the DR Districts is to protect existing residential uses and to encourage the redevelopment of blighted or under-utilized sites for new residential usage. It is also the purpose of these districts to encourage pedestrian linkages between residential neighborhoods and the business, cultural and entertainment core of Downtown. It is the intent of the DR Districts to retain a real and perceived sense of neighborhood in urban-oriented residential areas by excluding most non-residential uses. It is also the intent of these districts to enhance the quality of residential neighborhoods through establishing compatible architectural and site design elements and regulating residential densities. The numerical designators -1, -2, and -3 are applied to the DR Districts to represent different development intensities.
  2.      ***Downtown Business District 1 (DB-1).*** The purpose of the DB-1 District is to provide for general retailing, services, and medium-density residential uses. It is the intent of this district to allow multiple residences, professional office, and commercial uses as a major component of the Downtown Area.

- 3. **Downtown Business District 2 (DB-2).** The purpose of the DB-2 District is to provide for a combination of intensive commercial, light manufacturing, and related uses. The intent of the district is to provide a suitable location for those commercial and manufacturing uses which may require arterial street or railway access.
- 4. **Downtown Core District (DC).** The purpose of the Downtown Core District is to encourage the highest intensity of land uses to be developed, redeveloped and maintained within the Downtown. It is also the purpose of the DC District to provide incentives for the development or redevelopment of under-utilized and bypassed properties within Downtown and to promote the development of a vital, vibrant activity area. The regulations for the DC District are intended to ensure that higher-intensity land uses are appropriate for the fulfillment of the purpose of the Downtown Core District as a vibrant focal point for the city. At the same time, the Downtown Core District is created to serve residents, businesses, employees and visitors and to ensure that the visual image of the core of the Mesa Downtown will be maintained and enhanced.

**11-8-2: Applicability**

The Downtown Area is established within the area bounded by University Drive, Broadway, Country Club Drive, Mesa Drive, Second Street, Second Avenue, and LeSueur and on property adjoining or within 300 feet of the rights-of-way bounding this area in the furtherance of the stated purpose and intent of this Section. If this 300-foot distance puts at least 1/2 of a property within the Downtown Area, the entire property shall be within the Downtown Area; if less than 1/2 of the property is within the area then the entire property will be outside the Downtown Area.



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**11-8-3: Land Use Regulations**

In Table 11-8-3, which follows, the land use regulations for each Downtown zoning district are established by letter designations as follows:

- “P” designates use classifications permitted in downtown districts.
- “TUP” designates use classifications permitted on approval of a Temporary Use Permit
- “SUP” designates use classifications permitted on approval of a Special Use Permit.
- “CUP” designates use classifications permitted on approval of a Council Use Permit.
- “(x)” a number in parentheses refers to limitation following the table.
- “--” designates a prohibited use.

Use classifications not listed are prohibited. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

<b>Table 11-8-3: Downtown Districts</b>							
<i>Proposed Use</i>	<i>DR-1</i>	<i>DR-2</i>	<i>DR-3</i>	<i>DB-1</i>	<i>DB-2</i>	<i>DC</i>	<i>Additional Use Regulations</i>
<b>Residential Use Classifications</b>							
<b>Single Residence</b>							
Detached	P	P	P	--	--	--	
Attached	--	P	P	P	CUP	--	
Multiple Residence	--	P	P	P	CUP	P (1)	
Assisted Living	-	-	SUP	SUP	-	SUP	
<b>Day Care Group Home</b>							
Small Home Day Care (up to 5)	P	P	P	P	--	--	<a href="#">Section 11-31-13, Day Care Group Homes</a>
Large Home Day Care (6 to 10)	--	SUP	SUP	P	--	--	
<b>Group Residential</b>							
Boarding House	--	--	P	P	--	--	
Group Home for the Handicapped (up to 10 residents)	P	P	P	P	--	--	<a href="#">Section 11-31-14, Group Homes for the Handicapped</a>
Group Home for the Handicapped (greater than 10)	--	SUP	SUP	--	--	--	
Group Housing	--	--	--	P	--	--	
Home Occupations	P	P	P	P (9)	--	P (9)	<a href="#">Section 11-31-33, Home Occupations</a>
<b>Public and Semi-Public Use Classifications</b>							
Clubs and Lodges	--	--	--	P	P	P	
<b>Colleges and Trade Schools, Public or Private</b>							

