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Planning Commission: 5/22/2019

City Council: 06/25/2019

Case History: 634-PA-2017

**6-TA-2017**

**Consolidated Zoning Land Use Matrix**

**Text Amendment**

# CITY COUNCIL REPORT



Meeting Date: June 25, 2019  
 General Plan Element: *Land Use*  
 General Plan Goal: *Create a sense of community through land uses*

## ACTION

### Consolidated Zoning Land Use Matrix Text Amendment 6-TA-2017

#### Request to consider the following:

1. Adopt Ordinance No. 4404 approving 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) including Sections 5.1102., 5.1203., 5.1303., 5.1403., 5.1503., 5.1603., 5.1703., 5.1803., 5.1903., 5.2203., 5.2405., 5.2505., and 5.2704., and Article VI. (Supplementary Districts) including Sections 6.303., 6.403., 6.503., and 6.504., and other applicable sections of the Zoning Ordinance, to consolidate commercial, industrial, and parking district land use regulations into a single matrix.
2. Adopt Resolution No. 11515 declaring "Consolidated Zoning Land Use Matrix Text Amendment" as a public record.

#### Goal/Purpose of Request

The proposed text amendment seeks to improve the functionality and ease-of-use of the Zoning Ordinance by consolidating the land use tables into one land use matrix for quick reference that will help site selection for the business community.

#### Key Items for Consideration

- Increase usability of Zoning Ordinance
- No substantive changes to land uses as currently permitted in each affected zoning district
- Removal of volume requirement from Parking P-3 district to be consistent with similar zoning districts
- Planning Commission heard this case and recommended approval with a 6-0 vote

## APPLICANT CONTACT

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

## LOCATION

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Citywide

## BACKGROUND

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

Various sections within Article V and Article VI of the Zoning Ordinance related to the permitted uses in the commercial, industrial and parking zoning districts have been updated to be consistent with the goals outlined above. This update will primarily affect format and structure of the Zoning Ordinance. It is anticipated that the real estate and business communities will benefit most by using a consolidated land use matrix. Uses in planned districts, such as the Downtown (D), Planned Regional Center (PRC), and Planned Airpark Core Development (PCP) zoning districts are not affected or changed with this text amendment.

In September of 2017 at the request of staff, the Planning Commission initiated this text amendment to the Zoning Ordinance to undertake the proposed update.

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

Zoning Ordinance

## SUMMARY OF SUBSTANTIVE CHANGES

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The proposed changes to the Zoning Ordinance are as follows:

### DISTRICT REGULATIONS (ARTICLE V)

- Remove the land use table and associated use limitations from the following zoning districts and replace with a reference to the new land use matrix in Article XI:
  - Service Residential (S-R)
  - Regional Shopping Center (C-S)
  - Neighborhood Commercial (C-1)
  - Central Business (C-2)
  - Highway Commercial (C-3)
  - General Commercial (C-4)
  - Support Services (S-S)
  - Commercial Office (C-O)

- Planned Neighborhood Center (PNC)
- Planned Community Center (PCC)
- Planned Convenience Center (PCoC)
- Industrial Park (I-1)
- Light Employment (I-G)
- Update permitted uses language and add conditional use language in standard format found in other areas of the Zoning Ordinance
- Relocate specific references to drive-through and drive-in services in several zoning districts and consolidate land use limitations in the new matrix

**SUPPLEMENTARY DISTRICTS (ARTICLE VI)**

- Remove the land use requirements and associated use limitations from the following zoning districts and replace with a reference to the new land use matrix in Article XI:
  - Parking P-1 District; Passenger Vehicle Parking, Limited.
  - Parking P-2 District; Vehicle Parking
- Adjust permitted uses language of Parking P-3 District to be consistent with other areas of the Zoning Ordinance
- Remove volume requirement from Parking P-3 District to be consistent with other zoning districts of the Zoning Ordinance (Section 6.504.B.)

**CONSOLIDATED LAND USE TABLES (ARTICLE XI)**

- Introduce the new consolidated land use matrix, with associated land use limitations, in location within Article XI of the Zoning Ordinance

**IMPACT ANALYSIS**

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**Land Use**

The proposed changes to the Zoning Ordinance do not affect any of the existing land uses permitted in the commercial, industrial, or parking zoning districts that are part of the text amendment. Further, none of the existing use limitations listed in each of the affected zoning districts will be substantively altered. Any instances of similar land uses that may be listed in multiple zoning districts have been consolidated into a single standard term.

**P-3 Development Standards Update**

As part of the proposed updates, the volume requirement of the Parking P-3 zoning district will be removed. The volume requirement is an antiquated development standard that has been removed from the commercial and industrial zoning districts several years ago. The remnant volume requirement in the P-3 zoning district appears to have been an oversight during that prior Zoning Ordinance update. The building height and floor area ratio (FAR) requirements of the commercial and industrial zoning districts function together to accomplish the same outcome that a typical volume requirement would enforce. In addition, all new and most renovated buildings in the commercial and industrial zoning districts are reviewed through the Development Review Board process to ensure high quality design, including building massing.

