

Chapter 64: Definitions

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11-64-1 Purpose

This Chapter provides the definitions of Land Uses and Specialized Terms and Phrases used in the Form-Based Code.

11-64-2 Applicability

- A. The definitions in this Chapter shall apply to all proposed development within transect zones.
- B. In the event of conflict between the definitions found in this Chapter and the definitions found within the Zoning Code outside of Article 6 (Form-Based Development Regulations) these definitions shall prevail for all proposed development within transect zones

11-64-3 Definitions of Specialized Terms and Phrases

A. Definitions

Accessory Structure. A structure that is physically detached from, secondary and incidental to, and commonly associated with a primary structure and/or use on the same site. The use of the Accessory Structure must not change the character of the use for the site.

This definition includes, but is not limited to, the following detached accessory structures that are associated with a residential use property:

Garages (covered or enclosed) for the storage of automobiles (including incidental personal restoration and repair), personal recreational vehicles and other personal property; guest houses, studios, workshops, greenhouses (noncommercial), enclosed cabanas and pool houses, storage sheds, outdoor saunas, and other similar enclosed structures

This definition also includes, but is not limited to, the following detached accessory structures normally associated with a non-residential use property:

Garages (covered or enclosed) for the storage of automobiles and work related vehicles and equipment (including incidental restoration and repair), storage structures, workshops, studios, other similar enclosed or unenclosed structures.

A permitted Accessory Structure is not permitted by right to have an Accessory/Secondary Unit. This use is regulated separately as “Dwelling, Accessory/Secondary Unit.”

Accessory Use. A use customarily incidental to, related and clearly subordinate to a principal use established on the same lot or parcel of land, which accessory use does not alter said principal use nor serve property other than the lot or parcel of land on which the principal use is located. “Appurtenant use” means the same as accessory use.

Adjoining. 2 or more lots or parcels of land sharing a common boundary line, or 2 or more objects in contact with each other. Lots or parcels of land which touch at corners only shall not be deemed adjoining. “Abut” or “abutting” and “contiguous” means the same as adjoining

Administrative Use Permit (AUP). An AUP is a discretionary use permit issued by the Zoning Administrator for uses that are generally permitted within a district and usually are of low impact to the community and environment. Conditions of approval, mandatory review periods, and expiration periods may be required at the discretion of the Zoning Administrator. In granting conditional approval, the Zoning Administrator may impose requirements and conditions with respect to location, siting, construction, maintenance, operation, duration, and overall development as deemed reasonable and necessary for the protection of adjacent properties and the public interest. If an Administrative Permit is denied by the Zoning Administrator, it may be appealed in accordance with Chapter 77 of the Zoning Ordinance.

Alcoholic Beverage Sales. The retail sale of beer, wine, and/or spirits for on-site or off-site consumption, either as part of another retail use, or as a primary business activity.

Ancillary Structure/Ancillary Building. See “Accessory Structure.”

Apartment House. A Building Type. See Chapter 59 (Building Type Standards) for a description of and regulations for this building type.

Arcade. A Private Frontage Type. See Chapter 60 (Private Frontage Standards) for a description of and regulations for this private frontage.

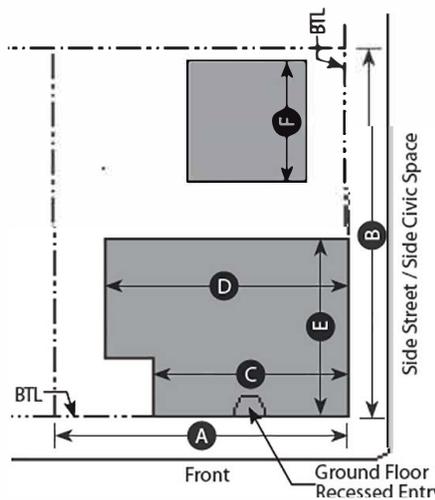
Architectural Features. Exterior building elements intended to provide ornamentation to the building massing, including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

B. Definitions

Building Type. The structure defined by the combination of configuration, disposition, and function. See Chapter 59 (Building Type Standards) for a description of and regulations for allowed building types.

Build-to Line (BTL). A line parallel to a property line or right-of-way where a building façade must be placed. The BTL may appear graphically on the regulating plan or be stated as a maximum setback dimension from the property line or right-of-way. Examples 1 and 3 below depict how to calculate the percent of BTL Defined by a Building and percent of Building at the BTL as may be required in the Building Form Standards. Minor deviations from the BTL are allowed for Architectural Features, recessed entries, and recessed balconies. These minor deviations do not count against the calculations of percent of BTL Defined by a building or percent of Building at the BTL.

