Chapter 7. Residential Land Use Groups

7.1. General Purpose of Residential Land Use Groups. The purposes of the residential land use groups are to:

1. Provide for the orderly, well-planned, and balanced growth of residential neighborhoods.

2. Provide for a sustainable and marketable variety of housing types in a range of densities.

3. Promote the development of residential neighborhoods with well-designed connectivity systems that link to educational, employment, commercial and recreational destinations, and which encourage multiple methods of transportation, including walking, biking, and the use of public transit.

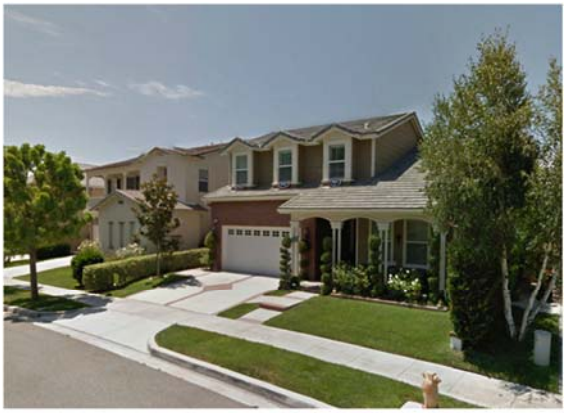
4. Establish design standards to help create distinct, attractive and high quality residential neighborhoods, including multi-residence development, and ensure that residential development is well integrated with neighboring land uses.

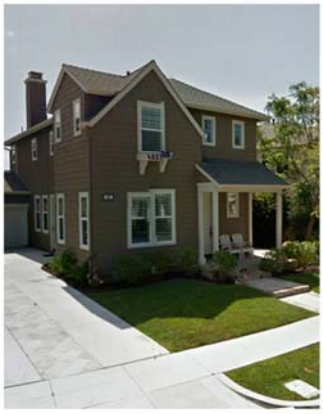
5. Provide for appropriate public and quasi-public uses such as parks, playgrounds, community centers, schools, and religious facilities where they are compatible with and preserve and/or improve the quality of life in residential neighborhoods. Provide for appropriate retail, employment and home occupation uses to encourage diversity within residential neighborhoods.

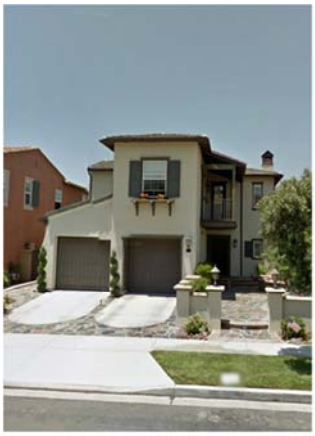
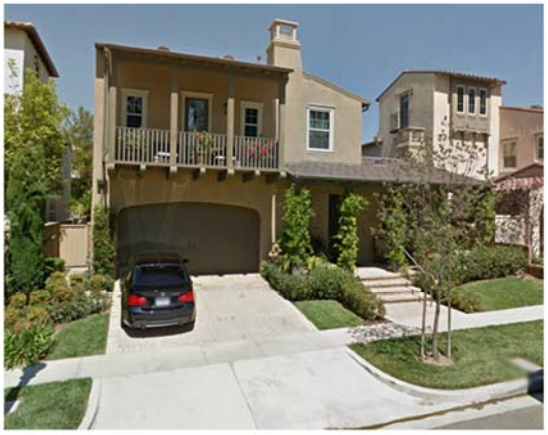
6. Encourage sustainable development practices that further the goals of the Mesa Gateway Strategic Plan.

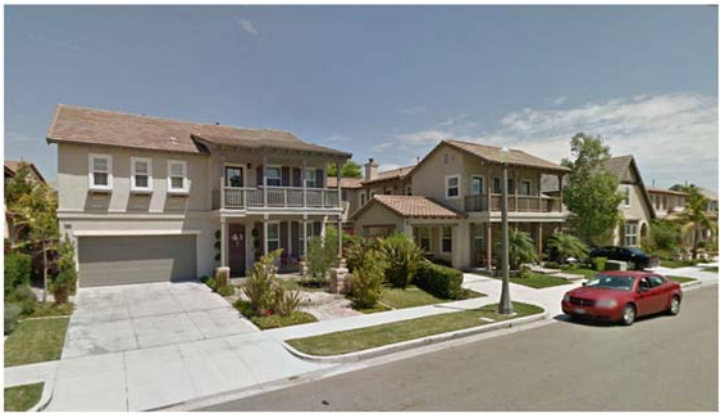
7.2. Specific Purposes of Each Residential Land Use Group.

7.2(a) **CR – Community Residential.** To provide areas for single residence housing on traditional lot sizes. This LUG also provides for limited residential care facilities, limited retail uses, home occupations, family day care, park and recreation facilities, and civic and institutional uses such as schools and places for religious assemblies that are appropriate in a residential environment. The images shown below are conceptual and are intended to convey the expected quality, character, and diversity of development within the CR LUG.

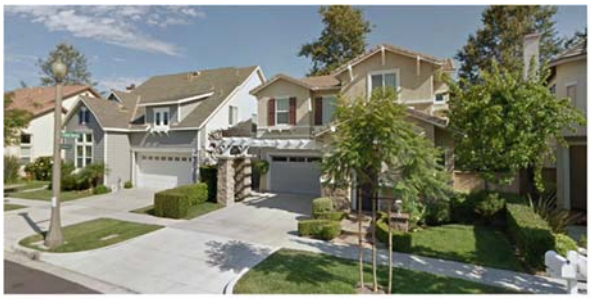



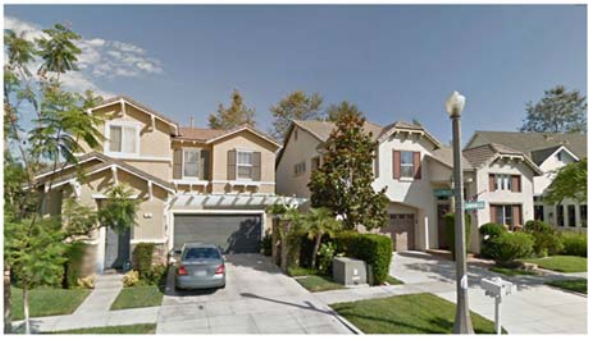


7.2(b) **<u>CRSL – Community Residential Small Lot</u>.** To provide areas for small-lot single residence development, subject to additional development standards to ensure land use compatibility and quality. This LUG also allows for limited residential care facilities, limited retail uses, home occupations, family day care, park and recreation facilities, and civic and institutional uses such as schools and places for religious assemblies that are appropriate in a residential environment. The images shown below are conceptual and are intended to convey the expected quality, character, and diversity of development within the CRSL LUG.





7.2(c) <u>CMR – Community Multi-Residence</u>. To provide areas for a variety of higher density housing types at densities of up to 43 units per gross acre. Appropriate types of dwelling units include attached single residence, cluster housing, and multiple residence housing. This LUG also provides for residential care facilities, home occupations, park and recreation facilities, limited retail and small-scale residential support activities, and civic and institutional uses such as churches and places for religious assembly that are appropriate in a residential environment. The images shown below are conceptual and are intended to convey the expected quality, character, and diversity of development within the CMR LUG.

7.3. Residential Permitted Uses.

The land use regulations for each Residential LUG are established by letter designations as follows:

1. **"P"** designates use classifications permitted by right in the Residential LUG.
2. **"SUP"** designates use classifications permitted on approval of a Special Use Permit.
3. **"CP"** designates use classifications that are conditionally permitted subject to compliance with additional requirements outlined in Chapter 10.
4. **"TUP"** designates use classification permitted on approval of a Temporary Use Permit.
5. **("--")** designates a prohibited use.

Special Use Permits and Temporary Use Permits are processed pursuant to standard and customary City of Mesa procedures. Land use classifications not listed are prohibited unless an interpretation is made by the City of Mesa Zoning Administrator determining that the proposed use is analogous to a permitted use. The "Additional Use Regulations" column includes specific limitations applicable to the land use classification or refers to applicable regulations located elsewhere in the PPGN Community Plan.

Residential Land Use Group Permitted Uses				
Proposed Use	**CR**	**CRSL**	**CMR**	**Additional Use Regulations**
Residential Use Classifications				
Single Residence	P	P	--	
Multiple Residence	--	--	P	
• Day Care Centers	--	--	CP	See Chapter 9, Day Care Centers
Assisted Living	--	--	P	
Small Day Care Group Home (up to 5 persons)	CP	CP	--	See Chapter 9, Day Care Group Homes
Group Homes for Handicapped	CP	CP	CP	See Chapter 9, Groups Homes for Handicapped
Home Occupations	CP	CP	CP	See Chapter 9, Home Occupations
Live-Work Units	--	CP	CP	See Chapter 9, Live-Work Units

Residential Land Use Group Permitted Uses				
Proposed Use	**CR**	**CRSL**	**CMR**	**Additional Use Regulations**
Commercial Use Classifications				
Mobile Food Vending and Temporary Retail Businesses	TUP	TUP	TUP	See Chapter 9, Temporary Uses
Neighborhood Retail, Restaurants and Office	CP	CP	CP	See Chapter 9, Neighborhood Retail, Restaurants and Office
Public and Semi-Public Use Classifications				
Community Center	P	P	P	
• Day Care Centers	CP	CP	CP	See Chapter 9, Day Care Centers
Community Gardens	CP	CP	CP	See Chapter 9, Community Gardens
Cultural Institutions	P	P	P	
Nursing and Convalescent Homes	--	--	SUP	
Parks and Recreation Facilities	P	P	P	
Places of Worship	CP	CP	CP	See Chapter 9, Places of Worship
• Athletic Facilities When Accessory to Places of Worship	SUP	SUP	SUP	
• Day Care When Accessory to Places of Worship	SUP	SUP	SUP	
Schools	P	P	P	See Chapter 9, Schools
Transportation, Communications, and Utilities Use Classifications				
Utilities, Minor	P	P	P	
Specific Accessory Uses				
Casita	CP	CP	--	See Chapter 9, Casita
Accessory Uses	CP	CP	CP	See Chapter 9, Accessory Uses

7.4. CR – Community Residential General Development Standards. The following General Development Standards apply to all single residence development projects within the CR LUG that fall under the Residential Use Classifications allowed in Chapter 7.3. All development projects within the CR LUG that fall under the non-residential use classifications (Commercial Use Classifications, Public and Semi-Public Use Classifications, and Transportation, Communications, and Utilities Use Classifications) as allowed in Chapter 7.3 shall utilize the Commercial General Development Standards outlined in Chapter 8. In addition to the General Development Standards, all development within the CR LUG must comply with the associated Development Unit Plan requirements and design guidelines, including future Residential Development Design Standards as outlined in Chapter 8.4(c).

