



ZONING CODE REWRITE

Module 1: Base and Overlay Districts
Part 1: Use Regulations

DRAFT
FOR TASK FORCE REVIEW

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Introduction

This module proposes a set of base land use districts and development standard regulations for the City of Maricopa's Zoning Code Rewrite. The proposed regulations are based on a review of existing development regulations, General Plan policies, and comments from city staff, the Zoning Rewrite Task Force, the Planning & Zoning Commission, other commissions and boards, and the City Council on the *Diagnosis and Evaluation Working Paper*, as well as staff comments on the *Annotated Outline*. The goal of the proposed revisions is to create a streamlined, user-friendly set of standards that clearly establishes regularities and standards for development in each district.

The existing Zoning Code has 16 distinct land use districts that establish the types of uses and intensity of development for each area of the city. Many of these districts are not used, nor do they appear on the City's Zoning Map. Each zone does not outline what uses are permitted as-of-right or require additional level of review but rather builds upon an earlier section. This is called "cumulative zoning" and is a rather old-fashioned approach, not reflective of best practices. The Code does include some development standards, but they are minimal at best. For example, in CR-3 Single Residence Zone, the Code simply lists minimum lot area and width along with setback requirements but does not include maximum requirements or other details to assist in creating compatible development. There are no cross-references to additional development requirements for items such as parking and landscaping. Further, each residential district has its own section, preventing the review and comparison of all residential base districts and making it clunky for one to understand the requirements. The same applies to all types of use districts in Maricopa's Zoning Code.

This module consolidates use and development standards for each base zoning district. The first portion will introduce the new base zoning districts and the framework of the code, along with the purpose statements and intent of each base zoning type - rural, residential, commercial, mixed use, and industrial zones. The second portion presents the use regulations in one large table with each zoning district and use type cross-referenced. The regulations and standards for specific uses that have been identified for detailed controls particular to that use will follow the larger table. Items such as outdoor seating, adult entertainment, and medical marijuana dispensaries will each have specific regulations guiding their use and performance standards. The overlay districts then are presented with the nuances particular to each zone discussed and clarified.

After the zoning districts and uses have been discussed, the basic development standards are laid out. They are presented in one table so that the differences between zoning districts can be quickly analyzed. These are not all encompassing and will be more fully developed as the base zoning districts are finalized. In the final draft zoning code, the standards will complement and expand on the regulations, provide additional direction on design concepts, height, setbacks, building planes, bulk and massing, and landscaping.

Finally, this module concludes with use classifications, the terms that apply in the use regulations tables.

1 Districting Framework

There are three ‘use’ components of Maricopa’s Zoning Code that are being revised: 1) new base zoning districts; 2) new use classifications; and 3) additional standards for specific uses. These areas are integral for establishing the structure and policies of the new zoning code. We have developed each to be easy to understand and streamline land use decisions. Specifics about the permitting process will be detailed in Module 3 (Administrative Procedures), but we have presented the basic framework to facilitate how the use levels may be implemented. The draft Zoning Code will be based on the decisions made on each topic. Each is discussed below.

PROPOSED ZONING DISTRICTS

Base Districts

The proposed “base” zoning districts are shown in Table 1 with the corresponding General Plan Land Use Designation and existing zoning. These are the basis for Maricopa’s new land use program and are the foundation of all regulations.

TABLE 1: PROPOSED BASE ZONING DISTRICTS			
<i>Short Name/Map Symbol</i>	<i>Full Name</i>	<i>General Plan Land Use Designation</i>	<i>Existing Zoning</i>
Rural Districts			
RA	Rural Agricultural	Agriculture	SR, SH, CAR
GR	General Rural	Rural	SR, GR
Residential Districts			
RS	Single Family	Single Residence	CR-1A
RS-1	Single Family, Low Density	Low Density Residential	CR-1, CR-2
RS-2	Single Family, Medium Density	Medium Density Residential	CR-2, CR-3
RM	Multiple Family	High Density Residential	CR-4
RH	High Density	High Density Residential	CR-5, MH, RV
RHMP	Manufactured Home Park	High Density Residential	MHP, PM/RV
Commercial Districts			
NC	Neighborhood Commercial	Commercial	CB-1
GC	General Commercial	Commercial	CB-1, CB-2
SC	Shopping Center	Commercial	CB-2
GO	Office	Commercial	CB-1
Mixed Use Districts			
MU-N	Neighborhood Mixed Use	Mixed Use	CB-1
MU-G	General Mixed Use	Mixed Use	CB-1, CB-2
MU-H	Heritage Mixed Use	Old Town Redevelopment Area	Design Guidelines
Industrial Districts			
LI	Light Industrial	Light Industrial	CB-2, CB-B, C1-1
GI	General Industrial	Employment	C1-1, C1-2
IP	Industrial Park	Research and Development	CB-1

TABLE 1: PROPOSED BASE ZONING DISTRICTS			
<i>Short Name/Map Symbol</i>	<i>Full Name</i>	<i>General Plan Land Use Designation</i>	<i>Existing Zoning</i>
Public and Institutional Districts			
PI	Public-Institutional	Public-Institutional	N/A
Other Districts			
OS (with subdistricts) ¹	Open Space	Parks-Open Space	N/A
PD	Planned Development	N/A	PAD

For “overlay” zoning districts are proposed to modify base district zoning for a specific purpose. These are listed in Table 2. These districts would be new to Maricopa, but zoning districts are frequently and successfully used in many communities.

TABLE 2: PROPOSED OVERLAY DISTRICTS
Floodplain Management Overlay (FM)
Master Plan Required Overlay (MP)
Transportation Corridor Overlay (TC)
Transit-Oriented Development Overlay (TOD)

These new zoning districts encompass all of Maricopa’s current and projected land use development.

DISTINCTIONS OF USES

A new feature of the proposed zoning ordinance is establishing a distinction between primary and accessory uses and those uses that are permanent or temporary. These distinctions will allow Maricopa to better regulate land uses throughout the city.

A “principal use” is one that fulfills a primary or predominant function or that most closely portrays the overall nature of an establishment, while an “accessory use” is one that is customarily associated with, and is incidental and subordinate to, the principal use. Principal uses are regulated as to where they are allowed to be located, while accessory uses are allowed in conjunction with their associated principal use. For example, if an office building had a small warehouse within it, the office would be the principal use and the warehouse would be accessory. Conversely, if a large warehouse building had a small office as part of it, the warehouse would be the principal use and the office would be accessory.

Accessory uses to be regulated include outdoor or patio dining, outdoor storage, drive-up and drive-through facilities and home occupations.

However, there are some uses for which the principal/accessory classification is not appropriate. Therefore, the new zoning ordinance should go one step farther than the current code by specifying uses that are always

¹ -PR Parks and Recreation -POS Privately-owned Open Space -C Conservation Open Space

considered principal and uses that are always considered accessory. Uses that are always considered accessory are those of special concern and should be regulated separately. Examples of such uses include:

- Adult Entertainment Establishments
- Medical Marijuana businesses
- Bars and Nightclubs
- Liquor Sales
- Car washes
- General and heavy manufacturing
- Hazardous waste facilities and composting

We have outlined uses that should not be considered accessory in “Standards for Specific Uses” portion of the Module below. These are included in “Part 2” to be presented to the Task Force in early June.

In addition, we have identified uses that may be permitted but only on a temporary basis. Short-term events, such as carnivals, outdoor seasonal sales, and farmers markets, are examples of these types of uses. Instead of calling out each individual use in the use table, we have consolidated them into one section called “Temporary Uses” and detailed how they are reviewed and regulated under “Standards for Specific Uses.”

LEVEL OF REVIEW AND APPROVAL FOR NEW USES

Depending on the outcome of discussions with the Task Force, the City Council and City staff, there probably will be a four-tiered system for discretionary review and approval of new uses and development proposals. Uses will be permitted “as-of-right”, permitted subject to specific limitations or conditions after discretionary review, or require public hearings and approval of a conditional use permit.

TABLE 3: LEVEL OF PERMITTED USES		
<i>Category Designator</i>	<i>Category Description</i>	<i>Type of Application Required</i>
P	<i>Permitted uses, which are permitted as-of-right but need zoning clearance and in some cases design review and site plan approval</i>	<i>Zoning Clearance Permit</i>
M	<i>Minor use, which require an administrative review and approval by Department staff to ensure standards are met. Conditions of approval may be imposed, and larger projects may be referred to the Planning & Zoning Commission</i>	<i>Minor Use Permit</i>
C	<i>Conditional uses, which require a public hearing and approval of a Conditional Use Permit by the Zoning & Planning Commission</i>	<i>Conditional Use Permit</i>
T	<i>Temporary uses, which are conducted for a limited period of time and allowed through an administrative review.</i>	<i>Temporary Use Permit</i>
NP or X	<i>Not Permitted</i>	

Further, each level of use category (permitted, not permitted, etc.) has been broken down into application and review body type. All uses will require a basic level of review by the Planning division, even those permitted as-of-right. There may be regulations that apply to these uses that staff must ensure are adhered to. For

example, a single-family house is “permitted” in RS-1 zoning districts. However, staff must review the proposed plans to make sure items such as lot dimensions, setbacks, yards, and landscape requirements meet development and design standards. A Zoning Clearance Permit will be issued by staff indicating that the project meets the requirements of the Zoning Code. It also allows for all decisions to be recorded and used for data analysis and to assist with enforcement issues, if necessary. The proposed level of application types, level of review, and issuing body are described in the following table. Details on permitting procedures and thresholds for review by the Department vs. the Planning & Zoning Commission are to be addressed in Module 3: Administration.

