

# PLANNING COMMISSION REPORT



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Meeting Date: September 27, 2017  
General Plan Element: *Land Use*  
General Plan Goal: *Maintain a citywide balance of land uses that support changes in community vision/dynamics over time*

## **ACTION**

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### **Consolidated Zoning Land Use Matrix Text Amendment 634-PA-2017**

#### **Request to consider the following:**

1. Initiate a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending certain sections of Article V. (District Regulations), Article VI. (Supplementary Districts), and other applicable sections of the Zoning Ordinance, to consolidate commercial, industrial, and parking district land use regulations into a single matrix.

#### **Key Items for Consideration**

- Increase usability of the Zoning Ordinance

#### **Related Policies, References:**

- Zoning Ordinance
- Scottsdale General Plan 2001, as amended

## **APPLICANT CONTACT**

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Brad Carr, AICP, LEED-AP  
City of Scottsdale  
480-312-7713

## **LOCATION**

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Citywide

## **BACKGROUND**

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The current organization of permitted commercial and industrial land uses in the Zoning Ordinance is dispersed amongst individual lists within each of the various zoning districts. The dispersed list can create difficulty when a user seeks to reference an allowed use amongst various zoning districts in the city. In addition, the dispersed list can lead to overlap of similar uses, creating unneeded expansion within the Zoning Ordinance. To ease use of the Zoning Ordinance, proposed changes will consolidate the permitted land uses currently within the commercial, industrial, and parking district land use regulations into one matrix. The Zoning Ordinance update will also seek to eliminate overlap of similar uses that may have been listed in the different commercial and/or industrial zoning districts.

City staff will update various sections within Article V of the Zoning Ordinance related to commercial and industrial land use regulations, and any other applicable sections of the Zoning Ordinance, to be consistent with the goals outlined above. This update will primarily affect format and structure of the Zoning Ordinance, and not much content of land uses will be changed. Similar to other city-initiated text amendments, the initiation of this text amendment also provides other opportunities to evaluate congruent sections of the Zoning Ordinance to improve ease of use and ensure consistency. It is anticipated that the real estate and business communities will benefit most by using a consolidated land use matrix.

## **IMPACT ANALYSIS**

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### **Community Involvement**

This proposal will include standard community involvement consisting of public notice in the newspaper, online notification, postcard mailing to interested parties and community outreach meetings.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

Staff recommends that the Planning Commission initiate the text amendment.

## **RESPONSIBLE DEPARTMENT**

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### **Planning & Development**

Current Planning Services

## **STAFF CONTACT**

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Brad Carr, AICP, LEED-AP  
Principal Planner  
480-312-7713  
E-mail: bcarr@ScottsdaleAZ.gov

**APPROVED BY**

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\_\_\_\_\_  
Brad Carr, Report Author

9.13.2017  
\_\_\_\_\_  
Date

  
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Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

9/20/2017  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Randy Grant, Administrator  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

9/22/17  
\_\_\_\_\_  
Date

**ATTACHMENTS**

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1. Collection of current commercial, industrial and parking district land use regulations
2. Conceptual Consolidated Land Use Matrix

Sec. 5.1102. - Use regulations.

- A. The uses allowed in the S-R District are shown in Table 5.1102.A. with additional limitations on uses as listed.
- B. Drive-through and drive-in services are not permitted.

**Table 5.1102.A. Use Table**

| Land Uses  | Permitted (P) or Conditional Use (CU) |
|--|---------------------------------------|
| 1. Day care center with drop off or outdoor play area farther than 100 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. | P (1)                                 |
| 2. Day care center with drop off or outdoor play area within 100 feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.         | CU (1)                                |
| 3. Dwelling  | P (1)                                 |
| 4. Educational service, elementary and secondary school  | P (1) (2)                             |
| 5. Educational service, other than elementary and secondary school   | P                                     |
| 6. Financial institution   | P                                     |
| 7. Medical and diagnostics laboratory  | P                                     |
| 8. Municipal use   | P                                     |
| 9. Office  | P                                     |
| 10. Place of worship   | P (1) (3)                             |
| 11. Veterinary and pet care service  | P (4)                                 |

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| 12. Wireless communications facility, Type 1, 2, and 3 | P  |
| 13. Wireless communications facility, Type 4           | CU |

Use Limitations:

- (1) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.
- (2) Educational services, elementary and secondary school, are subject to the following standards:
  - a. Distance to adult use. Minimum: 1,320 feet.
  - b. Net lot area. Minimum: 43,000 square feet.
  - c. The facility shall not have outdoor speaker systems or bells.
  - d. Outdoor playgrounds and recreation areas shall be:
    - i. Located not less than 50 feet from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A;
    - ii. Located within the rear or side yard; and
    - iii. Enclosed and screened by a six-foot wall or fence.
  - e. A drop-off area accommodating a minimum of five vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.
  - f. Public trails or pedestrian connections shall link to the front door of the main building.
  - g. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
  - h. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound transmission requirements of the International Building Code (IBC).
- (3) Places of worship are subject to the following standards:
  - a. *Net lot area.* Minimum: 20,000 square feet.
  - b. *Floor area ratio.* Maximum: 0.2.
  - c. *Building and structure height.*

- i. Building height including mechanical equipment (such equipment shall be screened). Maximum: 30 feet.  
However:
  - (1) Non-habitable steeples, towers and spires that cover a maximum of ten (10) percent of the roof area, maximum: 45 feet.
  - (2) Non-habitable freestanding steeples, towers and spires. Maximum: 45 feet.
- ii. Building height exceptions contained in Article VII shall not apply.
- d. *Required open space.*
  - i. Minimum: 0.24 multiplied by the net lot area.
  - ii. For building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twenty (20) feet.
  - iii. NAOS may be included in the required open space.
- e. *Lighting.*
  - i. All pole mounted lighting shall be shielded, directed downward and a maximum of sixteen (16) feet in height.
  - ii. All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line.
  - iii. All lighting, other than security lighting, shall not be operated between 10:00 p.m. and 6:00 a.m.
- f. *Screening.*
  - i. Screening shall be as approved by the Development Review Board.
- g. *Access.*
  - i. All places of worship must have primary access to a street classified in the Transportation Master Plan as a minor collector or greater.
- h. *Operations.*
  - i. No outdoor activities shall be permitted after 10:00 p.m.
  - ii. The use shall not have outdoor speakers.
- (4) Veterinary and pet care services are permitted if all facilities are within a soundproof building. However, outdoor activities are permitted if:
  - a. An employee or pet owner shall accompany an animal at all times when the animal is outside the building.
  - b. All outdoor areas are maintained in a clean and sanitary condition, including immediate and proper disposal of animal waste.
  - c. The outdoor areas are set back at least 100 feet from any lot line abutting a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning

district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits.

- d. There is no outdoor kennel boarding.

(Ord. No. 4176, § 1, 11-18-14)

Sec. 5.1203. - Use regulations.

- A. The uses allowed in the C-S District are shown in Table 5.1203.A. with additional limitations on uses as listed.
- B. Drive-through and drive-in services are not permitted in the Downtown Area.

**Table 5.1203.A. Use Table**

| <b>Land Uses</b>   | <b>Permitted (P)<br/>or<br/>Conditional<br/>Use (CU)</b> |
|--|--|
| 1. Bar   | CU   |
| 2. Big box   | P (1), CU (1)  |
| 3. Bowling alley   | P  |
| 4. Carwash   | CU   |
| 5. Day care center with drop off or outdoor play area farther than 100 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. | P (2)  |
| 6. Day care center with drop off or outdoor play area within 100 feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.         | CU (2)   |
| 7. Educational service, elementary and secondary school  | P (2) (3)  |
| 8. Financial institution, including drive-through and drive-in service   | P  |
| 9. Furniture and home furnishing sales   | P  |

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| 10. Game center  | CU    |
| 11. Gas station  | CU    |
| 12. Live entertainment   | CU    |
| 13. Medical and diagnostic laboratory  | P     |
| 14. Municipal use  | P     |
| 15. Office   | P     |
| 16. Personal care service  | P     |
| 17. Place of worship   | P (2) |
| 18. Plant nursery  | P     |
| 19. Restaurant, including drive-in   | CU    |
| 20. Restaurant, including drive-through  | P     |
| 21. Retail   | P     |
| 22. Theater  | P (2) |
| 23. Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building   | P (4) |
| 24. Vehicle leasing, rental or sales with outdoor vehicle display and storage located more than 150 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits | P (4) |
| 25. Vehicle leasing, rental or sales with outdoor vehicle display and storage located 150 feet or less from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table   | CU    |



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|---|-------|
| 4.100.A., measured from the property boundary to the zoning district line all within the City limits  |       |
| 26. Vehicle repair, located more than 150 feet from a residential district shown on Table 4.100.A., the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits  | P (5) |
| 27. Vehicle repair, located 150 feet or less from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits | CU    |
| 28. Veterinary, pet care service  | P (6) |
| 29. Wireless communications facility, Type 1, 2, and 3  | P     |
| 30. Wireless communications facility, Type 4  | CU    |

Use Limitations:

- (1) Big box retail sales are not allowed in the Environmentally Sensitive Lands Overlay District and are subject to a conditional use permit if:
  - a. Primary access is from a local residential street, or
  - b. Residential property is located within 1,300 feet of the big box property line, except where the residential property is developed with nonresidential uses or separated from the big box by the Loop 101 Pima Freeway.
- (2) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.
- (3) Educational services, elementary and secondary school, are subject to the following standards:
  - a. The facility shall be located not less than five hundred (500) feet from any adult use.
  - b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
  - c. The facility shall not have outdoor speaker systems or bells.

- d. A maximum of one-third ( 1/3 ) of the required parking may be shared parking with other uses located within six hundred (600) feet of the building front entrance.
  - e. Outdoor playgrounds and recreation areas shall be:
    - i. Located not less than fifty (50) feet from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A;
    - ii. Located within the rear or side yard; and
    - iii. Enclosed and screened by a six-foot wall or fence.
  - f. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.
  - g. Public trails or pedestrian connections shall link to the front door of the main building, subject to Development Review Board approval.
  - h. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
  - i. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound transmission requirements of the International Building Code (IBC).
- (4) Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building is subject to the following standards:
- a. Required parking shall not be used for vehicle storage or display.
  - b. None of the above criteria shall prohibit the Development Review Board from considering an application to reconstruct or remodel an existing vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building facility.
- (5) The vehicle repair use is subject to the following standards:
- a. All repairs shall be performed within an enclosed building.
  - b. Vehicles may only enter the rear of the building, except vehicles may enter the side of the building if the lot is:
    - i. A corner lot,
    - ii. A lot abutting a residential district shown on Table 4.100.A.,
    - iii. A lot abutting the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., or
    - iv. Separated by an alley from one (1) of the districts set forth in subsection b.ii. or b.iii. above.
  - c. If the lots meets any requirement of subsection b. above, and side entry bays are proposed, the side entry repair bays shall be screened from street views by solid masonry

walls, and the landscape plan shall demonstrate to the Development Review Board's satisfaction, that the proposed screening does not impact the streetscape by exposing repair bays, unassembled vehicles, vehicle repair activities, or vehicle parts.