### **Community Involvement**

Community involvement was undertaken following the development phase of this process. Community outreach included the following:

- Postcard notification to persons on the text amendment Interested Parties list,
- Creation of a web page on the City website to allow the public to track the progress of the proposed text amendment, access documentation relevant to the subject, and provide written feedback,
- 1/8-page advertisement in the local newspaper with the dates and times of proposed open house meetings and hearings regarding the proposed text amendment, and
- Notification via City's Facebook, Twitter pages, Scottsdale Planning and Zoning link and the NextDoor website.

Additionally, two separate Open House meetings were conducted to inform the public and obtain feedback on the proposed text amendment. Several residents attended the Open Houses meetings and staff did not receive any written or verbal comments. Below is a timeline outlining the Open House meetings to date:

- 5/15/2019: Open House at One Civic Center (2 attendees)
- 5/16/2019: Open House at Via Linda Senior Center (3 attendees)

A summary of the public outreach effort is provided in the Citizen Review Report as Attachment #3.

### **Policy Implications**

The proposed changes will increase the functionality of the Zoning Ordinance and ease its use with business and property owners and the general public. The consolidation of land uses in a central area will also streamline the Zoning Ordinance, reducing unneeded repetition and bloat. In addition, any future updates to the land use requirements of the affected zoning districts can be more-easily made with those changes only needing to be made in a simple table in one section of the Zoning Ordinance versus a possible broad update over several sections. Finally, the removal of the volume requirement in the P-3 zoning district will align the P-3 development standards with that of the commercial and industrial zoning districts of the city.

## **OTHER BOARDS AND COMMISSIONS**

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### **Planning Commission:**

Planning Commission heard this case on May 22, 2019 and recommended approval with a 6-0 vote.

### **Staff's Recommendation to Planning Commission:**

Staff recommended that the Planning Commission determine that the proposed Zoning Ordinance text amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval.

**STAFF RECOMMENDATION**

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**Recommended Approach:**

1. Adopt Ordinance No. 4404 approving 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) including Sections 5.1102., 5.1203., 5.1303., 5.1403., 5.1503., 5.1603., 5.1703., 5.1803., 5.1903., 5.2203., 5.2405., 5.2505., and 5.2704., and Article VI: (Supplementary Districts) including Sections 6.303., 6.403., 6.503., and 6.504., and other applicable sections of the Zoning Ordinance, to consolidate commercial, industrial, and parking district land use regulations into a single matrix.
2. Adopt Resolution No. 11515 declaring "Consolidated Zoning Land Use Matrix Text Amendment" as a public record.

**RESPONSIBLE DEPARTMENT**

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Planning and Development Services  
Current Planning Services

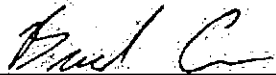
**STAFF CONTACT**

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

**APPROVED BY**

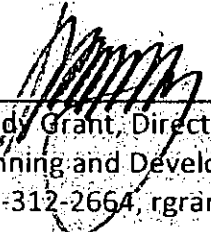
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Brad Carr, Report Author

6.6.2019  
\_\_\_\_\_  
Date

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

6/7/2019  
\_\_\_\_\_  
Date

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

6/10/19  
\_\_\_\_\_  
Date

## ATTACHMENTS

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1. Ordinance No. 4404
2. Resolution No. 11515  
Exhibit A: Consolidated Zoning Land Use Matrix Text Amendment
3. Citizen Review Report
4. May 22, 2019 Planning Commission meeting minutes



ORDINANCE NO. 4404

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE CITY OF SCOTTSDALE ZONING ORDINANCE (ORDINANCE NO. 455) FOR THE PURPOSE OF AMENDING CERTAIN SECTIONS OF ARTICLE V. (DISTRICT REGULATIONS) INCLUDING SECTIONS 5.1102., 5.1203., 5.1303., 5.1403., 5.1503., 5.1603., 5.1703., 5.1803., 5.1903., 5.2203., 5.2405., 5.2505., AND 5.2704., CERTAIN SECTIONS OF ARTICLE VI. (SUPPLEMENTARY DISTRICTS) INCLUDING SECTIONS 6.303., 6.403., 6.503., AND 6.504., AND OTHER APPLICABLE SECTIONS OF THE ZONING ORDINANCE, TO CONSOLIDATE COMMERCIAL, INDUSTRIAL, AND PARKING DISTRICT LAND USE REGULATIONS INTO A SINGLE MATRIX AS PROVIDED IN CASE NO 6-TA-2017.

WHEREAS, the City of Scottsdale wishes to amend the Zoning Ordinance provisions regarding certain sections of Article V. (District Regulations) including Sections 5.1102., 5.1203., 5.1303., 5.1403., 5.1503., 5.1603., 5.1703., 5.1803., 5.1903., 5.2203., 5.2405., 5.2505., and 5.2704., certain sections of Article VI. (Supplementary Districts) including Sections 6.303., 6.403., 6.503., and 6.504., and other applicable sections of the Zoning Ordinance, to consolidate commercial, industrial, and parking district land use regulations into a single matrix and related City-wide requirements; and

WHEREAS, the Planning Commission held a public hearing on May 22, 2019; and

WHEREAS, the City Council held a public hearing on June 25, 2019 and considered a text amendment to the Zoning Ordinance of the City of Scottsdale, Case No. 6-TA-2017; and

WHEREAS, the City Council has determined that the subject Zoning Ordinance amendment is in conformance with the General Plan.