TABLE 4: APPROVALS AND ISSUING AUTHORITIES			
<i>Permit Type</i>	<i>General Purpose</i>	<i>Issuing Authority</i>	<i>Process</i>
Zoning Clearance Permit	For “P” uses and to allow Planning to review for code requirements and document proposals.	Planning Department (via Director or ZA)	Base application type. Required for new use, expanded uses, change of use, etc. May be approved concurrently with Design Review if triggered.
Minor Use Permit	For “M” uses. Goes to staff for review. Usually has notification and possible Director hearing.	Planning Department (via Director or ZA) P&Z Commission if request is made for them to review proposal or if identified project size thresholds are exceeded.	Application with required materials; assigned to staff. May be approved concurrently with Design Review if triggered.
Conditional Use Permit	For “C” uses. More intense uses that need higher level of approval to ensure compliance with Code and General Plan.	Planning & Zoning Commission Appeals go to the City Council	Application filed with staff, who do noticing and prepare report and recommendations of any conditions of approval for P&Z consideration.

PURPOSES OF PROPOSED DISTRICTS

As presented in the *Annotated Outline*, each zoning district will have the same format: Introduction with Purpose Statement(s), Use Tables and Specific Use Regulations, and Development Standards Table with supplemental information.

The purpose statements provide a link between the policies of the General Plan to the regulations that the City employs to implement them. They will explain, in general language, the way the district is intended to be used and how it fits into the City’s land use policy. These statements serve as a guide for administration of district regulations and can provide a basis for the finding required for architectural review and action on discretionary permits.

RURAL DISTRICTS

The purposes of the Rural Districts are to:

- A. Preserve agricultural and resource conservation areas while providing opportunities for rural living;
- B. Protect and preserve agricultural lands and related activities;

- C. Protect agricultural lands from incompatible land uses and encroachment; and
- D. Discourage premature development and limit development in rural areas until suitable infrastructure and subarea plans are in place to facilitate development in a manner consistent with the General Plan.

Additional purposes of each Rural District:

RA Rural-Agricultural. This zoning district is intended to preserve agricultural and resource conservation areas. The main use of this district is for animal and food production, in terms of growing, processing, and selling. Incidental residential uses with septic systems are allowed. A minimum lot size of four acres may be appropriate.

GR Rural-General. This zoning district is intended to prevent urban residential and related use from developing near agricultural operations, thereby infringing in full operation of farmland of importance. Allowable uses include environmental, habitat, water conveyance, as well as limited agriculture and livestock, and necessary supportive uses, such as minor agricultural processing, but not uses that have the potential to create obnoxious noise, odor, etc. A minimum lot size of 35,000 square feet may be appropriate, with allowance for pre-existing lots that may be smaller.

RESIDENTIAL DISTRICTS

The general purposes of the Residential Districts are to:

- A. Provide for a variety of residential development to suit the spectrum of individual lifestyles and space needs and ensure the continued availability of the range of housing opportunities necessary to meet the needs of all segments of the community consistent with the General Plan;
- B. Provide for the orderly, well-planned, and balanced growth of residential neighborhoods;
- C. Promote the development of residential neighborhoods that encourage walking and the use of public transit;
- D. Establish design standards to help create distinct and attractive residential neighborhoods, upgrade the quality of multi-family housing, and ensure that new residential development is well-integrated into surrounding neighborhoods; and
- E. Provide for appropriate public and quasi-public uses such as parks, playgrounds, religious facilities, and day care centers where they are compatible with and contribute to the quality of life in residential neighborhoods.

Additional purposes of each Residential District:

RS Single Family Residential. This zoning district is intended to provide areas for single-unit housing on individual lots.

- **RS-1 Low Density Residential.** This district is intended to provide areas for single residence development on lots of at least 12,000 square feet, subject to design and development standards to ensure land use compatibility. This district also allows for limited residential care facilities, family day care, park and recreation facilities, and small educational facilities.
- **RS-2 Medium Density Residential.** This district is intended to provide areas for medium-density residential neighborhoods. Housing types include single-unit detached and attached

housing on lots of at least 10,000 square feet. In addition to single-unit homes, this district provides for uses such as parks and family day care that may be appropriate in a residential environment. Provisions for clustering, to allow somewhat smaller-lot development, also may be appropriate, provided the overall average gross density is maintained.

RM Multi-Family Residential. This zoning district is intended for a variety of housing types on lots of varying sizes, subject to overall General Plan density standards, with provisions for small-lot development subject to standards for clustering and open space. Types of dwelling units that are appropriate include small-lot single residences, townhouses, cluster housing, and multiple residence housing. This district also provides for residential care facilities, residential home-based day care, group residential homes, manufactured housing (but not mobile home parks), park and recreation facilities, limited and small-scale residential support activities, educational facilities, community and religious facilities that can be appropriate in a residential environment.

RH High Density Residential. This zoning district is intended for a variety of housing types on lots of varying sizes, subject to overall General Plan density standards. The density range and development standards accommodate attached single residences, townhomes and multi-unit buildings developed at a scale and form that is appropriate to its neighborhood context and adjacent single-family residential uses and forms. In addition to residential uses, this district allows for a limited number of public and semi-public uses such as day care centers, public safety facilities, and residential care facilities that are appropriate in a high density multi-family environment.

RHMP Residential Manufactured Home Park. The principal purpose of this zoning district is to provide seasonal or permanent housing where residence is exclusively in manufactured home use, taking into consideration existing conditions, including present use of land, future land use needs, and the availability of infrastructure. It is intended that mobile home parks meet design standards and be provided with necessary community services in a setting that provides a high quality of life for residents. These districts should be located in areas where they will be compatible with adjacent land uses.

COMMERCIAL DISTRICTS

The purposes of the Commercial Districts are to:

- A. Designate adequate land for a full range of commercial uses and regional-serving retail services consistent with the General Plan to maintain and strengthen the City's economic resources;
- B. Provide for the orderly, well-planned, and balanced growth of commercial areas;
- C. Plan for commercial development to expand the variety of goods and services to meet the needs of city residents and those living within Maricopa's market area;
- D. Establish design standards that improve the visual quality of development and create a unified, distinctive, and attractive character along commercial streets;
- E. Contribute to the pedestrian environment with standards that promote ground-floor visibility, orientation of buildings to the street and pedestrian access across parking lots and between commercial centers and adjacent land uses;
- F. Ensure that new development is designed to minimize traffic and parking impacts and is appropriate to the physical characteristics of the area; and

G. Address transitions and provide appropriate buffers between commercial and residential uses.

Additional purposes of each Commercial District:

NC Neighborhood Commercial. To provide areas for locally-oriented retail and service uses that serve the surrounding residential trade area within a one-half to one-mile radius. Typical uses include, but are not limited to retail stores, small grocery and drug stores, specialty food sales and services, restaurants and cafes, neighborhood dry cleaners, personal services (e.g. laundries, barbers, hair & nail salons, fitness studios), small gas stations and convenience stores. Other compatible uses include small-scale medical and professional offices as well as public and semi-public uses. Large format retail stores and shopping centers are not appropriate in the Neighborhood Commercial district.

GC General Commercial. To provide retail and service-oriented businesses that serve a large surrounding residential trade area within a one-to-two mile radius. Typical uses include but are not limited to, grocery store and anchored tenant shopping centers with additional drug stores, fast food chains, smaller hardware and building supply stores, gas stations with convenience stores, and restaurants and cafes. Other compatible uses include medical and professional offices as well as public and semipublic uses.

SC Shopping Center. This district is intended to meet local and regional retail demand, such as large scale retail, office, civic and entertainment uses, shopping malls with large footprints, “big-box” retail use, and other uses that are not appropriate in other areas because of higher volumes of vehicle traffic and potential impacts on other uses. Examples of allowable uses include building materials, storage facilities with active storefronts, equipment rental, wholesale businesses, and specialized retail not normally found in shopping centers. The focus of district development standards is to ensure structure fit into the surrounding development pattern and architectural or traffic conflicts are minimized.

CO Commercial Office. The purpose of this district is to enhance employment opportunities and the overall economic vitality of Maricopa as well as to promote attractive development and ensure minimal impacts on surrounding development. It is intended for low to medium intensity office development located along thoroughfares, arterials, or collectors or near existing/planned public transit stops. This designation allows mixed-use development and high density development in conjunction with nonresidential development. The district may include supporting services such as retail, service, or restaurant uses developed in conjunction with office use.

MIXED USE CORRIDOR DISTRICTS

The purposes of the Mixed Use Districts are to:

- A. Promote pedestrian-oriented infill development, intensification, and reuse of land consistent with the General Plan;
- B. Encourage the development of mixed-use centers and corridors with a vibrant concentration of goods and services, multi-family housing, and community gathering and public spaces at strategic locations;
- C. Transform auto-oriented boulevards and corridors into vibrant, diverse, and attractive corridors that support a mix of residential, pedestrian, and neighborhood serving uses in order to achieve an active social environment within a revitalized streetscape;
- D. Reduce the need for private automobile uses to access shopping, services, and employment;

- E. Offer additional housing opportunities for residences seeking to live in an urban environment; and
- F. Ensure that new development and redevelopment are designed to minimize traffic and parking, impacts on surrounding residential neighborhoods and create walkable environments.

