

# City of Phoenix

## Chapter 5 – Development Review Procedures

### 504.1 Special Permits

#### B. Hearing Procedure

2. Special procedure. Applications for the following special permit shall comply with the following procedure:
  - A. Helistop, heliport, or airstrip. Every application shall be accompanied by: (1) an aerial photograph of a scale no less than one inch equals four hundred feet indicating the approach and departure routes, the location of all residences, schools, churches, hospitals and areas used for the open assembly of people as well as other noise sensitive areas within a radius of one-half mile of the proposed site; (2) information on the type of use of the helistop or heliport and type and weight of helicopters which will use the facility; (3) a plot plan showing location in relation to adjacent land use and the size and general detail of the proposed facility; (4) for elevated helistops or heliports, an architectural drawing should be attested by a licensed structural engineer as acknowledgment that the structure will support the helicopter(s) using the facility; and (5) a copy of the "Notice of Landing Area Proposal" and a letter of no objection from the Federal Aviation Administration. The information shall be sent first to the Aviation Department for their review.

## Chapter 6 – Zoning Districts

### 622 Commercial C-1 District - Neighborhood Retail

#### D. Permitted Uses

All uses permitted in R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4, R-5 and R-4A; and in addition the following:

85. Hospital, subject to a use permit. The following shall be permitted as accessory uses:
  - A. Recreational vehicle parking. Recreational vehicle parking stalls shall be located no less than 60 feet from the hospital perimeter boundary, and be delineated on a site plan. Recreational vehicle parking areas are subject to an approved parking plan for new facilities, or an amended parking plan for existing facilities.
  - B. Helistop, subject to the following regulations and conditions:
    - (1) The hospital shall be licensed by the State of Arizona either as a "general hospital" or as a "specialty hospital—children's," and for a minimum of 50 beds.

Attachment B: Examples of relevant code from other jurisdictions

- (2) A letter from the Phoenix Aviation Department that articulates concurrence that the following items have been addressed:
  - (a) Compliance with the Federal Aviation Administration Advisory Circular No. 150/5390-2C "Helistop and Heliport Design," or subsequent revisions to this advisory circular.
  - (b) Submission of the "Notice of Landing Area Proposal" Federal Aviation Form 7480-1 and a letter of determination with no objection from the FAA.
- (3) A helicopter sitting on the touchdown pad of a helistop or heliport shall emit a maximum noise level of no greater than 90 dB(A) at the boundaries of the lot or parcel containing the nearest residential use. Noise will be measured with an IEC (International Electrotechnical Commission) or ANSI S1.4-1971 (American National Standards Institute) Type 1 sound level meter with A-weighted impulse response.

**623 Commercial C-2 District - Intermediate Commercial**

**D. Permitted Uses.**

All uses permitted in R1-6 if zoned commercial prior to January 5, 1994, non-single-family residential, and single-family attached uses permitted in R-3, R-4, R-5, R-4A, and C-1 districts; and in addition the following:

86. Hospital. The following shall be permitted as an accessory use to a hospital:

- A. Recreational vehicle parking. Recreational vehicle parking stalls shall be located no less than 60 feet from the hospital perimeter boundary, and be delineated on a site plan. Recreational vehicle parking areas are subject to an approved parking plan for new facilities, or an amended parking plan for existing facilities. +43
- B. Helistop, subject to the following regulations and conditions: +43
  - (1) The hospital shall be licensed by the State of Arizona either as a "general hospital" or as a "specialty hospital—children's," and for a minimum of 50 beds. +43
  - (2) A letter from the Phoenix Aviation Department that articulates concurrence that the following items have been addressed: +43
    - (a) Compliance with the Federal Aviation Administration Advisory Circular No. 150/5390-2C "Helistop and Heliport Design," or subsequent revisions to this advisory circular. +43
    - (b) Submission of the "Notice of Landing Area Proposal" Federal Aviation Form 7480-1 and a letter of determination with no objection from the FAA. +43
  - (3) A helicopter sitting on the touchdown pad of a helistop or heliport shall emit a maximum noise level of no greater than 90 dB(A) at the boundaries of the lot or parcel containing the nearest residential use. Noise will be measured with an IEC (International Electrotechnical Commission) or ANSI S1.4-1971 (American National Standards Institute) Type 1 sound level meter with A-weighted impulse response.