Example 1:



% of BTL Defined by a Building:

$$\text{Front} = \frac{C}{A}$$

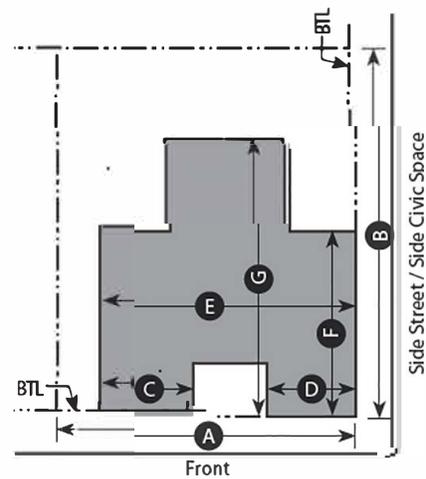
$$\text{Side Street} = \frac{E}{B}$$

% of Building at the BTL:

$$\text{Front} = \frac{C}{D}$$

$$\text{Side Street} = \frac{E}{(E + F)}$$

Example 2:



% of BTL Defined by a Building:

$$\text{Front} = \frac{(C + D)}{A}$$

$$\text{Side Street} = \frac{F}{B}$$

% of Building at the BTL:

$$\text{Front} = \frac{(C + D)}{E}$$

$$\text{Side Street} = \frac{F}{G}$$

Bungalow Court. A Building Type. See Chapter 59 (Building Type Standards) for a description of and regulations for this building type.

C. Definitions

Carriage House. A Building Type. See Chapter 59 (Building Type Standards) for a description of and regulations for this building type.

Ceiling Height. See Measurements

Civic. A term defining not-for-profit organizations, dedicated to arts, culture, education, religious activities, recreation, government, transit, and public parking facilities.

Civic Building. A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

Commercial. A term defining workplace, office and retail uses collectively.

Chapter 64: Definitions

Common Yard. See Chapter 60 (Private Frontage Standards) for a description of and regulations for this private frontage.

Common Courtyard. A Private Frontage Type. An entry court, forecourt or courtyard shared by multiple residential units or commercial spaces.

Community Garden. A Civic Space Type. See Chapter 62 (Civic Space Standards) for a description of and regulations for this Civic Space Type.

Community Park. A Civic Space Type. See Chapter 62 (Civic Space Standards) for a description of and regulations for this Civic Space Type.

Corner Element. A prominent architectural element, such as a tower, corner bay window (chamfered or round) or significant facade articulation, designed to accent the corner of a building and typically used to terminate a view or mark an important entrance.

Council Use Permit (CUP). A CUP is a discretionary permit issued by the City Council after review and recommendation by the Planning and Zoning Board. Council Use Permits will be reviewed in accordance with Section 11-70-6 of the Zoning Ordinance.

Courtyard Building. A Building Type. See Chapter 59 (Building Type Standards) for a description of and regulations for this building type.

D. Definitions

Depth, Ground-floor Commercial Space. See Measurements

Development. Any man-made change to improved or unimproved real estate, including but not limited to the division of a parcel of land into 2 or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill or land disturbance; and any use or extension of the use of land.

Director. The Planning Director of the City of Mesa, or his or her duly appointed representative.

Dooryard. A Private Frontage Type. See Chapter 60 (Private Frontage Standards) for a description of and regulations for this private frontage.

Duplex. A Building Type. See Chapter 59 (Building Type Standards) for a description of and regulations for this building type.

Dwelling, Dwelling Unit, or Housing Unit. A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

Accessory/Secondary Unit. An auxiliary dwelling unit located within an accessory structure of a primary housing unit on the lot. Includes dwelling units found in guest houses, carriage houses, pool houses, and above or beside a garage.

Single-Unit Residence. A primary dwelling unit designed for occupancy by one household, and located on a separate lot from any other unit (except accessory living quarters, where permitted).

Multiple-Unit Residence. Two or more primary dwelling units on a single lot. Types of multiple residence dwellings include, but are not limited to duplexes, garden apartments, and multi-story apartment buildings.