- d. All vehicles awaiting repair shall be screened from view by a masonry wall or landscape screen.
  - e. Required parking shall not be used for vehicle storage.
  - f. None of the above criteria shall prohibit the Development Review Board from considering an application to reconstruct or remodel an existing vehicle repair facility.
- (6) Veterinary and pet care services are permitted if all facilities are within a soundproof building. However, outdoor activities are permitted if:
- a. An employee or pet owner shall accompany an animal at all times when the animal is outside the building.
  - b. The property owner and operator maintain all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
  - c. The outdoor areas are set back at least one hundred (100) feet from any lot line abutting a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.
  - d. There is no outdoor kennel boarding.

(Ord. No. 4044, § 1(Res. No. 9210, § 1(Attach., § 2), 10-16-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 85, 86), 5-6-14)

Sec. 5.1303. - Use regulations.

- A. The uses allowed in the C-1 District are shown in Table 5.1303.A. with additional limitations on uses as listed.
- B. Drive-through and drive-in services are not permitted in the Downtown Area.

**Table 5.1303.A. Use Table**

| Land Uses   | Permitted (P)<br>or<br>Conditional<br>Use (CU) |
|---|--|
| 1. Carwash  | CU   |
| 2. Community buildings and recreational facilities not publicly owned | CU   |
| 3. Courier and messenger  | P  |

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|--|-----------|
| 4. Day care center with drop off or outdoor play area farther than one hundred (100) feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. | P (1)     |
| 5. Day care center with drop off or outdoor play area within one hundred (100) feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.         | CU (1)    |
| 6. Dwelling units physically integrated with business establishments (limited to one (1) dwelling unit per business establishment)   | P (1)     |
| 7. Educational service, elementary and secondary school  | P (1) (2) |
| 8. Educational service, other than elementary and secondary school   | P         |
| 9. Financial institution, including drive-through and drive-in service   | P         |
| 10. Furniture and home furnishing sales  | P         |
| 11. Gas station  | CU        |
| 12. Health and fitness studio  | P         |
| 13. Internalized community storage   | P         |
| 14. Live entertainment   | CU        |
| 15. Municipal use  | P         |
| 16. Multimedia production without communication tower  | P         |
| 17. Office   | P         |
| 18. Personal care service  | P         |
| 19. Place of worship   | P (1)     |

|   |           |
|---|-----------|
| 20. Plant nursery   | P         |
| 21. Public utility buildings, structures or appurtenances thereto for public service uses | CU        |
| 22. Residential health care facility  | P (1) (3) |
| 23. Restaurant, including drive-through restaurant but excluding drive-in restaurant      | P         |
| 24. Retail  | P         |
| 25. Veterinary and pet care service   | P (4)     |
| 26. Wireless communications facility, Type 1, 2, and 3                                    | P         |
| 27. Wireless communications facility, Type 4  | CU        |

Use Limitations:

- (1) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.
- (2) Educational services, elementary and secondary school, are subject to the following standards:
  - a. The facility shall be located not less than five hundred (500) feet from any adult use.
  - b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
  - c. The facility shall not have outdoor speaker systems or bells.
  - d. A maximum of one-third (  $1/3$  ) of the required parking may be shared parking with other uses located within six hundred (600) feet of the building front entrance.
  - e. Outdoor playgrounds and recreation areas shall be:
    - i. Located not less than fifty (50) feet from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A;
    - ii. Located within the rear or side yard; and
    - iii. Enclosed and screened by a six-foot wall or fence.

- f. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.
  - g. Public trails or pedestrian connections shall link to the front door of the main building, subject to Development Review Board approval.
  - h. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
  - i. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound transmission requirements of the International Building Code (IBC).
- (3) Residential health care facilities.
- a. Specialized residential health care facilities.
    - i. The number of beds shall not exceed eighty (80) per acre of gross lot area.
    - ii. Required open space.
      - (1) Minimum open space: 0.24 multiplied by the net lot area distributed as follows.
        - (a) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
          - (i) Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage.
          - (ii) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
        - (b) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.
  - b. Minimal residential health care facilities.
    - i. The gross lot area shall not be less than one (1) acre.
    - ii. The number of units shall not exceed forty (40) dwelling units per gross acre of land.
    - iii. Required open space.
      - (1) Minimum open space: 0.24 multiplied by the net lot area distributed as follows.
        - (a) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
          - (i) Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage.
          - (ii) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
        - (b) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.

- (4) Veterinary and pet care services are permitted if all facilities are within a soundproof building. However, outdoor activities are permitted if:
- An employee or pet owner shall accompany an animal at all times when the animal is outside the building.
  - The property owner and operator maintain all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
  - The outdoor areas are set back at least one hundred (100) feet from any lot line abutting a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits.
  - There is no outdoor kennel boarding.

(Ord. No. 4082, § 1(Res. No. 9410, Exh. A, § 2), 5-14-13; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 87), 5-6-14)

Sec. 5.1403. - Use regulations.

- The uses allowed in the C-2 District are shown in Table 5.1403.A. with additional limitations on uses as listed.
- Downtown Area and Downtown Overlay zoning.
  - Drive-through and drive-in services are not permitted in the Downtown Area.
  - The dwelling unit limitation of one dwelling unit for each business establishment does not apply to property zoned Downtown Overlay.

**Table 5.1403.A. Use Table**

| Land Uses  | Permitted (P)<br>or<br>Conditional<br>Use (CU) |
|--|--|
| 1. Adult uses  | CU   |
| 2. Bar   | CU   |
| 3. Big box   | P (1), CU (1)                                  |
| 4. Bowling alley   | P  |
| 5. Bus station, excluding overnight parking and storage of buses | CU   |

|   |           |
|---|-----------|
| 6. Carwash  | CU        |
| 7. Civic and social organization  | P (2)     |
| 8. Courier and messenger  | P         |
| 9. Cultural institution   | P (2)     |
| 10. Day care center with drop off or outdoor play area farther than 100 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. | P (2)     |
| 11. Day care center with drop off or outdoor play area within 100 feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.         | CU (2)    |
| 12. Dwelling units physically integrated with commercial establishments (limited to one dwelling unit for each business establishment)  | P (2)     |
| 13. Educational service, elementary and secondary school  | P (2) (3) |
| 14. Educational service, other than elementary and secondary school   | P         |
| 15. Financial institution, including drive-through and drive-in service   | P         |
| 16. Funeral home and funeral services   | CU        |
| 17. Furniture and home furnishing sales   | P         |
| 18. Game center   | CU        |
| 19. Gas station   | CU        |
| 20. Gun shop  | P         |
| 21. Health and fitness studio   | P         |



|   |           |
|---|-----------|
| 22. Internalized community storage  | P         |
| 23. Live entertainment  | CU        |
| 24. Medical and diagnostic laboratory   | P         |
| 25. Multimedia production without communication tower                                   | P         |
| 26. Municipal use   | P         |
| 27. Office  | P         |
| 28. Pawnshop  | P         |
| 29. Personal care service   | P         |
| 30. Place of worship  | P (2)     |
| 31. Plant nursery   | P         |
| 32. Pool hall   | CU        |
| 33. Residential health care facility  | P (2) (4) |
| 34. Restaurant, including drive-through but excluding drive-in                          | P         |
| 35. Retail  | P         |
| 36. Seasonal art festival   | CU        |
| 37. Teen dance center   | CU        |
| 38. Theater   | P (2)     |
| 39. Travel accommodation  | P (2)     |
| 40. Vehicle leasing, rental or sales with indoor or outdoor vehicle display and storage | CU        |
| 41. Vehicle repair  | CU        |

|  |       |
|--|-------|
| 42. Veterinary and pet care service                    | P (5) |
| 43. Wireless communications facility, Type 1, 2, and 3 | P     |
| 44. Wireless communications facility, Type 4           | CU    |

Use Limitations:

- (1) Big box retail sales are not allowed in the Environmentally Sensitive Lands Overlay District and are subject to a conditional use permit if:
  - a. Primary access is from a local residential street, or
  - b. Residential property is located within 1,300 feet of the big box property line, except where the residential property is developed with nonresidential uses or separated from the big box by the Loop 101 Pima Freeway.
- (2) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.
- (3) Educational services, elementary and secondary school, are subject to the following standards:
  - a. The facility shall be located not less than five hundred (500) feet from any adult use.
  - b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
  - c. The facility shall not have outdoor speaker systems or bells.
  - d. A maximum of one-third ( 1/3 ) of the required parking may be shared parking with other uses located within six hundred (600) feet of the building front entrance.
  - e. Outdoor playgrounds and recreation areas shall be:
    - i. Located not less than fifty (50) feet from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A;
    - ii. Located within the rear or side yard; and
    - iii. Enclosed and screened by a six-foot wall or fence.
  - f. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This drop-off area shall not include internal site traffic aisles, parking spaces, or fire lanes.
  - g. Public trails or pedestrian connections shall link to the front door of the main building, subject to Development Review Board approval.

- h. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
  - i. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound transmission requirements of the International Building Code (IBC).
- (4) Residential health care facilities.
- a. Specialized residential health care facilities.
    - i. The number of beds shall not exceed eighty (80) per acre of gross lot area.
    - ii. Required open space.
      - (1) Minimum open space: 0.24 multiplied by the net lot area distributed as follows:
        - (a) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
          - (i) Minimum: twenty (20) square feet per one (1) linear foot of public street frontage.
          - (ii) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
        - (b) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.
      - iii. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests, and visitors.
  - b. Minimal residential health care facilities.
    - i. The gross lot area shall not be less than one (1) acre.
    - ii. The number of units shall not exceed forty (40) dwelling units per acre of gross lot area.
    - iii. Required open space.
      - (1) Minimum open space: 0.24 multiplied by the net lot area distributed as follows:
        - (a) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
          - (i) Minimum: twenty (20) square feet per one (1) linear foot of public street frontage.
          - (ii) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
        - (b) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.

- iv. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests, and visitors.
- (5) Veterinary and pet care services are permitted if all facilities are within a soundproof building. However, outdoor activities are permitted if:
- a. An employee or pet owner shall accompany an animal at all times when the animal is outside the building.
  - b. The property owner and operator maintain all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
  - c. The outdoor areas are set back at least one hundred (100) feet from any lot line abutting a residential district, or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits.
  - d. There is no outdoor kennel boarding.