## **647 Special Permit Uses**

### **A. Permitted uses**

2. A special permit may be granted by the Council upon recommendation of the Commission to establish the following uses in the use districts named:

C. Helistop or heliport for public or private use when located in any commercial, industrial, or any high-rise, residential district. These regulations are designed to find appropriate locations for helistops or heliports which are consistent with safety, noise, and the directions of approach and departure paths resulting in minimum adverse impact to residential uses. Special permits for helistops and heliports granted prior to April 1, 1982, shall continue in effect for the period of time specified in the ordinances granting the special permits, and may be renewed as provided in Section 647.A.2.c.4 upon a finding by the Zoning Administrator or Board of Adjustment that the helistop or heliport operator has complied with all the terms and conditions of the ordinance granting the special permit. Helistops and heliports are subject to the special procedure requirements of Section 504.1.B.2.a. The applicant for the special permits will be required to comply with additional stipulations or any study related to the following standards:

- 1) Frequency of use. The hours of operation and number of takeoffs and landings may be stipulated to make operation compatible with surrounding land use activities, exclusive of emergencies.
- 2) Fire protection. All helistops or heliports shall comply with provisions acceptable to the Phoenix Fire Department.
- 3) Site plan requirements. Development review will be based on analysis of general conformance with FAA advisory circular AC 150/5390-1B, "Heliport Design Guideline," issued August 22, 1977.
- 4) Maximum length of a special permit issued for a helistop or heliport is ten years.
- 5) Noise impact. A helicopter sitting on the touchdown pad of a helistop or heliport shall emit a maximum noise level of no greater than ninety dB(A) at the boundaries of the lot or parcel containing the nearest residential use, excluding high-rise residential developments which have special permits for helistops and hotels and motels. Noise will be measured with an IEC (International Electro technical Commission) or ANSI S1.4.-1971 (American National Standards Institute) Type I sound level meter with A-weighted impulse response.

H. Hospital in the R-5 District. The following shall be permitted as an accessory use to a hospital:

- (1) Recreational vehicle for persons visiting hospital patients. Recreational vehicle parking stalls shall be located no less than 60 feet from the hospital perimeter boundary, and be delineated on a site plan. Recreational vehicle parking areas are subject to an approved parking plan for new facilities, or an amended parking plan for existing facilities.
- (2) Helistop subject to the following regulations and conditions:
  - (a) The hospital shall be licensed by the State of Arizona either as a "general hospital" or as a "specialty hospital—children's," and for a minimum of 50 beds.

Attachment B: Examples of relevant code from other jurisdictions

- (b) A letter from the Phoenix Aviation Department that articulates concurrence that the following items have been addressed:
  - i. Compliance with the Federal Aviation Administration Advisory Circular No. 150/5390-2C "Helistop and Heliport Design," or subsequent revisions to this advisory circular.
  - ii. Submission of the "Notice of Landing Area Proposal" Federal Aviation Form 7480-1 and a letter of determination with no objection from the FAA.
- (c) A helicopter sitting on the touchdown pad of a helistop or heliport shall emit a maximum noise level of no greater than 90 dB(A) at the boundaries of the lot or parcel containing the nearest residential use. Noise will be measured with an IEC (International Electro technical Commission) or ANSI S1.4-1971 (American National Standards Institute) Type 1 sound level meter with A-weighted impulse response.

## City of Mesa

### Chapter 6 Commercial and Mixed-Use Districts

#### **11-6-2: Land Use Regulations**

In Table 11-6-2, which follows, the land use regulations for each Commercial and Mixed Use zoning district are established by letter designations as follows:

- “P” designates use classifications permitted in commercial districts.
- “SUP” designates use classifications permitted on approval of a Special Use Permit.
- “CUP” designates use classifications permitted on approval of a Council Use Permit.
- “TUP” designates use classifications permitted on approval of a Temporary Use Permit.
- “(x)” a number in parentheses refers to limitation following the table.
- “--” designates a prohibited use.

All activities shall be conducted entirely within an enclosed building with no outside storage or display, unless otherwise specified. Use classifications not listed are prohibited. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance

NC = Neighborhood Commercial, LC = Limited Commercial, GC = General Commercial, OC = Office Commercial, MX = Mixed Use

