

Commercial Districts

Sections:

Purpose

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;
- A. Provide for the orderly, well-planned, and balanced growth of commercial areas;
- B. 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;
- C. Establish design standards that improve the visual quality of development and create a unified, distinctive, and attractive character along commercial streets;
- D. 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;
- E. Ensure that new development is designed to minimize traffic and parking impacts and is appropriate to the physical characteristics of the area; and
- F. 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"

retails 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.

Land Use Regulations

Table 203.02 below prescribes the land use regulations for "Residential" Districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.

"M" designates minor uses.

"C" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning commission.

"(#)" numbers in parentheses refer to specific limitations listed at the end of the table.

"X" designates uses that are not permitted

TABLE 203.02: LAND USE REGULATIONS - COMMERCIAL DISTRICTS					
Uses	Type				Additional Regulations
	NC	GC	SC	CO	
Residential					
Multiple Unit Dwelling	P(1)	X	X	X	
Public and Semi-Public					
Colleges and Trade Schools, Public and Private	X	P	X	P	
Community Assembly	X	P	X	X	
Cultural Facilities	M	P	P	X	
Day Care Facility	P	X	X	M	
Educational Facility, Public and Private	M	X	X	X	
Emergency Shelters and Facilities	X	C	X	X	

TABLE 203.02: LAND USE REGULATIONS - COMMERCIAL DISTRICTS					
Uses	Type				Additional Regulations
	NC	GC	SC	CO	
Government Buildings	P	P	P	P	
Hospitals and Clinics					
<i>Hospital</i>	X	X	X	C	
<i>Clinic</i>	M	M	M	M	
Public Safety Facility	P	P	X	X	
Religious Facility	M	X	X	X	
Social Service Facility	M	M	M	X	
Commercial					
Adult Entertainment Establishment	X	C	C(1)	X	
Animal Sales, Care and Services					
<i>Animal Sales and Grooming</i>	P	P	P	X	
<i>Kennels</i>	X	M	X	X	
<i>Small Animal Day Care</i>	P	P	P	X	
<i>Veterinary Services</i>	X	P	P	X	
Automobile/Vehicles Sales and Services					
<i>Automobile Rentals</i>	X	P	P	X	
<i>Automobile/Vehicle Repair, Minor</i>	M	P	P	X	
<i>Automobile/Vehicle Repair, Major</i>	X	P	C	X	
<i>Automobile/Vehicle Sales and Leasing</i>	X	P	P	X	
<i>Automobile/Vehicle Washing and Services</i>	X	M	M	X	
<i>Service Station</i>	C	M	M	X	
Banks and Financial Institutions					
<i>Banks and Credit Unions</i>	P	P	P	P	
<i>Non-Institutional Banking</i>	X	C	C	X	Distance Sep Req'd
Building Materials Sales and Service	X	P	P	X	
Business Services	P	P	P	P	
Commercial Entertainment and Recreation					
<i>Banquet and Conference Centers</i>	X	C	C	C	
<i>Small Scale Facility</i>	M	P	P	X	
<i>Large Scale Facility</i>	X	C	C	C	
<i>Theaters</i>	X	P	P	X	

TABLE 203.02: LAND USE REGULATIONS - COMMERCIAL DISTRICTS

Uses	Type				Additional Regulations
	NC	GC	SC	CO	
<i>Club or Lodge</i>	P	P	P	P	
Commercial Kitchen	X	P	P	X	
Eating and Drinking Establishments					
<i>Bars and Lounges</i>	M(2)	M	M	P	Patio seating guidelines
<i>Restaurants, Full Service</i>	P	P	P	P	
<i>Restaurants, Limited Service (including Fast Food)</i>	P	P	P	P	
<i>Restaurant, Take Out Only</i>	P	P	P	P	
Food and Beverage Sales					
<i>Convenience Market</i>	P	P	P	P	
<i>General Market</i>	P(4)	P	P	X	
<i>Liquor Store</i>	C	C	C	X	§412.03
<i>Specialty Food Sales and Facilities</i>	P	P	P	X	
Funeral Parlors and Mortuaries	X	P	X	X	
Instructional Services	P	P	P	P	
Live-Work	P(1)	P	X	X	
Lodging					
<i>Hotel and Motels</i>	X	P	P	M	
Maintenance, Repair, and Rental Services	P(3)	P	P	X	
Medical Marijuana Uses					
<i>Dispensary Facilities</i>	X	C	X	X	
Nurseries and Garden Centers	X	P	P	X	
Office					
<i>Business and Professional</i>	P(1)	P(1)	P(1)	P	
<i>Medical and Dental</i>	P	P	P	P	
<i>Walk-In Clientele</i>	P	P	P	P	
Parking Facility, Public and Private	M	M	M	M	
Personal Services					
<i>General Personal</i>	P	P	P	P	
<i>Restricted Personal Service</i>	X	C	C	X	Distance Sep
Retail					
<i>General, Small Scale</i>	P	P	P	X	