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<b>Table 11-8-3: Downtown Districts</b>							
<i>Proposed Use</i>	<i>DR-1</i>	<i>DR-2</i>	<i>DR-3</i>	<i>DB-1</i>	<i>DB-2</i>	<i>DC</i>	<i>Additional Use Regulations</i>
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	<a href="#">Section 11-31-10, Community Gardens</a>
Cultural Institutions	--	--	--	--	--	P	
Day Care Centers	--	SUP	SUP	P	P	P	
Government Offices	--	--	--	P (2)	P	P	
<b>Hospitals and Clinics</b>							
Clinics	--	--	--	P (3)	P (3)	--	<a href="#">Section 11-31-15, Hospitals and Clinics</a>
Hospitals	--	--	--	P	P	--	
Nursing and Convalescent Homes	--	--	--	P	P	--	
Parks and Recreation Facilities, Public	P	P	P	P	P	P	
Places of Worship	P	P	P	P	P	P	<a href="#">Section 11-31-22, Places of Worship</a>
Public Safety Facilities	--	--	--	P	P	P	
Schools, Public or Private	CUP	CUP	CUP	CUP	CUP	CUP	<a href="#">Section 11-31-24, Schools</a>
Social Service Facilities	--	--	--	CUP	CUP	--	<a href="#">Section 11-31-26, Social Service Facilities</a>
<b>Commercial Use Classifications</b>							
<b>Animal Sales and Services</b>							
Kennels	--	--	--	--	P (4)	--	
Pet Stores	--	--	--	--	P	P (4, 6)	
Veterinary Services	--	--	--	P (4)	P	--	
Artists' Studios	--	--	--	P	P	P	
<b>Automobile/Vehicle Sales and Services</b>							
Accessory Automobile Rentals	--	--	--	SUP	--	SUP (12)	<a href="#">Section 11-31-5, Automobile Rentals; Automobile/Vehicle Sales and Leasing</a>
Automobile Rentals	--	--	--	--	SUP	CUP	
Automobile/Vehicle Sales and Leasing	--	--	--	--	SUP	--	
Automobile/Vehicle Repair, Major	--	--	--	--	SUP	--	<a href="#">Section 11-31-6, Automobile/Vehicle Repair; Major and Minor</a>
Automobile/Vehicle Service and Repair, Minor	--	--	--	--	SUP	CUP	
Automobile/Vehicle Washing	--	--	--	--	SUP	CUP	<a href="#">Section 11-31-7, Automobile/Vehicle Washing</a>

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<b>Table 11-8-3: Downtown Districts</b>							
<i>Proposed Use</i>	<i>DR-1</i>	<i>DR-2</i>	<i>DR-3</i>	<i>DB-1</i>	<i>DB-2</i>	<i>DC</i>	<i>Additional Use Regulations</i>
Large Vehicle and Equipment Sales, Services, and Rental	--	--	--	--	SUP	--	<a href="#">Section 11-31-5, Automobile Rentals; Automobile/ Vehicle Sales and Leasing</a>
Service Station	--	--	--	--	SUP	CUP	<a href="#">Section 11-31-25, Service Stations</a>
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	--	--	--	<a href="#">Section 11-31-8, Bed and Breakfast Inns</a>
Business Services	--	--	--	--	P	P	
Commercial Entertainment	--	--	--	P	P	P	
<b>Commercial Recreation</b>							
Small-Scale	--	--	--	P	P	P	
Large-Scale	--	--	--	--	--	P(5)	
<b>Eating and Drinking Establishments</b>							
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	<a href="#">Section 11-31-19, Outdoor Eating Areas</a>
Farmer's Market	--	--	--	TUP	TUP	SUP	<a href="#">Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets</a>
<b>Food and Beverage Sales</b>							
Convenience Market	--	--	--	SUP	SUP	P	<a href="#">Section 11-31-11, Convenience Markets</a>
General Market	--	--	--	P	P	P	
Funeral Parlors and Mortuaries	--	--	--	--	P	CUP	
Hotels and Motels	--	--	--	P	--	P	
Laboratories	--	--	--	--	P	--	
Light Fleet-Based Services	--	--	--	--	P	CUP	
Live-Work Unit	--	P	P	P	P	SUP	<a href="#">Section 11-31-17, Live Work Units</a>

