Section 2-103 Commercial and Mixed-Use Districts.

Commercial and mixed-use districts include the following:

A. City Center (CC) (previously designated as CCD, Central Commercial District)
B. Commercial Shopping and Service (CSS) (previously designated as CCR, C-1 and C-2 districts)
C. Mixed-Use, Low-Medium Density (MU-1) (requires a PAD Overlay)
D. Mixed-Use, Medium Density (MU-2) (requires a PAD Overlay)
E. Mixed-Use, Medium-High Density (MU-3) (requires a PAD Overlay)
F. Mixed-Use, High Density (MU-4) (requires a PAD Overlay) (previously designated as MG district)
G. Mixed-Use Educational (MU-Ed)
H. Planned Commercial Center Neighborhood (PCC-1)
I. Planned Commercial Center General (PCC-2)
J. Regional Commercial Center (RCC)
K. Residential/Office (R/O)

Section 2-104 Office/Industrial Districts.

Office/Industrial districts include the following:

A. Light Industrial District (LID) (previously designated as IBD district)
B. General Industrial District (GID) (previously designated as I-1 and I-2 districts)
C. Heavy Industrial District (HID) (previously designated as I-3 district)
CHAPTER 2 – PERMITTED USES IN COMMERCIAL AND MIXED-USE DISTRICTS

Section 3-201 Purpose and Applicability.

A. Purpose. The commercial and mixed-use districts are established to provide a mixture of complimentary land uses including retail, offices, commercial services, Public Universities, Public University related uses, civic uses, and housing. These districts are intended to create economic and social vitality and to encourage trip reduction; and encourage pedestrian circulation as an alternative to driving and provide employment and housing options.

B. Applicability. Commercial and mixed-use districts fall under the following categories:

1. Residential/Office (R/O). The R/O district allows professional and administrative services, live-work, and limited retail uses on small parcels located between higher intensity commercial and multi-use zones and residential zones;

2. Commercial Shopping and Services (CSS) (previously designated as CCR, C-1 and C-2 districts). The CSS district is intended to meet the daily shopping and service needs of Tempe’s neighborhoods;

3. City Center (CC) (previously designated as CCD). The CC district fosters employment and livability in Tempe’s city center by providing retail, offices, moderate- and high-density residential uses, entertainment, civic uses, and cultural exchange in a mixed-use environment that supports the public investment in transit and other public facilities and services. This district may also be considered mixed-use when the design provides a mix of uses for the purposes of implementing the General Plan Land Use;

4. Planned Commercial Center (PCC-1, PCC-2). The PCC districts are for neighborhood (PCC-1) or general (PCC-2) retailing, services and entertainment uses oriented to serve the needs of the neighborhood, community or the metropolitan region. Residential uses may be allowed subject to a use permit for the purpose of revitalizing an existing commercial center;

5. Regional Commercial Center (RCC). The RCC district provides regional shopping facilities in locations deemed appropriate to serve large demographic areas; and

6. Mixed-Use Commercial and Residential [MU-1, MU-2, MU-3, MU-4 (MU-4 previously designated as MG)]. All MU zone districts require the integration of commercial and residential uses to support pedestrian circulation and transit as alternates to driving, and to provide employment and housing options. MU districts allow a range of development intensities and uses including, but not limited to: personal and professional services, institutional and civic uses, retail, multi-family dwellings, attached single-family dwellings, and mixed-use buildings and building sites. All mixed-use districts require a PAD Overlay for processing.
a. The MU-1 district allows low to medium density housing to be combined with commercial, office and public uses that serve the neighborhood. Residential uses are allowed up to ten (10) units per acre. Permitted commercial uses are limited to those that are compatible with low to medium density housing.

b. The MU-2 district allows medium density housing to be combined with commercial, office and public uses that serve the neighborhood. Residential uses are allowed up to fifteen (15) units per acre. Permitted commercial uses include those that are allowed in the MU-1 district, and some hotels, motels and lodging when approved with a use permit.

c. The MU-3 district allows medium to high density housing to be combined with commercial, office and public uses that serve the neighborhood and/or community. Residential uses are allowed up to twenty-five (25) units per acre. Permitted commercial uses include those that are allowed in the MU-1 and MU-2 districts, and hotels and motels (permitted); and hospitals, commercial parking, and retail, and restaurant uses with drive through facilities when approved with a use permit.

d. The MU-4 district (previously designated as MG district) allows unlimited housing density in a mixed-use setting with commercial, office, and public uses. Development intensity in the MU-4 district is established through the PAD Overlay process and must be consistent with the General Plan and the city’s ability to provide public facilities.

7. Mixed Use Educational (MU-Ed). Only properties owned by a public university may utilize the MU-Ed zoning district and the Joint Review Committee processing. In the event MU-Ed zoned land ownership is transferred by the public university to another entity that is not a public university, either the public university or the new entity shall apply to the city for the appropriate zoning classification. In no event shall the MU-Ed criteria, standards, or process be available to an entity other than a public university. However, if MU-Ed zoned land is leased to an entity that is not a Public university, Improvements on such land shall be subject to the MU-Ed Zoning District regulations and process.

C. Applicability of Other Code Chapters. Uses permitted under this chapter shall conform to the development standards in Part 4 and the application procedures in Part 6, as applicable. Uses shall also conform to any overlay district requirements that are applicable. Uses permitted with special standards or limitations (“S” type uses) shall comply with the standards in Part 3, Chapter 4, Special Use Standards. Zoning Administrator opinions may also apply. See Appendix H.

Commercial Use, Residential Use and Mixed-Use development within the MU-Ed district shall conform to the design review criteria as adopted by ASU and applicable Development Standards in Part 4. The Joint Review Committee will determine the criteria to be applied. Uses permitted under this Chapter shall utilize the applications and review procedures in Part 6.

City code reference—See TCC §14A, Historic Preservation Ordinance.