(Ord. No. 4041, § 1(Res. No. 9208, § 1(Exh. A, § 2), 10-16-12; Ord. No. 4117, § 1(Res. No. 9563, Exh. A, § 7), 11-19-13; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 88, 89), 5-6-14)

**Sec. 5.1503. - Use regulations.**

- A. The uses allowed in the C-3 District are shown in Table 5.1503.A. with additional limitations on uses as listed.
- B. Drive-through and drive-in services are not permitted in the Downtown Area.

**Table 5.1503.A. Use Table**

| Land Uses         | Permitted (P)<br>or<br>Conditional<br>Use (CU) |
|-------------------|--|
| 1. Adult uses     | CU   |
| 2. Amusement park | CU   |
| 3. Auction sales  | P  |
| 4. Bar            | CU   |
| 5. Big box        | P (1), CU (1)                                  |

|   |           |
|---|-----------|
| 6. Bowling alley  | P         |
| 7. Bus station, excluding overnight parking and storage of buses  | CU        |
| 8. Carwash  | CU        |
| 9. Civic and social organization  | P (2)     |
| 10. Community buildings and recreational facilities not publicly owned  | CU        |
| 11. Courier and messenger   | P         |
| 12. Cultural institution  | P (2)     |
| 13. Day care center with drop off or outdoor play area farther than 100 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. | P (2)     |
| 14. Day care center with drop off or outdoor play area within 100 feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.         | CU (2)    |
| 15. Educational service, elementary and secondary school  | P (2) (3) |
| 16. Educational service, other than elementary and secondary school   | P         |
| 17. Equipment sales, rental, and storage yard   | CU        |
| 18. Financial institution, including drive-through and drive-in service   | P         |
| 19. Funeral home and funeral services   | CU        |
| 20. Furniture and home furnishing sales   | P         |
| 21. Game center   | CU        |
| 22. Gas station   | CU        |

|  |           |
|--|-----------|
| 23. Gun shop   | P         |
| 24. Health and fitness studio                                  | P         |
| 25. Internalized community storage                             | P         |
| 26. Live entertainment   | CU        |
| 27. Medical and diagnostic laboratory                          | P         |
| 28. Miniature golf course                                      | CU        |
| 29. Multimedia production without communication tower          | P         |
| 30. Municipal use  | P         |
| 31. Office   | P         |
| 32. Outdoor sales display area                                 | CU        |
| 33. Pawnshop   | P         |
| 34. Personal care service                                      | P         |
| 35. Place of worship   | P (2)     |
| 36. Plant nursery  | P         |
| 37. Pool hall  | CU        |
| 38. Repair and maintenance                                     | P         |
| 39. Residential health care facility                           | P (2) (4) |
| 40. Restaurant, including drive-through and including drive-in | P         |
| 41. Retail   | P         |
| 42. Seasonal art festival                                      | CU        |

|   |        |
|---|--------|
| 43. Sports arena  | CU (2) |
| 44. Swimming pool sales office, including display pools only; but excluding construction equipment storage yard   | P      |
| 45. Teen dance center   | CU     |
| 46. Theater   | P (2)  |
| 47. Travel accommodation  | P (2)  |
| 48. Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building  | P (5)  |
| 49. Vehicle leasing, rental or sales with outdoor vehicle display and storage located more than 150 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits | P (5)  |
| 50. Vehicle leasing, rental or sales with outdoor vehicle display and storage located 150 feet or less from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits   | CU     |
| 51. Vehicle repair, located more than 150 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits   | P (6)  |
| 52. Vehicle repair, located 150 feet or less from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits   | CU     |

|  |        |
|--|--------|
| 53. Vehicle storage facility                           | CU (7) |
| 54. Veterinary and pet care service                    | P (8)  |
| 55. Wholesale sales                                    | P      |
| 56. Wireless communications facility, Type 1, 2, and 3 | P      |
| 57. Wireless communications facility, Type 4           | CU     |

Use Limitations:

- (1) Big box retail sales are not allowed in the Environmentally Sensitive Lands Overlay District and are subject to a conditional use permit if:
  - a. Primary access is from a local residential street, or
  - b. Residential property is located within 1,300 feet of the big box property line, except where the residential property is developed with nonresidential uses or separated from the big box by the Loop 101 Pima Freeway.
- (2) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.
- (3) Educational services, elementary and secondary school, are subject to the following standards:
  - a. The facility shall be located not less than five hundred (500) feet from any adult use.
  - b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
  - c. The facility shall not have outdoor speaker systems or bells.
  - d. A maximum of one-third ( 1/3 ) of the required parking may be shared parking with other uses located within six hundred (600) feet of the building front entrance.
  - e. Outdoor playgrounds and recreation areas shall be:
    - i. Located not less than fifty (50) feet from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A;
    - ii. Located within the rear or side yard; and
    - iii. Enclosed and screened by a six-foot wall or fence.



- f. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.
  - g. Public trails or pedestrian connections shall link to the front door of the main building, subject to Development Review Board approval.
  - h. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
  - i. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound transmission requirements of the International Building Code (IBC).
- (4) Residential health care facilities.
- a. Specialized residential health care facilities.
    - i. The number of beds shall not exceed eighty (80) per acre of gross lot area.
    - ii. Required open space.
      - (1) Minimum open space: 0.24 multiplied by the net lot area distributed as follows:
        - (a) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
          - (i) Minimum: twenty (20) square feet per one (1) linear foot of public street frontage.
          - (ii) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
        - (b) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.
      - iii. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests, and visitors.
  - b. Minimal residential health care facilities.
    - i. The gross lot area shall not be less than one (1) acre.
    - ii. The number of units shall not exceed forty (40) dwelling units per acre of gross lot area.
    - iii. Required open space.
      - (1) Minimum open space: 0.24 multiplied by the net lot area distributed as follows.
        - (a) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
          - (i) Minimum: twenty (20) square feet per one (1) linear foot of public street frontage.

- (ii) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
  - (b) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.
  - iv. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests, and visitors.
- (5) Vehicle leasing, rental or sales with indoor vehicle display and storage is subject to the following:
  - a. Required parking shall not be used for vehicle storage and display.
  - b. None of the above criteria shall prohibit the Development Review Board from considering an application to reconstruct or remodel an existing vehicle leasing, rental or sales with indoor vehicle display and storage facility.
- (6) Vehicle repair is subject to the following:
  - a. All repairs shall be performed within an enclosed building.
  - b. Vehicles may only enter the rear of the building, except vehicles may enter the side of the building if the lot is:
    - i. A corner lot,
    - ii. A lot abutting a residential district shown on Table 4.100.A.,
    - iii. A lot abutting the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., or
    - iv. Separated by an alley from one (1) of the districts set forth in subsection ii. or iii. above.
  - c. If the lot meets any requirement of subsection b. above, and side entry bays are proposed, the side entry repair bays shall be screened from street views by solid masonry walls, and the landscape plan shall demonstrate to the Development Review Board's satisfaction, that the proposed screening does not impact the streetscape by exposing repair bays, unassembled vehicles, vehicle repair activities, or vehicle parts.
  - d. All vehicles awaiting repair shall be screened from view by a masonry wall or landscape screen.
  - e. Required parking shall not be used for vehicle storage.
  - f. None of the above criteria shall prohibit the Development Review Board from considering an application to reconstruct or remodel an existing vehicle repair facility.
- (7) Vehicle storage facilities may include an apartment/office for on-site supervision but no vehicle shall be used as a dwelling, even temporarily.
- (8) Veterinary and pet care services are permitted if all facilities are within a soundproof building. However, outdoor activities are permitted if:

- a. An employee or pet owner shall accompany an animal at all times when the animal is outside the building.
- b. The property owner and operator maintain all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
- c. The outdoor areas are set back at least one hundred (100) feet from any lot line abutting a residential district, or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits.
- d. There is no outdoor kennel boarding.

(Ord. No. 4043, § 1(Res. No. 9209, § 1(Exh. A, § 2), 10-16-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 90, 91), 5-6-14)

Sec. 5.1603. - Use regulations.

The uses allowed in the C-4 District are shown in Table 5.1603. with additional limitations on certain uses listed below.

| Table 5.1603. Land Use Table   |                                       |
|--|---------------------------------------|
| Land Uses  | Permitted (P) or Conditional Use (CU) |
| 1. Amusement and theme parks   | CU                                    |
| 2. Appliance sales   | P                                     |
| 3. Arts and craft production   | P                                     |
| 4. Big Box   | P (1), CU (1)                         |
| 5. Building material and garden sales  | P (2)                                 |
| 6. Car wash  | CU                                    |
| 7. Day care center with drop off or outdoor play area farther than 100 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. | P (6)                                 |

|   |           |
|---|-----------|
| 8. Educational service other than elementary and secondary school                           | P         |
| 9. Educational service, elementary and secondary school                                     | P (3) (6) |
| 10. Equipment sales, rental, and storage  | P         |
| 11. Farm supply sales   | P         |
| 12. Furniture and home furnishing sales   | P         |
| 13. Gas station   | CU        |
| 14. General and specialty trade contractors   | P         |
| 15. Internalized community storage  | P         |
| 16. Light manufacturing   | P         |
| 17. Multimedia production with communication tower equal to or less than 100 feet in height | P         |
| 18. Multimedia production with communication tower over 100 feet in height                  | CU        |
| 19. Municipal use   | P         |
| 20. Outdoor sales display area  | CU        |
| 21. Recyclable material collection center   | P         |
| 22. Repair and maintenance  | P         |
| 23. Scientific research and development   | P         |
| 24. Seasonal art festival   | CU        |
| 25. Swimming pool sales (including display and equipment storage)                           | P         |
| 26. Towing service  | CU        |

|  |       |
|--|-------|
| 27. Utility service yard   | P     |
| 28. Vehicle emissions testing facility   | P     |
| 29. Vehicle repair   | P(4)  |
| 30. Vehicle leasing, sales, or rental (with outdoor vehicle display)           | P     |
| 31. Vehicle storage facility (not including vehicles used as dwelling/camping) | P     |
| 32. Veterinary and pet care services   | P (5) |
| 33. Wholesale, warehouse and distribution                                      | P     |
| 34. Wireless communications facilities, Type 4                                 | CU    |
| 35. Wireless communications facilities, Type 1, 2, 3                           | P     |

**Use Limitations:**

- (1) Big box retail sales are not allowed in the Environmentally Sensitive Lands Overlay District and are subject to a conditional use permit if:
  - a. Primary access is from a local residential street, or
  - b. Residential property is located within one thousand three hundred (1,300) feet of the big box property line, except where the residential property is developed with nonresidential uses or separated from the big box by the Loop 101 Pima Freeway.
- (2) Excludes concrete mixing/manufacturing.
- (3) Educational service, elementary school and secondary school are subject to Development Review Board approval and shall meet the following standards:
  - a. The facility shall be located a minimum of five hundred (500) feet from any adult use.
  - b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
  - c. The facility shall not have outside speaker systems or bells.
  - d. All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line.
  - e. A minimum twenty-four-foot setback shall be provided and maintained where parking is adjacent to residential districts.