General Development Standards – Community Residential (CR)				
Standard	**CR-9**	**CR-7**	**CR-6**	**Additional Standards**
Lot and Density Standards				
Minimum Lot Area (sq ft)	9,000	7,000	6,000	
Minimum Lot Width – Interior Lot (ft)	63	58	48	
Minimum Lot Depth (ft)	100	94	90	
Minimum Lot Depth abutting Arterial Street (ft)[1]	110	100	90	
Building Form and Location				
Maximum Height (ft)	30	30	30	
Minimum Yards (ft)[2]				
• Front (Enclosed Livable Areas, Porches, Side Entry Garages and Porte Cocheres)	10	10	10	
• Front Entry Garages and Carports – front and side yards	20[3]	20[3]	20[3]	
• Interior Side: Minimum either side	3	3	3	See Chapter 7.4(a), Zero Lot Line

[1] If a landscape tract or parkway adjacent to an Arterial street is 10 feet in width or greater, then this standard does not apply and the Minimum Lot Depth standard shall be used.
[2] All yards are measured from the Property Line unless otherwise noted within this Chapter.
[3] Garage and carports must be set back a minimum of 20 feet as measured from the back of sidewalk to the face of the garage door.

General Development Standards – Community Residential (CR)				
Standard	**CR-9**	**CR-7**	**CR-6**	**Additional Standards**
				Developments
• Interior Side: Minimum aggregate of 2 sides	8	8	8	See Chapter 7.4(a), Zero Lot Line Developments
• Street Side	10	10	10	
• Rear Yard[4]	10	10	10	
• Rear Yard Abutting Arterial Street Right-of-Way[5][6]	20	20	20	
Minimum Useable Outdoor Open Space	10%	10%	10%	See Chapter 7.4(b), Minimum Useable Outdoor Open Space
Residential Development Design Standards	See Chapter 7.4(c), Residential Development Design Standards			

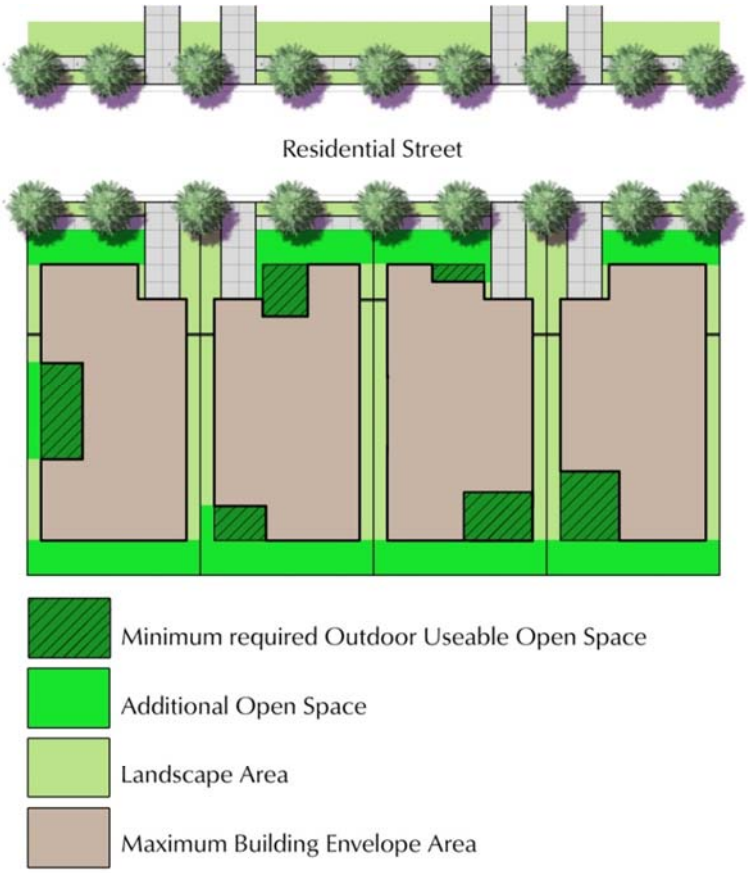
7.4(a) <u>Zero-Lot-Line Developments</u>. Zero-lot-line developments are permitted in the CR-LUG. In a zero-lot-line development, no interior side yard is required on one (1) side of a lot if the minimum aggregate setback is provided on the opposite side of the same lot. Where a zero side yard is used, the property abutting the zero side yard must be held under the same ownership at the time of initial construction, or the owner of the property abutting the zero side yard must sign an agreement that permanently grants consent in writing to such zero setback. Additionally, a permanent access and maintenance easement providing the owner of the zero-lot-line structure with access to the adjacent lot within the side yard to maintain the structure must be provided to the City and recorded in the Maricopa County Recorder's Office.

[4] Rear yard setback may be reduced to 5 ft for unique home product designs that otherwise fulfill the Residential Development Design Standards and Minimum Useable Open Space requirements, and as approved by the City during the Home Product Review process.

[5] If a landscape tract or parkway adjacent to an Arterial street is 10 feet in width or greater, then this standard does not apply and the Rear Yard standard shall be used.

[6] Additional sound attenuation required when total setback distance, including any adjacent landscape tract or parkway, is less than 30 feet from the arterial street right-of-way.

7.4(b) **<u>Minimum Useable Outdoor Open Space.</u>** Each single residence lot in the CR LUG shall provide 10% of the net buildable lot area as Useable Outdoor Open Space and each single residence lot in the CRSL LUG shall provide 5% of the net buildable lot area as Useable Outdoor Open Space. At least one Useable Outdoor Open Space area on each lot or parcel must be a minimum of 100 square feet. Useable Outdoor Open Space is the area(s) of a lot or parcel, outside of the required setbacks, that is sufficiently sized to provide functional space for human activity, including outdoor leisure, activities, and recreation. Usable Outdoor Open Space may include hardscape surfaces for patios, dining areas, and courtyards, lawn areas, garden areas, play areas, swimming pools and other recreation areas. Useable Outdoor Open Space excludes driveways, parking areas, and landscape tracts or side yard areas that are not sufficiently sized to serve any other purpose. Required setbacks are excluded from the net buildable lot area for the purpose of calculating the required Useable Outdoor Open Space.



PPGN Useable Lot Open Space				
Lot Size (sf)	Gross Building Envelope (sf)	Minimum Useable OS %	Minimum Useable OS (sf)	Net Building Envelope (sf)
3,500	2,122	5%	106	2,016
4,000	2,522	5%	126	2,396
5,000	3,350	10%	335	3,015
6,000	4,150	10%	415	3,735
7,000	5,054	10%	505	4,549
9,000	6,782	10%	678	6,104

7.4(c) <u>Residential Development Design Standards.</u> Future DUP design guidelines for DU's that contain residential development shall incorporate specific residential design standards that address the unique site conditions and design considerations created by compact residential development ("Residential Development Design Standards"). These future Residential Development Design Standards shall provide for high quality development, reduce repetition and monotony, and encourage diversity and variety of design by specifically addressing building articulation, massing, step backs, height differentials, façade variation, front setback variation, corner lot setback criteria, garage door placement and design, and landscape treatment. The Residential Development Design Standards are performance criteria that shall apply to all single residence development. Compliance with the Residential Development Design Standards must be demonstrated during the City's Home Product Review process.

7.5. CRSL – Community Residential Small Lot General Development Standards. The following General Development Standards apply to all single residence development projects within the CRSL LUG that fall under the Residential Use Classifications allowed in Chapter 7.3. All development projects within the CRSL LUG that fall under the non-residential use classifications (Commercial Use Classifications, Public and Semi-Public Use Classifications, and Transportation, Communications, and Utilities Use Classifications) outlined in Chapter 7.3 shall utilize the Commercial General Development Standards outlined in Chapter 8. In addition to the General Development Standards, all development within the CRSL LUG must comply with the associated Development Unit Plan requirements and design guidelines, including future Residential Development Design Standards as outlined in Chapter 7.4(c).