BE IT ORDAINED by the Council of the City of Scottsdale as follows:

Section 1. That the Zoning Ordinance of the City of Scottsdale, is hereby amended as specified in that certain document entitled "6-TA-2017 (Consolidated Zoning Land Use Matrix Text Amendment)," declared to be a public record by Resolution No. 11515 of the City of Scottsdale, and hereby referred to, adopted and made a part hereof as if fully set out in this Ordinance.

Section 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the City Council of the City of Scottsdale this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

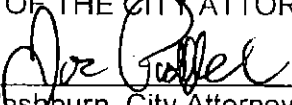
ATTEST:

CITY OF SCOTTSDALE, an  
Arizona municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger, City Clerk

By: \_\_\_\_\_  
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

  
\_\_\_\_\_  
Bruce Washburn, City Attorney  
By: Joe Padilla, Deputy City Attorney  
17424669v1

**ATTACHMENT 1**

RESOLUTION NO. 11515

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "CONSOLIDATED ZONING LAND USE MATRIX TEXT AMENDMENT".

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "Consolidated Zoning Land Use Matrix Text Amendment", attached as exhibit 'A', a paper and an electronic copy of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_ day of \_\_\_\_\_, 2019.

ATTEST:

CITY OF SCOTTSDALE, an  
Arizona municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger, City Clerk

By: \_\_\_\_\_  
W. J. "Jim" Lane, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

  
\_\_\_\_\_  
Bruce Washburn, City Attorney  
By: Joe Padilla, Deputy City Attorney

**ATTACHMENT 2**

**CONSOLIDATED ZONING LAND USE MATRIX TEXT AMENDMENT – 6-TA-2017**

Section 1. That the Zoning Ordinance of the City of Scottsdale, Article V. DISTRICT REGULATIONS is amended as follows with all new language depicted in grey shading and all deleted language in strike-through:

**Sec. 5.1100. Service Residential (S-R).**

**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. ~~Permitted uses. Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:~~

~~1. Any use shown as permitted in Table 11.201.A, subject to the limitations as listed.~~

B. Drive-through and drive-in services are not permitted. ~~Uses permitted by conditional use permit.~~

~~1. Any use shown as permitted by conditional use permit in Table 11.201.A, subject to the limitations as listed, and any additional conditional use permit criteria.~~

**Table 5.1102.A. Use Table**

Land Uses	Permitted (P) or Conditional Use (CU)
<del>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.</del>	<del>P (1)</del>
<del>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.</del>	<del>CU (1)</del>
<del>3. Dwelling</del>	<del>P (1)</del>
<del>4. Educational service, elementary and secondary school</del>	<del>P (1) (2)</del>
<del>5. Educational service, other than elementary and secondary school</del>	<del>P</del>
<del>6. Financial institution</del>	<del>P</del>
<del>7. Medical and diagnostics laboratory</del>	<del>P</del>
<del>8. Municipal use</del>	<del>P</del>
<del>9. Office</del>	<del>P</del>
<del>10. Place of worship</del>	<del>P (1) (3)</del>

11. <del>Veterinary and pet care service</del>	<del>P (4)</del>
12. <del>Wireless communications facility, Type 1, 2, and 3</del>	<del>P</del>
13. <del>Wireless communications facility, Type 4</del>	<del>CU</del>

## 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.~~

**Sec. 5.1200. Regional Shopping Center (C-S).**

**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. Permitted uses. Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:
1. Any use shown as permitted in Table 11.201.A., subject to the limitations as listed.
- B. Drive-through and drive-in services are not permitted in the Downtown Area. Uses permitted by conditional use permit.
1. Any use shown as permitted by conditional use permit in Table 11.201.A., subject to the limitations as listed, and any additional conditional use permit criteria.

**Table 5.1203.A. Use Table**

Land Uses	Permitted (P) or Conditional Use (CU)
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
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 4.100.A., measured from the property boundary to the zoning district line all within the City limits	CU
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.~~

## Sec. 5.1300. Neighborhood Commercial (C-1).

## 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. Permitted uses: Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:

1. Any use shown as permitted in Table 11-201.A, subject to the limitations as listed.

- B. Drive-through and drive-in services are not permitted in the Downtown Area. Uses permitted by conditional use permit:

1. Any use shown as permitted by conditional use permit in Table 11-201.A, subject to the limitations as listed, and any additional conditional use permit criteria.