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<b>Table 11-8-3: Downtown Districts</b>							
<i>Proposed Use</i>	<i>DR-1</i>	<i>DR-2</i>	<i>DR-3</i>	<i>DB-1</i>	<i>DB-2</i>	<i>DC</i>	<i>Additional Use Regulations</i>
Maintenance and Repair Services	--	--	--	--	P	--	
<b>Offices</b>							
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	--	
<b>Retail Sales</b>							
General	--	--	--	P	P	P	
Large Format	--	--	--	--	CUP	CUP	<a href="#">Section 11-31-16, Large Format Retail</a>
Pawn Shops	--	--	--	CUP (8)	CUP (8)	--	<a href="#">Section 11-31-21, Pawn Shops</a>
Tattoo and Body Piercing Parlors	--	--	--	P	P	P	
<b>Employment and Industrial Use Classifications</b>							
Handicraft/Custom Manufacturing	--	--	--	--	P	--	
Manufacturing, Light Cabinet Assembly	--	--	--	--	P	--	
Manufacturing, Limited	--	--	--	--	P	--	
Research and Development	--	--	--	--	P	--	
<b>Warehousing and Storage</b>							
Contractors' Yards	--	--	--	--	SUP	--	
Indoor Warehousing and Storage	--	--	--	--	P	--	
Mini-Storage	--	--	--	--	P	--	
<b>Recycling Facilities</b>							
Reverse Vending Machine	--	--	--	P (4)	P (4)	--	<a href="#">Section 11-31-23</a>
Small Indoor Collection Facility	--	--	--	--	SUP (14)	--	<a href="#">Section 11-31-23</a>
<b>Transportation, Communication, and Utilities Use Classifications</b>							
<b>Communication Facilities</b>							
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	
<b>Accessory Uses and Facilities</b>							
Outdoor Storage	--	--	--	--	SUP		
Drive-thru facilities	--	--	--	CUP	SUP	CUP	

<b>Table 11-8-3: Downtown Districts</b>							
<i>Proposed Use</i>	<i>DR-1</i>	<i>DR-2</i>	<i>DR-3</i>	<i>DB-1</i>	<i>DB-2</i>	<i>DC</i>	<i>Additional Use Regulations</i>
Accessory Dwelling Unit	P/SUP (13)	P/SUP (13)	P/SUP (13)	--	--	--	<a href="#">Section 11-31-3, Accessory Dwelling Unit</a>
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. 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..							

**11-8-4: Development Standards—Downtown Residence Districts**

Table 11-8-4 prescribes the development standards for the DR districts. The “Additional Standards” column lists additional standards that apply. Section numbers in this column refer to other sections of the Zoning Ordinance, while individual letters refer to subsections that directly follow the table.

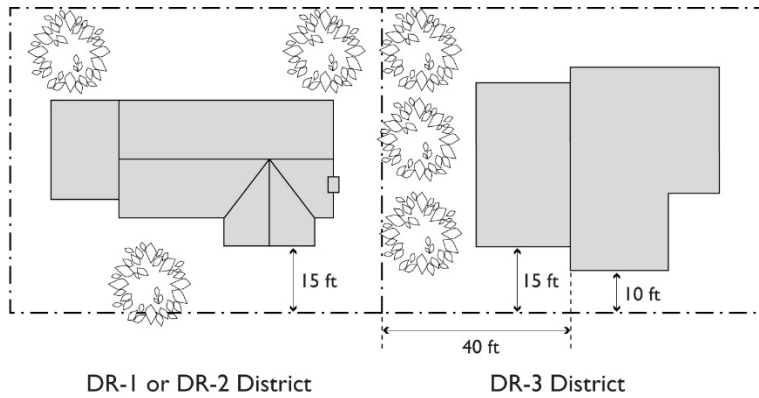
<b>Table 11-8-4: Development Standards – DR Downtown Residence Districts</b>				
<i>Standard</i>	<i>DR-1</i>	<i>DR-2</i>	<i>DR-3</i>	<i>Additional Standards</i>
<b>Lot and Density Standards</b>				
Minimum Lot Area (sq ft)				
1 dwelling unit	6,000	6,000	6,000	
2 dwelling units	NA	11,000	7,000	
3 dwelling units	NA	15,000	11,000	
4 or more units in DR-2	NA	18,000	NA	
4 dwelling units in DR-3	NA	NA	15,000	
5 or more dwelling units	NA	NA	18,000	
Maximum Density (dwelling units/net acre)	NA	12	40	
<b>Building Form and Location</b>				
Maximum Height (ft)	30	30	40	P&Z Board may approve additional height through site plan review.