General Development Standards – Community Residential Small Lot (CRSL)					
Standard	**CRSL-4.5**	**CRSL-4.0[7]**	**CRSL-3.0[5]**	**CRSL-2.0[5]**	**Additional Standards**
Lot Standards					
Minimum Average Lot Area of Subdivision (sq ft)	4,500	4,000	3,250	2,500	
Minimum Individual Lot Area (sq ft)	4,000	3,500	2,750	2,000	
Minimum Lot Width –Interior Lot (ft)	36	31	26	26	
Minimum Lot Width – Corner Lot (ft)	41	36	31	31	

[7] The minimum lot area in the CRSL LUG is 4,000 square feet. See 7.6 for provisions governing a reduction in the minimum lot area below 4,000 square feet.

General Development Standards – Community Residential Small Lot (CRSL)					
Standard	**CRSL-4.5**	**CRSL-4.0[7]**	**CRSL-3.0[5]**	**CRSL-2.0[5]**	**Additional Standards**
Minimum Lot Depth (ft)	85	80	75	70	
Building Form and Location					
Maximum Height (ft)	30	30	30	30	
Maximum Number of Stories	2	2	2	2	A third story may be permitted pursuant to the standards in Chapter 7.7(a)(v).
Minimum Yards (ft)[8]					
• Front – Building Wall, Side Entry Garage	10	10	10	10	
• Front Entry Garage	20[9]	20[7]	20[7]	20[7]	
• Front – Porch	7	7	7	7	
• Street Side	10	10	10	10	
• Interior Side: Minimum each side	3	3	3	3	See Chapter 7.7(a), Zero Lot Line Development
• Interior Side: Minimum aggregate of 2 sides	6	6	6	6	See Chapter 7.7(a), Zero Lot Line Development
• Rear[10]	10	10	10	10	
• Rear or Side – Garage, Accessed by Alley or Common Drive Shared by 3 or More Lots; Measured to Construction Centerline of Alley or Drive	13	13	13	13	
Minimum Useable Outdoor Open Space	5%	5%	5%	5%	See Chapter 7.7(b), Minimum Useable Outdoor Open Space

[8] All yards are measured from the Property Line unless otherwise noted within this Chapter.

[9] Garage and carports must be setback a minimum of 20 feet as measured from the back of sidewalk to the face of the garage door.

[10] Rear yard setback may be reduced to 5 ft for unique home product designs that otherwise fulfill the Residential Development Design Standards and Minimum Useable Open Space requirements, and as approved by the City during the Home Product Review process.

General Development Standards – Community Residential Small Lot (CRSL)					
Standard	**CRSL-4.5**	**CRSL-4.0[7]**	**CRSL-3.0[5]**	**CRSL-2.0[5]**	**Additional Standards**
Residential Design Standards	See Chapter 8.7(c), Residential Development Design Standards				

7.6. CRSL – Community Residential Small Lot Reduction in Minimum Lot Area.

7.6(a) **Minimum Lot Area—By-Right.** The minimum lot area in the CRSL LUG is 4,000 square feet.

7.6(b) **Reductions to Minimum Lot Area.** The minimum lot area may be reduced during Site Plan and Design Review approval if at least the minimum number of design elements are provided based on the average lot size in the subdivision, according to the table below. The design elements that serve as a basis for granting reduced lot area are listed below (see Chapter 7.6(b)(i), (ii) and (iii)).

Lot Size and Minimum Number of Required Design Elements for a Small-Lot Subdivision				
Average Lot Area (sq. ft.)	*Streetscape Elements*	*Site Design Elements*	*Building Design Elements*	*Total*
2,500 – 2,999	2	1	2	6
3,000 – 3,999	2	1	1	5

7.6(b)(i) ***Streetscape Elements***.

1. Planter Strips. Sidewalks are provided on both sides of each street and are separated from the curb by a planter strip with a minimum average width of 4 feet. Planter strips shall be planted, irrigated and maintained with live plant materials.
2. Street and Sidewalk Improvements. The development includes streetscape improvements such as roundabouts, neck downs, curb bulbs, or similar techniques. Provisions are included for the private maintenance of such facilities by a homeowners association or other body acceptable to the Planning Director.
3. Parks and Open Space. The development includes privately maintained park or common open space within a reasonable walking distance from each residence (approximately 300 feet).
4. Paving Material. Decorative paving materials that may include pavers, stamped, colored asphalt or stamped or textured concrete are utilized for pedestrian areas, street crossings, and entries into the development.

7.6(b)(ii) ***Site Design Elements.***

1. Alley-Accessed Parking. Parking for at least 50 percent of lots in the development is accessed from the rear of the lots via an alley or alleys.
2. Shared or Clustered Driveways. Driveways are paired so that there is a single curb-cut providing access to two houses, and the total width for the paired driveway is not more than 18 feet. Alternatively, driveways may be clustered (but need not share the same curb cut) so that there is at least 36 feet of uninterrupted curb between the clustered driveways
3. Variable Front Yards. No more than 30 percent of homes will be set back the same distance from the front lot line, and at least 30 percent of the homes will be set back at least 2 feet farther than the minimum. This element may be accomplished by recording "build-to" lines on the final subdivision map.
4. Variety of Lot Widths. A variety of lot widths are provided to accommodate a variety of home styles, setbacks, and garage placements. At least 30 percent of the lots must vary from the predominate lot width in the development by at least 20 percent.

7.6(b)(iii) ***Building Design Elements.***

1. Garage Setbacks. All garages will be set back at least 5 feet behind the primary front façade of the dwelling.
2. Variable Garage Entries. The development plan includes provisions for variable location of garage entries. At least 35 percent of the lots will have garages that are side-loaded, or set entirely in the rear half of the lot in a detached garage.
3. Entries and Porches. At least 50 percent of the homes include entries and covered porches extending along a minimum of 50 percent of the width of the homes' front facades, excluding the width of garages. Porches meeting this requirement shall have a minimum width of 8 feet and a minimum depth of 4 feet.
4. Architectural Diversity. Projects with 20 or fewer lots have a minimum of 3 unique elevations. For each additional 20 lots, or portion thereof, an additional elevation shall be required. [Example: A 100 lot subdivision would require 7 unique elevations (100-20)/20 = 4; 4 + 3 (for the first 20 lots) = 7]

7.7. CR and CRSL – General Residential Design Standards. The following General Residential Design Standards apply to all single residence development projects within the CR and CRSL LUG's.

7.7(a) Building Form.

7.7(a)(i) ***Garage Frontage and Location.*** Design Objective: Focus attention on residential entrances, outdoor spaces and building elevations while de-emphasizing garage doors.

1) Where garage doors are oriented parallel or within 10 degrees of parallel to the front of the lot, the aggregate width of garage doors attached to a primary residence and facing the front of the lot shall not exceed 50 percent of the aggregate width of those elevations of the building that face the front of the lot. Garages oriented parallel or within 10 degrees of parallel to the front of the lot shall be at least 3-feet behind the primary wall facing the street and never less than the required garage setback. Exceptions to these standards may be approved through the Site Plan and Design Review process.
2) Garages with 3 or more doors, or designed to accommodate 3 or more non-tandem parked cars, are permitted only on lots 75 feet wide or greater, and at least one (1) garage front must be stepped-back from the remaining garage fronts by at least 2 feet.

7.7(a)(ii) ***Window Trim or Recess***. On all street-facing facades and rear facing facades for lots with rear property lines abutting open space, parks, streets or alleys, detailing of at least two inches in depth must be provided on a minimum two sides of all windows, or windows must be recessed at least two inches from the plane of the surrounding exterior wall.

7.7(a)(iii) ***Two-story Dwellings on Corner Lots***. Two-story dwellings located on corner lots shall include windows on the façade facing each street. No second-story street-facing wall shall run in a continuous plane of more than twenty feet without a window or a projection, offset, or recess of the building wall at least one foot in depth.

7.7(a)(iv) ***Driveways—Maximum Number and Width***. For lots less than 75 feet wide, a maximum of one (1) driveway up to 19 feet wide is permitted for access to required parking. One additional unpaved driveway up to 10 feet wide is permitted, if it leads to an interior side yard at least 12 feet wide. For lots 75 feet wide or greater, the combined width of all driveways may not exceed 29 feet.

7.7(a)(v) ***Third-Story Structures***. A third story is permitted for a single-residence dwelling under either of the following options:

Option 1. The third story is located inside a roof that is pitched at a vertical to horizontal ratio of least 1 to 3 (1:3). The third story may include dormers that are not more than 15 feet in depth or width and located wholly below the ridge of the roof. The roofs of dormers shall have a minimum slope of 1 to 6 (1:6).

Option 2. The horizontal area of the third story (measured from exterior walls) does not exceed sixty percent of the footprint of the building, and the

third story is set back a minimum of 8 feet from the front exterior wall(s) of lower stories, or set back at least 5 feet from the front exterior wall and 5 feet on at least one (1) side exterior wall of lower stories.

7.7(b) **Setback Adjacent to CR District.** Where a lot in the CRSL LUG is adjacent to a lot in the CR LUG, the minimum interior side yard (for a single side) that is required on the CR lot shall also be provided on the adjacent lot in the CRSL LUG.

7.8. CMR – Community Multi-Residence General Development Standards.

General Development Standards – Community Multi-Residence		
	CMR	**CMR - Urban[11]**
Lot Standards		
Minimum Residential Density	--	20 du/ac
Maximum Residential Density	30 du/ac	43 du/ac
Minimum Lot Area (sq ft)	6,000	6,000
Minimum Lot Width (ft)	60	60 30 for attached buildings with provisions for a shared or alternative parking plan.
Minimum Lot Depth (ft)	94	65
Maximum Height (ft)	56	80
Building Setbacks[12]		
Front and Street-Facing Side Building Setbacks		
• Arterial Street (ft)	20 min	0 min / 20 max
• Collector Roadway (ft)	15 min	0 min / 15 max
• Local Roadway (ft)	15 min	0 min / 10 max
Side Building Setback (ft)		

[11] See 7.10 for additional standards applicable to CMR-Urban development projects.
[12] All setbacks are measured from the Property Line unless otherwise noted within this Chapter.