Table 5.1303.A. Use Table

Land Uses	Permitted (P) or Conditional 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 (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:
 
  - 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.~~~~

**Sec. 5.1400. Central Business (C-2).**

**Sec. 5.1403. Use regulations.**

- A. ~~The uses allowed in the C-2 District are shown in Table 5.1403.A. with additional limitations on uses as listed. Permitted uses. Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:
 
  - 1. Any use shown as permitted in Table 11.201.A., subject to the limitations as listed!~~
- B. ~~Downtown Area and Downtown Overlay zoning. Uses permitted by conditional use permit.~~
  - 1. ~~Drive through and drive in services are not permitted in the Downtown Area. Any use shown as permitted by conditional use permit in Table 11.201.A., subject to the limitations as listed, and any additional conditional use permit criteria.~~
  - 2. ~~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) or Conditional 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.~~

**Sec. 5.1500. Highway Commercial (C-3).**

**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.~~ Permitted uses. ~~Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:~~
  - 1. Any use shown as permitted in Table 11.201.A., subject to the limitations as listed.
- B. ~~Drive-through and drive-in services are not permitted in the Downtown Area.~~ Uses permitted by conditional-use permit:
  - 1. Any use shown as permitted by conditional use permit in Table 11.201.A., subject to the limitations as listed, and any additional conditional use permit criteria.

**Table 5.1503.A. Use Table**

Land Uses	Permitted (P) or Conditional 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. <del>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</del>	CU
53. <del>Vehicle storage facility</del>	CU (7)
54. <del>Veterinary and pet care service</del>	P (8)
55. <del>Wholesale sales</del>	P
56. <del>Wireless communications facility, Type 1, 2, and 3</del>	P
57. <del>Wireless communications facility, Type 4</del>	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.~~

**Sec. 5.1600. General Commercial (C-4).**

**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.

~~A. Permitted uses: Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:~~

~~1. Any use shown as permitted in Table 11.201.A, subject to the limitations as listed.~~

~~B. Uses permitted by conditional use permit:~~

~~1. Any use shown as permitted by conditional use permit in Table 11.201.A, subject to the limitations as listed, and any additional conditional use permit criteria.~~

<b>Table 5.1603. Land Use Table</b>	
<b>Land Uses</b>	<b>Permitted (P) or Conditional Use (CU)</b>
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 400 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:
- Primary access is from a local residential street, or
  - 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:
- 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 form 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.~~

**Sec. 5.1700. Support Services (S-S).**

**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.~~ Permitted uses. Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:
1. Any use shown as permitted in Table 11.201.A., subject to the limitations as listed.
- B. ~~Drive-through and drive-in services are not permitted in the Downtown Area.~~ Uses permitted by conditional use permit.
1. Any use shown as permitted by conditional use permit in Table 11.201.A., subject to the limitations as listed, and any additional conditional use permit criteria.

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.~~

**Sec. 5.1800. Industrial Park (I-1).**

**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.

**A. Permitted Uses:** Buildings, structures, or premises, shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:

1. Any use shown as permitted in Table 5.1803-A, subject to the limitations as listed.

**B. Uses permitted by conditional use permit:**

1. Any use shown as permitted by conditional use permit in Table 5.1803-A, subject to the limitations as listed, and any additional conditional use permit criteria.

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	CU

feet in height	
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 AG-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.

**Sec. 5.1900. Light Employment (I-G).**

**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.

**A. Permitted uses.** Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:

- 1. Any use shown as permitted in Table 11.201.A., subject to the limitations as listed.

**B. Uses permitted by conditional use permit.**

- 1. Any use shown as permitted by conditional use permit in Table 11.201.A., subject to the limitations as listed, and any additional conditional use permit criteria.

<b>Land uses</b>	<b>Permitted (P) or Conditional Use (CU)</b>
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.~~

**Sec. 5.2200. Commercial Office (C-O).**

**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.

A. Permitted uses: Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:

1. Any use shown as permitted in Table 11-201.A, subject to the limitations as listed.

B. Uses permitted by conditional use permit:

1. Any use shown as permitted by conditional use permit in Table 11-201.A, subject to the limitations as listed, and any additional conditional use permit criteria.

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.~~

**Sec. 5.2400. Planned Neighborhood Center (PNC).**

**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. Permitted uses. Buildings, structures, or premises shall be used, and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:~~
  - 1. ~~Any use shown as permitted in Table 11.201.A, subject to the limitations as listed.~~
- B. ~~Drive-through and drive-in services are not permitted in the Downtown Area. Uses permitted by conditional use permit.~~
  - 1. ~~Any use shown as permitted by conditional use permit in Table 11.201.A, subject to the limitations as listed, and any additional conditional use permit criteria.~~

**Table 5.2405.A. Use Table**

Land Uses	Permitted (P) or Conditional Use (CU)
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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	GU

## 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.

**Sec. 5.2500. Planned Community Center (PCC).**

**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. Permitted uses: Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:

1. Any use shown as permitted in Table 11.201.A, subject to the limitations as listed.

B. Drive-through and drive-in services are not permitted in the Downtown Area. Uses permitted by conditional use permit:

1. Any use shown as permitted by conditional use permit in Table 11.201.A, subject to the limitations as listed, and any additional conditional use permit criteria.

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

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.~~

**Sec. 5.2700. Planned Convenience Center (PCoC).**

**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. Permitted uses. Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:~~
  - 1. Any use shown as permitted in Table 11.201.A., subject to the limitations as listed.
- B. ~~Drive-through and drive-in services are not permitted in the Downtown Area. Uses permitted by conditional use permit:~~
  - 1. Any use shown as permitted by conditional use permit in Table 11.201.A., subject to the limitations as listed, and any additional conditional use permit criteria.