Additional purposes of each Mixed-Use District:

MU-N Neighborhood Mixed Use. This district is intended to facilitate the transformation of sections of boulevards into vibrant, highly walkable areas with broad, pedestrian-friendly sidewalks, trees, landscaping, and local-serving uses with new buildings that step down in relationship to the scale and character of adjacent low density neighborhoods. Development is expected to include ground-floor neighborhood retail uses an upper level housing or offices, with a mix of small lot single family houses, townhomes, and multi-family dwelling units on side streets, with a horizontal or vertical mixed-use orientation. Allowable ground floor uses include active, local-serving retail, open spaces such as plazas, service oriented commercial uses, and residential and hotel uses in limited areas. Residential development is the predominant use above the first floor.

MU-G General Mixed Use. This district is intended to allow for either horizontal or vertical mixed use development along key circulation corridors in the city where height and density can be easily accommodated. Ground floor retail and upper floor residential or offices are the primary uses, with retail, personal and business services, and public and institutional space as supportive uses. Development will facilitate the transformation of existing transportation corridors into vibrant, highly walkable areas with broad, pedestrian friendly sidewalks, trees, landscaping, and local-serving uses with new buildings that step down in relationship to the scale and character of adjacent neighborhoods. Automotive-oriented uses are not permitted.

MU-H Heritage Mixed Use. This district is intended to allow for the rehabilitation of the Heritage District into a vibrant, mixed use neighborhood und the Heritage District Design Guidelines and mixed use development standards. Reuse of existing buildings with a focus on ground-level active storefronts and pedestrian and transit-oriented development that encourages pedestrian activity and to connect to adjacent areas. New construction will be designed to be compatible with the historic neighborhood in terms of size, scale, materials, and details.

INDUSTRIAL DISTRICTS

Purpose

The purposes of the Industrial Districts are to:

- A. Provide appropriately located areas for continued employment activities to ensure a robust economy that is essential in order for the City to continue to provide the high level of public services that the community expects;
- B. Provide a for the appropriate location of businesses that may have the potential to generate off-site impacts, while providing compatibility in use and form;
- C. Assure high-quality design and site planning of office and employment areas and support the adaptive reuse of industrial buildings that contribute to the character of the City as a whole;

- D. Ensure that new industrial and office development is designed to minimize traffic and parking, impacts on surrounding neighborhoods and is appropriate to the physical characteristics of the site and the area where the project is proposed.

Additional purposes of each Industrial District:

IL Light Industrial. This zoning district is intended to accommodate a diverse range of existing industrial uses that provide a job base and affordable space for small-scale industrial and manufacturing businesses. Allowable land uses within this district include light industrial uses, including businesses engaged in design, development, manufacturing, fabricating, testing, or assembly of various products, which provide important community services and employment for workers with various skills. This area also allows general service, research and development, biotechnology, warehousing, and service commercial uses. It includes industrial complexes, flex space, and industrial buildings for single and multiple uses, warehouses, mini-storage, wholesale, commercial recreation and other related uses. Small scale retail and ancillary office uses are also permitted.

GI General Industrial. This zoning district is intended to accommodate the broadest range of industrial uses on sites identified as “Employment” in the General Plan. These intensive uses include manufacturing, processing, assembly, research, wholesale, storage, and distribution activities that are essential to a balanced economic base. Small scale commercial services and ancillary office uses are also permitted.

IP Industrial Park. This zoning district is intended to provide for office and advanced technology uses, scientific research, and administration, and limited manufacturing of related products which require large expanses of floor area on large parcels. Development intensity is intended to provide for office uses and other uses within a campus-like environment that will be compatible with abutting residential neighborhoods, especially in terms of scale and building mass.

PUBLIC AND SEMI-PUBLIC DISTRICTS

The purposes of the Public and Semi-Public Districts are to:

- A. Provide areas for a wide range of public facilities, including parks and open space, educational facilities, cultural and institutional uses, health services, municipal offices, general government operations, utility and public service needs, and other public or quasi-public facilities;
- B. Ensure that the development and operation of public and semi-public uses protects and enhances the character and quality of life of surrounding residential areas;
- C. Ensure the provision of services and facilities needed to serve residents, businesses, and visitors and maintain a high quality of life standards; and
- D. Provide opportunities for outdoor recreation and meet the recreational needs of Maricopa’s residents.

Additional purposes of each Public District:

PI Public-Institutional. The purpose of this district is for public or quasi-public facilities, including city facilities, utilities, schools, health services, corporation yards, utility stations, telecommunications facilities, and similar uses. Accessory retail uses and services, including food facilities and childcare, are permitted.

OP Open Space (Subdistrict designators: -PR Parks and Recreation -POS Privately-owned Open Space -C Conservation Open Space). This district and its subdistricts are intended for undeveloped park lands and permanent open spaces in the community, including environmental sensitive lands and wildlife corridors, waterways, and deserts. It is also intended to safeguard the health, safety and welfare of the people by limiting development in areas where police and fire services, protection against flooding by storm water, and mitigation of excessive erosion are not possible without excessive costs to the community. This district may include trails and other low impact public recreational uses to implement the City's Open Space and Trails Master Plan. Access may be restricted to areas of sensitive habitat or which pose a danger to the public.

PLANNED DEVELOPMENT DISTRICT

The Planned Development District would be a "floating district" similar to the Planned Area Development District; it would be applied through a rezoning to land for which a development program has been specified, in terms of allowable uses and standards. An overall development plan would be required and have to be approved prior to subdivision and site development approvals. The plan would be administered by the Planning & Zoning Commission, who would have authority to grant subsequent approvals that may be necessary for individual development units upon finding they would be consistent with the overall development plan. The purposes of the Planned Area Development District are to allow for an alternate process to accommodate major and unique developments for residential, commercial, professional or other similar activities, including combinations of uses and modified development standards, which would create a desirable, functional and community environment under controlled conditions of a development plan. The district is intended to provide assurances to a land developer which will reduce the economic risks of a project while providing the City with a flexible means of promoting comprehensive planning and orderly development.

MASTER PLAN REQUIRED OVERLAY DISTRICT

The Master Plan Overlay District would apply to large areas of unsubdivided land where no development has been proposed, but the City wants to have master planning for land in a single ownership to ensure consistency with the General Plan, compatibility with existing and planned uses in the vicinity and appropriate planning for infrastructure, including over-sizing of facilities, if necessary. With this in mind, the purpose of the Master Plan Overlay District is to establish a process for the consideration and regulation of areas suitable for proposed comprehensive development with detailed development plans and of those areas that require special planning. Once a master plan for development has been approved, the site can be rezoned to other base districts, consistent with master plan or to a Planned Development District.

TRANSPORTATION CORRIDOR OVERLAY DISTRICT

The purpose of the Transportation Corridor Overlay District is to promote appropriate land use and development at Gateways to the City and along the City's major transportation corridors, including small and larger scale, high intensity retail and office as primary uses, as well as certain types of walk-in storefront office and professional office uses. Mixed use development, with residential as a conforming secondary use, is highly desirable and is encouraged, but day care facilities, by contrast, are not appropriate because of the obvious conflicts and safety issues. Development standards will promote landscaped setbacks and require compatible and appropriate signage. The guiding land use and design concept for this overlay district is that the predominant use character shall be storefront retail with professional office or residential use located on upper stories and to the rear of sites, and ground floor offices that are for walk-in, non-appointment types of

uses and are not to detract from the retail intensity. The district will modify the base district use regulations and development standards to achieve this goal. It will be applied only to those segments of the highway corridors where such guidance is needed and appropriate, and not create nonconforming conditions.

TRANSIT-ORIENTED DEVELOPMENT OVERLAY DISTRICT - RESERVED

The purpose of the Transit Oriented Development (TOD) Overlay District is to create a compact and high intensity mix of residential, office, retail, institutional, and civic uses around a planned rail transit station or bus rapid transit stop in order to promote the creation and retention of uses with high potential for enhanced transit and pedestrian activity. Pedestrian circulation and transit access are especially important and have an increased emphasis in TOD districts. The development standards for TOD areas are designed to require compact, high intensity development, opportunities for increased choice of transportation modes, and a safe and pleasant pedestrian environment by ensuring an attractive streetscape, a functional mix of complementary uses, and the provision of facilities that support transit use, bicycling, and walking. This overlay district typically would apply to all land within one-half (1/2) mile walking distance from a planned rail transit station, which represents a 10-minute walk.

3 Proposed Use Regulations

Use classification is the basic tool for categorizing facilities and human activities in order to determine where they may be appropriately located and how they should be regulated. It is, therefore, important for the use classifications to be comprehensive and up-to-date. Some of the new and modified use types in the new zoning ordinance include:

- Special needs housing
- Social service facilities
- Live/work units (not considered a “use classification” in the current code)
- Restaurants consolidated into one classification; alcohol may be served with meals, tied to the appropriate type of state liquor license. Fast food restaurants are regulated as “Eating and drinking establishments, limited” and standards will be set for land use compatibility.
- Differentiation of store size (e.g. “big box” versus “mom and pop”)
- Liquor stores and tobacco paraphernalia stores separated from other retail (including hookah lounges)
- Food production and assembly (e.g. bakeries, canners, breweries, wineries)
- Recycling collection facilities and recycling processing facilities
- Commercial kitchens (e.g. catering kitchens)
- Urban agricultural uses (e.g. community gardens, indoor and outdoor agriculture)

Telecommunications facilities would be continued to be regulated by the standards set in an ordinance adopted by the City; these standards would be in the 400 series. The Conditional Use Permit, however, would be granted by the Planning & Zoning Commission, not the City Council.