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<b>Table 11-8-4: Development Standards – DR Downtown Residence Districts</b>				
<i>Standard</i>	<i>DR-1</i>	<i>DR-2</i>	<i>DR-3</i>	<i>Additional Standards</i>
Minimum Setback (ft)				
Front	15	15	10	<a href="#">Section 11-8-4(A)</a>
Interior Side: 1-story building	5	1-2 units: 5 ft 3+ units: 15 ft.	10	
Interior side: 2-story building	5	1 unit: 5 ft 2 units: 10 ft 3+ units: 15 ft	15	
Interior side: 3-story building	NA	NA	20	
Street Side	10	10	10	
Rear: 1-story building	15	15	10	
Rear: 2-story building	20	20	20	
Rear: 3-story building	NA	NA	20	
Parking Spaces	20	20	20	
Minimum Open Space (sq ft/dwelling unit)	400	400/200	400/200	<a href="#">Section 11-8-4(B)</a>
<b>Supplemental Standards</b>				
Detached Accessory Structures	<a href="#">Section 11-8-7(C)</a>			
Exceptions to Height Limits	<a href="#">Section 11-30-3</a>			
Fences and Walls	<a href="#">Section 11-30-4, Fences and Freestanding Walls</a>			
Landscaping	<a href="#">Section 11-8-4(C); Chapter 33, Landscaping</a>			
Lighting and Illumination	<a href="#">Section 11-30-5</a>			
Off-Street Parking and Loading	<a href="#">Section 11-8-7(A) and (B); Chapter 32, On-Site Parking, Loading, and Circulation</a>			
Pedestrian Connections	<a href="#">Section 11-30-8, Pedestrian Connections</a>			
Projections above Height Limits	<a href="#">Section 11-30-3, Exceptions to Height Limits</a>			
Projections into Required Yards	<a href="#">Section 11-8-7(D)</a>			
Screening between multiple and single residences	<a href="#">Section 11-8-5(C)</a>			
Screening (other screening standards)	<a href="#">Section 11-30-9, Screening</a>			
Setbacks at Intersections	<a href="#">Section 11-30-10, Setbacks at Intersections</a>			
Swimming Pools	<a href="#">Section 11-30-11</a>			
Signs	Article 5, Signs			
Solar Panels	<a href="#">Section 11-30-15, Solar Panels</a>			
Trash Storage and Screening	<a href="#">Section 11-30-12, Trash and Refuse Collection Areas</a>			
Visibility at Intersections	<a href="#">Section 11-30-14, Visibility at Intersections</a>			

- A. Transitional Standards.** For a residential structure in the DR-3 District that is adjacent to the DR-1 District or the DR-2 District, the following shall apply:
- Front Yard Setback.** The required front-yard setback shall be the same as that in the DR-1 and DR-2 Districts, i.e. 15 feet from the street right-of-way. This 15-foot front yard setback shall be required for the first 40 feet of lot street frontage adjacent to the DR-1 or DR-2 District.





**FIGURE 11-8-4.A.1: TRANSITION TO RESIDENTIAL STRUCTURE IN DR-3 DISTRICT**

2. **Roof Profile.** The relative height and roof profile of new residential structures in the DR-3 District shall complement and be compatible with the roof profiles of residential structures in the adjacent DR-1 or DR-2 Districts.



**FIGURE 11-8-4.A.2: TRANSITION TO RESIDENTIAL STRUCTURE ROOF PROFILE**

Roof Profile, in this context, refers to the relative height of a roof or roofs of a building, together with the shape or form of the roof structure that are placed above residential dwelling units, such as gable, gambrel, hip, mansard, parapet, pitched and shed.

**B. Minimum Open Space.**

1. **Single Residence Detached and Attached.** Single residence detached and attached developments in the DR-1, DR-2, and DR-3 Districts, shall have a minimum of 400 square feet of individual, private outdoor space for each dwelling unit provided adjacent to the dwelling unit.
2. **Multiple Residence Developments.** Multiple residence developments in the DR-2 and DR-3 Districts, shall have a minimum of 200 square feet of open space for each dwelling unit. This

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open space shall not include any required front or side yard. The open space requirement shall be provided by one of the following options.