**Table 5.2703.A. Use Table**

Land Uses	Permitted (P) or Conditional Use (CU)
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.~~

Section 2. That the Zoning Ordinance of the City of Scottsdale, Article VI. SUPPLEMENTARY DISTRICTS is amended as follows with all new language depicted in grey shading and all deleted language in strike-through:

**Sec. 6.300. Parking P-1 District; Passenger Vehicle Parking, Limited.**

**Sec. 6.303. Use regulations.**

A. *Permitted uses.* ~~Surfaced parking lots for the off-street parking of passenger vehicles. Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:~~

~~1. Any use shown as permitted in Table 11-201 A, subject to the limitations as listed.~~

B. *Uses permitted by a conditional use permit.* ~~Recyclable material collection center.~~

~~1. Any use shown as permitted by conditional use permit in Table 11-201 A, subject to the limitations as listed, and any additional conditional use permit criteria.~~

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

**Sec. 6.403. Use regulations.**

A. *Permitted uses.* ~~Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:~~

~~1. Surfaced parking lots. Any use shown as permitted in Table 11-201 A, subject to the limitations as listed.~~

~~2. Carports.~~

~~3. Parking structures.~~

~~4. Refuse enclosures.~~

~~5. Storage buildings, subject to the Zoning Administrator's approval if the storage building:~~  
~~a. Is smaller than five hundred (500) square feet, and~~  
~~b. Occupies an area unusable as a parking space.~~

~~6. Permitted uses of Downtown Overlay D-O, Commercial Business District C-2, or Highway Commercial District C-3, in a building above ground level parking.~~

~~B. *Uses permitted by conditional use permit.*~~

~~1. Any use shown as permitted by conditional use permit in Table 11-201 A, subject to the limitations as listed, and any additional conditional use permit criteria.~~

**Sec. 6.500. Parking P-3 District.**

**Sec. 6.503. Use regulations.**

A. *Permitted uses.* ~~Buildings, structures or premises shall be used and buildings, structures, and lots shall hereafter be erected, altered or enlarged only for the following uses as provided in the underlying C-2, C-3, or D districts.~~

~~1. Any use shown as permitted in the underlying C-2, C-3, or D districts, subject to the limitations as listed.~~

~~B. Uses permitted by conditional use permit.~~

~~1. Any use shown as permitted by conditional use permit in the underlying C-2, C-3, or D districts, subject to the limitations as listed, and any additional conditional use permit criteria.~~

**Sec. 6.504. Property development standards.**

The property development standards of the attached district shall apply to all land and buildings in the P-3 district, except in the D district, and as provided below:

- A. *Floor area ratio.* Is limited to one (1) multiplied by the net lot area of the portion of the parcel zoned P-3.
- ~~B. *Volume.* Is limited to the product of the parcel zoned P-3, in square feet, multiplied by twelve (12) feet for any building.~~
- ~~C. *Building height.* No building shall exceed eighteen (18) feet in height within one hundred (100) feet of any single-family residential district.~~
- ~~D. *Setbacks.* Requirements in the attached district providing for setbacks from adjacent residential districts shall not apply when a P-1 or P-2 district lies between the residential district and the P-3 district.~~

Section 3: That the Zoning Ordinance of the City of Scottsdale, Article XI, RESERVED is amended as follows with all new language depicted in grey shading and all deleted language in strike-through:

**ARTICLE XI. RESERVED LAND USE TABLES**

**Sec. 11:100. Reserved**

**Sec. 11:200. Commercial, Industrial, and Parking Land Uses Table**

**Sec. 11:201. Use regulations**

**A. Permitted uses.** The uses allowed in certain zoning districts are shown in Table 11:201.A, subject to the limitations as listed. Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for uses noted.

**B. Uses permitted by conditional use permit.** The uses allowed by conditional use permit in certain zoning districts are shown in Table 11:201.A, subject to the limitations as listed, and any additional conditional use permit criteria.

**C. Drive-through and drive-in services are not permitted in the Downtown Area.**

**D. Drive-through and drive-in services are not permitted in the Service Residential (S-R) zoning district.**

**Table 11:201.A. Land Use Table**

(Note – Land Use Table begins on next page)



LAND USES	ZONING DISTRICTS - Permitted (P) or Conditional Use (CU)															
	SR	CS	C1	RC-2	C-3	C-4	S-S	C-O	PNG	PCG	PCDC	1-1	1-G	P-1	P-2	
Dwell	P		P	P												
Educational service, elementary and secondary school	P	P	P	P	P	P		P	P	P	P	CU	CU			
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 storage												P				
Equipment sales, rental, and storage					CU			P	P							
Farm supply/sales								P								
Financial institution	P	P	P	P	P			P	P	P		P/CU				
Funeral home and funeral services				CU	CU			CU								
Furniture and home furnishing sales		P	P	P	P	P			P	P		P				
Game center		CU		CU	CU				CU							
Gas station		CU	CU	CU	CU	CU			CU	CU	CU					
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								
Industrial/laundrer												P				
Internalized community storage			P	P	P	P			P	P		P				
Light manufacturing						P						P	P			
Live entertainment		CU	CU	CU	CU				CU	CU						
Medical and diagnostic laboratory	P	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											
Multi-media production with communication tower equal to or less than 100 feet in height						P						P				
Multi-media production with communication tower over 100 feet in height						CU						CU				
Multi-media production without communication tower			P	P	P	P		P	P	P		P	P			
Municipal use	P	P	P	P	P	P		P	P	P	P	P	P			