Accessory uses, including outdoor dining, outdoor storage and drive-through facilities, would be regulated as well, and the permitting requirements would be the same as for the principal use. This means that if an eating and drinking establishment, for example, requires a Minor Use Permit, then a Minor Permit is required for Outdoor Dining. In addition, standards for these types of accessory uses would be established in the Code, in the 400 Series where standards for special uses are set as well as in the section on general site regulations.

The objective of the classification system is to categorize uses in a way that makes it easier to determine whether a particular type of use is appropriate for the district given the policies of the General Plan and the stated purpose of the district. The intensity of the use will be regulated by development standards. Additional distinctions can easily be added, if needed.

The proposed use regulations will be arranged in tables with cross-references to present information in a logical, consistent, and easily navigable format. The table on the following pages lists the use regulations for multiple zones side-by-side to facilitate comparisons between similar zones and to ease user navigation. Limitations on uses, such as only allowed above the ground level, can be presented in footnotes and, where appropriate, the tables include cross-references to other sections of the Code (e.g., the standards for specific

uses) where additional regulations can be found. The column on the right hand side “Additional Standards” shows which uses will be subject to additional standards. These additional standards will be presented in Part II of this module.

This table consolidates all of the zoning districts and use categories discussed in the preceding sections of this module. When developing what level of review is required – and what uses are not permitted at all – the consultant team looked at best practices and what Maricopa currently uses. Comments by City staff and the Task Force will inform thinking about how best to regulate land uses in the new zoning ordinance.

For the Planned Area Development (PAD) district, there are some uses that probably should not be allowed because they may be inherently incompatible with adjacent zones or not desired in particular portions of Maricopa where large-scale planned development is likely to occur. So, the general rule will be that no use other than an existing use is permitted in a PAD District except in accord with a valid PAD Plan. Any permitted or conditional use authorized by this Code may be included in an approved PAD Plan consistent with the General Plan land use designation(s) for the site unless specifically prohibited, as shown in the table.

For the overlay districts, the proposed regulations modify the base district regulations with which the overlay is combined, as shown on the Zoning Map. So, for example, if housing is permitted by right in an area with base zoning, but an “-MP” designation is shown on the Zoning Map, that means that a Conditional Use Permit is required until a master plan is prepared and approved.

TABLE 5: USE REGULATIONS																										
	Table Key: P = Permitted Use C = Conditional Use M = Minor Use X = Prohibited Use																									
	Base Districts																									
Use	RA	GR	RS-1	RS-2	RM	RH	RMHP	NC	GC	SC	GO	MU-N	MU-G	MH	LI	GI	IP	PI	OS-PR	OS-POS	OS-C	PD	Master Plan Overlay	Transportation Corridor Overlay	Additional Standards	
Agricultural																										
Animal and Crop Production																										
<i>Large Scale</i>	P	M	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	P			X	
<i>Urban Agriculture</i>	P	P	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	P	X	M			X	
Animal and Crop Sales	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	M	X	P			X	
General Agricultural	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	M	P			X	
Residential																										
Single Unit																										
<i>Single Unit Detached</i>	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	C		X	
<i>Single Unit Attached</i>	X	X	X	P	P	P	P	P	X	X	X	M	M	M	X	X	X	X	X	X	X	P	C		X	
Second Dwelling Unit	P	P	P	P	P	P	P	X	X	X	X	P	P	P	X	X	X	X	X	X	X	P			X	Yes
Duplex	X	X	X	X	P	P	P	C	C	X	X	M	M	M	X	X	X	X	X	X	X	P			X	
Multiple Unit Dwelling	X	X	X	X	P	P	P	C	X	X	X	M	M	M	X	X	X	X	X	X	X	P	C		X	
Group Residential	X	X	X	X	C	C	C	X	X	X	X	M	M	X	X	X	X	X	X	X	X	P	C		X	
Assisted Living Facility	X	X	X	X	C	C	C	C	C	X	X	M	M	M	X	X	X	X	X	X	X	P	C		X	
Family Day Care	P	P	P	P	X	X	X	P	X	X	X	M	M	M	X	X	X	X	X	X	X	P	C		X	
Residential Care Facility	X	C	X	X	C	C	C	X	X	X	X	X	M	M	X	X	X	X	X	X	X	P	C		X	Yes
Manufactured and Mobile Dwellings	X	X	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P			X	Yes
Public and Semi-Public																										
Cemetery	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	C	M	X	P			X	
Colleges and Trade Schools, Public and Private	X	X	X	X	X	X	X	P	P	P	P	P	P	P	M	X	M	P	X	X	X	M	C			
Community Assembly	X	M	X	X	C	C	C	P	P	X	P	M	P	M	X	X	X	P	X	X	X	P	C			Yes
Cultural Facilities	X	X	X	X	X	X	X	M	P	P	P	P	P	M	C	C	C	P	X	X	X	P	C			
Day Care Facility	X	X	M	M	M	M	M	P	X	X	X	P	X	C	X	X	C	P	X	X	X	P	C		X	Yes
Educational Facility, Public and Private	X	X	X	X	M	M	M	M	X	X	X	M	M	M	X	X	X	P	X	X	X	M	C			
Emergency Shelters and Facilities	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	C	X	X	X	M	C			Yes
Government Buildings	X	X	X	X	C	C	C	M	M	M	M	P	P	M	C	X	M	P	C	X	X	P	C			
Hospitals and Clinics																										Yes
<i>Hospital</i>	X	X	X	X	X	C	X	C	C	X	C	C	C	X	X	X	X	C	X	X	X	P	C			

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	Base Districts																								
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Clinic	X	X	X	X	X	C	X	M	M	M	M	M	M	M	M	X	M	P	X	X	X	P	C		
Parks and Recreation Facilities, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	P			
Public Safety Facility	X	X	X	X	X	C	X	M	M	M	M	M	M	M	P	P	P	P	C	X	X	P			
Religious Facility	X	M	X	X	M	M	M	M	M	M	M	M	M	M	X	X	X	X	X	X	X	P	C		
Social Service Facility	X	X	X	X	M	M	M	M	M	M	M	P	P	P	X	X	P	X	X	X	X	P	X		
Commercial																									
Adult Entertainment Establishment	X	X	X	X	X	X	X	X	C	C	C	X	X	X	C	C	C	X	X	X	X	X	X	X	Yes
Animal Sales, Care and Services																									
Animal Sales and Grooming	M	P	X	X	X	X	X	P	P	P	X	P	P	P	P	X	P	X	X	X	X	P			
Kennels	M	M	X	X	X	X	X	X	M	X	X	X	C	X	X	X	X	X	X	X	X	P			
Riding Schools and Stables	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P			
Small Animal Day Care	P	M	X	X	X	C	X	P	P	P	X	P	P	P	X	X	C	X	X	X	X	P			
Veterinary Services	P	P	X	X	X	X	X	P	P	P	P	P	P	P	X	X	X	X	X	X	X	P			
Automobile/Vehicles Sales and Services																									Yes
Automobile Rentals	X	X	X	X	X	X	X	X	P	P	P	X	X	X	P	P	P	X	X	X	X	P	X		
Automobile/Vehicle Repair, Minor	X	X	X	X	X	X	X	M	P	P	X	C	C	X	P	P	P	X	X	X	X	P	X		
Automobile/Vehicle Repair, Major	X	X	X	X	X	X	X	X	C	X	X	X	X	X	P	P	P	X	X	X	X	P	X		
Automobile/Vehicle Sales and Leasing	X	X	X	X	X	X	X	X	C	C	X	X	X	X	P	P	P	X	X	X	X	P	X		
Automobile/Vehicle Washing and Services	X	X	X	X	X	X	X	X	M	M	X	X	M	X	P	P	P	X	X	X	X	P	X		
Service Station	X	X	X	X	X	X	X	C	M	M	X	C	M	X	P	P	P	X	X	X	X	M	X		Yes
Towing and Impound	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X	X		
Banks and Financial Institutions																									
Banks and Credit Unions	X	X	X	X	X	X	X	P	P	P	P	P	P	M	X	X	X	X	X	X	X	M	C		
Non-Institutional Banking	X	X	X	X	X	X	X	X	C	C	X	X	C	X	X	X	X	X	X	X	X	P	X		
Building Materials Sales and Service	X	X	X	X	X	X	X	X	P	P	X	X	X	X	P	P	P	X	X	X	X	P			
Business Services	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	P	X	X	X	X	P			