General Development Standards – Community Multi-Residence		
	CMR	**CMR - Urban[11]**
Adjacent to CR: 1st Story 2nd Story Stories 3-5 Stories 6 and above	15 15 25 --	15 15 25 50
Adjacent to all other LUGs 1st Story 2nd Story Stories 3-5 Stories 6 and above	0 0 15 --	0 0 0 0
Rear Building Setback (ft)		
Adjacent to CR: 1st Story 2nd Story Stories 3-5 Stories 6 and above	15 15 25 -	15 15 25 50
Adjacent to all other LUGs: 1st Story 2nd Story Stories 3-5 Stories 6 and above	0 0 15 --	0 0 0 0
Minimum Separation Between Buildings on Same Lot (ft)	25	0
Ground Floor Transparency Requirement *See* 7.10(b)	No	Yes
Building Main Entry Orientation *See* Chapter 7.10(a)	No	Yes
Maximum Building Coverage (% of lot)	55	85
Minimum Open Space (sq ft / unit) *(may be comprised of private open space, common open space, or an aggregate of private and common open space)*	100	100

7.9. CMR – Community Multi-Residence Design Standards. The following development standards apply to all multi-residence development projects within the CMR LUG that fall under the Residential Use Classifications outlined in Chapter 7.3. All development projects within the CMR LUG that fall under the non-residential use classifications (Commercial Use Classifications, and Public and Semi-Public Use Classifications) outlined in Chapter 7.3 shall utilize the Commercial General Development Standards outlined in Chapter 8.

7.9(a) Building Separation. Design Objective: Arrange buildings with residential units in a manner that addresses privacy issues for individual units and allows sufficient separation so that daylight and air is available for each residential unit. If building projections encroach into the required building separation space, ensure that remaining open space is attractive, useable and complies with CPTED design principals.

7.9(a)(i) ***Non-Parallel Buildings***. For non-parallel buildings, the minimum building separation requirement shall be calculated by determining the open area that would be required between any 2 buildings if they were parallel and met the minimum requirement; then assuring that the same or greater total open area is available between the 2 buildings. At no time shall any points of the buildings be closer than 10 feet.

7.9(a)(ii) ***Ground Floor Separation***. Ground floor building separation distance may be reduced up to 20% if the upper floor steps back an equal distance. For example, if the required building separation between 2 buildings is 25 feet, the ground floor units may be separated by 20 feet provided the upper stories are stepped back so that the building separation for upper stories is no less than 30 feet.

7.9(a)(iii) ***Maximum Encroachment***. A maximum encroachment of 3 feet is allowed for individual building projections, including but not limited to balconies, patios, bay windows, fireplaces, and stairs.

7.9(b) Standards for Required Open Space. Design Objective: Provide residents with both private and common open space that may be used for social, recreational, aesthetic and economic purposes. Emphasis shall be placed on providing common open space amenities. Open space required shall comply with the following standards.

7.9(b)(i) ***Proportion of Private and Common Open Space***. Required open space may be provided in any combination of private and/or common open space, including either all private or all common open space.

7.9(b)(ii) ***Surfacing***. Surfaces provided for outdoor activities shall be appropriate for outdoor activities. Such surfaces may be any combination of lawn, garden, brick, flagstone, wood planking, concrete, or other serviceable, dust-free surface.

7.9(b)(iii) ***Slope***. The slope of required common open space areas shall not exceed ten percent.

7.9(b)(iv) ***Exclusive Dedication***. Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space.

7.9(b)(v) ***Additional Standards for Private Open Space***.

1. Accessibility and Location. Private open space shall be accessible to only one living unit by a doorway to a habitable room or hallway. Multiple spaces may be provided for individual living units.
2. Minimum Size. Private open space areas shall be a minimum of 4 feet in depth and at least 30 square feet in area.

7.9(b)(vi) ***Additional Standards for Common Open Space***.

1. Accessibility. Common open space shall be easily accessible to all dwelling units that it is intended to serve.
2. Location. Common open space shall be located within the same multi-residence development as the units served and may not be located within the required front or street-facing side setback. Up to 20 percent of common open space may be located on the roof of a building. In the CMR-U LUG, up to 67 percent of common open space may be on the roof of a building.
3. Minimum Dimensions. Common open space shall have no dimension less than 15 feet.
4. Openness. Common open space shall be unroofed and unobstructed, except for facilities that enhance its usability, such as shade ramadas, shade sail awnings, or shaded playground structures, and except that up to 25 percent of ground-level common open space may be covered by a balcony projecting from a higher story.
5. Amenities. Common open space must provide sufficient amenities that are consistent with the size of the multi-residence project (e.g. seating, recreation facilities, ramadas, shade, etc.) to encourage or invite one or more uses by the residents of the development.

7.9(c) Site Layout and Building Form Standards.

7.9(c)(i) ***Parking and Garage Frontage Limitation.*** Design Objective: Limit visibility from the street of surface parking areas, carports, and individual

garages without creating inconvenient connections between parking and residential units.

1. The total frontage of parking areas adjacent to the street, including surface parking, carports, and individual garages, but excluding underground parking, structured parking garages and parking located behind buildings, shall not exceed 30 percent of the lot frontage. Exceptions to this standard are allowed through the Site Plan and Design Review process for parking solutions that advance the overall design intent (such as parking lot clusters that are sensitively designed within the context of the overall site).
2. Structured parking garages shall be designed to complement the building materials, detailing and landscaping of the overall multi-residence project.

7.9(c)(ii) ***Garage Doors***. Design Objective: Focus attention on building entrances, common open space and building facades without creating inconvenient connections between parking and residential units.

1. In one-story buildings that include livable floor area, walls containing garage doors shall be set back a minimum of 3 feet from the front façade of the building.
2. In multi-story buildings that include livable floor area, garage doors located below upper-story living space shall be recessed at least three feet from the upper-story façade or, alternatively, the overall building façade shall incorporate two or more architectural articulation elements similar to those in Chapter 7.9(e).
3. When multiple garage doors are located within one building, the maximum number of garage doors adjacent to one another shall be limited to 3, unless there is a break in the building façade between garage doors. The break shall consist of a step-back in the building façade of at least 1 foot, architectural feature such as a building entrance or equivalent feature, landscape area that sufficiently breaks up the building façade, or other reasonably comparable design feature.
4. Freestanding garages not part of the residential structures, if used, shall be designed to complement the primary residential structures and shall provide interest and articulation to the design by changes in plane, detailing around doors, and breaking up the massing of the rear of the buildings, if visible.

7.9(c)(iii) ***Building Entrances***.

1. Dwelling Unit Access. Exterior entrances to units shall be in the form of individual or shared entrances at the ground floor of the building. Unit entrances located above the ground floor are also permitted; however,

no exterior access corridor located above the ground floor may provide access to more than 4 units.

2. Orientation. For each multi-residence building, a principal shared pedestrian entrance is required that faces either a public street or private drive, or a common amenity area, such as a landscaped courtyard, that abuts and has direct access to the street. Additional pedestrian entrances to individual units that are permitted.
3. Projection or Recess. Building entrances and individual exterior unit entrances must be clearly defined and include design features that signify the building entrance, such as a roofed projection, front porch or building recess with a minimum depth of at least 5 feet and minimum horizontal area of 35 square feet. Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry, may be reviewed and approved through the design review process.
4. Rental Office Location. The rental office location and orientation shall be accessible by a defined pedestrian path from the public street.

7.9(d) Pedestrian Connections.

Design Objective: Encourage people to walk by providing safe, convenient, comfortable and efficient pedestrian connections.

Pedestrian walkways shall be provided in multi-residence developments. These walkways shall be designed to serve internal pedestrian circulation needs, and shall connect to public sidewalks and transit stops. Pedestrian access must be provided according to the following standards:

7.9(d)(i) ***Connection to Public Sidewalk.*** An on-site walkway shall connect the main entry of each building or each primary entry to a sidewalk on each street frontage of the site, and to any transit stop adjacent to the site. On at least one frontage, such walkway shall be provided along the shortest practical distance between the main building entry and sidewalk, generally no more than 125 percent of the straight-line distance. The distance may increase up to 50% of the total straight-line distance in the event the route is designed to take account of afternoon shade patterns from buildings or similar shading devices.

7.9(d)(ii) ***Internal Connections.*** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site recreational or open space areas or pedestrian amenities.

7.9(d)(iii) ***Materials and Width.*** Pedestrian walkways shall be at least 5 feet in width and paved with a hard, durable surface.

7.9(d)(iv) ***Separation*****.** Where a pedestrian walkway is parallel and adjacent to an auto travel lane, it must be raised and separated from the auto travel lane by a raised curb at least 6 inches high, decorative bollards, or other physical barrier.

7.9(d)(v) ***Shade at Entries*****.** At public entrances, pedestrian walkways shall be provided with weather protection such as canopies, awnings, arcades and trellises.

7.9(e) **Architectural Articulation.** Design Objective: Encourage architectural designs for multi-residence buildings that include adequate design features to create visual variety and interest to avoid a large-scale and bulky appearance. Long facades shall be broken up into smaller modules. This requirement can be met by using 2 or more of the following methods.