E. Definitions

Encroachment. Any architectural feature, structure or structural element, such as a gallery, fence, dooryard, garden wall, porch, stoop, balcony, bay window, terrace or deck, that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, beyond the build-to-line, into the public frontage, or above a height limit.

F. Definitions

Facade. The vertical surface of a building

Facade Zone. The area between the minimum and maximum setback lines

Street Facade. The vertical surface of a building located at the Build-to Line.

Flex Space. Space designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short term uses such as residential or live/work, until the full commercial demand has been established.

Floor Finish Level. See Measurements

Forecourt. A Private Frontage Type. See Chapter 60 (Private Frontage Standards) for a description of and regulations for this private frontage.

Formally Disposed. Composed in a regular, classical, and symmetrical manner.

Front. The primary frontage(s) of a lot, determined as follows:

For lots with frontages along multiple thoroughfares, the frontage along the thoroughfare with the most pedestrian activity, as determined by the Director, will always be treated as a Front. At key gateways, as identified by the Director, corner lots may be required to have multiple frontages along thoroughfares treated as Fronts. All other frontages along thoroughfares may be considered to be Side Street Frontages.

For lots with frontages along a thoroughfare and a civic space, the Front may be the frontage along either the thoroughfare or the civic space, or both frontages may be treated as Fronts, with the following exception: the frontage along certain Civic Spaces may be required to be a Front, as per the Civic Space Standards (see Chapter 62).

For lots with a single frontage along a thoroughfare or a Civic Space, but not both, that frontage is the Front.

Frontages along Alleys, Service Drives, and Parking Drives may never be a Front.

Frontage. The portion of a lot or parcel of land which borders on a thoroughfare or other public right-of-way or civic space.

Frontage, Private. The area between the property line or right-of-way and the building façade, which may be coterminous. See Chapter 60 (Private Frontage Types) for a description of and regulations for allowed Private Frontage Types

Frontage, Public. The area between the curb of the vehicular lanes and the frontage line. See Table 11-61-9.E (Public Frontage Types) for a description of and regulations for allowed Public Frontage Types.

Frontage Line. The property lines of a lot along a thoroughfare or other public way, or a civic space.

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G. Definitions

Gallery. A Private Frontage Type. See Chapter 60 (Private Frontage Standards) for a description of and regulations for this private frontage.

Greenway. A Civic Space Type. See Chapter 62 (Civic Space Standards) for a description of and regulations for this Civic Space Type.

H. Definitions

Hardscape. Part of a building's grounds consisting of elements such as plazas, retaining walls and sidewalks, made with materials such as but not limited to, concrete and sidewalk pavers

Height. See Measurements

High-Rise. A Building Type. See Chapter 59 (Building Type Standards) for a description of and regulations for this building type.

I. Definitions

Infill/Redevelopment. The development of vacant land that was bypassed by earlier waves of development and is now largely surrounded by developed land or land that previously developed, then cleared.

J. Definitions

No specialized terms beginning with the letter J are defined at this time.

K. Definitions

No specialized terms beginning with the letter K are defined at this time.

L. Definitions

Landscaping. The planting, configuration and maintenance of trees, ground cover, shrubbery and other plant material, decorative natural and structural features (walls, fences, hedges, trellises, fountains, sculptures), earth patterning and bedding materials, and other similar site improvements that serve an aesthetic or functional purpose

Landscaped Area. The area within a parcel containing landscaping, excluding building footprints, paved driveways, parking areas, decks, patios, walkways and undisturbed natural areas. Water features are included in the landscaped area.

Liner Building. An occupiable structure specifically designed to mask a parking lot or a parking structure from a frontage.

Live/Work Unit. An integrated housing unit and working space occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes complete kitchen space and sanitary facilities in compliance with the Building Code; and Working space reserved for and regularly used by one or more occupants of the unit.

M. Definitions

Main Street Mixed-Use. A Building Type. See Chapter 59 (Building Type Standards) for a description of and regulations for this building type.

Mansion Apartment. A Building Type. See Chapter 59 (Building Type Standards) for a description of and regulations for this building type.

Measurements.

Depth, Ground-floor Commercial Space. The depth of the ground floor space available to a commercial tenant. Service cores (stairs and elevators), double height lobbies, trash rooms, and other building elements may encroach upon the required depth up to 50% of the required depth for a maximum of 25% of the width of the tenant space.