- a. At least 200 square feet of private open space or patio area attached to the individual unit,
- b. A private balcony or deck of at least 60 square feet in area adjacent to the individual dwelling unit and the remainder of the open space (140 square feet per unit) provided in a usable common open-space, or
- c. Where no individual private open space is provided adjacent to a dwelling unit, 300 square feet per dwelling unit shall be required to be provided in a usable common open space.

### **C. Landscaping.**

1. Landscaping materials and quantities shall be installed and maintained in compliance with Chapter 33, Landscaping, unless specified by a landscape design plan or specific redevelopment plan adopted by the City Council. The following landscaping regulations shall also apply:
  - a. Existing lawns and/or vegetated ground cover shall be maintained in the street right-of-way area between the curb and the property line.
  - b. The required front yard area shall be maintained in lawn and/or vegetative ground cover. In the DR-1 and DR-2 Districts not more than 20 percent of the front-yard ground cover shall be inorganic materials.
  - c. The required quantity of trees, shrubs and vegetation, as specified in Chapter 33, shall be located in the street right-of-way and in the required front-yard setbacks. Where conflict occurs between the requirements of Chapter 33 and the minimum yards listed in this Chapter (in Table 11-8-4), the minimum yards listed in this chapter shall prevail.
  - d. All required yard areas shall be landscaped, as specified in Chapter 33, Landscaping, and maintained free from encroachments.
  - e. Where a parcel is used for multiple residences, or office, the required side and rear yards shall also be landscaped.

### **D. Screening.**

Whenever a new multiple residence is constructed, or floor area is added to an existing single residence to convert it to a multiple residence use, a privacy wall shall be constructed along the property lines separating the multiple residence use, its parking areas and driveways from any adjacent existing single residence. Conversion of existing single residence without increasing floor area does not invoke the screening

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requirement. The privacy wall shall be of masonry construction with stucco, mortar wash or other finish to match that of the main building and shall be 6 feet in height. The privacy wall shall extend along interior side lot lines to the front-yard setback of the main building or to the front-yard setback of the existing adjacent residence, whichever is closer to the street right-of-way, but shall not extend past the setback into the front yard without being reduced in height to a maximum of 3 feet. All other screening standards of Section 11-30-9 shall apply.

**11-8-5: Development Standards—Downtown Business Districts**

Table 11-8-5 prescribes the development standards for the DB districts. The “Additional Standards” column lists additional standards that apply. Section numbers in this column refer to other sections of the Zoning Ordinance, while individual letters refer to subsections that directly follow the table.

<b>Table 11-8-5: Development Regulations – DB Downtown Business Districts</b>			
<i>Standard</i>	<i>DB-1</i>	<i>DB-2</i>	<i>Additional Standards</i>
<b>Building Form and Location for Non-Residential Development</b>			
Maximum Height (ft)	50	40	P&Z Board may approve additional height through site plan review.
Minimum Setback (ft) – Nonresidential buildings			
Front	15	15	May be reduced to 10 feet when located on an arterial street and not adjacent to residential.
Interior side: not adjacent to residential development	0	0	
Interior side: adjacent to residential development	10	10	<a href="#">Section 11-8-5(A)</a>
Street Side	15	15	May be reduced to 10 feet when located on an arterial street and not adjacent to residential.
Rear: not adjacent to residential	0	0	
Rear: adjacent to residential	10	10	<a href="#">Section 11-8-5(A)</a>
<b>Building Form and Location for Residential Development</b>			
Maximum Density (dwelling units/net acre)	40	Plan Specific	In DB-2 maximum density is determined through review by council use permit.
Minimum Yards (ft)			
Front: if located on arterial street	15	Plan Specific	
Front: if located on non-arterial street	10	Plan Specific	
Interior Side	10	Plan Specific	
Street side: if located on arterial street	15	Plan Specific	
Street side: if located on non-arterial street	10	Plan Specific	
Rear	20	Plan Specific	
Minimum Open Space (sq. ft./dwelling unit)	200	Plan Specific	<a href="#">Section 11-8-4(B)2</a>
<b>Supplemental Standards</b>			
Fences and Walls	<a href="#">Section 11-30-4, Fences and Freestanding Walls</a>		