7.9(e)(i) ***Façade Articulation.*** All street-facing facades have at least one (1) horizontal or vertical projection or recess of at least 4 feet in depth, or two (2) projections or recesses of at least 2.5 feet in depth, for every 25 horizontal feet of wall. If located on a building with two (2) or more stories, the articulated elements must be greater than one (1) story in height and may be grouped rather than evenly spaced in 25-foot modules so long as the total amount of articulation meets or exceeds that which would be required if no grouping occurred. Building entrances and front porches and projections into required yards such as stoops, bays, overhangs, fireplaces, and trellises count towards this requirement.

7.9(e)(ii) ***Variable Roof Form***. Variable roof forms are incorporated into the building design, and no more than 2 side-by-side units may be covered by one (1) unarticulated roof. Articulations may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets.

7.9(e)(iii) ***Façade Detailing and Materials***. All visible building façades incorporate details, such as window trim, window recesses, cornices, changes in materials or other design elements, in an integrated composition. Each side of a building that is visible from a public right-of-way, parking lot, or common open space shall be designed with a complementary level of detailing and quality of materials.

7.9(e)(iv) ***Use of Balconies, Bay Windows, and Other Such Projections or Recesses***. The building incorporates balconies, bay windows, entry porches or other projections and recesses in a pattern that creates architectural interest across approximately 30% of the length per floor of the façade or through the use of

a reasonably similar alternative as approved through the Site Plan and Design Review process.

7.10. Additional Standards for use with the CMR-U General Development Standards.

The regulations of this section apply to development utilizing the CMR-U General Development Standards in order to create a pedestrian-oriented development.

Design Objective: Create an attractive, comfortable, safe, pedestrian friendly urban environment defined by building fronts, streets and the community spaces in between.

References to 'streets' within the following CMR-U standards include public or private streets, or a private drive that functions as a street. Development utilizing the CMR-U General Development Standards should be in close proximity to and horizontally integrated with commercial or mixed-use development when practicable, and can be used to create an appropriate transition from more intense commercial and mixed-use areas to single residence areas.

7.10(a) Building Main Entry Orientation. Design Objective: The main access into the building should be readily visible from the street and engage the street to help create an active street life.

The main entry into a multiple residence building shall be designed with a direct connection to an adjacent street frontage either by being immediately adjacent to the street or through a courtyard that directly connects to the street. The entry into individual units not in a multi-residence structure, such as individual townhomes or condominium units, shall be through small individual courtyards, or by the first floor of the structure being raised a half story above street level.

7.10(b) Ground Floor Transparency. Design Objective: Create vibrant, safe environments along urban streets and walkways.

Exterior walls facing any front or street-facing lot line shall include windows, doors, or other openings for at least 20 percent of the building wall area. No wall may run in a continuous plane for more than 20 feet without an opening. Openings fulfilling this requirement include doorways (whether solid or transparent) or windows or other openings that have transparent glazing.

7.10(c) Location of Parking Areas. Design Objective: Minimize the distance from the entrance features to the street and provide convenient access for alternative transportation modes.

Parking areas shall only be located to the side or rear of buildings and shall not be located between a building and the adjacent street, except that on corner lots where one of the adjacent streets is the main community collector, then requirements of this subsection apply only to the frontage on the main community collector.

7.10(d) Maximum Building Setbacks. Design Objective: To align buildings in a predictable manner that creates a street wall, minimizes the walking distance to the building from the street, and yet provides opportunities for environmentally comfortable public interactive spaces, such as plazas and courtyards, to be designed and placed between the building and the street in a manner considered to be traditional for urban contexts.

The street-facing facades of buildings must be located no farther from street facing property lines than the maximum setback distance specified in 7.8. The following additional provisions apply.

7.10(d)(i) ***Corner Properties***. Where a property fronts on two (2) or more streets one of which is the main community collector, the building shall be placed no farther than the maximum setback on 2 sides for at least 30 feet on each side.

7.10(d)(ii) ***Sites with More than One Building***. Where multiple buildings are placed on one (1) site, the ground level of a building or buildings shall be placed no further back than the maximum setback for a minimum of 65 percent of the width of the lot.

7.10(d)(iii) ***Exceptions to Maximum Setback Requirements*****.** An exception to the Maximum Setback Requirement is allowed where a portion of the street-facing building façade is placed back from the maximum setback to provide an entry, open outdoor porch, courtyard area or other feature creating variation in the façade, subject to the following conditions:

1. A minimum of 60% of the street-facing facade shall comply with the Maximum Building Setback Requirement, and
2. The entry area, open outdoor porch, courtyard area or other feature creating variation in the façade must be at least 10 feet wide and 6 feet deep.

7.10(e) Standards for Parking Garages. The exterior elevations of any multi-level parking garage must be screened or concealed by at least one of the following methods:

1. A densely planted landscaped yard that is a minimum of 10 feet in depth, or the required setback for the LUG in which it is located, whichever is greater, such that the landscaping provides a reasonably full screen of the first floor façade of the parking structure; or

2. Architectural articulation that meets the requirements of 7.9(e); or
3. Ground floor residential or pedestrian oriented non-residential permitted uses that occupy at least 75% of the elevation frontage.

7.10(f) Fences, Walls, and Screening. Design Objective: In support of creating a lively, pedestrian oriented, mixed-use environment, fences, walls, and screening should only be used where necessary to provide a separation from a less intense use or to screen service areas or parking.

Fences, walls, and screening shall be provided only where necessary to screen service areas, trash receptacles, and similar uses. Fences and walls may be required to provide a separation from less intense uses, but shall be discouraged in other situations.

7.11. Supplemental General Design Standards Applicable to all Residential Land Use Groups.

7.11(a) Building Projections into Required Yards.

1. Building projections may extend into required yards, subject to the following standards:
   a. No projection may extend closer than 2 feet to an interior lot line or into a public utility easement, except that this provision does not apply to –Urban designated areas or as otherwise specified in this Chapter..
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 1/3 of the length of the building wall.
4. Staircases may encroach up to 3 feet into any required front yard.

7.11(b) Detached Accessory Structures.

1. When located within any residential LUG, 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 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 thorough fares are excluded from this requirement. Recreational vehicle parking requirements apply.

2. Detached accessory buildings or structures located on lots in the CR or CRSL LUGs are permitted subject to the following provisions. Detached accessory structures:
   a. May be located in the required side or rear yards if 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 if they do not exceed 12 feet in height.
   c. May be located in the required side yard (outside of the rear ¼ of the lot), if 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. May be located in any required side yard, and be closer to the primary residence than 6-feet, provided all of the following are present:
      i. Does not exceed 7-feet in height (at the peak of the roof) and 120 square feet in roof area.
      ii. Has no permanent attachment to the ground or permanent foundation.
      iii. Shall not have any electrical or plumbing fixtures installed.
      iv. Shall drain all stormwater back to the same lot or parcel as the accessory structure.
   e. 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.
   f. 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.
   g. Shall not exceed the height of the dwelling when located within any part of the buildable lot area.
   h. Shall not exceed the aggregate area of 50 percent of the roof area of the dwelling or dwellings.
3. Within the CMR LUG, detached accessory structures shall not be located in any required yard.

7.11(c) Limitations on Paving of Street-Facing Yards. No more than 50% of any required front or street-facing side yard may be covered with a paved surface.

7.11(d) Exceptions to Height Limits.

7.11(d)(i) ***Allowed Projections above Height Limits***. The structures listed below in Table 7.11.1 may exceed the maximum permitted building height for the LUG in which they are located. Height extensions are subject to the limitations stated in the table below; provided, no portion of a structure in excess of the maximum permitted building height may be used for sleeping quarters or advertising. All allowed projections above height limits must be in conformance with the requirements of Chapter 12, Airport Compatibility.

Table 7.11.1: Allowed Projections Above Height Limits		
Structures Allowed Above the Height Limit	***Maximum Coverage &, Location Restrictions***	***Maximum Vertical Projection Above the Height Limit (ft)***
Skylights	No limitation.	10
Solar panels, and other energy production facilities located on a rooftop	No limitation.	20% of base height limit
Chimneys	10% of roof area	20% of base height limit up to 10
Decorative features such as spires, bell towers, domes, cupolas, pediments, obelisks, and monuments	No limitation	No limitation
Rooftop open space features such as sunshade and windscreen devices, open trellises, enclosed space for use by residents, and landscaping	25% of roof area	20% of base height limit up to 12
Elevator and stair towers (for multi-residence buildings only)	NA	12
Mechanical penthouses	60% of roof area	10
Flagpoles	N/A	Single Residence land uses up to 20. Non-Single Residence land uses up to 40.
Distribution and transmission towers, lines, and poles Water tanks, Windmills, Radio towers, Airway beacons	20% of the area of the lot, or 20% of the roof area of all on-site structures, whichever is less; no limit if a primary use permitted in the district	10 as an accessory structure; none as a primary use
Building-mounted telecommunications facilities, antennas, and microwave equipment	Subject to provisions of Chapter 35 of the Mesa Zoning Ordinance, Antennas and Wireless Communication Facilities. A Special Use Permit is required for commercial communication towers that exceed the maximum permitted height of the district in which they are located.	

7.11(d)(ii) ***Additional Exceptions***. Additional exceptions to the height limits specified in the PPGN Community Plan may be granted by the Zoning Administrator during the Site Plan and Design Review, and Subdivision Plat process upon a finding by the Zoning Administrator that:

1. The proposed development does not exceed the maximum number of stories or residential densities permitted in the LUG in which it is located; and
2. At least one of the following items is present:
    a. Increased setbacks, enhanced landscaping, or other screening measures that effectively mitigate the impact of the building height; or
    b. The exception is necessary to accommodate the proposed uses or activities within the building or structure; or
    c. The architectural style of the building or structure places the exception at a central point or in a limited area.