Attachment B: Examples of relevant code from other jurisdictions

<b>Table 11-6-2: Commercial Districts</b>						
<i>Proposed Use</i>	<i>NC (C-1)</i>	<i>LC (C-2)</i>	<i>GC (C-3)</i>	<i>OC (O-S)</i>	<i>MX</i>	<i>Additional Use Regulations</i>
<b>Group Residential</b>						
Correctional Transitional Housing Facility	--	--	CUP (19, 20)	--	--	<a href="#">Sec 11-31-12,</a> Correctional Transitional Housing Facilities
Group Home for the Handicapped (up to 10 residents)	--	--	--	--	P (19, 20)	<a href="#">Section 11-31-14,</a> Group Homes for the Handicapped
Group Home for the Handicapped (greater than 10 residents)	SUP (19, 20)	--	--	SUP (19, 20)	SUP (19, 20)	
Group Housing	P (19, 20)	P (19, 20)	P (19, 20)	--	P (19, 20)	<a href="#">Section 11-31-33,</a> Home Occupations
Home Occupations	P (23)	P (23)	P (23)	P (23)	P (23)	
<b>Public and Semi-Public Use Classifications</b>						
Clubs and Lodges	P (19, 22)	P (19, 22)	P (19, 22)	--	P (19, 22)	
<b>Colleges and Trade Schools, Public or Private</b>						
Colleges and Universities	--	P (21, 22)	P (21, 22)	--	P (21, 22)	
Commercial Trade Schools	--	P (21, 22)	P (21, 22)	--	P (21, 22)	
Industrial Trade Schools	--	--	P (4, 21, 22)	--	--	
Community Center	P (19, 22)	P (19, 22)	P (19, 22)	--	P (19, 22)	
Community Gardens	P	P	P	P	P	<a href="#">Section 11-31-10,</a> Community Gardens
Cultural Institutions	P (19, 22)	P (19, 22)	P (19, 22)	P (19, 22)	P (19, 22)	
Day Care Centers	P (19, 22)	P (19, 22)	P (19, 22)	P (19, 22)	P (19, 22)	
Government Offices	P (2)	P	P	P	P (2)	
<b>Hospitals and Clinics</b>						
Clinics	P (3, 19, 20)	P (3, 19, 20)	P (3, 19, 20)	--	P (19, 20)	<a href="#">Section 11-31-15,</a> Hospitals and Clinics
Hospitals	P (19, 20)	P (19, 20)	P (19, 20)	--	--	
Nursing and Convalescent Homes	P (19, 20)	P (19, 20)	P (19, 20)	P (19, 20)	--	
Parks and Recreation Facilities, Public	P	P	P	P	P	
Places of Worship	P (19, 22)	P (19, 22)	P (19, 22)	P (19, 22)	P (19, 22)	<a href="#">Section 11-31-22,</a> Places of Worship
Public Safety Facilities	P	P	P	P	P	
Schools, Public or Private	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	<a href="#">Section 11-31-24,</a> Schools

Attachment B: Examples of relevant code from other jurisdictions

<b>Table 11-6-2: Commercial Districts</b>						
<b>Proposed Use</b>	<b>NC (C-1)</b>	<b>LC (C-2)</b>	<b>GC (C-3)</b>	<b>OC (O-S)</b>	<b>MX</b>	<b>Additional Use Regulations</b>
Pawn Shops	CUP (10)	CUP (10)	CUP (10)	--	--	<a href="#">Section 11-31-21, Pawn Shops</a>
Tattoo and Body Piercing Parlors	--	P	P	--	P	
<b>Employment Use Classifications</b>						
Handicraft/Custom Manufacturing	--	--	P	--	--	
Light Assembly/Cabinetry	--	--	P	--	--	
Research and Development	--	--	P	--	P	
<b>Recycling Facilities</b>						
Reverse Vending Machine	P	P	P	--	P (7)	<a href="#">Section 11-31-23</a>
Small Indoor Collection Facility	--	SUP	P	--	SUP (7)	<a href="#">Section 11-31-23</a>
<b>Warehousing and Storage</b>						
Mini-Storage	--	P	P	--	SUP (7)	
Wholesale	--	--	CUP	--	--	
<b>Transportation, Communication, and Utilities Use Classifications</b>						
<b>Communication Facilities</b>						
Antenna and Transmission Towers	See Chapter 35					
Facilities within Buildings	See Chapter 35					
Transportation Passenger Terminals	P	P	P	P	P	
Utilities, Minor	P	P	P	P	P	
Heliports	--	CUP (24)	CUP (24)	--	CUP (24)	
<b>Specific Accessory Uses</b>						
Caretakers' Residence	SUP	SUP	SUP	SUP	P	
Garden Center	--	SUP	P		SUP (6, 7)	
Outdoor entertainment or activities	SUP	SUP	SUP	SUP	SUP	
Outdoor display, not specified by other classifications	--	--	SUP	--	SUP (19)	
Portable Storage Containers	-- (28)	P/SUP	P/SUP	-- (28)	-- (28)	<a href="#">Section 11-30-16</a>

19. Use not permitted when the property is subject to the AOA 1 overflight area, see Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.

20. Use not permitted when the property is subject to the AOA 2 overflight area , see Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.

24. Heliports in Commercial Districts shall be set a minimum of 2 full stories above the natural grade, unless associated with a hospital.

## **Chapter 7: Employment Districts**

### **11-7-2: Land Use Regulations**

In Table 11-7-2, which follows, the land use regulations for each Employment Zoning District are established by letter designations as follows:

- “P” designates use classifications permitted.
- “TUP” designates use classifications permitted on approval of a Temporary Use Permit
- “SUP” designates use classifications permitted on approval of a Special Use Permit.
- “CUP” designates use classifications permitted on approval of a Council Use Permit.
- “(x)” a number in parentheses refers to limitation following the table.
- “--” designates a prohibited use. Use classifications not listed are prohibited.