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<b>Table 11-8-5: Development Regulations – DB Downtown Business Districts</b>			
<i>Standard</i>	<i>DB-1</i>	<i>DB-2</i>	<i>Additional Standards</i>
Landscaping			<a href="#">Section 11-8-5(B); Chapter 33, Landscaping</a>
Off-Street Parking and Loading			<a href="#">Section 11-8-7(A) and (B); Chapter 32, On-Site Parking, Loading, and Circulation</a>
Pedestrian Connections			<a href="#">Section 11-30-8, Pedestrian Connections</a>
Projections above Height Limits			<a href="#">Section 11-30-3, Exceptions to Height Limits</a>
Screening			<a href="#">Section 11-8-5(C), Section 11-30-9, Screening</a>
Signs	Article 5, Signs		
Trash Storage and Screening			<a href="#">Section 11-30-12, Trash and Refuse Collection Areas</a>

- A. Intrusion on Adjacent Residential.** Multi-storied structures with windows on sides adjacent to residential districts or uses shall utilize methods such as increased setbacks, window screens, and/or window placement, as determined by the Planning Director, to limit intrusion on the adjacent residential district or use.
  
- B. Landscaping.** Landscape materials and quantities shall be installed and maintained in compliance with Chapter 33, Landscaping, unless specified by a landscape design plan or specific redevelopment plan adopted by the City Council. The following landscape requirements shall also apply:
  - 1. The required front-yard setback and street right-of-way area shall have low-water usage, vegetative ground cover and plants; no more than 20 percent may be covered with inorganic materials. Street rights-of-way shall be landscaped in accordance with any landscape design plan or specific redevelopment plan adopted by the decision making authority.
  - 2. The required quantity of trees, shrubs and vegetation specified in Chapter 33, Landscaping, shall be located in the required front-yard setback and street right-of-way area. Front yards shall be as noted in Table 11-8-5 of this section. Where conflict occurs between the landscaped setbacks specified in Chapter 33, and the yard requirements of this section (in Table 11-8-5), the yard requirements of this section shall prevail.
  - 3. Landscaping also shall be installed and maintained free from encroachments such as parking spaces, driveways, mechanical equipment or buildings in side and rear yards as specified in Chapter 33, Landscaping.
  
- C. Screening.** In addition to the screening standards of Section 11-30-9, Screening, the following standards shall apply:
  - 1. A 6-foot masonry wall with mortar wash finish, stucco or other finish, designed to match the main building on the site, shall be installed with the first phase of commercial development along all interior property lines adjacent to residential districts or uses.
  - 2. All refuse and ground mounted mechanical equipment areas shall be:
    - a. screened on at least 3 sides by 6-foot high masonry walls,

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- b. located at least 10 feet away from adjacent residential property lines and
  - c. shall not be located within required street-yard setbacks.
- D. Additional Height to Buildings.** For sites located within DB-1 or DB-2 districts, additional height may be granted, up to a 20-percent increase over the district maximum, through a site plan review hearing by the Planning & Zoning Board.

### 11-8-6: Development Standards—Downtown Core District

This section establishes standards for the Downtown Core District.

- A. Density, Area, Buildings and Yards.** Minimum lot area and yard setbacks will vary according to the type of development, the proposed use, and the size, scope and density of the project. The decision making authority or designee may determine that certain projects shall be reviewed by the Planning & Zoning Board who shall determine the specific density, area, building, and yard regulations for such projects. Maximum residential densities and building heights are through approval by the Planning & Zoning Board.
- B. Landscaping.**
1. **Conformance with U Designator Standards.** All landscape designs, materials and quantities and maintenance shall conform to “-U” designator standards as specified in Chapter 33, Landscaping, unless specified by a landscape design plan or specific redevelopment plan adopted by the decision making authority.
  2. **Landscape Materials.** Landscape materials shall be used to enhance street right-of-way and building frontages by the following:
    - a. Street trees shall be planted in street right-of-way areas consistent with adopted City streetscape plans and also may be installed in on-site pedestrian walkway areas and plazas.
    - b. Building foundation plantings shall be conform to “-U” designator standards specified in Chapter 33 unless specified by a landscape design plan or specific redevelopment plan adopted by the decision making authority.
- C. Parking.** In addition to the regulations of Chapter 32, On-Site Parking, Loading, and Circulation, and Section 11-8-7(A) and (B) of this chapter, the following standards apply to the DC District:
1. Covered multi-level parking structures are encouraged; open surface parking shall be discouraged.
  2. All parking area and structure designs and off-site parking accommodations are subject to approval by the Planning & Zoning Board through site plan review.