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Use	Base Districts																					Master Plan Overlay	Transportation Corridor Overlay	Additional Standards	
	RA	GR	RS-1	RS-2	RM	RH	RMHP	NC	GC	SC	GO	MU-N	MU-G	MH	LI	GI	IP	PI	OS-PR	OS-POS	OS-C				PD
Commercial Entertainment and Recreation																									
<i>Banquet and Conference Centers</i>	X	X	X	X	X	X	X	X	X	C	C	X	C	X	X	X	X	X	X	X	X	X	M	C	
<i>Small Scale Facility</i>	X	M	X	X	X	X	X	M	P	P	P	M	P	M	X	X	X	C	X	X	X	P			
<i>Large Scale Facility</i>	X	X	X	X	X	X	X	C	M	M	M	M	M	X	X	X	X	X	X	X	X	M	C		
<i>Theaters</i>	X	X	X	X	X	X	X	C	P	P	P	C	C	C	X	X	X	X	X	X	X	M			
<i>Golf Courses and Resorts</i>	X	C	X	X	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	P	X	M	C	Yes	
<i>Club or Lodge</i>	X	M	X	X	M	M	M	P	P	P	P	M	M	M	M	X	X	C	X	M	X	P			
Commercial Kitchen	X	X	X	X	X	X	X	M	P	P	X	M	P	M	P	X	M	X	X	X	X	P		X	
Eating and Drinking Establishments																								Yes	
<i>Bars and Lounges</i>	X	X	X	X	X	X	X	M	M	M	M	M	M	M	M	X	M	M	X	X	X	M			
<i>Restaurants, Full Service</i>	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	X	X	C	X	X	X	P			
<i>Restaurants, Limited Service (including Fast Food)</i>	X	X	X	X	X	X	X	P(3)	P	P	P	P	P	P	C	M(3)	M	X	X	X	X	P			
<i>Restaurant, Take Out Only</i>	X	X	X	X	X	X	X	P(3)	P	P	P	P	P	P	M	M	M	C	X	X	X	P			
Food and Beverage Sales																									
<i>Convenience Market</i>	C	C	X	X	P(3)	P(3)	X	P	P	P	P	P	P	P	P	P	X	X	X	X	P				
<i>General Market</i>	X	X	X	X	X	X	X	P(4)	P	P	P	P(4)	P	P	X	X	X	X	X	X	X	P			
<i>Liquor Store</i>	X	X	X	X	X	X	X	C(1)	M	M	M	M(1)	M	M(1)	C	X	X	X	X	X	X	M			
<i>Specialty Food Sales and Facilities</i>	C	C	X	X	X	X	X	P	P	P	P	P	P	P	M	X	X	X	X	X	X	P			
Funeral Parlors and Mortuaries	X	X	X	X	X	X	X	X	P	P	X	X	X	X	P	X	X	X	X	X	X	X		X	
Instructional Services	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	P	X	X	X	X	M		X	
Light Fleet-Based Services	X	X	X	X	X	X	X	X	X	X	X	X	C	X	P	P	X	X	X	X	X	X			
Live-Work	X	X	X	X	X	X	X	P	P	X	P	P	P	P	P	X	X	X	X	X	X	P		Yes	
Lodging	X	X																							
<i>Guest Ranch</i>	M	M	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	P	C		
<i>Hotel and Motels</i>	X	X	X	X	X	X	X	M	P	P	M	M	M	X	X	X	P	X	X	X	X	P			
<i>Large Scale Resorts</i>	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	M	C		
Maintenance, Repair, and Rental Services	X	X	X	X	X	X	X	P(3)	P	P	P	M	M	M	P	P	P	X	X	X	X	P			

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Use	Base Districts																					Master Plan Overlay	Transportation Corridor Overlay	Additional Standards	
	RA	GR	RS-1	RS-2	RM	RH	RMHP	NC	GC	SC	GO	MU-N	MU-G	MH	LI	GI	IP	PI	OS-PR	OS-POS	OS-C				PD
Medical Marijuana Uses																									
Dispensary Facilities	X	X	X	X	X	X	X	X	C	X	X	X	C	X	C	C	X	X	X	X	X	X		X	Yes
Cultivation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	X		X	Yes
Nurseries and Garden Centers																									
	C	C	X	X	X	X	X	M	M	M	X	X	C	X	M	M	X	X	X	X	X	P			
Office																									
Business and Professional	X	X	X	X	X	X	X	P(2)	X	P	P	M(2)	M(2)	P	P	X	P	X	X	X	X	P			
Creative	X	X	X	X	X	X	X	P	X	P	P	M(2)	M(2)	P	P	X	P	X	X	X	X	P			
Medical and Dental	X	X	X	X	X	X	X	P	X	P	P	M(2)	M(2)	P	X	X	P	X	X	X	X	P			
Walk-In Clientele	X	X	X	X	X	X	X	P	X	P	P	M(2)	M(2)	P	P	X	P	X	X	X	X	P			
Off-Track Establishment	X	X	X	X	X	X	X	X	C	C	X	X	X	X	M	M	X	X	X	X	X	X		X	Yes
Parking Facility, Public and Private	X	X	X	X	X	X	X	M	M	M	X	M	M	C	X	X	X	X	X	X	X	P			
Personal Services																									
General Personal	X	X	X	X	X	X	X	P	P	P	P	P	P	P	M	X	M	X	X	X	X	M			Yes
Restricted Personal Service	X	X	X	X	X	X	X	X	M	M	X	X	M	M	P	X	M	X	X	X	X	X		X	
Retail																									
General, Small Scale	X	X	X	X	X	X	X	P	P	P	P	P	P	P	M	X	M	X	X	X	X	P			
General, Large Scale	X	X	X	X	X	X	X	C	P	P	X	C	M	X	X	X	X	X	X	X	X	P	C		
Tobacco Paraphernalia	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	X	X	X	X	X	X	X		X	
Industrial																									
Artists Studio and Production	X	X	X	X	X	X	X	P(3)	C	X	X	C	C	C	P	P	X	X	X	X	X	P			
General Industrial	X	X	X	X	X	X	X	X	X	X	X	X	X	X	M	P	M	X	X	X	X	P		X	
Laboratories	X	X	X	X	X	X	X	X	X	X	C	X	X	X	P	X	P	X	X	X	X	P			
Light Industrial	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	P	C		
Research and Development	X	X	X	X	X	X	X	X	X	X	C	X	X		P	X	P	X	X	X	X	P	C		
Salvage and Wrecking	X	X	X	X	X	X	X	X	X	X	X	X	X	X	M	P	X	X	X	X	X	X		X	
Storage and Warehouse																									
Chemical and Mineral Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	M	X	X	X	X	X	X		X	
Indoor Warehousing and Storage	M (1)	M (1)	X	X	X	X	X	X	M	X	M	X	X	X	P	P	P	X	X	X	X	P		X	
Outdoor Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	M	M	X	X	X	X	X	X		X	
Personal Storage	X	X	X	X	X	X	X	X	M	M	M	X	X	X	P	X	X	X	X	X	X	P		X	Yes

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Wholesaling and Distribution	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	M	X	X	X	X	P		X	
Transportation, Communication, Utility																									
Airports and Heliports	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	C	C	X	X	X	C			
Bus/Rail Passenger Facilities	X	X	X	X	X	X	X	C	C	C	C	C	C	C	P	P	P	M	X	X	X	C			
Communication Facilities																									
Antennas and Transmission/Telecommunications Towers	Subject to existing regulations, including a Conditional Use Permit if certain standards are not met or thresholds exceeded.																		X	X	X	C	C		Yes
Facilities within Buildings	X	X	M	M	M	M	M	P	P	P	P	P	P	P	P	P	P	P	X	X	X	P			
Freight/Truck Terminals and Warehouses	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	P	X	X	X	X	X			
Recycling Facility																									
Recycling Collection Facility	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	X	X	X	X	P	C		Yes
Recycling Processing Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	P	M	X	X	X	X	C			Yes
Utilities																									
Major	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	M	X	C	X	X	X	C	C		
Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	P			
Waste Transfer Facility	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	X	X	X	X
Accessory Uses	Subject to the same permitting requirements of the principal use unless additional review is established in "Standards for Special Uses"																								Yes
Temporary Uses	Require a Temporary Use Permit, unless exempt; see "Standards for Special Uses"																								Yes
(1): Wine and beer sales only.																									
(2): Upper floors only.																									
(3): Small-scale, less than 1,000 square feet																									
(4) Less than 40,000 square feet																									

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4 Use Classifications

Use classifications are the foundation of land use regulations and permitting procedures for new uses, and referenced on a frequent basis. Therefore, they must be defined to encompass the majority of scenarios needed yet be succinct so as not to be confusing and wordy. The proposed set of use regulations is intended to accomplish this goal. Definitions of key terms also will be included in the 900 series, but these would be separate from the use classification system. Each use classification is defined below.

RURAL AND AGRICULTURAL USE CLASSIFICATIONS

Animal and Crop Production. The keeping, grazing, feeding, or breeding of animals by the property owner or occupant for commercial gain and/or the growing and harvesting of agricultural products to provide food, fiber, or horticultural vegetation for ornamental purposes, or any combination of these uses. Typical uses include dairy and poultry farms, the growing of field crops, and fruit and nut orchards. This use does not include nurseries, greenhouses, processing, or retail sales of agricultural products from the site. It does not include medical marijuana collectives, home gardens, or community.

Large Scale. Commercial agricultural production that is a minimum of 5 contiguous commercial acres which is being used for the production of farm, garden, or orchard crops, or the grazing or raising of farm animals, including feeding pens that are incidental and subordinate to a grazing operation.

Urban Agriculture. A use that occupies less than ½ acre for the production of food or horticultural crops to be harvested, sold, or donated. It includes home, kitchen, and roof gardens, and private farms. It does not include community gardens. Limited sales and donation of fresh food and/or horticultural products grown on site may occur, whether vacant or improved, but such sales may not occur within a dwelling unit. Food and/or horticultural products grown that are used for personal consumption are not regulated.

Animal and Crop Sales. The term "general agriculture" includes such uses as the necessary treatment, packing or storage of farm products produced on premises, the sale of any farm crops or livestock raised on premises, and any signs, structures, or fences utilized for agricultural functions.

General Agricultural. Land which is being used for the production of farm, garden, or orchard crops, or the grazing or raising of farm animals, including feeding pens that are incidental and subordinate to a grazing operation. Examples of commodities produced include vegetables, fruit trees, grapes, cotton, grain, poultry, horses, cattle, sheep and swine. It includes dairy operations, including areas designated for raising heifers and bulls. It does not include signs advertising off-premise facilities, junkyards, other retail sales, manufacturing, any non-agricultural services, stockyards, slaughterhouses/meat packing plants, commercial pen feeding, production wineries, bone yards, plants for the reduction of animal matter, poultry feeding operations, or agricultural processing plants.