- f. All outdoor playgrounds and recreation areas shall be located within the side or rear yard and shall be enclosed by a six-foot-tall wall or fence.
  - g. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility.
  - h. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound attenuation measures to reduce outdoor-to-indoor noise by twenty-five (25) decibels. Compliance with the noise attenuation measures set forth in Appendix F to FAA Part 150 Noise Compatibility Study Section 4.00 is deemed compliance with this requirement.
- (4) Vehicle repair, subject to the following:
- a. Vehicles may only enter the rear of the building, except vehicles may enter the side of the building if the lot is:
    - i. A corner lot,
    - ii. A lot abutting a residential district as shown on Table 4.100.A.,
    - iii. A lot abutting a residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., or
    - iv. Separated by an alley from one (1) of the districts set for in subsection a.ii. or a.iii. above.
  - b. If the lots meet any requirement of subsection 5.1603(4)a. above, and side entry bays are proposed, the side entry repair bays shall be screened from street views by solid masonry walls, and the landscape plan shall demonstrate to the Development Review Board's satisfaction, that the proposed screening does not impact the streetscape by exposing repair bays, unassembled vehicles, vehicle repair activities, or vehicle parts.
  - c. All vehicles awaiting repair shall be screened from view by a masonry wall or landscape screen.
  - d. Required parking shall not be used for vehicle storage.
  - e. None of the above criteria shall prohibit the Development Review Board from considering an application to reconstruct or remodel an existing vehicle repair facility.
- (5) Veterinary and pet care services are permitted if all facilities are within a soundproof building. However, outdoor activities are permitted if:
- a. An employee or pet owner accompanies an animal at all times when the animal is outside the building.
  - b. The property owner and operator maintain all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
  - c. The outdoor areas are set back at least one hundred (100) feet from any lot line abutting a residential district.

- (6) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.

(Ord. No. 4003, § 1(Res. No. 8968, Exh. A, § 2), 3-6-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 92, 93), 5-6-14; Ord. No. 4193, § 1, 3-3-15)

Sec. 5.1703. - Use regulations.

- A. The uses allowed in the S-S District are shown in Table 5.1703.A. with additional limitations on uses as listed.
- B. Drive-through and drive-in services are not permitted in the Downtown Area.

Table 5.1703.A. Use Table

| Land Uses   | Permitted (P) or Conditional Use (CU) |
|---|---------------------------------------|
| 1. Building material and garden sales                 | P (1)                                 |
| 2. Equipment sales, rental, and storage               | P                                     |
| 3. General and specialty trade contractors            | P                                     |
| 4. Municipal use                                      | P                                     |
| 5. Towing service                                     | CU                                    |
| 6. Utility service yard                               | P                                     |
| 7. Wireless communications facility, Type 1, 2, and 3 | P                                     |
| 8. Wireless communications facility, Type 4           | CU                                    |

Use Limitations:

- (1) Excludes concrete mixing/manufacturing.

(Ord. No. 4126, § 1, 1-14-14)

Sec. 5.1803. - Use regulations.

The uses allowed in the I-1 District are shown in Table 5.1803 with additional limitations on certain uses listed below.

| Table 5.1803. Land Use Table  |  |
|---|--|
| Land Uses   | Permitted (P), or Conditional Use (CU) |
| 1. Aeronautical use, except off-airport heliport or helipad   | P (1)                                  |
| 2. Auction sales  | CU                                     |
| 3. Courier and messenger  | P                                      |
| 4. Data processing, hosting and related service   | P                                      |
| 5. Day care center with drop off or outdoor play area farther than 100 feet from a residential district | P (2)                                  |
| 6. Day care center with drop off or outdoor play area within 100 feet of a residential district         | CU (2)                                 |
| 7. Educational service other than elementary and secondary school                                       | P                                      |
| 8. Educational service, elementary and secondary school   | CU (2)(3)                              |
| 9. Electronic shopping and mail-order service   | P                                      |
| 10. Equipment and vehicle storage   | P                                      |
| 11. Financial institution, excluding drive-through and drive-in service                                 | P                                      |
| 12. Financial institution, including drive-through and drive-in service                                 | CU (4)                                 |
| 13. Furniture and home furnishing sales   | P                                      |
| 14. Health and fitness studio   | P                                      |



|   |        |
|---|--------|
| 15. Industrial launderer  | P      |
| 16. Internalized community storage  | P      |
| 17. Light manufacturing   | P      |
| 18. Medical and diagnostic laboratory   | P      |
| 19. Medical marijuana caregiver cultivation   | CU     |
| 20. Medical marijuana use   | CU     |
| 21. Multimedia production with communication tower equal to or less than 100 feet in height | P      |
| 22. Multimedia production with communication tower over 100 feet in height                  | CU     |
| 23. Municipal use   | P      |
| 24. Off-airport heliport or helipad   | CU     |
| 25. Office  | P      |
| 26. Personal care service   | P (4)  |
| 27. Place of worship  | P (2)  |
| 28. Restaurant, excluding drive-through and drive-in service                                | P      |
| 29. Restaurant, including drive-through and drive-in service                                | CU (4) |
| 30. Restoration service   | P      |
| 31. Scenic and sightseeing transportation   | P      |
| 32. Scientific research and development   | P      |
| 33. Taxi and limousine service  | P      |

|   |    |
|---|----|
| 34. Utility service yard                                  | CU |
| 35. Vehicle emissions testing facility                    | P  |
| 36. Vehicle storage not adjacent to residential districts | P  |
| 37. Vehicle storage adjacent to residential districts     | CU |
| 38. Wholesale, warehouse and distribution                 | P  |
| 39. Wireless communications facility, Type 1, 2, & 3      | P  |
| 40. Wireless communications facility, Type 4              | CU |

Use Limitations:

- (1) Aeronautical uses are subject to Chapter 5 of the Scottsdale Revised Code.
- (2) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.
- (3) Educational service, elementary and secondary schools, are subject to a conditional use permit and shall meet the following standards:
  - a. The facility shall be located a minimum of five hundred (500) feet from any adult use.
  - b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
  - c. The facility shall not have outside speaker systems or bells.
  - d. All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line.
  - e. A minimum twenty-four (24) feet setback shall be provided and landscaped where parking is adjacent to residential districts.
  - f. All outdoor playgrounds and recreation areas shall be located within the side or rear yard and shall be enclosed by a six-foot wall or fence.
  - g. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility.
  - h. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound attenuation measures to reduce outdoor to indoor noise by twenty-five (25) decibels. Compliance with the noise attenuation measures set forth in

Appendix F to FAA Part 150 Noise Compatibility Study Section 4.00 is deemed compliance with this requirement.

(4) Uses that are not accessory uses shall front on a major collector or higher street classification.

(Ord. No. 4002, § 1(Res. No. 8967, Exh. A, § 4), 3-6-12)

Sec. 5.1903. - Use regulations.

The uses allowed in the I-G District are shown in Table 5.1903 with additional limitations on certain uses listed below.

| Table 5.1903. Land Use Table  |                                       |
|---|---------------------------------------|
| Land uses   | Permitted (P) or Conditional Use (CU) |
| 1. Arts and craft production  | P                                     |
| 2. Courier and messenger  | P                                     |
| 3. Data processing, hosting and related service   | P                                     |
| 4. Day care center with drop off or outdoor play area farther than 100 feet from a residential district | P (2)                                 |
| 5. Day care center with drop off or outdoor play area within 100 feet of a residential district         | CU (2)                                |
| 6. Educational service other than elementary and secondary school                                       | P                                     |
| 7. Educational service, elementary and secondary school   | CU (1) (2)                            |
| 8. Electronic shopping and mail-order service   | P                                     |
| 9. Health and fitness studio  | P                                     |
| 10. Light manufacturing   | P                                     |
| 11. Medical and diagnostic laboratory   | P                                     |

|   |       |
|---|-------|
| 12. Multimedia production excluding communication tower | P     |
| 13. Municipal use                                       | P     |
| 14. Office  | P     |
| 15. Place of worship                                    | P (2) |
| 16. Scientific research and development                 | P     |
| 17. Wholesale, warehouse and distribution               | P     |
| 18. Wireless communications facility, Type 1, 2, & 3    | P     |
| 19. Wireless communications facility, Type 4            | CU    |

Use limitations.

- (1) Educational service, elementary and secondary schools, are subject to a conditional use permit and shall meet the following standards:
  - a. The facility shall be located a minimum of five hundred (500) feet from any adult use.
  - b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
  - c. The facility shall not have outside speaker systems or bells.
  - d. All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line.
  - e. A minimum twenty-four (24) feet setback shall be provided and landscaped where parking is adjacent to residential districts.
  - f. All outdoor playgrounds and recreation areas shall be located within the side or rear yard and shall be enclosed by a six-foot wall or fence.
  - g. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility.
  - h. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound attenuation measures to reduce outdoor to indoor noise by twenty-five (25) decibels. Compliance with the noise attenuation measures set forth in Appendix F to FAA Part 150 Noise Compatibility Study Section 4.00 is deemed compliance with this requirement.

- i. Uses that are not accessory uses shall front on a major collector or higher street classification.
- (2) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.

(Ord. No. 4004, § 1(Exh. A, § 2), 3-6-12)

Sec. 5.2203. - Use regulations.

The uses allowed in the C-O District are shown in Table 5.2203.A. with additional limitations on certain uses listed below.

| Table 5.2203.A. Use Table   |                                       |
|---|---------------------------------------|
| Land Use  | Permitted (P) or Conditional Use (CU) |
| 1. Animal and veterinary hospital   | P(1)                                  |
| 2. Courier and messenger  | P                                     |
| 3. Cultural institution, civic and social organization  | P                                     |
| 4. Day care center with drop off or outdoor play area farther than 100 feet from a residential district | P (2)                                 |
| 5. Day care center with drop off or outdoor play area within 100 feet of a residential district         | CU (2)                                |
| 6. Educational service, elementary and secondary school   | P (2)(3)                              |
| 7. Educational service, other than elementary and secondary school                                      | P                                     |
| 8. Financial institution, including drive-through and drive-in service                                  | P                                     |
| 9. Funeral home and funeral services  | CU(2)                                 |
| 10. Health and fitness studio   | P                                     |

|  |           |
|--|-----------|
| 11. Hospital   | CU (2)    |
| 12. Medical and diagnostic laboratory                              | P         |
| 13. Medical marijuana use, excluding medical marijuana cultivation | CU        |
| 14. Multimedia production excluding communication tower            | P         |
| 15. Municipal use  | P         |
| 16. Office   | P         |
| 17. Place of worship   | P (2)     |
| 18. Residential health care facility                               | P (2) (4) |
| 19. Scientific research and development                            | CU        |
| 20. Wireless communications facility, Type 1, 2, and 3             | P         |
| 21. Wireless communications facility, Type 4                       | CU        |

**Use Limitations:**

- (1) Animal and veterinary hospital.
  - i. Outdoor kennels are not allowed.
  - ii. An employee or pet owner shall accompany an animal at all times when the animal is outdoors.
  - iii. The property owner and operator shall maintain all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
- (2) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.
- (3) Educational services, elementary and secondary school are subject to the following standards:
  - a. The facility shall be located a minimum of five hundred (500) feet from any adult use.
  - b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.