Ceiling Height. Height from finished floor to finished ceiling of primary rooms, not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Floor Finish Level. Height difference between public walk adjacent to the front and the floor. Regulations for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

Ground Floor Transparency. The percentage of the area, measured from floor to ceiling, of the ground floor wall along the frontage that is constructed with transparent materials. Includes the transparent glazing of storefronts, windows, transoms, and doors.

Height. A limit to the vertical extent of a building that is measured in number of stories. Where maximum height is measured in feet, the measurement is taken to the eave of a sloped roof or the base of a parapet wall. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, and similar structures that do not occupy greater than ten percent (10%) of the roof, which may be of any height approved by the Planning Director.

Upper Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the upper floors not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Mid-Rise. A Building Type. See Chapter 59 (Building Type Standards) for a description of and regulations for this building type.

Mixed-use. Multiple functions vertically superimposed within the same building or horizontally superimposed across the same development site or same general area through adjacency.

Mixed-Use Project. A development that combines both commercial and residential uses on the same site.

N. Definitions

Naturally Disposed. A preservation of the existing natural condition or a composition of elements arranged as they would appear in nature, with irregular shapes, patterns, rhythms, and asymmetry.

Neighborhood Green. A Civic Space Type. See Chapter 62 (Civic Space Standards) for a description of and regulations for this Civic Space Type.

Neighborhood Square. A Civic Space Type. See Chapter 62 (Civic Space Standards) for a description of and regulations for this Civic Space Type.

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O. Definitions

Open Space. The area or areas of a lot or parcel intended to provide light and air, and designed for either scenic and/or recreational purposes, excluding buildings, parking, driveways and other vehicular surfaces.

Common Open Space. An open space intended for the shared, common use of the occupants of a development.

Private Open Space. An open space intended for the exclusive use of the occupants of a dwelling unit.

P. Definitions

Parking Access Drive. An accessway within a public right-of-way that provides vehicular access between a street or alley and the on-site parking.

Paseo. A pedestrian alley located and designed to reduce the required walking distance within a neighborhood.

Pedestrian Shed. An area centered on a major destination. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge. Specific Pedestrian sheds are established through a regulating plan. See Section 11-63-4 (Pedestrian Sheds).

Permitted Use. Any use allowed in a Transect Zone without a requirement for approval of a discretionary use permit, but subject to any restrictions applicable to that transect.

Playground. A Civic Space Type. See Chapter 62 (Civic Space Standards) for a description of and regulations for this Civic Space Type.

Plaza. A Civic Space Type. See Chapter 62 (Civic Space Standards) for a description of and regulations for this Civic Space Type.

Pocket Plaza. A Civic Space Type. See Chapter 62 (Civic Space Standards) for a description of and regulations for this Civic Space Type.

Pocket Park. A Civic Space Type. See Chapter 62 (Civic Space Standards) for a description of and regulations for this Civic Space Type.

Porch, Projecting or Engaged. A Private Frontage Type. See Chapter 60 (Private Frontage Standards) for a description of and regulations for this private frontage.

Prohibited Uses. Uses not listed in Table 11-58-3.A “Composite Use Table” are specifically prohibited unless an interpretation of the Zoning Administrator determines that a use is consistent pursuant to the Code.

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions

Regional Park. A Civic Space Type. See Chapter 62 (Civic Space Standards) for a description of and regulations for this Civic Space Type.

Residential. Enclosed space with a minimum 400 gross square feet used primarily for human habitation.

S. Definitions

Setback. The area between a property line and a building or structure which must be kept clear or open.

Shared Parking. Any parking spaces assigned to more than one use, where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Shopfront. A Private Frontage Type. See Chapter 60 (Private Frontage Standards) for a description of and regulations for this private frontage.

Single-Unit House, Cottage or Village. A Building Type. See Chapter 59 (Building Type Standards) for a description of and regulations for this building type.

Special Use Permit (SUP). A SUP is a discretionary permit issued by the Zoning Administrator or Board of Adjustment. Special Use Permits will be reviewed in accordance with Section 11-70-5 of the Zoning Ordinance.

Sport Complex. A Civic Space Type. See Chapter 62 (Civic Space Standards) for a description of and regulations for this Civic Space Type.

Stoop. A Private Frontage Type. See Chapter 60 (Private Frontage Standards) for a description of and regulations for this private frontage.

Storefront. The portion of a frontage that is composed of the display window and/or entrance and its components including windows, doors, transoms and sill pane that is inserted into various frontage types, such as a shopfront or gallery, to accommodate retail.