Farmers and Animal Produce Stand. A stand located on an active farm that sells processed agricultural products, such as jams, preserves, pickles, juices, cured olives and other "value-added" products made with ingredients produced on or near the farm, in addition to fresh produce, eggs, and other goods produced on the farm. These stands should be accessory to on-site agricultural operations. The intent is to encourage the

sale of locally grown fresh produce, not the establishment of traditional retail stores or convenience markets in agricultural zones.

RESIDENTIAL USE CLASSIFICATIONS

Residential Housing Types:

Single-Unit Dwelling, Detached. A dwelling unit that is designed for occupancy by one household, located on a separate lot from any other dwelling unit (except a second dwelling unit where permitted), and not attached to another dwelling unit on an abutting lot. This classification includes individual manufactured housing units.

Single-Unit Dwelling, Attached. A dwelling unit that is designed for occupancy by one household located on a separate lot from any other unit (except a second dwelling unit, where permitted), and is attached through common vertical walls to one or more dwellings on abutting lots. An attached single-unit dwelling is sometimes called a “townhouse.”

Second Dwelling Unit. A dwelling unit providing complete independent living facilities for one or more persons that is located on a lot with another primary, single-unit dwelling. A second unit may be within the same structure as the primary unit, in an attached structure, or in a separate structure on the same lot. This use is distinguished from a duplex.

Duplex. A single building on a separate lot that contains two dwelling units or two single-unit dwellings on a single lot. This use is distinguished from a Second Dwelling Unit, which is an accessory residential unit.

Multiple-Unit Dwelling. Three or more dwelling units within a single building or within two or more buildings on a site or lot. Types of multiple-unit dwellings include garden apartments, senior housing developments, and multi-story apartment buildings. This classification includes transitional housing in a multiple-unit format. The classification is distinguished from group residential facilities.

Group Residential. Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes rooming and boarding houses, dormitories, fraternities, convents, monasteries, and other types of organizational housing, and private residential clubs, but excludes Residential Care Facilities.

Senior and Long-term Care. Establishments that provide 24-hour medical, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, and is licensed under A.R.S. Title 36, Chapter 4 et. seq., including but not limited to, rest homes, nursing homes, and convalescent hospitals, but not Residential Care, Hospitals, or Clinics.

Family Day Care. A day-care facility licensed under A.R.S. Title 36, Chapter 7.1, that is located in a single-unit residence or other dwelling unit where a resident of the dwelling provides care and supervision for children under the age of 18 for periods of less than 24 hours a day.

Small. A facility that provides care for eight or fewer children, including children who reside at the home and are under the age of 10.

Large. A facility that provides care for seven to 14 children, including children who reside at the home and are under the age of 10.

Mobile Home Parks. A development designed and occupied by manufactured homes, including development with facilities and amenities used in common by occupants who rent, lease, or own spaces for mobile homes through a subdivision, cooperative, condominium or other form of resident ownership.

Residential Care Facilities. Facilities that provide permanent living accommodations and 24-hour primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including group homes for minors, persons with disabilities, people in recovery from alcohol or drug additions, and hospice facilities.

Supportive Housing. Dwelling units with no limit on length of stay that are occupied by the target population as defined in A.R.S. Chapter 36, and that are linked to onsite or offsite services that assist supportive housing residents in retaining the housing, improving their health status, and maximizing their ability to live and, where possible, work in the community. Supportive housing may be provided in a multiple-unit structure or group residential facility. Facilities may operate as licensed or unlicensed facilities subject to applicable State requirements.

Transitional Housing. Dwelling units with a limited length of stay that are operated under a program requiring recirculation to another program recipient at some future point in time. Transitional housing may be designated for homeless or recently homeless individuals or families transitioning to permanent housing as defined in A.R.S. Chapter 36. Facilities may be linked to onsite or offsite supportive services designed to help residents gain skills needed to live independently. Transitional housing may be provided in a variety of residential housing types (e.g., multiple-unit dwelling, single-room occupancy, group residential, single-family dwelling). This classification includes domestic violence shelters.

PUBLIC AND SEMI-PUBLIC USE CLASSIFICATIONS

Cemetery. Establishments primarily engaged in operating sites or structures reserved for the interment of human or animal remains, including mausoleums, burial places, and memorial gardens.

Colleges and Trade Schools, Public or Private. Institutions of higher education providing curricula of a general, religious or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This classification includes junior colleges, business and computer schools, management training, technical and trade schools, but excludes personal instructional services such as music lessons.

Community Assembly. A facility for public or private meetings including community centers, banquet centers, religious assembly facilities, civic auditoriums, union halls, meeting halls for clubs and other membership organizations. This classification includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, and storage. It does not include gymnasiums or other sports facilities, convention centers, or facilities, such as day care centers and schools that are separately classified and regulated.

Cultural Facilities. Facilities engaged in activities to serve and promote aesthetic and educational interest in the community that are open to the public on a regular basis. This classification includes performing arts centers for theater, music, dance, and events; spaces for display or preservation of objects of interest in the arts or sciences; libraries; museums; historical sites; aquariums; art galleries; and zoos and botanical gardens. It does not include schools or institutions of higher education providing curricula of a general nature.

Day Care Centers. Establishments providing non-medical care for persons on a less-than-24-hour basis other than Family Day Care. This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State of Arizona.

Educational Facilities, Public or Private. Facilities for primary or secondary education, including public schools, charter schools, and private and parochial schools having curricula comparable to that required in the public schools of the State of Arizona.

Emergency Shelter and Facilities. A temporary, short-term residence providing housing with minimal supportive services for homeless families or individual persons where occupancy is limited to six months or less. Medical assistance, counseling, and meals may be provided.

Government Buildings. A building, structure, site, or any portion thereof that is used by the city, state, or federal government.

Hospitals and Clinics. State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs, as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals.

Hospital. A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

Clinic. A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis, including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities offering substance abuse treatment, blood banks, plasma, dialysis centers, and emergency medical services offered exclusively on an out-patient basis. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale (See Offices, Medical and Dental).

Park and Recreation Facilities, Public. Parks, playgrounds, recreation facilities, trails, wildlife preserves, and related open spaces, which are open to the general public. This classification also includes playing fields, courts, gymnasiums, swimming pools, picnic facilities, tennis courts, and golf courses, botanical gardens, as well as related food concessions or community centers within the facilities and restrooms within a primary structure or in an accessory structure on the same site.

Public Safety Facilities. Facilities providing public-safety and emergency services, including police and fire protection and emergency medical services, with incidental storage, training and maintenance facilities.

Religious Facility. A building, structure, site, or any portion thereof, used for religious assembly or house of worship.

Social Service Facility. Facilities providing a variety of supportive services for disabled and homeless individuals and other targeted groups on a less-than-24-hour basis. Examples of services provided are counseling, meal programs, personal storage lockers, showers, instructional programs, television rooms, and meeting spaces. This classification is distinguished from licensed day care centers (See Day Care Center), clinics (see Clinics), and emergency shelters providing 24-hour or overnight care (See Emergency Shelter).

COMMERCIAL USE CLASSIFICATIONS

Adult Entertainment. An establishment that, as a regular and substantial course of conduct, offers, sells or distributes adult-oriented merchandise, or that offers to its patrons materials, products, merchandise, services, entertainment or performances that have sexual arousal, sexual gratification, and/or sexual stimulation as their dominant theme, or are distinguished or characterized by an emphasis on the depiction, simulation, or acting out of specified sexual activities or specified anatomical areas and are not customarily open to the general public because they exclude minors by virtue of their age. This classification includes, but is not limited to Adult Arcades, Adult Bookstore, Adult Cabarets, Adult Hotel/Motel, Adult Motion Picture Theater, Adult Retail Use Establishment, and Adult Theater. It does not include any establishment offering professional services conducted, operated, or supervised by medical practitioners, physical therapists, nurses, chiropractors, psychologist, social workers, marriage and family counselors, osteopaths, and persons holding licenses or certificates under applicable State law or accreditation from recognized programs when performing functions pursuant to the respective license or certificate.

Animal Care, Sales and Services. Retail sales and services related to the boarding, grooming, and care of household pets, including:

Animal Sales and Grooming. Retail sales of animals and/or services, including grooming, for animals on a commercial basis. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores and shops. This classification excludes dog walking and similar pet care services not carried out at a fixed location, and excludes pet supply stores that do not sell animals or provide on-site animal services.

Kennels. A commercial, non-profit, or governmental facility for keeping, boarding, training, breeding or maintaining 4 or more dogs, cats, or other household pets not owned by the kennel owner or operator on a 24-hour basis. This classification includes animal shelters and pet shops and animal hospitals that provide boarding-only services for animals not receiving services on the site but excludes the provision by shops and hospitals of 24-hour accommodation of animals receiving medical or grooming services on site. This classification also includes kennels that, in addition to 24-hour accommodation, provide pet care for periods of less than 24 hours but it does not include facilities that provide pet day care exclusively or predominantly.

Riding Schools and Stables. A stable is place where horses are kept in individual box stalls or in groups in large rooms. The interior of a stable usually consists of two rows of box stalls, tie stalls, and large rooms along the outer walls and a central passage running lengthwise. A horse stable may also

contain other facilities, such as a riding school, a feed room, a dressing room, a harness room, a staff area, watering place, and a room for animal care services. A riding school generally operates on the basis of hiring out horses or ponies on a pay per hour basis. Typically students go out together on a ride accompanied by a member of staff, and range from small establishments in converted farm buildings, to much larger premises with purpose-built stables, indoor or outdoor schools and, sometimes, cross-country courses.