TABLE 203.02: LAND USE REGULATIONS - COMMERCIAL DISTRICTS					
Uses	Type				Additional Regulations
	NC	GC	SC	CO	
<i>General, Large Scale</i>	X	P	P	X	
<i>Tobacco Paraphernalia</i>	X	C	X	X	Distance Sep
<i>Off-Track Betting</i>	X	C	C	X	
Industrial					
Artists Studio and Production	P(3)	C	X	X	
Laboratories	X	X	X	C	
Research and Development	X	X	X	C	
Storage and Warehouse					
<i>Indoor Warehousing and Storage</i>	X	M	X	M	
<i>Personal Storage</i>	X	M	M	X	
Transportation, Communication, Utility					
Bus/Rail Passenger Facilities	C	C	C	C	
Communication Facilities					
<i>Antennas and Transmission/ Telecommunications Towers</i>	Subject to existing regulations, including a Conditional Use Permit if certain standards are not met or thresholds exceeded.				
<i>Facilities within Buildings</i>	P	P	P	P	
Recycling Facility					
<i>Recycling Collection Facility</i>	P	P	P	P	
Utilities					
<i>Minor</i>	P	P	P	P	
<i>Accessory Uses</i>	Subject to the same permitting requirements of the principal use unless additional review is established in "Standards for Special Uses"				
<i>Temporary Uses</i>	Require a Temporary Use Permit, unless exempt; see "Standards for Special Uses"				
<p>(1): Upper floors only.</p> <p>(2): Wine and beer sales only.</p> <p>(3): Small-scale, less than 1,000 square feet</p> <p>(4) Less than 40,000 square feet</p>					

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.

201.02 Land Use Regulations

Table 205.02 below prescribes the land use regulations for "Residential" Districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.

"M" designates minor uses.

"C" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning commission.

"(#)" numbers in parentheses refer to specific limitations listed at the end of the table.

"X" designates uses that are not permitted

TABLE 205.02: LAND USE REGULATIONS - INDUSTRIAL DISTRICTS				
Uses	Type			Additional Standards
	LI	GI	IP	
Agricultural				
Animal and Crop Production				
<i>Urban Agriculture</i>	M	P	X	
Public and Semi-Public				
Colleges and Trade Schools, Public and Private	M	X	M	
Day Care Facility	X	X	C	
Government Buildings	P	P	P	
Hospitals and Clinics				
<i>Clinic</i>	M	X	M	
Public Safety Facility	P	P	P	
Commercial				
Adult Entertainment Establishment	C(1)	X	X	Dist. Separations
Animal Sales, Care and Services				
<i>Animal Sales and Grooming</i>	P	X	X	
<i>Small Animal Day Care</i>	P	X	X	
Automobile/Vehicles Sales and Services				
<i>Automobile/Vehicle Repair, Minor</i>	P	X	X	
<i>Automobile/Vehicle Repair, Major</i>	P	P	X	
<i>Automobile/Vehicle Washing and Services</i>	P(3)	P(3)	X	
<i>Service Station</i>	P(3)	P(3)	X	
<i>Towing and Impound</i>	X	P	X	
Building Materials Sales and Service	P	X	X	

TABLE 205.02: LAND USE REGULATIONS - INDUSTRIAL DISTRICTS				
Uses	Type			Additional Standards
	LI	GI	IP	
Business Services	P	X	P	
Commercial Kitchen	P	X	M	
Eating and Drinking Establishments				
<i>Restaurants</i>	M	X	M	
<i>Restaurant, Take Out Only</i>	M	X	M	
Food and Beverage Sales				
<i>Convenience Market</i>	P	X	X	
Light Fleet-Based Services	P	P	X	
Maintenance, Repair, and Rental Services	P	P	P	
Nurseries and Garden Centers	p	P	X	
Retail				
<i>General, Small Scale</i>	M(2)	X	X	
Industrial				
Artists Studio and Production	P	P	X	
General Industrial	X	P	X	
Laboratories	P	P	P	
Light Industrial	P	P	P	
Research and Development	P	P	P	
Salvage and Wrecking	X	P	X	
Storage and Warehouse				
<i>Chemical and Mineral Storage</i>	X	M	X	
<i>Indoor Warehousing and Storage</i>	P	X	X	
<i>Outdoor Storage</i>	C	P	X	
<i>Personal Storage</i>	P	X	X	
<i>Wholesaling and Distribution</i>	P	P	M	
Transportation, Communication, Utility				
Airports and Heliports	X	C	C	
Communication Facilities				
<i>Antennas and Transmission/ Telecommunications Towers</i>	Subject to existing regulations, including a Conditional Use Permit if certain standards are not met or thresholds exceeded.			
<i>Facilities within Buildings</i>	P	P	P	