**11-8-7: Supplemental Regulations for All Downtown Districts**

- A. Parking.** In addition to the standards of Chapter 32, On-Site Parking, Loading, and Circulation, the following standards apply to the Downtown districts.
1. ***Off-Site Parking.*** Required parking may be provided off-site in a privately or municipally owned parking garage, commercial parking lot or other approved facility. If such off-site parking is leased, the length of the term of such lease shall be the same as the length of the term of the lease of the property for which such spaces are provided. Terms of the lease shall be provided upon request of the city.
  2. ***Shared Parking.*** Required parking spaces may be shared between differing commercial and mixed-use projects when located on the same or adjacent parcels, if the principal operating hours of the uses involved are significantly different, i.e. daytime versus nighttime uses. Assurances of different operating hours for each use must be provided in writing in a form acceptable to the Zoning Administrator, pursuant to Section 11-32-5.
  3. ***Enclosed Structures.*** In the DR-1 and DR-2 Districts, enclosed structures shall be provided for required parking when the parking space is located in the front half of a lot.
  4. ***Interconnectivity.*** In the DB-1 and DB-2 Districts, parking areas should be interconnected on-site to allow vehicular access between parcels and to avoid numerous driveway cuts along street rights-of-way.
- B. Loading.** In addition to the standards of Chapter 32, On-Site Parking, Loading, and Circulation all non-residential uses shall demonstrate availability of convenient, paved space for loading and unloading of commercial vehicles within 300 ft of the site.
- C. Detached Accessory Structures.**
1. When located within any downtown residence district, any individual tool or piece of equipment that is higher than 4 feet and in which the added measurements of the length, width and depth (length plus width plus depth) are no greater than 15 lineal feet, based on the extreme perimeter measurements, shall be placed or stored within an enclosed building. Motorized vehicles eligible for licensing by the State of Arizona for travel on public thoroughfares are excluded from this requirement. Recreational vehicle parking requirements - See Section 11-34-5(B), Temporary Parking.
  2. Detached accessory buildings or structures located on lots in DR-1, DR-2, or DR-3 districts are permitted subject to the following provisions. Detached accessory structures:
    - a. May be located in the required side/rear yards provided that they are within the rear one-quarter of the lot and do not exceed 10 feet in height.

- b. May be located in the required rear yard but outside of the required side yard provided that they do not exceed 12 feet in height.
- c. May be located in the required side yard (outside of the rear  $\frac{1}{4}$  of the lot), provided that they do not exceed 8 feet in height and 200 square feet of roof area, and are not located in a side yard required for vehicular access.
- d. Shall not be located in the required front yard or in the area between the front of the principal dwelling and the front property line.
- e. Shall not be located in the required rear yard of a corner lot closer to the street than any dwelling on an adjacent key lot.
- f. Shall not exceed the height of the dwelling when located within any part of the buildable lot area, on any lot of less than 1 acre in size.
- g. Shall not exceed 30 feet in height when located within any part of the buildable lot area, on any lot of one (1) acre or more in size.
- h. Shall not have an aggregate area of all such detached buildings greater than 50 percent of the roof area of a dwelling or dwellings.

**D. Building Projections into Required Yards.** Building projections may extend into required yards, subject to the following standards:

- 1. No projection may extend closer than 2 feet to an interior lot line or into a public utility easement.
- 2. Awnings, eaves, overhangs, or basement window wells may encroach up to 3 feet into any required yard.
- 3. Vestibules, bay windows, nooks, chimneys, or similar wall projections with or without footings may encroach not more than 3 feet into any required front or rear yard and not more than 2 feet into any required side yard, provided the aggregate width of all such projections adjacent to any yard does not exceed  $\frac{1}{3}$  of the length of the building wall.
- 4. Staircases may encroach up to 3 feet into any required front yard, and up to 10 feet into any required rear yard.
- 5. Attached open porches, open patios, open carports or open balconies may encroach to within 10-feet of the rear property line. Such open structures may include window screens, knee walls, and other partial enclosures as specified in the Building Code for patio covers.
- 6. In DR-1 and DR-2 districts only, enclosed rooms may encroach up to 10-feet into a required rear yard for up to one-half the width of the building, provided a minimum of 10-feet remains between the building face and the rear property line.

**11-8-8: Review of Plans**

Permit and review procedures shall follow the standards established in Article 7, Administration.