The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance

PEP = Planned Employment Park, LI = Light Industrial, GI = General Industrial, HI = Heavy Industrial

<b>Table 11-7-2: Employment Districts</b>					
<i>Proposed Use</i>	<i>PEP</i>	<i>LI (M-1)</i>	<i>GI (M-2)</i>	<i>HI</i>	<i>Additional Use Regulations</i>
Cultural Institutions	CUP (10, 13)	SUP (10, 13)	SUP (10, 13)	--	
Day Care Centers	SUP(10,11)	P (10, 11)	SUP (10, 11)	SUP (10, 11)	
Government Offices	P	P	P	P	
<b>Hospitals and Clinics</b>					
Clinics	SUP (10,11)	SUP (10, 11)	SUP (10, 11)	--	<a href="#">Section 11-31-15, Hospitals and Clinics</a>
Hospitals	P(10,11)	P (10, 11)	--	--	
Places of Worship	P(10, 13)	P (10, 13)	--	--	<a href="#">Section 11-31-22, Places of Worship</a>
Public Safety Facilities	P	P	P	P	
Public Maintenance Facilities	P	P	P	P	
Schools, Public or Private	CUP (10,11)	CUP (10, 11)	CUP (10, 11)	--	<a href="#">Section 11-31-24, Schools</a>

10. Use not permitted when the property is subject to the AOA 1 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Area.

11. Use not permitted when the property is subject to the AOA 2 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.

## **Chapter 10 Public and Semi-Public District**

### **11-10-2: Land Use Regulations**

Facilities owned, leased, or operated by city, county, state, or federal governments or agencies thereof or school districts are considered permitted in this district. In addition, Table 11-10-2, which follows, specifies additional land use regulations for each Public and Semi-Public zoning district, established by letter designations as follows:

- “P” designates use classifications permitted in public and semi-public districts.
- “TUP” designates use classifications permitted on approval of a Temporary Use Permit
- “SUP” designates use classifications permitted on approval of a Special Use Permit.
- “CUP” designates use classifications permitted on approval of a Council Use Permit.
- “(x)” a number in parentheses refers to limitation following the table.

Use classifications not listed are prohibited. The “Additional Use Regulations” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance

PS = Public and Semi-Public

Attachment B: Examples of relevant code from other jurisdictions

<b>Table 11-10-2: Public and Semi-Public District</b>		
<i>Proposed Use</i>	<i>PS</i>	<i>Additional Use Regulations</i>
<b>Agricultural Use Classifications</b>		
Community Gardens	P	<a href="#">Section 11-31-10, Community Gardens</a>
<b>Commercial Use Classifications</b>		
Farmer's Market	TUP/SUP	<a href="#">Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets</a>
<b>Public and Semi-Public Use Classifications</b>		
Cemeteries	P	
Colleges and Trade Schools, Public or Private	P (4, 5)	
Community Center	P (2, 5)	
Cultural Institutions	P (2, 5)	
Government Offices	P	
<b>Hospitals and Clinics</b>		
Clinics	P (2, 3)	<a href="#">Section 11-31-15, Hospitals and Clinics</a>
Hospitals	P (2, 3)	
Parks and Recreation Facilities, Public	P	
Public Safety Facilities	P	
Public Maintenance Facilities	P	
Schools, Public or Private	P (2, 3)	<a href="#">Section 11-31-24, Schools</a>
Universities, including Research Facilities (Public or Private)	P (2, 3)	
<b>Transportation, Communication, and Utilities Use Classifications</b>		
Airports	CUP	
Heliports (1)	CUP	
<b>Communication Facilities</b>		
Antenna and Transmission Towers	CUP	
Facilities within Buildings	P	
Transportation Passenger Terminals	P	
Utilities, Major	CUP	
Utilities, Minor	P	

1. Heliports require a CUP unless considered an accessory use when a part of a hospital or clinic
2. Use not permitted when the property is subject to the AOA 1 overflight area, see Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.
3. 3. Use not permitted when the property is subject to the AOA 2 overflight area, see Section 11-19-2, Runway Protection Zones and Airport Overflight Areas

## **Chapter 31: Standards for Specific Uses and Activities**

### **11-31-15: Hospitals and Clinics**

D. Heliports. “See FIGURE 11-31-15.A” Heliports associated with a hospital are permitted, and shall be located in a manner to minimize noise impacts on abutting residential uses, according to the following preferences:

1. First Preference: Ground on side of building opposite any abutting residential areas.
2. Second Preference: Roof level of building less than the highest point on side of building away from residential areas.
3. Third Preference: Roof at top of building.

Heliports: An area designed for take-off and landing of helicopters, and including support buildings intended to support and facilitate this function.



**FIGURE 11-31-15.A: HOSPITALS AND CLINICS**