Story. A habitable floor level within a building, typically 8' to 14' high from floor to ceiling. The number of stories is measured from the sidewalk of the primary street.

Story, Half. A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows and occupying about half the area of the floor or floors below.

Structure. Anything constructed or erected, which requires a fixed location on the ground, or is attached to something having a fixed location on the ground. For the purposes of this Code, the term "structure" includes "buildings," and tents, but does not include swimming pools.

Structured Garage. (syn. Structured Parking). A Parking facility in or under a multi-story building.

Substantial Conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:

1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
3. The creation of new non-conforming conditions.

Chapter 64: Definitions

T. Definitions

Terrace. A Private Frontage Type. See Chapter 60 (Private Frontage Standards) for a description of and regulations for this private frontage.

Temporary Parking Lots. Parking lots that are not permanent and are only intended to fulfill a short-term need and will ultimately be replaced by a permanent building or structure.

Townhouse. A Building Type. See Chapter 59 (Building Type Standards) for a description of and regulations for this building type.

Transect. A geographical cross-section of a region used to reveal a sequence of environments. For human environments, this cross section can be used to identify a set of habitats that vary by their level and intensity of urban character, a continuum that ranges from rural to urban. Transects form the basis for organizing the components of the built world, including building, lot, land use, street, and all of the other physical elements of the human habitat.

Transect Zone. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the enfronting public streetscape. The elements are determined by their location on the Transect scale.

Transit Station. A lot, or structure used for the purpose of parking, loading, unloading of passengers from light-rail, train, or bus transportation. May include parking facilities and other commercial amenities to service transit.

Transit Stop. Locations designated by the transit authority in which patrons may access or exit from regularly scheduled BRT or bus service.

Transparency, Ground-floor. See Measurements

U. Definitions

No specialized terms beginning with the letter V are defined at this time.

V. Definitions

No specialized terms beginning with the letter V are defined at this time.

W. Definitions

No specialized terms beginning with the letter X are defined at this time.

X. Definitions

No specialized terms beginning with the letter X are defined at this time.

Y. Definitions

No specialized terms beginning with the letter Y are defined at this time.

Z. Definitions

No specialized terms beginning with the letter Z are defined at this time.

11-64-4 Definitions of Land Uses

A. Definitions

Alcohol Beverage Sales. The retail sale of beer, wine, and/or spirits in sealed containers for on-site or off-site consumption, either as part of another retail use, or as a primary business activity.

Animal Day Care. Facilities in which owners of small animals, principally dogs and cats, may contract with the operator for the keeping of pets for short, temporary periods, usually 1 day or less, but occasionally up to a week or so while the pet owner(s) are unable to care for the animals.

ATM. An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank, or in another location. Does not include drive-up ATM's.

B. Definitions

Bank, Financial Services. Financial institutions providing retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding non-chartered financial institutions and check-cashing stores as a primary use. (See also, "ATM")

Boarding House. A dwelling in which the owner(s) or primary occupant(s) provides 3, 4, or 5 bedrooms as lodging for compensation and in which food may be served to the occupants thereof, and which shall have a permit issued by the Maricopa County Health Department as a boarding home. The occupancy of 1 or 2 bedrooms for compensation shall not be considered a boarding house, provided not more than 2 guests shall occupy each bedroom.

Business Support Service. Establishments that primarily provide goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, and model building.

C. Definitions

Civic Space. See Chapter 11-62 (Civic Space Types).

Commercial Recreation Facility. Provision of participant or spectator recreation to the general public, excluding public park and recreation facilities.

Small Indoor. This classification includes small, indoor facilities less than or equal to 3,000, such as billiard parlors, bowling centers, card rooms, dance halls, poolrooms, amusement arcades, and similar activities as interpreted by the Zoning Administrator. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

Medium Indoor. This classification includes small, indoor facilities greater than 3,000sf but less than 10,000sf, such as billiard parlors, bowling centers, card rooms, dance halls, amusement arcades, and similar activities as interpreted by the Zoning Administrator. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

Large, Indoor. This classification includes large indoor facilities of 10,000 square feet or larger in building area, including ice or roller skating rinks; swimming or wave pools; miniature golf courses; archery or indoor shooting ranges, and similar activities as

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interpreted by the Zoning Administrator. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

Outdoor. This classification includes large generally outdoor facilities such as amusement and theme parks, sports stadiums and arenas, racetracks, amphitheaters, driving ranges, golf courses (daily fee), riding stables, campgrounds, and similar activities as interpreted by the Zoning Administrator. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

D. Definitions

Day Care Centers. Establishments providing non-medical care for persons on a less than 24-hour basis other than Day Care Homes. This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State of Arizona.