Small Animal Day Care Services. A commercial, non-profit, or governmental facility for keeping four or more dogs, cats, or other household pets not owned by the kennel owner or operator primarily for periods of less than 24 hours.

Veterinary Services. Veterinary services for small animals. This classification allows 24-hour accommodation of animals receiving medical services but does not include kennels.

Automobile/Vehicle Sales and Services. Retail or wholesale businesses that sell, rent, and/or repair automobiles, boats, recreational vehicles, trucks, vans, trailers, and motorcycles, including the following:

Automobile Rental. Rental of automobiles. Typical uses include car rental agencies.

Automobile/Vehicle Repair, Major. Repair of automobiles, trucks, motorcycles, motor homes, boats and recreational vehicles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes auto repair shops, body and fender shops, transmission shops, wheel and brake shops, auto glass services, vehicle painting, tire sales and installation, and installation of car alarms, sound, telecommunications, and navigation systems, but excludes vehicle dismantling or salvaging and tire retreading or recapping.

Automobile/Vehicle Service and Repair, Minor. The service and repair of automobiles, light-duty trucks, boats, and motorcycles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, as well as smog check quick-service oil, tune-up and brake and muffler shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight. This classification excludes disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles; automotive body and fender work, vehicle painting or other operations that generate excessive noise, objectionable odors or hazardous materials, and towing services. It also excludes repair of heavy trucks, limousines or construction vehicles.

Automobile/Vehicle Sales and Leasing. Sale or lease, retail or wholesale, of new or used automobiles, light trucks, motorcycles, motor homes, and trailers, together with associated minor repair services and parts sales for vehicles sold or leased by the dealership. (For auto repair as a primary use or repair of vehicles not sold on the premises, see Automobile/Vehicle Service and Repair, Minor.) This classification includes on-site facilities for maintaining an inventory of vehicles for sale or lease but excludes buildings and property on a separate site that are used for storing vehicles (See Automobile Storage Lot). Typical uses include automobile dealers and recreational vehicle sales agencies. This classification does not include automobile brokerage and other establishments that solely provide services of arranging, negotiating, assisting, or effectuating the purchase of automobiles for others.

Automobile/Vehicle Washing and Services. Washing, waxing, or cleaning of automobiles or similar light vehicles, including self-serve washing facilities that are the principal use of a building, structure, or site.

Large Vehicle and Equipment Sales, Service and Rental. Sales, servicing, rental, fueling, and washing of large trucks, trailers, tractors, and other equipment used for construction, moving, agricultural, or landscape gardening activities. Includes large vehicle operation training facilities.

Service Station. Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or providing incidental food and retail services.

Towing and Impound. Establishments primarily engaged in towing light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services, such as vehicle storage and emergency road repair services (for automobile dismantling, see Salvage and Wrecking). This classification includes lots used for storage of impounded vehicles.

Banks and Credit Unions. Financial institutions providing retail banking or check cashing services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding check-cashing businesses. For administration, headquarters, or other offices of banks and credit unions without retail banking services/on-site circulation of money, see Offices, Business and Professional.

Noninstitutional Banking. Establishments that, for compensation, engage in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. This classification also includes the business of deferred deposits, whereby the check casher refrains from depositing a personal check written by a customer until a specific date pursuant to a written agreement. Check Cashing Businesses do not include state or federally chartered banks, savings associations, credit unions, or industrial loan companies.

Building Materials Sales and Services. Establishments whose primary activity is the rental of equipment, such as medical and party equipment, to individuals and business, and whose activities may include storage and delivery of items to customers. This classification includes lumberyards, tool and equipment sales or rental establishments, and includes establishments devoted principally to taxable retail sales to individuals for their own use. This definition does not include hardware stores less than 10,000 square feet in floor area (see General Retail Sales), or plant nurseries (See Nurseries and Garden Centers).

Business Services. Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, mailbox services, equipment rental and leasing, office security, custodial services, film processing, model building, and taxi or delivery services with two or fewer fleet vehicles on-site. (For three or more fleet vehicles, see Light Fleet-Based Services.)

Commercial Entertainment and Recreation. Provision of participant or spectator entertainment to the general public. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

Banquet and Conference Centers. Facilities designed and used for conventions, conferences, seminars, trade shows, product displays, and other events in which groups gather to promote and share common interests. Convention centers typically have at least one auditorium and may also contain concert halls, lecture halls, meeting rooms, and conference rooms, as well as accessory uses such as facilities for food preparation and serving and administrative offices.

Large-scale Facility. This classification includes large outdoor facilities such as amusement and theme parks, sports stadiums and arenas, racetracks, amphitheaters, drive-in theaters, and driving ranges. It also includes indoor and facilities with more than 5,000 square feet in building area such as fitness centers, gymnasiums, handball, racquetball, or large tennis club facilities; ice or roller skating rinks; swimming or wave pools; miniature golf courses; bowling alleys; and archery or indoor shooting ranges.

Small-scale Facility. This classification includes small, generally indoor facilities that occupy less than 5,000 square feet of building area, such as health clubs and amusement arcades.

Theaters. Facilities designed and used for live entertainment, which contains a permanent stage upon which movable scenery and theatrical appliances are used and where regular theatrical performances are given.

Golf Courses and Resorts. An open-air golfing facility having not less than 30 acres and 9 holes. It may include an accessory pro shop, clubhouse, restaurants and lounges.

Club or Lodge. Facilities serving food, meals and alcoholic beverages to members and their guests.

Commercial Kitchen. Kitchens used for the preparation of food to be delivered and consumed off-site. Typical uses include catering facilities. This classification does not include businesses involved in the processing or manufacturing of food products (See Industry, Limited).

Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

Bars/Lounges. Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol, including beer, wine, and mixed drinks.

Restaurant, Full-Service. Restaurants providing food and beverage services to patrons who order and are served while seated and pay after eating. Takeout service may also be provided.

Restaurant, Limited-Service. Establishments where food and beverages may be consumed on the premises, taken out, or delivered, but where limited table service is provided. This classification includes cafes, cafeterias, coffee shops, delicatessens, fast-food restaurants, sandwich shops, limited-service pizza parlors, self-service restaurants, and snack bars with indoor or outdoor seating for customers. This classification includes bakeries that have tables for on-site consumption of products. It excludes catering services that do not sell food or beverages for on-site consumption (See Commercial Kitchen).

Restaurant, Take-Out Only. Restaurants where food and beverages are prepared on a customer-demand basis and may be taken out or delivered, but are not consumed on the premises. No seating or other facilities for on-premises dining are provided.

Food and Beverage Sales. Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, and liquor stores.

Convenience Markets. Retail establishments that sell a limited line of groceries, prepackaged food items, tobacco, magazines, and other household goods, primarily for off-premises consumption. These establishments typically have long or late hours of operation and occupy a relatively small building. This classification includes small retail stores located on the same lot as or operated in conjunction with a Service Station.

General Markets. Retail food markets of food and grocery items for offsite preparation and consumption.

Liquor Stores. Establishments primarily engaged in selling packaged alcoholic beverages such as ale, beer, wine and liquor.

Specialty Food Sales and Facilities. Retail establishments that process and prepare food onsite and are small to medium scale in size. Typical uses include bakeries; butchers, candy, nuts and confectionary stores; cheese stores, and pasta shops.

Funeral Parlors and Mortuaries. An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of human remains and conducting memorial services. Typical uses include a crematory, columbarium, mausoleum, or mortuary.

Instructional Services. Establishments that offer specialized programs in personal growth and development. Typical uses include classes or instruction in music, fitness, art, or academics. Instructional Services may include rehearsal studios as an accessory use.

Light Fleet-Based Services. Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of three or more vehicles with rated capacities less than 10,000 lbs. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar businesses. This classification does not include towing operations (see Automobile/Vehicle Sales and Service, Towing and Impound) or taxi or delivery services with two or fewer fleet vehicles on-site (see Business Services).

Live-Work. A unit that combines a work space and incidental residential occupancy occupied and used by a single household in a structure that has been constructed for such use or converted from commercial or industrial use and structurally modified to accommodate residential occupancy and work activity.

Lodging. An establishment providing overnight accommodations to transient patrons who maintain a permanent place of residence elsewhere for payment for periods of less than 30 consecutive calendar days.

Hotels and Motels. An establishment providing overnight lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This use classification includes motor lodges, motels, extended-stay hotels, hostels, and tourist courts, but does not include rooming houses, boarding houses, or private residential clubs, or bed and breakfast establishments within a single-unit residence.

Large-Scale Resorts. Large parcels of land not less than five acres open to the general public and provides a particular, unique, recreational or other tourism resource, be it a natural, cultural or historic site, seasonal occurrence or man-made attraction or a special quality of place. It includes resorts for day visitors as well as those providing overnight accommodation. It may include dwelling units for short term rental in one or more permanent buildings utilized principally for the accommodation of the public for recreation.

Maintenance and Repair Services. Establishments engaged in the maintenance or repair of office machines, household appliances, furniture, and similar items. This classification excludes maintenance and repair of motor vehicles or boats (see Automotive/Vehicle Sales and Services) and personal apparel (see Personal Services).

Medical Marijuana Uses.

Dispensary Facilities. A location where marijuana is displayed, sold and/or ingested by a qualified patient, person with a valid identification card, or designated primary caregiver of a person with a valid identification card.