LAND USES	ZONING DISTRICTS - Permitted (P) or Conditional Use (CU)															
	S-R	C-S	C-1	C-2	C-3	C-4	S-S	C-O	PNC	PCC	PCoC	H-1	H-G	P-1	P-2	
Off-airport heliport, on helipad												CU				
Office	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	PC				P	P	P	P				
Place of worship	P	P	P	P	P				P	P	P		P	P		
Plant nursery		P	P	P	P											
Pool hall				CU	CU											
Public utility buildings, structures, or appurtenances, therefor for public service uses			CU								CU					
Recyclable material collection center						P								CU		
Reuse enclosures															P	
Repair and maintenance					P	P										
Residential health care facility			P	P	P				P	P	P					
Restaurant, excluding drive-through restaurant and excluding drive-in restaurant		P	P	P	P					P	P	P	P			
Restaurant, including drive-through restaurant but excluding drive-in restaurant		P	P	P						P	P					
Restaurant, including drive-through restaurant and including drive-in restaurant		CU			P							CU				
Restoration service													P			
Retail		P	P	P	P					P	P	P				
Scenic and sightseeing transportation													P			
Scientific research and development						P			CU				P	P		
Seasonal art festival				CU	CU	CU					CU					
Sport arena					CU											
Storage buildings															P	
Surface parking lots														P	P	

LAND USES	ZONING DISTRICTS - Permitted (P) or Conditional Use (CU)															
	SR	CS	C-1	C-2	C-3	C-4	S-S	C-O	PNG	PCC	PCoC	FE-1	MG	P-1	P-2	
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	P										
Tax and limousine service												P				
Teen dance center				CU	CU											
Theater		P		P	P				P	P						
Towing service						CU	CU									
Travel accommodation				P	P					P						
Utility service yard						P	P					CU				
Vehicle emissions testing facility						P						P				
Vehicle leasing, rental or sales with indoor or outdoor vehicle display and storage				CU		P					CU					
Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building		P				P	P				CU					
Vehicle leasing, rental or sales with outdoor vehicle display and storage located more than 150 feet from a residential district shown on Table 4-100A, 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 4-100A, measured from the property boundary to the zoning district line within the city limits		P				P										
Vehicle leasing, rental or sales with outdoor vehicle display and storage located 150 feet or less from a residential district shown on Table 4-100A, 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 4-100A, measured from the property boundary to the zoning district line within the city limits						CU										



LAND USES	ZONING DISTRICTS - Permitted (P) or Conditional Use (CU)															
	S-R	C-S	C-1	C-2	C-3	C-4	S-S	C-O	PNC	PCC	PCOG	T-1	T-G	P-1	P-2	
Vehicle repair				CU		P				CU						
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				P										
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	P						CU				
Vehicle storage not adjacent to residential districts					CU	P						P				
Veterinary and pet care service	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	
Wholesale warehouse and distribution					P	P						P	P	P	P	
Wireless communications facility, type 1, 2, and 3	P	P	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	CU	CU	

Use Limitations:

(1) Uses are allowed except in the AC-3 areas 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, except for a facility located within the S-R zoning district, which shall be located not less than 1,320 feet from any adult use.

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. All lighting adjacent to residential districts shall be set back at minimum of thirty (30) feet from the property line.

f. A minimum twenty-four (24) foot setback shall be provided and maintained where parking is adjacent to a residential district.

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. This area shall not include internal site traffic aisles, parking areas, or bollards.

h. Public trails or pedestrian connections shall link to the front door of the main building, subject to Development Review Board approval.

i. The circulation plans shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveway, pedestrian and bicycle paths.

j. 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) in the L and LC zoning districts. Facilities shall be constructed with sound attenuation measures to reduce outdoor to indoor noise by a minimum of 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.

(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 free-standing steeples, towers and spires: Maximum: 45 feet.

ii. All other height exceptions contained in Article VII shall not apply.

d. Required open space:

i. Minimum: 0.24 multiplied by the net lot area.

ii. 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: Screenings shall be as approved by the Development Review Board.

g. Access: 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. 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.O. 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 1,200 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 Right-of-Way.

(6) Drive-through and drive-in service, subject to Conditional Use Permit in I-1 zoning district.

(7) 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.

(8) 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 lots:

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 lot is a rear yard requirement lot as shown in subsection b. above, and side entry bays are proposed, the side entry repair bays shall be screened from street views by solid masonry walls. 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, or other repair activities, or vehicle parts.

d. All vehicles and other parts shall be screened from view by a masonry wall or landscape screen.

e. Reclaimed land shall not be used for vehicle storage.