Day Care Home. A facility, the primary use of which is a residence, in which care of individuals is regularly provided for compensation for periods of less than 24 hours per day.

Small Day Care Home. Home day care for 5 or less people full-time or part-time.

Large Day Care Home. Home day care for more than 5 people full-time and part-time but no more than 10 people full-time and part-time.

Dwelling, Dwelling Unit, or Housing Unit.: A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

Accessory/Secondary Unit. An auxiliary dwelling unit located within an accessory structure of a primary housing unit on the lot. Includes dwelling units found in guest houses, carriage houses, pool houses, and above or beside a garage.

Single-Unit Residence. A primary dwelling unit designed for occupancy by one household, and located on a separate lot from any other unit (except accessory living quarters, where permitted).

Multiple-Unit Residence. Two or more primary dwelling units on a single lot. Types of multiple residence dwellings include duplexes, garden apartments, and multi-story apartment buildings.

E. Definitions

Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises. Includes, but is not limited to the following sub-categories:

Bars/Clubs/Lounges. Businesses serving beverages for consumption on the premises as a primary use including on-sale service of alcohol including beer, wine, or mixed drinks, and businesses for which food sales are less than 30 percent of gross revenue.

Restaurants, Bar and Grill. Restaurants providing food and beverage services to patrons who order and are served while seated and pay after eating. Takeout service may be provided, food sales are at least 30 percent but less than 40 percent of gross sales revenue.

With Outdoor Seating Areas. Provision of outdoor dining facilities on the same property or in the adjacent public right-of-way.

F. Definitions

Farmer's Market. Periodic outdoor sales activities involving the display and sale of fresh produce and locally produced food and beverage items, including baked goods, jams, jellies, and similar food products. The display and sale of hand-crafted artisan items may be considered as an accessory activity, provided the principal activity remains the sale of the food- or produce-related items.

G. Definitions

General Retail. Stores and shops intended to serve the City as convenience shopping or destination retail. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes grocery stores, neighborhood markets, department stores, clothing stores, furniture stores, pet supply stores, small hardware stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, records, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs. This classification includes secondhand and wholesale stores, but does not include pawn shops.

On-Site Production. The assembly, fabrication, and conversion of materials into products for sale as an accessory use to a permitted General Retail activity. Such uses include, but are not limited to: artisan/craft products such as jewelry, pottery and other ceramics, small glass and metal art; tailoring of clothing; small, handmade custom furniture; musical instruments; toys; and other similar uses as interpreted by the Zoning Administrator.

Group Home for the Handicapped (GHH). A dwelling shared as a primary residence by handicapped persons living together as a single housekeeping unit, in which staff persons may provide on-site care, training, or support. Group Homes for the Handicapped shall not include nursing homes, boarding houses, personal care homes, recovery homes, other kinds of group homes, foster homes or homes for the developmentally disabled. GHH or service provided therein shall be licensed and certified, as may be required by the applicable federal, state, or county agency.

Group Residential. A residential facility of 6 or more unrelated persons providing living facilities, sleeping rooms, and meals. The term shall include dormitories and similar congregate-living arrangements but shall not include hospitals, nursing homes, hotels and motels, bed and breakfast establishments, group homes for the handicapped, social service facilities as specified in this Zoning Ordinance, correctional transitional housing facilities as specified in this Zoning Ordinance, prisons or jails, or a dwelling occupied by 1 or more individuals living together without supervision as a single housekeeping unit.

H. Definitions

Health/Fitness Facility. A fitness center, gymnasium, health and athletic club, which may include any of the following:

Exercise machines, weight facilities, group exercise rooms, sauna, spa or hot tub facilities, indoor tennis, handball, racquetball, and other indoor sports activities, indoor or outdoor pools.

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Home Occupation. Residential premises used for the transaction of business or the supply of professional services. Home occupation shall be limited to the following: agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, interior designer, lawyer, notary public, teacher, and other similar occupations, as determined by the Zoning Administrator. The total gross area of the home occupation use shall not exceed 25 percent of the gross square footage of the residential unit. The home occupation use shall not disrupt the generally residential character of the neighborhood.

I. Definitions

No land uses beginning with the letter I are defined at this time.

