

City of Mesa - Proposed Historic Preservation Zoning Ordinance Text Amendments

Frequently Asked Questions

1. What does historic preservation have to do with the Mesa Zoning Ordinance?

The Mesa Zoning Ordinance (MZO) contains historic preservation procedures and regulations which outline the eligibility criteria, review processes and standards that need to be met for various historic preservation activities. These activities include establishing historic designations (e.g. Districts, Landmarks, Signs) and receiving permission from the Historic Preservation Office and/or Historic Preservation Board prior to commencing work on a locally designated historic resource.

2. What changes to the Mesa Zoning Ordinance are being proposed?

While historic preservation regulations already exist in the MZO, the historic preservation provisions exist in multiple different sections and the zoning language lacks clarity and consistency.

To improve the user-friendliness of the MZO, sections of the ordinance have been reorganized, language has been revised to improve clarity and terms have been updated to ensure consistency amongst all historic preservation zoning provisions.

The proposed text amendments are focused on improving the user friendliness of the document and are not proposing significant changes to policy. The proposal does include new provisions related to making necessary and emergency repairs to historic resources.

3. Why update the MZO?

Changes to the MZO are being proposed to make the historic preservation procedures and regulations easier to find, use, and understand. The proposed updates will also ensure consistency in the MZO to make compliance for the applicant and administration for City staff easier.

4. How will the Historic Preservation text amendments affect me if I own property within a Historic District or own a Historic Landmark?

The standards regulating the use of historic resources is not materially changing. The amendments are focused on improving the clarity of the Ordinance, which will make it easier for the public to use and understand.

5. What is a Certificate of Appropriateness? When would I need one?

A Certificate of Appropriateness is an approval issued by the City of Mesa Historic Preservation Office for a modification to a locally designated historic property (i.e., property within a Historic District or Historic Landmark listed on the Mesa Historic Properties Register). Most changes affecting the exterior of a locally designated historic resource requires a Certificate of Appropriateness.

6. Will properties listed on the National Register of Historic Places require a Certificate of Appropriateness?

Certain properties may be listed on both the National Register of Historic Places (NRHP) and the Mesa Historic Properties Register (MHPR), while others may only be listed on one register. Only properties listed on the MHPR will require a Certificate of Appropriateness prior to commencing a project, although property owners making modifications to properties listed only on the NRHP are also encouraged to follow best practices and work with the Mesa Historic Preservation Office prior to commencing work on their historic property.

7. What if I have an emergency repair?

If a historic property requires emergency repairs, a Certificate of Appropriateness and any required building permits will be issued together promptly upon staff's receipt of applications(s) for the proposed work.

**For additional questions or comments, please contact
the Mesa Historic Preservation Office at 480.644.2021 or
historicpreservation@mesaaz.gov**