Cultivation. A location where marijuana is grown collectively by more than one qualified patient, person with valid identification card, or designated primary caregiver of a person with a valid identification card, in order to collectively or cooperatively cultivate and/or store marijuana for medical purposes

Nurseries and Garden Centers. Establishments primarily engaged in retailing nursery and garden products—such as trees, shrubs, plants, seeds, bulbs, and sod—that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are stored and sold in packaged form only.

Offices. Offices of firms, organizations, or public agencies providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices, excluding banks and savings and loan associations with retail banking services (see Banks and Financial Institutions). This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities (See Research and Development) and hospitals.

Business and Professional. Offices of firms, organizations, or agencies providing professional, executive, management, administrative, financial, accounting, or legal services, but excluding those that primarily provide direct services to patrons that visit the office (See Offices, Walk-In Clientele).

Creative. Offices and work spaces of establishments that are primarily involved in the generation or exploitation of knowledge and information or the development of creative property, including advertising, architectural services, computer software design, engineering, graphic design, interior design, landscape design, and similar uses.

Medical and Dental. Offices providing consultation, diagnosis, therapeutic, preventive, or corrective personal treatment services by doctors and dentists; medical and dental laboratories that see patients; and similar practitioners of medical and healing arts for humans licensed for such practice by the State of California. Incidental medical and/or dental research within the office is considered part of the office use if it supports the on-site patient services.

Walk-In Clientele. Offices providing direct services to patrons or clients that may or may not require appointments. This use classification includes employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, and offices for elected officials. It does not include banks or check-cashing facilities, which are separately classified and regulated (See Banks and Financial Institutions).

Off-Track Betting Establishment. A wagering facility which simulcasts horse, harness or dog racing events for the purpose of pari-mutuel wagering. It may be operated as a primary use or as an accessory use to an eating and drinking establishment. An off-track betting establishment is authorized by issuance of a teletrack wagering permit in accordance with Arizona revised statutes section 5-112 and Arizona administrative code title 19, chapter 2, article 4.

Outdoor, Temporary, and Seasonal Sales. An outdoor place, in an approved location, or for an approved activity where new or used goods or secondhand personal property is offered for sale or exchange to the general public by a multitude of individual licensed vendors, usually in compartmentalized spaces. The term is interchangeable with and applicable to: swap meet, flea markets, auctions, open air markets, outdoor sales activities, or other similarly named or labeled activities.

Parking Facility. Surface lots and structures for long or short term automobile parking that can be for the use of occupants, employees, or patrons on the subject site or offering parking to the public for a fee when such use is not incidental to another on-site activity.

Personal Services.

General Personal Services. Provision of recurrently needed services of a personal nature. This classification includes barber shops and beauty salons, seamstresses, tailors, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, self-service laundries, video rental stores, photocopying and photo finishing services, and travel agencies mainly intended for the consumer.

Restricted Personal Service. An establishment whose principal business activity is one or more of the following: 1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin; or 2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

General Retail Sales, Small Scale.

General Retail Sales, Small-Scale. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes retail establishments with 25,000 square feet or less of sales area; including department stores, clothing stores, furniture stores, pet supply stores, small hardware stores (with 10,000 square feet or less of floor area), and businesses retailing goods including, but not limited to, the following: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

General Retail Sales, Large-Scale. Retail establishments with over 80,000 square feet of sales area that sell merchandise and bulk goods for individual consumption, including membership warehouse clubs, where sales of grocery items do not occupy more than 25 percent of the floor area.

Tobacco Paraphernalia Establishments. Retail uses where Tobacco Paraphernalia is sold, distributed, delivered, furnished or marketed from one person to another. "Tobacco Paraphernalia" means paraphernalia, devices, or instruments that are designed or manufactured for the smoking, ingesting, inhaling, or otherwise introducing into the body of tobacco, products prepared from tobacco, or controlled substances as defined in ARS Title 36, Article 14 et. seq. This classification includes hookah lounges. "Tobacco Paraphernalia" does not include lighters, matches, cigarette holders, any device used to store or preserve tobacco, tobacco, cigarettes, cigarette papers, cigars, or any other preparation of tobacco that is permitted by existing law. Medical Cannabis Dispensaries are not Tobacco Paraphernalia Establishments.

INDUSTRIAL USE CLASSIFICATIONS

Artist's Studio and Production. Work space for an artist or artisan, including individuals practicing one of the fine arts or performing arts, or an applied art or craft. This use may include incidental display and retail sales of items produced on the premises and instructional space for small groups of students. It does not include joint living and working units (See Live-Work). Small-scale art production is generally of a low impact and typically includes painting, photography, jewelry, glass, textile, and pottery studios. Art production on a medium or large scale generally uses heavy equipment and includes large-scale metal and woodworking studios.

General Industrial. Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes heavy agriculture processing, such as stockyards, slaughterhouses/meat packing plants, commercial pen feeding, production wineries, bone yards, plants for the reduction of animal matter, poultry feeding operations, or agricultural processing plants. It also includes biomass energy conversion; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing.

Light Industrial. Establishments engaged in light industrial activities taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. This classification includes the manufacturing of finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; monument works; printing, engraving, and publishing; sign painting shops; machine and electrical shops; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. It also includes large-scale preparation, manufacturing, and/or packaging of food for off-site consumption. Typical food manufacturing uses include canners, roasters, breweries, wholesale bakeries, and frozen food manufacturers.

Research and Development. A facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. This classification includes assembly of related products from parts produced off-site where the manufacturing activity is secondary to the research and development activities.

Salvage and Wrecking. Storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange or sale of goods, including, but not limited to any used building materials, used containers or steel drums, used tires, and similar or related articles or property.

Storage and Warehouse. Storage and distribution facilities without sales to the public on-site or direct public access except for public storage in small individual space exclusively and directly accessible to a specific tenant.

Chemical and Mineral Storage. Storage and handling of hazardous materials including but not limited to: bottled gas, chemicals, minerals and ores, petroleum or petroleum-based fuels, fireworks, and explosives.

Indoor Warehousing and Storage. Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets and the storage of industrial equipment, products and materials. This classification also includes cold storage, draying or freight, moving and storage, and warehouses. It excludes the storage of hazardous chemical, mineral, and explosive materials.

Outdoor Storage. Storage of vehicles or commercial goods or materials in open lots.

Personal Storage. Facilities offering enclosed storage with individual access for personal effects and household goods, including mini-warehouses and mini-storage. This use excludes workshops, hobby shops, manufacturing, or commercial activity.

Wholesaling and Distribution. Indoor storage and sale of goods to other firms for resale; storage of goods for transfer to retail outlets of the same firm; or storage and sale of materials and supplies used in production or operation, including janitorial and restaurant supplies. Wholesalers are primarily engaged in business-to-business sales, but may sell to individual consumers through mail or Internet orders. They normally operate from a warehouse or office having little or no display of merchandise, and are not designed to solicit walk-in traffic. This classification does not include wholesale sale of building materials (See Building Materials and Services).

TRANSPORTATION, COMMUNICATION, AND UTILITIES USE CLASSIFICATIONS

Airports and Heliports. Facilities for the takeoff and landing of airplanes and helicopters, including runways, helipads, aircraft storage buildings, public terminal buildings and parking, air freight terminals, baggage handling facilities, aircraft hangar and public transportation and related facilities, including bus operations, servicing and storage. Also includes support activities such as fueling and maintenance, storage, airport operations and air traffic control, incidental retail sales, coffee shops and snack shops, and airport administrative facilities, including airport offices, terminals, operations buildings, communications equipment, buildings and structures, control towers, lights, and other equipment and structures required by the United States Government and/or the State for the safety of aircraft operations.

Bus/Rail Passenger Facilities. Facilities for passenger transportation operations. Includes rail and bus stations and terminals but does not include terminals serving airports or heliports. Typical uses include ticket purchasing and waiting areas out of the public right of way, restrooms, and accessory uses such as cafes.

Communication Facilities. Facilities for the provision of broadcasting and other information relay services through the use of electronic and telephonic mechanisms.

Antennas and Transmission Towers. Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures designed to support one or more reception or transmission systems. Typical uses include wireless telecommunication towers and facilities, radio towers, television towers, telephone exchange/microwave relay towers, and cellular telephone transmission/personal communications systems towers.

Facilities within Buildings. Indoor facilities containing primarily communication equipment and storage devices such as computer servers.

Freight/Truck Terminals and Warehouses. Facilities for freight, courier, and postal services by truck or rail. This classification does not include local messenger and local delivery services (see Light Fleet-Based Services).

Recycling Facility. A facility for receiving, temporarily storing, transferring and/or processing materials for recycling, reuse, or final disposal. This use classification does not include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations and are classified as utilities (See Utilities, Major).

Recycling Collection Facility. An incidental use that serves as a neighborhood drop-off point for the temporary storage of recyclable materials but where the processing and sorting of such items is not conducted on-site.

Recycling Processing Facility. A facility that receives, sorts, stores and/or processes recyclable materials.

Utilities, Major. Generating plants, electric substations, and solid waste collection, including transfer stations and materials recovery facilities and similar facilities of public agencies or public utilities.

Utilities, Minor. Facilities necessary to support established uses involving only minor structures, such as electrical distribution lines, and underground water and sewer lines.

Waste Transfer Facility. A facility that operates as a materials recovery, recycling and solid waste transfer operation providing solid waste recycling and transfer services for other local jurisdictions and public agencies that are not located within the City of Santa Monica. The facility sorts and removes recyclable materials (including paper, metal, wood, inert materials such as soils and concrete, green waste, glass, aluminum and cardboard) through separation and sorting technologies to divert these materials from the waste stream otherwise destined for landfill.

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