J. Definitions

No land uses beginning with the letter J are defined at this time.

K. Definitions

Kennel. Facilities for keeping, boarding, training, breeding or maintaining for commercial purposes, four (4) or more dogs, cats, or other household pets not owned by the kennel owner or operator. This classification excludes pet shops and animal hospitals that provide 24-hour accommodation of animals receiving medical or grooming services.

L. Definitions

Library, Museum. Public or quasi-public facilities, examples of which include: aquariums, arboretums, art galleries and exhibitions, historic buildings and exhibits, libraries, museums, and planetariums. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

Lodging:

Bed & Breakfast Inn (B&B). Establishments providing not more than 5 guest rooms for lodging on a less than weekly basis typically in a converted single-residence or multi-residence dwelling, with incidental eating and drinking service provided from a single kitchen for lodgers and residents only.

Hostel. A facility for residence of under twenty-nine (29) days that provides simple dormitory or sleeping rooms and common rooms for cooking, meeting, recreational, and educational use; that is chartered or approved by the International Hostel Federation or its national or regional affiliates, or similar organizations; and that is supervised by resident house-parents or managers.

Hotel/Motel. Establishments with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. These establishments may provide additional accessory services, such as conference and meeting rooms, restaurants, or bars available to guest and general public. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc. This classification includes motels, extended-stay hotels, and tourist courts, but does not include rooming houses, boarding houses, or private residential clubs. The lengths of stays for the majority of guests at these facilities are for 30 days or less.

Inn/Lodge. A building used for temporary accommodation that includes the business of renting out no fewer than five (5) and no greater than twenty (20) guest rooms, where payment for occupancy is on a daily or weekly basis. The Inn/Lodge may include common lobby, indoor recreation, living and dining areas.

M. Definitions

Medical Services:

Extended Care Facility. Establishment that provide 24-hour medical, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, and is licensed as a skilled nursing facility by the State of Arizona, including but not limited to, rest homes and convalescent hospitals, but not Residential Care, Hospitals, or Clinics.

Hospitals. Institutions providing medical and surgical care to the sick or injured, including operating facilities and beds for patients to stay overnight. These establishments may include nursing facilities, extended care facilities, physical therapy, gift shops, retail pharmacies, employee housing, temporary housing for patient families, cafeterias or restaurants, and related uses operated primarily for the benefit of patients, staff, and visitors.

Medical/Dental Clinic. Facilities with five or more licensed practitioners and/or medical specialist, other than hospitals, where patients are admitted for examinations and treatment on either a “walk-in” or “appointment” basis. Patients are treated on an outpatient basis and are not admitted for overnight treatment or observation. This classification includes emergency medical services offered exclusively on an out-patient basis, such as urgent care centers.

Medical/Dental Office. Offices where medical and dental services are provided by no more than four licensed primary practitioners (e.g. physicians, dentists, chiropractors, optometrists, and similar medical professionals). This classification also includes physical therapy, massage therapy, and counseling services related to medical conditions.

Meeting Facility, Public or Private. A facility for public or private meetings, including: Community centers, civic and private auditoriums, reception centers halls, union halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms, accessory and incidental to another primary use, and which are typically used only by on-site employees and clients, and occupy less floor area on the site than the offices they support. Cinemas, performing arts theaters, indoor commercial sports assembly or other commercial entertainment and related on-site facilities such as day care centers and schools are separately defined and regulated.

N. Definitions

Non-chartered Financial Institution. A business, other than a state or federally chartered bank, credit union, mortgage lender or savings and loan association, that offers check cashing services and loans for payment of a percentage fee. Specifically included are check cashing businesses that charge a percentage fee for cashing a check or negotiable instrument, and payday loan businesses that make loans upon assignment of wages received. Excluded are retail uses in which a minimum of 70 percent of the floor area of the store is devoted to the display or sale of merchandise.

O. Definitions

Office, Professional, administrative. Offices of firms or organizations providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, and legal offices.

Chapter 64: Definitions

P. Definitions

Parking Facility, Public or Commercial. Parking lots or structures operated by the City, or a private entity, providing parking either for free or for a fee. Does not include towing impound and storage facilities.

Pawn Shops. A business in which a principal business activity involves advancing money on the security of pledged goods or purchasing tangible personal property on the condition that it may be redeemed or repurchased by the seller for a fixed or variable price within a fixed or variable period of time.