7.11(e) **Fences and Freestanding Walls**. Design Objective: Fences and walls should be an integral design component of the project that identify public areas; direct movement of visitors, define areas intended for private use and allow natural surveillance.

7.11(e)(i) ***Maximum Height***.

1. Front Yards. No opaque or non-transparent fence or freestanding wall within or along the exterior boundary of the required front yard shall exceed a height of 3.5 feet. Fences or freestanding walls over 3.5 feet high are allowed in front yards, provided the fence or freestanding wall does not exceed a maximum height of 4.5 feet, and the topmost 1.5 feet is visually transparent and not opaque.
2. Side and Rear Yards. No fence or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of 6 feet.

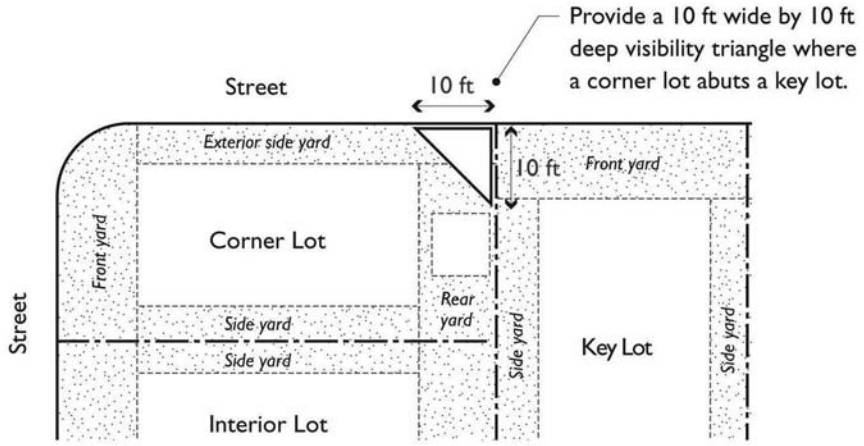
7.11(e)(ii) ***Decorative Features***. One entry gateway, trellis, or other entry structure is permitted in the required front yard or street-facing side yard of each lot, provided the maximum height or width of the structure does not exceed 10 feet in either direction. Such decorative feature shall not have any solid obstruction that exceeds 2 feet in diameter between the height of 3 and 10 feet.

7.11(e)(iii) ***Prohibited Materials***. The use of barbed wire, razor wire, chain link, embedded glass shards, ultra barrier, electrified and other hazardous fencing material is prohibited.

7.11(e)(iv) ***Visibility at Intersections***. Notwithstanding any other provisions of this Section, fences and walls shall comply with the standards of Chapter 8.11: Visibility at Intersections.

7.11(e)(v) ***Corner Lots Abutting a Key Lot***. In the event the rear property line of a corner lot abuts a side property line of an adjoining key lot, a 10-foot deep by 10-foot wide visibility triangle shall be maintained over the corner lot, starting at the intersection of the rear and street side property lines of the corner lot.

Figure 7.11.1 Corner Lot Abutting a Key Lot



7.11(f) **<u>Lighting and Illumination</u>**. Design Objective: Well designed lighting can enhance the design of building or site by highlighting interesting architectural details, calling attention to interesting textures and colors, and focusing attention to primary site features. Such lighting should be controlled to minimize adverse impacts to abutting residential uses.

7.11(f)(i) ***Applicability***. The requirements of this section shall apply to all attached single residence and multi-residence dwelling projects. The requirements do not apply to detached single residence dwellings and duplex residence dwellings (2 dwellings on one lot or parcel).

7.11(f)(ii) ***Parking Lot Illumination***.

1. Light standards shall be located only within the parking area or, where permitted, the outdoor storage area, and shall not encroach into required perimeter landscape areas.
2. House side shields shall be provided on all light standards adjacent to residential development such that the light fixtures are fully shielded.

7.11(f)(iii) ***Maximum Height of Lighting Fixtures***. Design Objective: Provide sufficient height to safely light areas without impacting adjacent residential development or contributing to light pollution.

1. Lighting fixtures, including freestanding light poles as well as building-mounted lights, shall not exceed the maximum heights specified in Table 7.11.2 below.

Table 7.11.2: Maximum Height of Lighting Fixtures

Land Use Group	*Maximum Height (ft) -Detached*	*Maximum Height (ft) - Attached*
CR and CRSL Residential	15	15
CMR Residential	20	20

2. Exceptions to the maximum height of lighting fixtures or other exceptions based on safety and security may be approved by the Zoning Administrator. A photometric study may be required. Such exceptions may include requirements for light control devices, such as fully shielded or full cut-off fixtures, to reduce glare and light-spillage onto abutting properties.

7.11(f)(iv) ***Compliance with Mesa Lighting and Electrical Code***. All lighting shall comply with the applicable City of Mesa Lighting and Electrical Codes.

7.11(f)(v) ***Control of Light Trespass***. Project lighting shall be designed to minimize glare and light trespass from the project site to adjacent residential properties.

7.11(f)(vi) ***Maximum Light Spillage***. For light spillage, the light level at the boundary of the project, measured 36-inches above ground level, shall be not more than 0.5 foot candles (5 Lux) above ambient light level.

7.11(f)(vii) ***Illuminate Pedestrian Paths***. Pedestrian paths connecting the project to the public sidewalks, connecting buildings on the same project, open space areas and public pedestrian entries shall be illuminated during the twilight and evening hours as appropriate and reasonable for safety and security.

7.11(f)(viii) ***Consistent Fixture Design***. Light fixture designs used shall be harmonious with the building design, and with the architectural theme of the overall project, including multiple building projects.

7.11(f)(ix) ***Gradual Transition of Exterior Lighting Levels***. The relative brightness of light levels may vary throughout the project, provided that the transition from higher levels to lower levels of illumination shall be gradual, without extreme

or abrupt degrees of change between higher levels of illumination and natural ambient darkness.

7.11(f)(x) ***Highlight Building Entries***. Focus attention on primary building entries with illumination directed to highlight the entry and adjacent architectural details. Generally, lighting levels at the primary public entry shall be higher than lighting levels away from the public entry.

7.11(g) Lots and Subdivisions. Design Objective: Provide for orderly growth and harmonious development; to insure adequate access and circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions, adjoining development and public facilities; to achieve individual property lots of reasonable utility and livability; to secure adequate provisions for light, air, and separation between residences; and to establish street and lot patterns that support sustainable development practices.

1. No lot shall be reduced in area so as to cause any required open space or yard to be less in dimension than is required for the LUG and lot in question, except those lots reduced in area by purchase, dedication or gift to a governing authority for the purposes of providing public rights-of-way; or for conveying a portion of a lot to a public governing authority for a publicly beneficial use.
2. No required yard or other open space for any building or lot shall again be used as a yard or other open space for another lot.
3. No lot shall be divided in such a way that any division of such lot shall contain more dwelling units than are permitted by the LUG in which such lot is situated.
4. A lot or parcel of land may be subdivided into smaller lots provided such smaller lots conform to the lot size limitations of the LUG in which the lots are situated. However, a single parcel shall not be divided into 4 or more lots or 2 or more lots if a new street is involved, without approval of a subdivision plat in compliance with the Mesa City Code and the PPGN Community Plan.
5. The division of land into 2 or 3 parcels shall require approval of a land split map in compliance with the Mesa City Code. Division of developed land shall maintain separation distances as required in the Building Code and shall meet the requirements of the PPGN Community Plan.
6. Where two or more lots are used as a building site and where buildings cross lot lines, the entire area shall be considered one lot, except that the front of the parcel shall be determined to be the front of the individual lots as originally platted or recorded.
7. Where future width lines for rights-of-way have been established, all required yards shall be measured from such future width lines.

8. Every lot shall have frontage on a public street or private access drive. Lots fronting on private access drives are subject to review and approval by the City of Mesa Planning and Engineering Divisions.

7.11(h) <u>Screening</u>. Design Objective: Encourage attractive, safe buildings and sites by screening non-architectural elements and uses from public view and providing for transitions between uses.

7.11(h)(i) ***Screening of Mechanical Equipment***. Design Objective: Integrate visual screening of necessary mechanical equipment into the architecture of buildings to ensure development is attractive, clutter-free and safe.

Except for single-residence dwellings within the CR and CRSL LUGs, exterior mechanical equipment to be screened includes, but is not limited to heating, ventilation, air conditioning, refrigeration equipment, plumbing lines, ductwork, transformers, smoke exhaust fans, satellite dishes, service entry section and similar utility devices. Exceptions may be approved by the Zoning Administrator. Screening shall be architecturally integrated into the main structure with regard to materials, color, shape, and size to appear as an integral part of the building or structure. Equipment shall be screened from public view, public right of way, parking areas and on-site pedestrian walkways and amenities. Screening materials shall be opaque and durable. When screening with plants, evergreen types of vegetation shall be planted and maintained. Plant material sizes and types shall be selected and installed, and maintained so that at the time of building occupancy, and continuously afterwards, such plants effectively screen their respective equipment. The use of expanded metal lath and chain link for screening is prohibited. The following additional screening standards apply:

1. ***Roof-Mounted Equipment*.** All Roof-mounted equipment shall be screened from view. Screening shall be constructed as an encompassing monolithic unit, rather than as several individual screens (i.e., multiple equipment screens, or “hats,” surrounding individual elements shall not be permitted). The height of the screening element shall equal or exceed the height of the structure’s tallest piece of installed equipment.