- c. The facility shall not have outdoor speaker systems or bells.
  - d. All outdoor playgrounds and recreation areas shall be enclosed by a six-foot wall or fence and located a minimum of fifty (50) feet from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.
  - e. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.
  - f. Public trails or pedestrian connections shall be incorporated into the site plan and subject to Development Review Board approval.
  - g. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
  - h. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound attenuation measures to reduce outdoor to indoor noise by twenty-five (25) decibels. Compliance with the noise attenuation measures set forth in Appendix F to FAA Part 150 Noise Compatibility Study Section 4.00 is deemed compliance with this requirement.
- (4) Residential health care facilities.
- i. Specialized residential health care facilities.
    - a. The number of beds shall not exceed eighty (80) per acre of gross lot area.
    - b. Required open space.
      - i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows.
        - (1) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
          - (A) Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage.
          - (B) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
        - (2) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.
    - c. The site shall be designed to provide convenient pedestrian access for residents, guests, and visitors.
  - ii. Minimal residential health care facilities.
    - a. The gross lot area shall not be less than one (1) acre.
    - b. The number of units shall not exceed forty (40) dwelling units per acre of gross lot area.
    - c. Required open space.

- i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows.
  - (1) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
    - (A) Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage.
    - (B) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
  - (2) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.
- d. The site shall be designed to provide convenient pedestrian access for residents, guests, and visitors.

(Ord. No. 4030, § 1(Exh. 1, § 2), 6-19-12, eff. 7-19-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 97), 5-6-14)

Sec. 5.2405. - Use regulations.

- A. The uses allowed in the PNC District are shown in Table 5.2405.A. with additional limitations on uses as listed.
- B. Drive-through and drive-in services are not permitted in the Downtown Area.

**Table 5.2405.A. Use Table**

| Land Uses  | Permitted (P)<br>or<br>Conditional<br>Use (CU) |
|--|--|
| 1. Carwash   | CU   |
| 2. Community buildings and recreational facilities not publicly owned  | CU   |
| 3. Courier and messenger   | P  |
| 4. Day care center with drop off or outdoor play area farther than one hundred (100) feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. | P (1)  |



|  |           |
|--|-----------|
| 5. Day care center with drop off or outdoor play area within one hundred (100) feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. | CU (1)    |
| 6. Dwelling units physically integrated with business establishments   | P (1)     |
| 7. Educational service, elementary and secondary school  | P (1) (2) |
| 8. Educational service, other than elementary and secondary school   | P         |
| 9. Financial institution, including drive-through and drive-in service   | P         |
| 10. Furniture and home furnishing sales  | P         |
| 11. Game center  | CU        |
| 12. Gas station  | CU        |
| 13. Health and fitness studio  | P         |
| 14. Internalized community storage   | P         |
| 15. Live entertainment   | CU        |
| 16. Multimedia production without communication tower.   | P         |
| 17. Municipal use  | P         |
| 18. Office   | P         |
| 19. Personal care service  | P         |
| 20. Place of worship   | P (1)     |
| 21. Residential health care facility, limited to 40 percent of the PNC zoning district map amendment site area   | P (1) (3) |
| 22. Restaurant, including drive-through restaurant but excluding drive-in restaurant   | P         |

|  |       |
|--|-------|
| 23. Retail   | P     |
| 24. Theater  | P (1) |
| 25. Veterinary and pet care service                    | P (4) |
| 26. Wireless communications facility, Type 1, 2, and 3 | P     |
| 27. Wireless communications facility, Type 4           | CU    |

Use Limitations:

- (1) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.
- (2) Educational services, elementary and secondary school, are subject to the following standards:
  - a. The facility shall be located not less than five hundred (500) feet from any adult use.
  - b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
  - c. The facility shall not have outdoor speaker systems or bells.
  - d. A maximum of one-third (  $1/3$  ) of the required parking may be shared parking with other uses located within six hundred (600) feet of the building front entrance.
  - e. Outdoor playgrounds and recreation areas shall be:
    - i. Located not less than fifty (50) feet from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A;
    - ii. Located within the rear or side yard; and
    - iii. Enclosed and screened by a six-foot tall wall or fence.
  - f. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.
  - g. Public trails or pedestrian connections shall link to the front door of the main building, subject to Development Review Board approval.
  - h. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

- i. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound transmission requirements of the International Building Code (IBC).
- (3) Residential health care facilities.
  - a. Specialized residential health care facilities.
    - i. The site size shall not exceed forty (40) percent of the gross acreage of the PNC District map amendment for the site.
    - ii. The number of beds shall not exceed eighty (80) per acre of gross lot area.
    - iii. Required open space.
      - (1) Minimum open space: 0.24 multiplied by the net lot area distributed as follows:
        - (a) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
          - (i) Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage.
          - (ii) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
        - (b) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.
  - b. Minimal residential health care facilities.
    - i. The gross lot area shall not be less than one (1) acre.
    - ii. The site size shall not exceed forty (40) percent of the gross acreage of the PNC District map amendment for the site.
    - iii. The number of units shall not exceed forty (40) dwelling units per acre of gross lot area.
    - iv. Required open space.
      - (1) Minimum open space: 0.24 multiplied by the net lot area distributed as follows.
        - (a) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
          - (i) Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage.
          - (ii) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
        - (b) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.
- (4) Veterinary and pet care services are permitted if all facilities are within a soundproof building. However, outdoor activities are permitted if:

- a. An employee or pet owner shall accompany an animal at all times when the animal is outside the building.
- b. The property owner and operator maintain all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
- c. The outdoor areas are set back at least one hundred (100) feet from any lot line abutting a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits.
- d. There is no outdoor kennel boarding.

(Ord. No. 4083, § 1(Res. No. 9411, Exh. A, § 2), 5-14-13; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 99, 100), 5-6-14)

Sec. 5.2505. - Use regulations.

- A. The uses allowed in the PCC District are shown in Table 5.2505.A. with additional limitations on uses as listed.
- B. Drive-through and drive-in services are not permitted in the Downtown Area.

Table 5.2505.A. Use Table

| Land Uses   | Permitted (P) or Conditional Use (CU) |
|---|---------------------------------------|
| 1. Bar  | CU                                    |
| 2. Big box  | P (1), CU (1)                         |
| 3. Carwash  | CU                                    |
| 4. Civic and social organization                                      | P (2)                                 |
| 5. Community buildings and recreational facilities not publicly owned | CU                                    |
| 6. Courier and messenger  | P                                     |
| 7. Cultural institution   | P (2)                                 |

|  |           |
|--|-----------|
| 8. Day care center with drop off or outdoor play area farther than 100 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. | P (2)     |
| 9. Day care center with drop off or outdoor play area within 100 feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.         | CU (2)    |
| 10. Dwelling units physically integrated with business establishments  | P (2)     |
| 11. Educational service, elementary and secondary school   | P (2) (3) |
| 12. Educational service, other than elementary and secondary school  | P         |
| 13. Financial institution, including drive-through and drive-in service  | P         |
| 14. Furniture and home furnishing sales  | P         |
| 15. Gas station  | CU        |
| 16. Health and fitness studio  | P         |
| 17. Internalized community storage   | P         |
| 18. Live entertainment   | CU        |
| 19. Medical and diagnostics laboratory   | P         |
| 20. Multimedia production without communication tower  | P         |
| 21. Municipal use  | P         |
| 22. Office   | P         |
| 23. Personal care service  | P         |
| 24. Place of worship   | P (2)     |

|   |           |
|---|-----------|
| 25. Public utility buildings, structures or appurtenances thereto for public service uses | CU        |
| 26. Residential health care facility  | P (2) (4) |
| 27. Restaurant including drive-through restaurant but excluding drive-in restaurant       | P         |
| 28. Retail  | P         |
| 29. Seasonal art festival   | CU        |
| 30. Theater   | P (2)     |
| 31. Travel accommodation  | P (2)     |
| 32. Vehicle leasing, rental, or sales   | CU        |
| 33. Vehicle repair  | CU        |
| 34. Veterinary and pet care service   | P (5)     |
| 35. Wireless communications facility, Type 1, 2, and 3                                    | P         |
| 36. Wireless communications facility, Type 4  | CU        |

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Use Limitations:

- (1) Big box retail sales are not allowed in the Environmentally Sensitive Lands Overlay District and are subject to a conditional use permit if:
  - a. Primary access is from a local residential street, or
  - b. Residential property is located within 1,300 feet of the big box property line, except where the residential property is developed with nonresidential uses or separated from the big box by the Loop 101 Pima Freeway.
- (2) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.
- (3) Educational services, elementary and secondary school, are subject to the following standards:

- a. The facility shall be located not less than five hundred (500) feet from any adult use.
  - b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
  - c. The facility shall not have outdoor speaker systems or bells.
  - d. A maximum of one-third ( 1/3 ) of the required parking may be shared parking with other uses located within six hundred (600) feet of the building front entrance.
  - e. Outdoor playgrounds and recreation areas shall be:
    - i. Located not less than fifty (50) feet from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A;
    - ii. Located within the rear or side yard; and
    - iii. Enclosed and screened by a six-foot wall or fence.
  - f. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.
  - g. Public trails or pedestrian connections shall link to the front door of the main building, subject to Development Review Board approval.
  - h. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
  - i. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound transmission requirements of the International Building Code (IBC).
- (4) Residential health care facilities.
- a. Specialized residential health care facilities.
    - i. The site size shall not exceed thirty-five (35) percent of the Development Plan.
    - ii. The number of beds shall not exceed eighty (80) beds per acre of gross lot area of the Development Plan.
  - b. Minimal residential health care facilities.
    - i. The site size shall not exceed thirty-five (35) percent of the Development Plan.
    - ii. The number of units shall not exceed forty (40) dwelling units per acre of gross lot area of the Development Plan.
- (5) Veterinary and pet care services are permitted if all facilities are within a soundproof building. However, outdoor activities are permitted if:
- a. An employee or pet owner shall accompany an animal at all times when the animal is outside the building.

