

**Table 11-8-3: Downtown Districts**

Proposed Use	Downtown Core (DC)	Additional Use Regulations
<b>Residential Use Classifications</b>		
<b>Single Residence</b>		
Detached	—	
Attached	—	
Multiple Residence	P (1)	
<b>Assisted Living Facility</b>		
Assisted Living Home (up to 10 residents)	—	Section 11-31-14, Group Homes for the Handicapped
Assisted Living Center (greater than 10 residents)	CUP	Section 11-31-28, Assisted Living Centers, Nursing and Convalescent Homes
<b>Day Care Group Home</b>		
Small Home Day Care (up to 5)	—	Section 11-31-13, Day Care Group Homes
Large Home Day Care (6 to 10)	—	
<b>Group Residential</b>		
Boarding House	—	
Group Home for the Handicapped (up to 10 residents)	—	Section 11-31-14, Group Homes for the Handicapped
Group Home for the Handicapped (greater than 10)	—	
Group Housing	—	
Home Occupations	P (9)	Section 11-31-33,
<b>Public and Semi-Public Use Classifications</b>		
Clubs and Lodges	P	
<b>Colleges and Trade Schools, Public or Private</b>		
Colleges and Universities	P	
Commercial Trade Schools	P	
Industrial Trade Schools	—	
Community Center	P	
Community Gardens	P	Section 11-31-10, Community Gardens

Cultural Institutions	P	
Day Care Centers	P	
Government Offices	P	
<b>Hospitals and Clinics</b>		
Clinics	—	Section 11-31-15, Hospitals and Clinics
Hospitals	—	
Nursing and Convalescent Homes	—	Section 11-31-28, Assisted Living Centers, Nursing and
Parks and Recreation Facilities, Public	P	
Places of Worship	P	Section 11-31-22,
Public Safety Facilities	P	
Schools, Public or Private	CUP	Section 11-31-24, Schools
Social Service Facilities	—	Section 11-31-26, Social Service
<b>Commercial Use Classifications</b>		
<b>Animal Sales and Services</b>		
Kennels	—	
Pet Stores	P (4, 6)	
Veterinary Services	—	
Artists' Studios	P	
<b>Automobile/Vehicle Sales and Services</b>		
Accessory Automobile Rentals	SUP (12)	Section 11-31-5, Automobile Rentals;
Automobile Rentals	CUP	Automobile/Vehicle
Automobile/Vehicle Sales and Leasing	—	Sales and Leasing
Automobile/Vehicle Repair, Major	—	Section 11-31-6, Automobile/ Vehicle
Automobile/Vehicle Service and Repair, Minor	CUP	Repair; Major and Minor
Automobile/Vehicle Washing	CUP	Section 11-31-7, Automobile/Vehicle
Large Vehicle and Equipment Sales, Services, and Rental	—	Section 11-31-5, Automobile Rentals; Automobile/ Vehicle
Service Station	CUP	Section 11-31-25,
Banks and Financial Institutions	P	

With Drive-Thru Facilities	CUP	
Banquet and Conference Center	P	
Bed and Breakfast Inns	—	Section 11-31-8, Bed and Breakfast Inns
Business Services	P	
Commercial Entertainment	P	
<b>Commercial Recreation</b>		
Small-Scale	P	
Large-Scale	P(5)	
<b>Eating and Drinking Establishments</b>		
Bars/Clubs/Lounges	P	
Coffee Shops/Cafes	P	
Restaurants, Bar and Grill	P	
Restaurants, Full Service	P	
Restaurants, Limited Service	P	
With Drive-Thru Facilities	—	
With Outdoor Seating Areas	SUP	Section 11-31-19, Outdoor Eating Areas
Farmer's Market	SUP	Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets
<b>Food and Beverage Sales</b>		
Convenience Market	P	Section 11-31-11, Convenience Markets
General Market	P	
Funeral Parlors and Mortuaries	CUP	
Hotels and Motels	P	
Laboratories	—	
Large Commercial Development	CUP	Section 11-31-16, Large Commercial
Light Fleet-Based Services	CUP	
Live-Work Unit	SUP	Section 11-31-17,
Maintenance and Repair Services	—	
<b>Offices</b>		

Business and Professional	P	
Medical and Dental	P	
Parking, Commercial	P (7)	
Personal Services	P	
Plant Nurseries and Garden Centers	—	
<b>Retail Sales</b>		
General	P	
Pawn Shops	—	Section 11-31- 21,
Tattoo and Body Piercing Parlors	P	
<b>Employment and Industrial Use Classifications</b>		
Handicraft/Custom Manufacturing	—	
Manufacturing, Light Cabinet Assembly	—	
Manufacturing, Limited	—	
Research and Development	—	
<b>Warehousing and Storage</b>		
Contractors' Yards	—	
Indoor Warehousing and Storage	—	
Mini-Storage	—	
<b>Recycling Facilities</b>		
Reverse Vending Machine	—	Section 11-31-23
Small Indoor Collection Facility	—	Section 11-31-23
<b>Transportation, Communication, and Utilities Use</b>		
<b>Communication Facilities</b>		
Antenna and Transmission Towers		
Facilities within Buildings		
Transportation Passenger Terminals	P	
Utilities, Minor	P	
<b>Accessory Uses and Facilities</b>		

Outdoor Storage		
Drive-thru facilities	CUP	
Accessory Dwelling Unit	—	Section 11-31-3, Accessory Dwelling
Caretakers' Residences	—	
Outdoor entertainment or activities	—	
1. Multiple-Family Residential permitted at a minimum density of 20 units/acre in an exclusive		
2. Permitted if occupying less than 5,000 square feet;		
3. A CUP is required for plasma centers and substance abuse detoxification and treatment centers; other		
4. Must be confined to completely enclosed, sound-		
5. Permitted if all activities pertaining to commercial recreation are conducted entirely within an enclosed		
6. Permitted if floor area is no more than 1,500 square		
7. Structured parking garages are permitted. A CUP is		
8. Must be at least 1,200 feet from any use in the same classification, and at least 1,200 feet from any		
9. Home Occupations permitted where and when a		
10. Eligible sites are limited to locations designated as Class 1 Historic Buildings based on the City of Mesa		
11. Eligible sites limited to lots with frontage on an arterial street as designated in the Mesa General Plan.		
12. Eligible Sites limited to ancillary use to hotel or		
13. Use is Permitted as an accessory use only. Special Use Permit is required if Accessory Dwelling Unit is		
14. Facility may be as large as 6,000 square feet in the DB-2 district, subject to approval of a Special Use		
15. Allowed only in attached residential dwellings.		