TABLE 205.02: LAND USE REGULATIONS - INDUSTRIAL DISTRICTS				
Uses	Type			Additional Standards
	LI	GI	IP	
Freight/Truck Terminals and Warehouses	X	P	X	
Recycling Facility				
<i>Recycling Collection Facility</i>	P	P	X	
<i>Recycling Processing Facility</i>	X	P	X	
Utilities				
<i>Major</i>	X	C	X	
<i>Minor</i>	P	P	P	
Waste Transfer Facility	X	C	X	
Accessory Uses	Subject to the same permitting requirements of the principal use unless additional review is established in "Standards for Special Uses"			
Temporary Uses	Require a Temporary Use Permit, unless exempt; see "Standards for Special Uses"			
(1): Upper floors only.				
(2): Small-scale, less than 1,000 square feet, goods produced on-site.				
(3): Intended to serve industrial uses, trucks and heavy equipment operators.				

Public and Open Space Districts

Purpose

The purposes of the Public and Open Space 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:

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.

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.

201.03 Land Use Regulations

Table 206.02 below prescribes the land use regulations for "Residential" Districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.

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"C" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning commission.

"(#)" numbers in parentheses refer to specific limitations listed at the end of the table.

"X" designates uses that are not permitted

TABLE 207.02: LAND USE REGULATIONS- PUBLIC AND INSTITUTIONAL DISTRICTS					
<i>Uses</i>	<i>Types</i>				<i>Additional Regulations</i>
	<i>OS-PR</i>	<i>OS-POS</i>	<i>OS-C</i>	<i>PI</i>	
Agricultural					
Animal and Crop Production					
<i>Large Scale</i>	X	P	X	X	
<i>Urban Agriculture</i>	M (1)	P	X	X	
Animal and Crop Sales	X	P	X	X	
General Agricultural	X	P	X	X	
Public and Semi-Public					
Cemetery	X	M	X	M	
Colleges and Trade Schools, Public and Private	X	X	X	P	
Community Assembly	X	X	X	P	
Cultural Facilities	X	X	X	P	
Day Care Facility	X	X	X	P	
Educational Facility, Public and Private	X	X	X	P	
Government Buildings	P	X	X	P	
Hospitals and Clinics					
<i>Hospital</i>	X	X	X	C	
<i>Clinic</i>	X	X	X	P	
Parks and Recreation Facilities, Public	P	P	X	P	
Public Safety Facility	P	X	X	P	
Commercial					
Commercial Entertainment and Recreation					
<i>Small Scale Facility</i>	C	C	X	C	
<i>Large Scale Facility</i>	C	C	X	C	
<i>Golf Courses and Resorts</i>	C	C	X	X	
<i>Club or Lodge</i>	C	C	X	X	
Lodging					

TABLE 207.02: LAND USE REGULATIONS- PUBLIC AND INSTITUTIONAL DISTRICTS					
Uses	Types				Additional Regulations
	OS-PR	OS-POS	OS-C	PI	
<i>Guest Ranch</i>	X	C	X	X	
Transportation, Communication, Utility					
Airports and Heliports	X	X	X	C	
Bus/Rail Passenger Facilities	X	X	X	M	
Communication Facilities					
<i>Antennas and Transmission/ Telecommunications Towers</i>	Subject to existing regulations including a Conditional Use Permit if certain standards are not met or thresholds exceeded				
<i>Facilities within Buildings</i>	X	X	X	P	
Utilities					
<i>Major</i>	X	X	X	C	
<i>Minor</i>	P	P	X	P	
Accessory Uses	Subject to the same permitting requirements of the principal use unless additional review is established in "Standards for Special Uses"				
Temporary Uses	Require a Temporary Use Permit, unless exempt; see "Standards for Special Uses"				
<p>(1): Community gardens only.</p> <p>(2): Upper floors only.</p> <p>(3): Small-scale, less than 1,000 square feet</p> <p>(4) Less than 40,000 square feet</p>					