- b. The property owner and operator maintain all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
- c. The outdoor areas are set back at least one hundred (100) feet from any lot line abutting a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits.
- d. There is no outdoor kennel boarding.

(Ord. No. 4123, § 1(Res. No. 9596, Exh. A, § 4), 1-14-14; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 101, 102), 5-6-14)

**Sec. 5.2704. - Use regulations.**

- A. The uses allowed in the PCoC District are shown in Table 5.2703.A. with additional limitations on uses as listed.
- B. Drive-through and drive-in services are not permitted in the Downtown Area.

**Table 5.2703.A. Use Table**

| <b>Land Uses</b>   | <b>Permitted (P)<br/>or<br/>Conditional<br/>Use (CU)</b> |
|--|--|
| 1. Carwash   | CU   |
| 2. Courier and messenger   | P  |
| 3. Day care center with drop off or outdoor play area farther than one hundred (100) feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. | P (1)  |
| 4. Day care center with drop off or outdoor play area within one hundred (100) feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.         | CU (1)   |
| 5. Dwelling units physically integrated with business establishments (limited to one (1) dwelling unit per business establishment)   | P (1)  |



|  |       |
|--|-------|
| 6. Educational service, other than elementary and secondary school                   | P     |
| 7. Gas station   | CU    |
| 8. Municipal use   | P     |
| 9. Office  | P     |
| 10. Personal care service  | P     |
| 11. Restaurant, excluding drive-through restaurant and excluding drive-in restaurant | P     |
| 12. Retail   | P     |
| 13. Veterinary and pet care service  | P (2) |
| 14. Wireless communications facility, Type 1, 2, and 3                               | P     |
| 15. Wireless communications facility, Type 4   | CU    |

Use Limitations:

- (1) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.
- (2) Veterinary and pet care services are permitted if all facilities are within a soundproof building. However, outdoor activities are permitted if:
  - a. An employee or pet owner shall accompany an animal at all times when the animal is outside the building.
  - b. The property owner and operator maintain all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
  - c. The outdoor areas are set back at least one hundred (100) feet from any lot line abutting a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits.
  - d. There is no outdoor kennel boarding.

(Ord. No. 4080, § 1(Res. No. 9409, Exh. A, § 2), 5-14-13; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 106), 5-6-14)

Sec. 6.303. - Use regulations.

- A. *Permitted uses.* Surfaced parking lots for the off-street parking of passenger vehicles.
- B. *Uses permitted by a conditional use permit.* Recyclable material collection center.

(Ord. No. 3980, § 1(Res. 8895, § 1, Exh. A, § 38), 12-6-11)

Sec. 6.400. - Parking P-2 District; Vehicle Parking.

# Conceptual Consolidated Matrix

## ZONING DISTRICTS

| LAND USES   | S-R            | C-S                              | C-1             | C-2   | C-3                              | C-4                              | S-S             | C-O            | PNC             | PCC                              | PCoC            | I-1             | I-G            | P-1 | P-2 |
|---|----------------|----------------------------------|-----------------|---|----------------------------------|----------------------------------|-----------------|----------------|-----------------|----------------------------------|-----------------|-----------------|----------------|-----|-----|
| Adult uses  |                |                                  |                 | CU  | CU                               |                                  |                 |                |                 |                                  |                 |                 |                |     |     |
| Aeronautical use, except off-airport heliport or heliport   |                |                                  |                 |   |                                  |                                  |                 |                |                 |                                  |                 | P <sup>17</sup> |                |     |     |
| Amusement and theme parks   |                |                                  |                 |   | CU                               | CU                               |                 |                |                 |                                  |                 |                 |                |     |     |
| Animal and veterinary hospital  |                |                                  |                 |   |                                  |                                  |                 | P <sup>4</sup> |                 |                                  |                 |                 |                |     |     |
| Appliance sales   |                |                                  |                 |   |                                  | P                                |                 |                |                 |                                  |                 |                 |                |     |     |
| Arts and craft production   |                |                                  |                 |   |                                  | P                                |                 |                |                 |                                  |                 |                 | P              |     |     |
| Auction sales   |                |                                  |                 |   | P                                |                                  |                 |                |                 |                                  |                 | CU              |                |     |     |
| Bar   |                | CU                               |                 | CU  | CU                               |                                  |                 |                |                 | CU                               |                 |                 |                |     |     |
| Big box   |                | P <sup>5</sup> , CU <sup>5</sup> |                 | P <sup>5</sup> , CU <sup>5</sup> , P <sup>5</sup> , CU <sup>5</sup> | P <sup>5</sup> , CU <sup>5</sup> | P <sup>5</sup> , CU <sup>5</sup> |                 |                |                 | P <sup>5</sup> , CU <sup>5</sup> |                 |                 |                |     |     |
| Bowling alley   |                | P                                |                 | P   | P                                |                                  |                 |                |                 |                                  |                 |                 |                |     |     |
| Building material and garden sales  |                |                                  |                 |   |                                  | P <sup>13</sup>                  | P <sup>13</sup> |                |                 |                                  |                 |                 |                |     |     |
| Bus station, excluding overnight parking and storage of buses   |                |                                  |                 | CU  | CU                               |                                  |                 |                |                 |                                  |                 |                 |                |     |     |
| Carpools  |                |                                  |                 |   |                                  |                                  |                 |                |                 |                                  |                 |                 |                |     | P   |
| Carwash   |                | CU <sup>7</sup>                  | CU <sup>7</sup> | CU <sup>7</sup>   | CU <sup>7</sup>                  | CU <sup>7</sup>                  |                 |                | CU <sup>7</sup> | CU <sup>7</sup>                  | CU <sup>7</sup> |                 |                |     |     |
| Civic and social organization   |                |                                  |                 | P <sup>1</sup>  | P <sup>1</sup>                   |                                  |                 | P <sup>1</sup> |                 | P <sup>1</sup>                   |                 |                 |                |     |     |
| Community buildings and recreational facilities   |                |                                  | CU              |   | CU                               |                                  |                 |                | CU              | CU                               |                 |                 |                |     |     |
| not publicly owned  |                |                                  | P               | P   | P                                |                                  |                 | P              | P               | P                                | P               | P               | P              |     |     |
| Courier and messenger   |                |                                  |                 | P <sup>1</sup>  | P <sup>1</sup>                   |                                  |                 | P <sup>1</sup> |                 | P <sup>1</sup>                   |                 |                 |                |     |     |
| Cultural institution  |                |                                  |                 |   |                                  |                                  |                 |                |                 |                                  |                 | P               | P              |     |     |
| Data processing, hosting and related service  |                |                                  |                 |   |                                  |                                  |                 |                |                 |                                  |                 |                 |                |     |     |
| Day care center with drop off or outdoor play area farther than 100 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. | P <sup>1</sup> | P <sup>1</sup>                   | P <sup>1</sup>  | P <sup>1</sup>  | P <sup>1</sup>                   | P <sup>1</sup>                   |                 | P <sup>1</sup> | P <sup>1</sup>  | P <sup>1</sup>                   | P <sup>1</sup>  | P <sup>1</sup>  | P <sup>1</sup> |     |     |

# Conceptual Consolidated Matrix

## ZONING DISTRICTS

| LAND USES  | S-R              | C-S              | C-1               | C-2               | C-3              | C-4               | S-S | C-O               | PNC               | PCC               | PCoC              | I-1                | I-G                | P-1 | P-2 |
|--|------------------|------------------|-------------------|-------------------|------------------|-------------------|-----|-------------------|-------------------|-------------------|-------------------|--------------------|--------------------|-----|-----|
| Day care center with drop off or outdoor play area within 100 feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. | CU <sup>1</sup>  | CU <sup>1</sup>  | CU <sup>1</sup>   | CU <sup>1</sup>   | CU <sup>1</sup>  |                   |     | CU <sup>1</sup>   | CU <sup>1</sup>   | CU <sup>1</sup>   | CU <sup>1</sup>   | CU <sup>1</sup>    | CU <sup>1</sup>    |     |     |
| Dwelling   | P <sup>1</sup>   |                  |                   |                   |                  |                   |     |                   |                   |                   |                   |                    |                    |     |     |
| Dwelling units physically integrated with business establishments  |                  |                  |                   |                   |                  |                   |     |                   | P <sup>1,11</sup> | P <sup>1,11</sup> |                   |                    |                    |     |     |
| Dwelling units physically integrated with business establishments (limited to one (1) dwelling unit per business establishment)  |                  |                  | P <sup>1,11</sup> | P <sup>1,11</sup> |                  |                   |     |                   |                   |                   | P <sup>1,11</sup> |                    |                    |     |     |
| Educational service, elementary and secondary school   | P <sup>1,2</sup> | P <sup>1,6</sup> | P <sup>1,6</sup>  | P <sup>1,6</sup>  | P <sup>1,6</sup> | P <sup>1,14</sup> |     | P <sup>1,15</sup> | P <sup>1,6</sup>  | P <sup>1,6</sup>  |                   | CU <sup>1,14</sup> | CU <sup>1,14</sup> |     |     |
| Educational service, other than elementary and secondary school  | P                |                  | P                 | P                 | P                | P                 |     | P                 | P                 | P                 | P                 | P                  | P                  |     |     |
| Electronic shopping and mail-order service   |                  |                  |                   |                   |                  |                   |     |                   |                   |                   |                   | P                  | P                  |     |     |
| Equipment and vehicle storage  |                  |                  |                   |                   |                  |                   |     |                   |                   |                   |                   | P                  |                    |     |     |
| Equipment sales, rental, and storage yard  |                  |                  |                   |                   | CU               | P                 | P   |                   |                   |                   |                   |                    |                    |     |     |
| Farm supply sales  |                  |                  |                   |                   |                  | P                 |     |                   |                   |                   |                   |                    |                    |     |     |
| Financial institution, excluding drive-through and drive-in service  | P                |                  |                   |                   |                  |                   |     |                   |                   |                   |                   | P                  |                    |     |     |
| Financial institution, including drive-through and drive-in service  |                  | P <sup>7</sup>   | P <sup>7</sup>    | P <sup>7</sup>    | P <sup>7</sup>   |                   |     | P <sup>7</sup>    | P <sup>7</sup>    | P <sup>7</sup>    |                   | CU <sup>18</sup>   |                    |     |     |
| Funeral home and funeral services  |                  |                  |                   | CU                | CU               |                   |     | CU <sup>1</sup>   |                   |                   |                   |                    |                    |     |     |
| Furniture and home furnishing sales  |                  | P                | P                 | P                 | P                | P                 |     |                   | P                 | P                 |                   | P                  |                    |     |     |
| Game center  |                  | CU               |                   | CU                | CU               |                   |     |                   | CU                |                   |                   |                    |                    |     |     |
| Gas station  |                  | CU <sup>7</sup>  | CU <sup>7</sup>   | CU <sup>7</sup>   | CU <sup>7</sup>  | CU <sup>7</sup>   |     |                   | CU <sup>7</sup>   | CU <sup>7</sup>   | CU <sup>7</sup>   |                    |                    |     |     |
| General and specialty trade contractors  |                  |                  |                   |                   |                  | P                 | P   |                   |                   |                   |                   |                    |                    |     |     |
| Gun shop   |                  |                  |                   | P                 | P                |                   |     |                   |                   |                   |                   |                    |                    |     |     |
| Health and fitness studio  |                  |                  | P                 | P                 | P                |                   |     | P                 | P                 | P                 |                   | P                  | P                  |     |     |
| Hospital   |                  |                  |                   |                   |                  |                   |     | CU <sup>1</sup>   |                   |                   |                   |                    |                    |     |     |
| Industrial launderer   |                  |                  |                   |                   |                  |                   |     |                   |                   |                   |                   | P                  |                    |     |     |
| Internalized community storage   |                  |                  | P                 | P                 | P                | P                 |     |                   | P                 | P                 |                   | P                  |                    |     |     |
| Light manufacturing  |                  |                  |                   |                   |                  | P                 |     |                   |                   |                   |                   | P                  | P                  |     |     |