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

(9) Residential health care facilities permitted subject to the following:

a. Within the PNC zoning district, site size shall not exceed forty (40) percent of the Development Plan.

b. Within the PCC zoning district, site size shall not exceed thirty-five (35) percent of the Development Plan.

c. Specialized residential health care facilities:

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

d. 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.

e. Residential care facilities:

i. Minimum open space 0.24 multiplied by the net lot area distributed as follows:

(1) front setback shall not be less than 0.10 multiplied by the gross lot area, as follows:

(a) minimum front setback shall be 20 feet for one (1) to four (4) units per acre.

(b) no rear setback shall be less than 10 feet for one (1) to four (4) units per acre.

(2) The remainder of the minimum open space, less the frontage setback, shall be provided as

common open space.

f. 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.

(10) Dwelling units permitted subject to the following:

a. Dwelling units shall be physically integrated with commercial establishments.

b. There shall be one (1) dwelling unit per each business establishment. The dwelling unit limitation of one

(1) dwelling unit per each business establishment does not apply to property in the PNC zoning district, the PCC zoning district, or the Downtown Area.

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

(12) Excludes concrete mixing/manufacturing.

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

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

(15) 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.

**Citizen Review Report**  
for  
**Consolidated Zoning Land Use Matrix Text Amendment**  
**6-TA-2017**

This Citizen Review Report provides the methods and results of public outreach efforts completed to notify potentially affected citizens of the proposed text amendment.

**Notification**

Potentially affected citizens of the proposed text amendment received notification by the following means:

- 1/8 page advertisement in the local newspaper for the dates and times of proposed open house meetings and hearings regarding the proposed text amendment.
- Postcard notifications were sent to those citizens on the Planning Department's "Interested Parties" mailing list. Postcard mailings included a postcard for open house meeting dates and another postcard for hearing dates.
- Proposed text amendment was listed in Planning Department's P&Z Link, NextDoor, and Facebook electronic notification services.
- Proposed text amendment is listed on city's webpage for viewing by the public, including open house meeting dates and proposed text amendment language.

**Public Input Opportunities**

Potentially affected citizens of the proposed text amendment were given the ability to provide public input by the following means:

- Written, e-mail, or phone input submitted to the project applicant/city staff contact.
- In-person input at either, or both, of the following open houses:

Wednesday, May 15, 2019 One Civic Center – CD Rooms 1, 2, 3 7447 E. Indian School Road Scottsdale, AZ 85251	Thursday, May 16, 2019 Via Linda Senior Center – Room 7 10440 E. Via Linda Scottsdale, AZ 85258
----------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------
- In-person input at the Planning Commission and/or City Council public hearings to be held for this proposed text amendment.

**Public Input Received**

City staff did not receive any written comments regarding the application but did receive oral questions regarding clarification on the purpose of the proposed text amendment at the two open house events that were held. City staff did receive several general inquiries via email regarding the proposed text amendment requesting further clarification regarding the proposed changes.



# Open House Sign-In Sheet

Date: 15 MAY 2019

Location: Conf 1-2-3

This Sign-In Sheet is a Public Record

Name <i>Sonmi Kuntley</i>		Business Name <i>COGS</i>	
Address & Zip <i>on record</i>		Phone <i>602 717 3886</i>	E-mail <i>COGS@GOGSAZ.net</i>
Name <i>Louise Lamb</i>		Business Name	
Address & Zip <i>7608 E 4th St 85351</i>		Phone <i>480-946-5066</i>	E-mail <i>llamb@628@gmail.com</i>
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail
Name		Business Name	
Address & Zip		Phone	E-mail



# Open House Sign-In Sheet

Date: 16 MAY 2019

Location: VIA LINDA SENIOR CENTER

*This Sign-In Sheet is a Public Record*

Name <u>KEITH CAVALIERE</u>		Business Name <u>SAME</u>	
Address & Zip <u>10448 E. FANTOL LN.</u>	Phone <u>(480) 661-1107</u>	E-mail <u>keith_cavaliere</u>	
Name <u>M. P. CAVALIER</u>		Business Name <u>SAME</u>	
Address & Zip <u>10448 E. FANTOL LN.</u>	Phone <u>(480) 661-1107</u>	E-mail	
Name <u>Paul Murkowski</u>		Business Name <u>Retired</u>	
Address & Zip <u>9822 E. Clinton St</u>	Phone <u>480-708-8103</u>	E-mail <u>pmurko@cox.net</u>	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	



**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, MAY 22, 2019**

**\*DRAFT SUMMARIZED MEETING MINUTES \***

**PRESENT:** Paul Alessio, Chair  
Prescott Smith, Vice Chair  
Larry S. Kush, Commissioner  
Kevin Bollinger, Commissioner  
Christian Serena, Commissioner  
Renee Higgs, Commissioner

**ABSENT:** Ali Fakh, Commissioner

**STAFF:** Tim Curtis  
Joe Padilla  
Chris Zimmer  
Mellissa Berry  
Brad Carr  
Bryan Cluff  
Jesus Murillo

**CALL TO ORDER**

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**ATTACHMENT 4**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"