Personal Services. Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, seamstresses, tailors, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, self-service laundries, photocopying and photo finishing services, and travel agencies.

Place of Worship. A facility for religious worship and incidental religious education and offices, and may include private schools (Grades: Kindergarten through 12) for primary or secondary education, as defined in this section. This classification includes churches, temples, and other facilities used primarily for religious services or activities.

Public Safety Facility. Facilities providing public-safety and emergency services, including police and fire protection and emergency medical services, with incidental storage, and maintenance facilities.

Q. Definitions

No land uses beginning with the letter Q are defined at this time.

R. Definitions

Recycling - small collection facility. A center, occupying an area of 350 square feet or less, where the public may donate, redeem or sell recyclable materials. Includes reverse vending machines.

S. Definitions

Schools, Public or Private.

K-12. Facilities for primary or secondary education, including public schools, charter schools, and private institutions having curricula of general academic education consistent with the academic requirements of the State of Arizona, including kindergarten, elementary, junior high school, and high school, including accessory facilities traditionally associated with schools, such as athletic stadia, cafeterias and libraries.

Colleges or Universities, Public or Private. A post-secondary institution of higher learning that grants associate and/or bachelor's degrees, and may also have research facilities and/or professional schools that grant master and/or doctoral degrees. This classification includes community colleges that grant associate degrees, and/or certificates of completion in business or technical fields.

Commercial Trade Schools, Public or Private. Schools established to provide teaching of clerical, managerial, or artistic skills, such as accounting, data processing, or computer repair. This classification excludes schools offering training in industrial trades, such as welding or metal fabrication and establishments providing training for activities that are not otherwise allowed in the zoning district.

Does not include pre-schools and child day care facilities (see "Day Care"). See also the definition of "Studio: Art, Dance, Martial Arts, Music, etc." for smaller-scale facilities offering specialized instruction

Social Service Facilities. Any noncommercial facility, such as homeless shelters, charity dining facilities, plasma centers, rescue missions, day labor hiring centers, substance abuse detoxification and treatment centers, halfway houses and similar facilities and emergency shelters, that may also provide meals, showers, and/or laundry facilities to individuals with limited ability for self-care, or those persons in need of counseling for employment, or those persons with personal or behavioral disabilities. The term shall include the principal assistance or service facility and all related establishments intended for use by patrons of such facilities. Specialized programs and services related to the needs of the residents may also be provided. This classification excludes transitional housing facilities that provide living accommodations for a longer term (See Group Housing). The classification also does not include homes for the developmentally disabled, child crisis centers and domestic violence centers.

Stealth Wireless Telecommunications Facility. Any commercial wireless communications facility that is designed to blend into the surrounding environment by means of screening, concealment, or camouflage. The antenna and supporting antenna equipment are either not readily visible beyond the property on which they are located, or, if visible, appear to be part of the existing landscape or environment rather than identifiable as a wireless communications facility.

Studio - Art, Dance, Martial Arts, Music, etc. Small-scale facilities, that provide instructional space for groups of students. Examples of these facilities include: Individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

T. Definitions

Tattoo and Body Piercing Parlors. Establishments whose principal business activity is one (1) or more of the following: 1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin; or 2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration. Exception: Piercing earlobes as an accessory or subordinate activity when done at a shop or store selling jewelry as primary activity.

Theater, Cinema or Performing Arts. An indoor facility for group entertainment, other than sporting events. Examples of these facilities include: Civic theaters, facilities for “live” theater and concerts, and movie theaters.

Temporary Event Parking. Parking areas intended for overflow parking for stadiums, performing arts centers, competitive aquatic facilities, and similar public event facilities and located within 600 feet of the public facility being served.

U. Definitions

No land uses beginning with the letter U are defined at this time.

V. Definitions

Veterinary Services. Medical care for small and large animals on a commercial basis. This classification allows 24-hour accommodation of animals receiving medical or grooming services but does not include kennels. This classification includes animal hospitals and clinics providing services such as medical examinations, diagnosis, and procedures; dispensing of medications for animals; providing surgical procedures, and space for supervised recuperation from medical and surgical procedures.

Chapter 64: Definitions

W. Definitions

No land uses beginning with the letter *W* are defined at this time.

X. Definitions

No land uses beginning with the letter *X* are defined at this time.

Y. Definitions

No land uses beginning with the letter *J* are defined at this time.

Z. Definitions

No land uses beginning with the letter *Z* are defined at this time.