# Conceptual Consolidated Matrix

## ZONING DISTRICTS

| LAND USES   | S-R              | C-S            | C-1               | C-2               | C-3               | C-4 | S-S | C-O               | PNC            | PCC               | PCoC | I-1             | I-G            | P-1 | P-2 |
|---|------------------|----------------|-------------------|-------------------|-------------------|-----|-----|-------------------|----------------|-------------------|------|-----------------|----------------|-----|-----|
| Live entertainment  |                  | CU             | CU                | CU                | CU                |     |     |                   | CU             | CU                |      |                 |                |     |     |
| Medical and diagnostics laboratory  | P                | P              |                   | P                 | P                 |     |     | P                 |                | P                 |      | P               | P              |     |     |
| Medical marijuana caregiver cultivation   |                  |                |                   |                   |                   |     |     |                   |                |                   |      | CU              |                |     |     |
| Medical marijuana use   |                  |                |                   |                   |                   |     |     |                   |                |                   |      | CU              |                |     |     |
| Medical marijuana use, excluding medical marijuana cultivation  |                  |                |                   |                   |                   |     |     | CU                |                |                   |      |                 |                |     |     |
| Miniature golf course   |                  |                |                   |                   | CU                |     |     |                   |                |                   |      |                 |                |     |     |
| Multimedia production with communication tower equal to or less than 100 feet in height   |                  |                |                   |                   |                   | P   |     |                   |                |                   |      | P               |                |     |     |
| Multimedia production with communication tower over 100 feet in height  |                  |                |                   |                   |                   | CU  |     |                   |                |                   |      | CU              |                |     |     |
| Multimedia production without communication tower   |                  |                | P                 | P                 | P                 |     |     | P                 | P              | P                 |      |                 | P              |     |     |
| Municipal use   | P                | P              | P                 | P                 | P                 |     | P   | P                 | P              | P                 | P    | P               | P              |     |     |
| Off-airport heliport or helipad   |                  |                |                   |                   |                   |     |     |                   |                |                   |      | CU              |                |     |     |
| Office  | P                | P              | P                 | P                 | P                 |     |     | P                 | P              | P                 | P    | P               | P              |     |     |
| Outdoor sales display area  |                  |                |                   |                   | CU                | CU  |     |                   |                |                   |      |                 |                |     |     |
| Parking structures  |                  |                |                   |                   |                   |     |     |                   |                |                   |      |                 |                |     | P   |
| Pawnshop  |                  |                |                   | P                 | P                 |     |     |                   |                |                   |      |                 |                |     |     |
| Permitted uses of Downtown Overlay (DO), Central Business (C-2), or Highway Commercial (C-3) zoning districts, in a building above ground level parking |                  |                |                   |                   |                   |     |     |                   |                |                   |      |                 |                |     | P   |
| Personal care service   |                  | P              | P                 | P                 | P                 |     |     |                   | P              | P                 | P    | P <sup>18</sup> |                |     |     |
| Place of worship  | P <sup>1,3</sup> | P <sup>1</sup> | P <sup>1</sup>    | P <sup>1</sup>    | P <sup>1</sup>    |     |     | P <sup>1</sup>    | P <sup>1</sup> | P <sup>1</sup>    |      | P <sup>1</sup>  | P <sup>1</sup> |     |     |
| Plant nursery   |                  | P              | P                 | P                 | P                 |     |     |                   |                |                   |      |                 |                |     |     |
| Pool hall   |                  |                |                   | CU                | CU                |     |     |                   |                |                   |      |                 |                |     |     |
| Public utility buildings, structures or appurtenances thereto for public service uses   |                  |                | CU                |                   |                   |     |     |                   |                | CU                |      |                 |                |     |     |
| Recyclable material collection center   |                  |                |                   |                   |                   | P   |     |                   |                |                   |      |                 |                | CU  |     |
| Refuse enclosures   |                  |                |                   |                   |                   |     |     |                   |                |                   |      |                 |                |     | P   |
| Repair and maintenance  |                  |                |                   |                   | P                 | P   |     |                   |                |                   |      |                 |                |     |     |
| Residential health care facility  |                  |                | P <sup>1,10</sup> | P <sup>1,10</sup> | P <sup>1,10</sup> |     |     | P <sup>1,10</sup> |                | P <sup>1,16</sup> |      |                 |                |     |     |

# Conceptual Consolidated Matrix

## ZONING DISTRICTS

| LAND USES  | S-R | C-S             | C-1            | C-2            | C-3             | C-4 | S-S | C-O | PNC               | PCC            | PCoC | I-1                | I-G | P-1 | P-2             |
|--|-----|-----------------|----------------|----------------|-----------------|-----|-----|-----|-------------------|----------------|------|--------------------|-----|-----|-----------------|
| Residential health care facility, limited to 40 percent of the zoning district map amendment site area |     |                 |                |                |                 |     |     |     | P <sup>1,10</sup> |                |      |                    |     |     |                 |
| Restaurant, excluding drive-through restaurant and excluding drive-in restaurant                       |     |                 |                |                |                 |     |     |     |                   |                | P    | P                  |     |     |                 |
| Restaurant, including drive-in   |     | CU <sup>7</sup> |                |                |                 |     |     |     |                   |                |      |                    |     |     |                 |
| Restaurant, including drive-through  |     | P <sup>7</sup>  |                |                |                 |     |     |     |                   |                |      |                    |     |     |                 |
| Restaurant, including drive-through restaurant but excluding drive-in restaurant                       |     |                 | P <sup>7</sup> | P <sup>7</sup> |                 |     |     |     | P <sup>7</sup>    | P <sup>7</sup> |      |                    |     |     |                 |
| Restaurant, including drive-through restaurant and including drive-in restaurant                       |     |                 |                |                | P <sup>7</sup>  |     |     |     |                   |                |      | CU <sup>7,18</sup> |     |     |                 |
| Restoration service  |     |                 |                |                |                 |     |     |     |                   |                |      |                    |     |     |                 |
| Retail   |     | P               | P              | P              | P               |     |     |     | P                 | P              | P    | P                  |     |     |                 |
| Scenic and sightseeing transportation  |     |                 |                |                |                 |     |     |     |                   |                |      | P                  |     |     |                 |
| Scientific research and development  |     |                 |                |                |                 | P   |     | CU  |                   |                |      | P                  | P   |     |                 |
| Seasonal art facility  |     |                 |                |                | CU              | CU  |     |     |                   | CU             |      |                    |     |     |                 |
| Sports arena   |     |                 |                |                | CU <sup>1</sup> |     |     |     |                   |                |      |                    |     |     | P <sup>19</sup> |
| Storage buildings  |     |                 |                |                |                 |     |     |     |                   |                |      |                    |     |     | P               |
| Surface parking lots   |     |                 |                |                |                 |     |     |     |                   |                |      |                    |     | P   |                 |
| Surface parking lots for the off-street parking of passenger vehicles                                  |     |                 |                |                |                 |     |     |     |                   |                |      |                    |     |     |                 |
| Swimming pool sales (including display pools only and including construction equipment storage yard)   |     |                 |                |                |                 | P   |     |     |                   |                |      |                    |     |     |                 |
| Swimming pool sales, including display pools only; but excluding construction equipment storage yard   |     |                 |                |                | P               |     |     |     |                   |                |      |                    |     |     |                 |
| Taxi and limousine service   |     |                 |                |                |                 |     |     |     |                   |                |      | P                  |     |     |                 |
| Teen dance center  |     |                 |                |                | CU              |     |     |     |                   |                |      |                    |     |     |                 |
| Theater  |     | P <sup>1</sup>  |                | P <sup>1</sup> | P <sup>1</sup>  |     |     |     | P <sup>1</sup>    | P <sup>1</sup> |      |                    |     |     |                 |
| Towing service   |     |                 |                |                |                 |     |     |     |                   |                |      |                    |     |     |                 |
| Travel accommodation   |     |                 |                | P <sup>1</sup> | P <sup>1</sup>  |     | CU  |     |                   |                |      |                    |     |     |                 |
| Utility service yard   |     |                 |                |                |                 | P   | P   |     |                   |                |      | CU                 |     |     |                 |
| Vehicle emissions testing facility   |     |                 |                |                |                 | P   |     |     |                   |                |      | P                  |     |     |                 |

# Conceptual Consolidated Matrix

| LAND USES  | ZONING DISTRICTS |                |     |     |                |                |     |     |     |     |      |
|--|------------------|----------------|-----|-----|----------------|----------------|-----|-----|-----|-----|------|
|  | S-R              | C-S            | C-1 | C-2 | C-3            | C-4            | S-S | C-O | PNC | PCC | PCoC |
| Vehicle leasing, rental or sales   |                  |                |     |     |                |                |     |     |     | CU  |      |
| Vehicle leasing, rental or sales with indoor or outdoor vehicle display and storage  |                  |                |     | CU  |                | P              |     |     |     |     |      |
| Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building   |                  | P <sup>8</sup> |     |     | P <sup>8</sup> |                |     |     |     |     |      |
| Vehicle leasing, rental or sales with outdoor vehicle display and storage located more than 150 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits |                  | P <sup>8</sup> |     |     | P <sup>8</sup> |                |     |     |     |     |      |
| Vehicle leasing, rental or sales with outdoor vehicle display and storage located 150 feet or less from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits  |                  | CU             |     |     | CU             |                |     |     |     |     |      |
| Vehicle repair   |                  |                |     | CU  |                | P <sup>9</sup> |     |     |     | CU  |      |