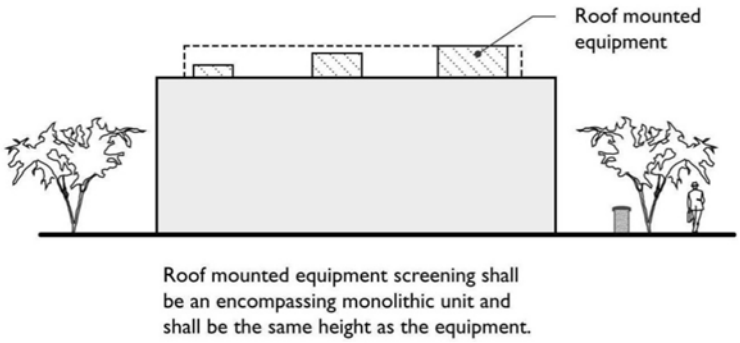


Figure 7.11.2 Screening of Roof-Mounted Equipment

2. ***Ground-Mounted Equipment*.** All ground-mounted equipment should be located at the side or rear of dwelling or buildings and not on street-facing facades. Ground-mounted equipment facing a street or not otherwise separated from the street by intervening building(s) shall be screened to a height of at least 12 inches above the equipment. Screening devices shall consist of decorative walls and/or berms (2:1 maximum slope) with supplemental plant materials including trees, shrubs and groundcovers. For screen walls that are 3 feet in height or lower, vegetative materials may be substituted for 50 percent of the screening device.

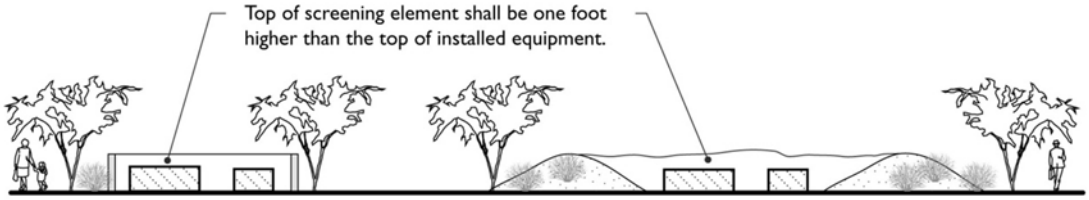


Figure 7.11.3: Screening of Ground-Mounted Equipment

3. ***Exterior Wall Equipment*.** Wall-mounted equipment, including but not limited to electrical meters, electrical distribution cabinets, service entry section (SES), fire sprinkler equipment and similar valves and cabinets that face a street, or public parking and are not recessed and/or separated from the street by intervening building(s) shall be screened. Screening devices shall incorporate elements of the building design, e.g. shape, color, texture and material. Vegetative materials may be substituted for up to 50 percent of the screening devices when used in conjunction with screen walls that are 3 feet in height or lower.

7.11(h)(ii) ***Truck Docks, Loading and Service Areas***. Design Objectives: Reduce the negative impact of noise and activity associated with truck docks, loading and service areas on quieter activities of adjacent properties. Minimize the impact of visual clutter associated with open bay doors and parked trucks being loaded and unloaded from adjacent lots and street rights-of-way.

Truck docks, loading, and service areas shall be located and screened as follows:

1. Minimum Distance from Residential Use. Truck docks, loading, and service areas are not permitted within 50 feet of the boundary of any single residence LUG or use.
2. Location on Lot. In all residential LUGs, truck docks, loading areas and service areas must be located at the rear or side of buildings, rather than facing a street.
3. Screening. Truck docks, loading areas, and service areas located in any residential LUG shall be screened from any adjacent residential LUGs or uses. Docks, loading and service areas in any residential LUG shall be screened from public view. Screening shall consist of a solid masonry wall at least 8 feet in height or opaque automated gates.

7.11(h)(iii) ***Roof Access Ladders and Fire Sprinkler Risers*****.** Design Objective: Reduce visual clutter at the skyline.

The location of roof-access ladders and fire sprinkler risers shall be within the interior of the structure or architecturally integrated into the structure.

7.11(h)(iv) ***Trash and Refuse Collection Areas*****.** Design Objective: Reduce visual clutter of trash and refuse collection areas and integrate screening devices with project theme.

Trash and refuse collection areas shall be screened so as to not be visible from a public street or parking area. Latching gates shall be provided for trash enclosure openings where visible from street and/or public parking areas. Openings should be oriented away from public right-of-way, where possible. See Trash and Refuse Collections Areas, Chapter 8.11(j) for additional standards.

7.11(h)(v) ***Parking Areas*****.** Design Objective: Reduce potential visual glare of headlights and reduce the visual clutter of parking fields with screening that is integral to the site and landscaping theme.

Parking areas and drive aisles shall be screened from public street(s) with screen walls, berms or a combination of walls/berms and densely planted landscaping or vertical wire trellis panels. No more than 40 percent of the screening shall be accomplished with dense landscaping.

1. Screen walls shall vary in height from 32 to 40 inches and shall be offset or staggered by at least 24 inches at intervals of no more than 50 feet.

2. Screen walls shall be composed of brick, stone, stucco, or other quality durable material that complements the theme of the project and shall include a decorative cap or top finish as well as edge detail at wall ends.
3. Berms shall be contoured and covered with a combination of vegetative and inert ground cover.
4. Screen wall and/or berm height shall be measured from the finish grade of the parking lot.
5. When using a screen wall, there shall be a landscaped setback of at least 5 feet between the screen wall and the edge of the parking area.
6. A setback of at least 10 feet shall be provided between the screen wall and the public right-of-way or public utilities and facilities easement.

7.11(h)(vi) ***Roof-mounted Solar Equipment*****.** Design Objective: Allow solar panels and other solar equipment to be placed on roofs in a manner that is aesthetically pleasing without creating excess shadows on the equipment.

Solar equipment placed on flat roofs shall be screened a minimum of 60% of the height of the equipment. Roof mounted equipment laying flat on a sloped roof, without additional structures elevating the panels from collectors do not require any additional screening device, but shall be architecturally integrated into the roof structure.

7.11(i) **Swimming Pools.** Swimming pools and other bodies of water must be developed in compliance with the following standards:

1. A swimming pool shall not be located in the required front yard, a side yard required for vehicle access, required landscaped areas or closer than 4 feet from the water's edge to any lot line.
2. Contained bodies of water either above or below ground level with the container being 18 inches or more in depth at any point or wider than 8 feet at any point, shall conform to the location and fencing requirements of the City of Mesa City Code for swimming pools.
3. Swimming pools shall be secured from unauthorized access by an enclosure as provided in Title 4, Chapters 2 (Mesa Building Code) or 3 (Mesa Residential Code), as applicable, of the Mesa City Code.

7.11(j) **Trash Storage and Screening, and Refuse Collection Areas.** Design Objectives: Trash and refuse collection areas, including enclosures, should be an integral component of the project. The areas should be safe and convenient. The location should not be visually prominent.

7.11(j)(i) ***Screening***. Fencing, landscaping, or other type of view obscuring structure shall be provided for and maintained to screen any trashcans or other refuse containers from view from public right-of-way.

7.11(j)(ii) ***Location***. The location for container storage shall be shown on all plans submitted for Site Plan and Design Review and building permits. Location for trash container storage shall have a smooth solid surface such as concrete or pavers.

7.11(j)(iii) ***Pedestrian Access to Container Storage*****.** Pedestrian access to all trash and recycling containers shall be provided. For all single residences and multiple residence uses with individual unit pick-up service, access shall maintain a minimum width that allows easy passage of City standard trash receptacles. For multiple residences with bulk common pick-up service, pedestrian access shall maintain a minimum width of 3 feet and may be maintained as a separate access point, or in combination with the screening gate for the container enclosure area

7.11(j)(iv) ***Bulk Service Solid Waste and Recycling Container Enclosure***.

1. General Applicability Requirements. Solid waste and recycling-container enclosures for bulk common service are required for new dwelling groups consisting of four or more dwelling units.
2. Alternatives. Alternatives to standard requirements may be considered by the Zoning Administrator and Solid Waste Management Director.
3. Location. All enclosures shall comply with all applicable Building and Fire Codes and shall meet the following requirements.
   a. The solid waste and recycling storage area shall not be located within any required front yard, street side yard, any required parking and landscaped areas, or any other area required to be constructed and maintained unencumbered according to fire and other applicable building and public safety codes.
   b. Solid waste and recycling areas shall be consolidated to minimize the number of collection sites and located so as to reasonably equalize the distance from the building spaces they serve.
   c. Storage areas shall be located so that the trucks and equipment used by the City of Mesa solid waste and recycling collector(s), or other private providers as applicable, have sufficient maneuvering area.
4. Materials, Construction and Design.
   a. *Minimum Height of Screening*. Solid waste and recycling storage areas located outside or on the exterior of any building shall be screened to a minimum height of 6-feet
   b. *Enclosure Material*. Enclosure material shall be solid masonry or concrete tilt-up with decorated exterior-surface finish compatible to the main structure(s).
   c. *Gate Material*. Gate material shall be decorative, solid, heavy-gauge metal or a heavy-gauge metal frame with a covering of a view-obscuring material.

d. *Surfacing*. Enclosure shall have a smooth solid surface such as concrete or pavers.

e. *Access to Enclosure from Residential Projects*. Each solid waste and recycling enclosure serving a residential project shall be designed to allow walk-in access without having to open the main enclosure gate

f. *Protection for Enclosures*. Concrete curbs or equivalent shall protect enclosures from adjacent vehicle parking and travel ways.

g. *Landscaping*. When feasible the perimeter of the recycling and trash enclosure shall be planted with drought resistant landscaping, including a combination of shrubs and/or climbing evergreen vines.

h. *Lighting*. All trash collection areas shall be well lit with a minimum 1 foot candle.