# Conceptual Consolidated Matrix

| LAND USES   | ZONING DISTRICTS |                |                |                |                  |                 |     |     |                |                |                |     |     |     |     |
|---|------------------|----------------|----------------|----------------|------------------|-----------------|-----|-----|----------------|----------------|----------------|-----|-----|-----|-----|
|   | S-R              | C-S            | C-1            | C-2            | C-3              | C-4             | S-S | C-O | PNC            | PCC            | PCoC           | I-1 | I-G | P-1 | P-2 |
| Vehicle repair, located more than 150 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits |                  | P <sup>9</sup> |                |                | P <sup>9</sup>   |                 |     |     |                |                |                |     |     |     |     |
| Vehicle repair, located 150 feet or less from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits   |                  | CU             |                |                | CU               |                 |     |     |                |                |                |     |     |     |     |
| Vehicle storage adjacent to residential districts   |                  |                |                |                |                  |                 |     |     |                |                |                | CU  |     |     |     |
| Vehicle storage facility  |                  |                |                |                | CU <sup>12</sup> | P <sup>12</sup> |     |     |                |                |                |     |     |     |     |
| Vehicle storage not adjacent to residential districts   |                  |                |                |                |                  |                 |     |     |                |                |                | P   |     |     |     |
| Veterinary and pet care service   | P <sup>4</sup>   | P <sup>4</sup> | P <sup>4</sup> | P <sup>4</sup> | P <sup>4</sup>   | P <sup>4</sup>  |     |     | P <sup>4</sup> | P <sup>4</sup> | P <sup>4</sup> |     |     |     |     |
| Wholesale sales   |                  |                |                |                | P                |                 |     |     |                |                |                |     |     |     |     |
| Wholesale, warehouse and distribution   |                  |                |                |                |                  | P               |     |     |                |                |                | P   | P   |     |     |
| Wireless communications facility, Type 1, 2, and 3  | P                | P              | P              | P              | P                | P               | P   | P   | P              | P              | P              | P   | P   |     |     |
| Wireless communications facility, Type 4  | CU               | CU             | CU             | CU             | CU               | CU              | CU  | CU  | CU             | CU             | CU             | CU  | CU  |     |     |



## Conceptual Consolidated Matrix

### Use Limitations:

(1) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as a  
(2) Educational services, elementary and secondary school, are subject to the following standards:

- a. Distance to adult use. Minimum: 1,320 feet.
- b. Net lot area. Minimum: 43,000 square feet.
- c. The facility shall not have outdoor speaker systems or bells.
- d. Outdoor playgrounds and recreation areas shall be:

- i. Located not less than 50 feet from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying

- zoning district comparable to the residential districts shown on Table 4.100.A;

- ii. Located within the rear or side yard; and
    - iii. Enclosed and screened by a six-foot wall or fence.

- e. A drop-off area accommodating a minimum of five vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.

- f. Public trails or pedestrian connections shall link to the front door of the main building.

- g. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

- h. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound transmission

## Conceptual Consolidated Matrix

### (3) Places of worship are subject to the following standards:

- a. Net lot area. Minimum: 20,000 square feet.
- b. Floor area ratio. Maximum: 0.2.
- c. Building and structure height.
  - i. Building height including mechanical equipment (such equipment shall be screened). Maximum: 30 feet.

However:

- (1) Non-habitable steeples, towers and spires that cover a maximum of ten (10) percent of the roof area, maximum: 45 feet.
- (2) Non-habitable freestanding steeples, towers and spires. Maximum: 45 feet.

#### ii. Building height exceptions contained in Article VII shall not apply.

#### d. Required open space.

- i. Minimum: 0.24 multiplied by the net lot area.
- ii. For building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twenty (20) feet.

#### iii. NAOS may be included in the required open space.

#### e. Lighting.

- i. All pole mounted lighting shall be shielded, directed downward and a maximum of sixteen (16) feet in height.
- ii. All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line.
- iii. All lighting, other than security lighting, shall not be operated between 10:00 p.m. and 6:00 a.m.

#### f. Screening.

#### i. Screening shall be as approved by the Development Review Board.

#### g. Access.

- i. All places of worship must have primary access to a street classified in the Transportation Master Plan as a minor collector or greater.

#### h. Operations.

- i. No outdoor activities shall be permitted after 10:00 p.m.

### (4) Veterinary and pet care services are permitted if all facilities are within a soundproof building. However, outdoor activities are permitted if:

- a. An employee or pet owner shall accompany an animal at all times when the animal is outside the building.
- b. The property owner and operator maintain all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
- c. The outdoor areas are set back at least 100 feet from any lot line abutting a residential district shown on Table 4.100.A., or the residential portion of a Planned

Community P-C, or any portion of a Planned Residential

Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits.

### d. There is no outdoor kennel boarding, except within the C-4 zoning district.

### (5) Big box retail sales are not allowed in the Environmentally Sensitive Lands Overlay District and are subject to a conditional use permit if:

- a. Primary access is from a local residential street, or
- b. Residential property is located within 1,300 feet of the big box property line, except where the residential property is developed with nonresidential uses or separated from the big box by the Loop 101 Pima Freeway.

## Conceptual Consolidated Matrix

(6) Educational services, elementary and secondary school, are subject to the following standards:

- a. The facility shall be located not less than five hundred (500) feet from any adult use.
- b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
- c. The facility shall not have outdoor speaker systems or bells.
- d. A maximum of one-third (  $\frac{1}{3}$  ) of the required parking may be shared parking with other uses located within six hundred (600) feet of the building front entrance.
- e. Outdoor playgrounds and recreation areas shall be:
  - i. Located not less than fifty (50) feet from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A;
  - ii. Located within the rear or side yard; and
  - iii. Enclosed and screened by a six-foot wall or fence.
- f. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This area shall not include internal site traffic aisles, parking spaces,

or fire lanes.

- g. Public trails or pedestrian connections shall link to the front door of the main building, subject to Development Review Board approval.
- h. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

i. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound transmission requirements of the International Building Code (IBC).

(7) Drive-through and drive-in services are not permitted in the Downtown Area.

(8) Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building is subject to the following standards:

- a. Required parking shall not be used for vehicle storage or display.
- b. None of the above criteria shall prohibit the Development Review Board from considering an application to reconstruct or remodel an existing vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building facility.

## Conceptual Consolidated Matrix

(9) The vehicle repair use is subject to the following standards:

- a. All repairs shall be performed within an enclosed building, except vehicle repair facilities located in the C-4 zoning district.
- b. Vehicles may only enter the rear of the building, except vehicles may enter the side of the building if the lot is:

- i. A corner lot,

- ii. A lot abutting a residential district shown on Table 4.100.A.,

- iii. A lot abutting the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.,

or

- iv. Separated by an alley from one (1) of the districts set forth in subsection b.ii. or b.iii. above.

- c. If the lots meets any requirement of subsection b. above, and side entry bays are proposed, the side entry repair bays shall be screened from street views by solid masonry walls, and the landscape plan shall demonstrate to the Development Review Board's satisfaction, that the proposed screening does not impact the streetscape by exposing repair bays, unassembled vehicles, vehicle repair activities, or vehicle parts.

- d. All vehicles awaiting repair shall be screened from view by a masonry wall or landscape screen.

- e. Required parking shall not be used for vehicle storage.

- f. None of the above criteria shall prohibit the Development Review Board from considering an application to reconstruct or remodel an existing vehicle repair facility.

(10) Residential health care facilities.

- a. Specialized residential health care facilities.

- i. The number of beds shall not exceed eighty (80) per acre of gross lot area.

- ii. Required open space.

- (1) Minimum open space: 0.24 multiplied by the net lot area distributed as follows.

- (a) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:

- (i) Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage.

- (ii) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.

- (b) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.

- iii. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests, and visitors.

- b. Minimal residential health care facilities.

- i. The gross lot area shall not be less than one (1) acre.

- ii. The number of units shall not exceed forty (40) dwelling units per gross acre of land.

- iii. Required open space.

- (1) Minimum open space: 0.24 multiplied by the net lot area distributed as follows.

- (a) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:

- (i) Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage.

- (ii) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.

- (b) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.

- iv. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for (11) The dwelling unit limitation of one dwelling unit for each business establishment does not apply to property zoned ~~Downtown Overlay~~ in the Downtown Area.

(12) Vehicle storage facilities may include an apartment/office for on-site supervision but no vehicle shall be used as a dwelling, even temporarily.

(13) Excludes concrete mixing/manufacturing.

## Conceptual Consolidated Matrix

(14) Educational service, elementary school and secondary school are subject to Development Review Board approval and shall meet the following standards:

- a. The facility shall be located a minimum of five hundred (500) feet from any adult use.
- b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
- c. The facility shall not have outside speaker systems or bells.
- d. All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line.
- e. A minimum twenty-four-foot setback shall be provided and maintained where parking is adjacent to residential districts.
- f. All outdoor playgrounds and recreation areas shall be located within the side or rear yard and shall be enclosed by a six-foot-tall wall or fence.
- g. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility.
- h. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound attenuation measures to reduce outdoor-to-indoor noise by twenty-five (25) decibels. Compliance with the noise attenuation measures set forth in Appendix F to FAA Part 150 Noise Compatibility Study Section 4.00 is deemed compliance with this requirement.

(15) Educational services, elementary and secondary school are subject to the following standards:

- a. The facility shall be located a minimum of five hundred (500) feet from any adult use.
- b. The net lot area for the facility shall be a minimum of forty-three thousand (43,000) square feet.
- c. The facility shall not have outdoor speaker systems or bells.
- d. All outdoor playgrounds and recreation areas shall be enclosed by a six-foot wall or fence and located a minimum of fifty (50) feet from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.

e. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.

f. Public trails or pedestrian connections shall be incorporated into the site plan and subject to Development Review Board approval.

g. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

h. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound attenuation measures to reduce outdoor to indoor noise by twenty-five (25) decibels. Compliance with the noise attenuation measures set forth in Appendix F to FAA Part 150 Noise Compatibility Study Section 4.00 is deemed

(16) Residential health care facilities.

- a. Specialized residential health care facilities.
  - i. The site size shall not exceed thirty-five (35) percent of the Development Plan.
  - ii. The number of beds shall not exceed eighty (80) beds per acre of gross lot area of the Development Plan.
- b. Minimal residential health care facilities.
  - i. The site size shall not exceed thirty-five (35) percent of the Development Plan.
  - ii. The number of units shall not exceed forty (40) dwelling units per acre of gross lot area of the Development Plan.

(17) Aeronautical uses are subject to Chapter 5 of the Scottsdale Revised Code.

(18) Uses that are not accessory uses shall front on a major collector or higher street classification.

- Conceptual Consolidated Matrix**
- (19) Subject to the Zoning Administrator's approval and if the storage building meets the following requirements:
- a. Is smaller than five hundred (500) square feet, and
  - b. Occupies an area unusable as a parking space.