7.11(k) Visibility at Intersections. Notwithstanding any other provisions of this section, no fence, wall, shrubbery, sign or other obstruction to vision between a height of 3 feet and 8 feet above the centerline grades of the intersecting streets, other than two intersecting local residential streets, shall be erected, placed, planted, allowed to grow or maintained within the triangular yard space formed by the intersecting center lines and a line joining points on such center lines 80 feet from the point of intersection. Where a conflict occurs between this requirement and the City of Mesa Subdivision Regulations, the more restrictive provision shall apply.

7.11(l) Solar Panels and Other Alternative Energy Production Facilities.

7.11(l)(i) ***Solar Panels***. The following standards are applicable solar panels used for the primary purpose of providing energy for the immediate site or development:

1. Attached solar panels. In all land use groups, solar panels attached to sloped roofs shall be located entirely on the roof. Solar panels located behind parapets on flat roofs shall comply with Table 7.11.1: Allowed Projections Above Height Limits.
2. Detached, freestanding solar panels. Detached or freestanding solar panel structures are permitted only in single residence land use groups and shall comply with all location, maximum height and maximum roof area requirements of Detached Accessory Structures, Chapter 7.11(b).

7.11(m) Portable Storage Containers.

7.11(m)(i) ***CMR Requirements***. In the CMR LUG, portable storage containers are permitted only in accordance with the following:

1. As a temporary use during construction, remodeling, or redevelopment of permanent on-site building and facilities, subject to the issuance of a

use permit by the City of Mesa. Such use permit shall specify and limit the number, size, location, and duration of the storage containers.

2. As a periodic, intermittent, or isochronal use accessory to a primary permitted use, subject to the approval by the Zoning Administrator. In addition to specifying and limiting the number, size, location, and duration of the storage containers, the Zoning Administrator's approval may require additional measures to ensure compatibility with adjacent land uses such as increased setbacks, screen walls, landscaping, exterior materials and color.

3. In no case shall such storage containers be located in required landscape areas, open space, retention basins, drive aisles, fire lanes, required parking spaces, loading zones, or any other location that may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to surrounding land uses and developments.

7.11(m)(ii) ***CR and CRSL Requirements***. In the CR and CRSL LUGs, the temporary placement of a portable storage container for the purpose of loading and unloading household contents shall be permitted for a period of time not exceeding seven (7) days in a calendar year.

7.12. Residential Neighborhood Design Concepts.

The neighborhoods within PPGN form the core of the community and are planned to create a compact and walkable environment that offers a diversity of housing opportunities. Neighborhoods are envisioned as having compact block lengths, tree-lined streetscapes and immediate access to recreational amenities. Outdoor spaces, both public and private, will contribute towards creating a socially interactive community. The following neighborhood design concepts will be reinforced and articulated more fully within future DUP design guidelines.

1. **Neighborhood Scale and Layout**. A key characteristic of neighborhood design within PPGN will be compact block lengths and uncomplicated neighborhood layouts to promote efficient use of the land and foster a more integrated neighborhood experience. The scale of neighborhoods should be designed so that residents feel a closer sense of connection with their immediate surroundings. Smaller neighborhoods allow individual homes to be in closer proximity to open space, recreational facilities, and the community connectivity network. Neighborhoods will generally be designed using a more formal grid pattern with only strategic use of cul-de-sacs. Neighborhood blocks should primarily be organized so that the narrower lot or building frontage is to the east-west. Where practicable, block lengths are encouraged to be 500 feet or less in length. Multi-residence neighborhoods should utilize the same design principles as described for single residence neighborhoods to avoid traditional suburban multi-residence development form, which is characterized by internally focused buildings that

are rigidly separated from neighboring land uses without significant connectivity to the greater neighborhood.

2. **Street Design**. Streets cross sections and layouts, which are discussed more fully in Chapter 16, will be both visually narrower and shorter in length than traditional suburban standards to promote slower vehicular speeds within the residential areas. This, in turn, also creates a more intimate street environment and creates a heightened sense of security, allowing for easier surveillance opportunities for public safety agencies and residents. Streets will be shaded and complimented by sidewalks and trails to encourage pedestrian activity. On-street parking through the use of chicanes may also be allowed within residential neighborhoods.

3. **Recreational Amenities**. Each neighborhood will be organized around a focal park that functions as a strong organizing element and community identifier. Each neighborhood will have strong linkages to larger community parks and the community recreation center. Smaller pocket parks and playgrounds will be tucked throughout the neighborhoods. Streets and pedestrian pathways will be designed to provide walkable and bikeable connections to other neighborhoods, the community recreation center, and community retail centers. As a general rule, residential units should be within 300 feet of an open space area (including community parks, neighborhood parks, neighborhood playgrounds, passive open space areas, off-street community trails or paseos). Neighborhood parks and community parks will be framed with public streets and residential units along those streets will front onto such open spaces.

4. **Neighborhood Transitions**. Neighborhoods within PPGN are an integral component of the larger whole. The unique identity and individual character of each neighborhood will be designed to contribute to the overall community character. Continuity between neighborhoods and differing land uses will be achieved by including cohesive transition elements such as landscaping, shading elements, decorative paving, street furniture, architectural themes, pedestrian connectivity systems, and integrated infrastructure elements. Neighborhood designs will also following the Community Connectivity standards outlined in Chapter 4.

5. **Neighborhood Landscape**. Neighborhood landscape design will be divided into two basic categories: 1) public neighborhood landscape and 2) private residence landscape. Private residence landscape areas, such as the backyard and enclosed patios, belong to the homeowner and allow flexibility to create a personalized landscape environment. Public neighborhood landscape areas, including front yards, public streetscape areas and public open spaces, will be controlled and defined by specific plant and tree palettes, tree planting locations and maintenance expectations to assure the neighborhoods are both attractive and sustainable. Emphasis will be placed on either formal or informal tree planting strategies that maximize tree coverage and shade over the public streets and other public open space areas.

7.13. Residential Architectural Design Concepts.

Building architecture plays an important role in creating the backdrop for the public places and the streetscape within the PPGN community, but is equally important in establishing the overall community identity. Architecture within PPGN will promote core architectural values that place strong emphasis on function, durability and visual appeal.

Function: Building designs will be based on simple building blocks and roof forms that have a direct relationship to internal functionality. Homes and multiple-residence buildings will be designed with a strong street orientation including porches and front entries designed to foster neighborliness and social interaction among community residents. Shade elements will be thoughtfully integrated to provide protection from the desert sun.

Durability: Building articulation, materials, landscaping and color schemes will have a relationship to the desert southwest and be selected to create a sense of timelessness within the community.

Visual Appeal: Traditional design elements and timeless architecture will be complimented by well articulated public spaces including porches and patios, meaningful front door design, and thoughtful design and material selection for garage doors. Minimal setbacks will be utilized to promote a compact, walkable neighborhood and landscaping will play an important role in creating the overall visual landscape for each home, street and neighborhood. Neighborhoods will include a mix of single story and two story homes to provide diversity in the street façade.

These core architectural values will be employed in the design of all single residence and multi-residence structures within PPGN. Specific design guidelines that fully articulate these architectural values will be included with each future DUP submittal. In addition to the above-referenced core architectural values, the following architectural design objectives will be incorporated and more fully articulated in future DUP design guideline submittals as well.

7.13(a) Architectural Design Objectives

1. ***Street Presence***. Create distinctive buildings that compose, as a group within an individual block, a graceful street presence. The front of the structure should be a focal point from the street.

2. ***Garage Treatment***. Treat garage doors as an architecturally important element of the structure. Design treatments such as stepping back garage doors from the main front elevation, splitting up garages, thoughtfully articulating garage doors, and creatively addressing how cars are parked can help minimize the dominance of the garage, but also incorporate the garage as a meaningful component of both the building and the streetscape.

3. ***Front Porches, Courtyards and Public Spaces***. Utilize shaded, usable front porches, patios and courtyards to encourage activity within the public realm of the front yard and that contribute meaningfully towards creating a socially interactive street scene**.**

4. ***Variation and Diversity***. Each block should contain a variety of floor plans and building elevations to create a diverse streetscape. A mix of single, one and one-half and two story buildings (or three stories and above for mixed-use areas) should be integrated within each block. A mix of materials, colors and façade treatments should be employed.

5. ***Roof Forms***. Utilize varying roof forms and materials to contribute to the diversity of the neighborhood and the street scene. A variety of roof forms and roof materials should be provided within each neighborhood block length. Rooftop equipment must be architecturally integrated within the volume of the building and not visible from public streets or other public areas. Photovaltic and solar water heating systems should be architecturally integrated into the roof or building form and not visible from public streets.

6. ***Building Height and Massing***. Buildings forms should be designed to reinforce a cohesive and visually interesting streetscape. Changes in volume, building plane, sloping roofs and porches should be used to reduce the perceived scale of the structure. Basic architectural shapes and volumes, and uncluttered architectural details are encouraged.

7. ***Building Materials and Color*****.** Building materials and colors should be durable and reinforce the timeless quality of the neighborhoods within PPGN. Variety in buildings materials and colors is encouraged, but should also compliment the natural desert environment.