### MINUTES REVIEW AND APPROVAL

1. Approval of April 24, 2019 Regular Meeting Minutes including Study Session.

**Commissioner Kush moved to approve the April 24, 2019 regular meeting minutes, Seconded by Commissioner Serena, the motion carried unanimously with a vote of six (6) to zero (0).**

**The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Bollinger, and Commissioner Serena, Commissioner Kush.**

### **CONSENT AGENDA**

2. 1-UP-2019 (Health Club - CUP)

Request by owner for a Conditional Use Permit for a bar use to allow alcohol consumption/sales within an approximately +/- 13,000 square feet area of a +/- 40,000 square feet health & Fitness studio at Scottsdale Fashion Square with Downtown Regional Use Type 2, Planned Block Development Downtown Overlay (D/DRU-2 PBD DO) zoning located at 4724 N. Goldwater Blvd. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Andy Greenwood, 602-953-6338.**

**Move to make a recommendation to City Council for approval of 1-UP-2019 by a vote of 5-0: Motion by Commissioner Kush, per the staff recommended stipulations after determining that the Conditional Use Permit criteria have been met. 2<sup>nd</sup> by Commissioner Serena with Vice Chair Smith recusing himself.**

**The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Commissioner Higgs, Commissioner Bollinger, and Commissioner Serena, Commissioner Kush with Vice Chair Smith recusing himself.**

3. 345-PA-2019 (Landscaping Text Amendment)

Initiation of a text amendment to Article X (Landscaping Requirements) of the Zoning Ordinance **Applicant and Staff contact person is Greg Bloemberg, 480-312-4306.**

**Move to initiate case 345-PA-2019: Motion by Commissioner Kush. 2<sup>nd</sup> by Vice Chair Smith.**

**The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Bollinger, and Commissioner Serena, Commissioner Kush.**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

## **REGULAR AGENDA**

4. 11-ZN-2018 (Jomax and 118th Street)

Request by owner for a zoning district map amendment from the Single-family Residential, Environmentally Sensitive Lands (R1-130/ESL) zoning district to the Single-family Residential, Environmentally Sensitive Lands (R1-43/ESL) zoning designation, on a +/- 10-acre site, located on the southwest corner of E. Jomax Rd. and N. 120th Street (parcels 217-02-022B). Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Katrina Mikalacki, 602-469-1839.**

**Move to Continue case 11-ZN-2018 to the June 12<sup>th</sup>, 2019 meeting by a vote of 6-0; Motion by Commissioner Kush. 2<sup>nd</sup> by Commissioner Serena.**

**The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Bollinger, and Commissioner Serena, Commissioner Kush.**

5. 6-TA-2017 (Consolidated Zoning Land Use Matrix Text Amendment)

Request by City of Scottsdale to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending certain sections of Article V. (District Regulations) including Sections 5.1102., 5.1203., 5.1303., 5.1403., 5.1503., 5.1603., 5.1703., 5.1803., 5.1903., 5.2203., 5.2405., 5.2505., and 5.2704., and Article VI. (Supplementary Districts) including Sections 6.303., 6.403., 6.503., and 6.504., and other applicable sections of the Zoning Ordinance, to consolidate commercial, industrial, and parking district land use regulations into a single matrix. **Applicant and staff contact person is Brad Carr, AICP, 480-312 7713.**

**Move to make a recommendation to City Council for approval of case 6-TA-2017 by a vote of 6-0; Motion by Commissioner Higgs, after determining that the proposed Text Amendment is consistent and conforms with the adopted General Plan. 2<sup>nd</sup> by Vice Chair Smith.**

**The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Higgs, Commissioner Bollinger, and Commissioner Serena, Commissioner Kush.**

## **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:16 p.m.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

# PLANNING COMMISSION REPORT



Meeting Date: May 22, 2019  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

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### Consolidated Zoning Land Use Matrix Text Amendment 6-TA-2017

#### Request to consider the following:

1. A recommendation to City Council regarding a request by the City of Scottsdale to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending certain sections of Article V. (District Regulations) including Sections 5.1102., 5.1203., 5.1303., 5.1403., 5.1503., 5.1603., 5.1703., 5.1803., 5.1903., 5.2203., 5.2405., 5.2505., and 5.2704., and Article VI. (Supplementary Districts) including Sections 6.303., 6.403., 6.503., and 6.504., and other applicable sections of the Zoning Ordinance, to consolidate commercial, industrial, and parking district land use regulations into a single matrix.

#### Goal/Purpose of Request

The proposed text amendment seeks to improve the functionality and ease-of-use of the Zoning Ordinance by consolidating the land use tables into one land use matrix for quick reference that will help site selection for the business community.

#### Key Items for Consideration

- Increase usability of Zoning Ordinance
- No substantive changes to land uses as currently permitted in each affected zoning district
- Removal of volume requirement from Parking P-3 district to be consistent with similar zoning districts

## APPLICANT CONTACT

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

## LOCATION

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Citywide

Action Taken \_\_\_\_\_

## **BACKGROUND**

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

Various sections within Article V and Article VI of the Zoning Ordinance related to the permitted uses in the commercial, industrial and parking zoning districts have been updated to be consistent with the goals outlined above. This update will primarily affect format and structure of the Zoning Ordinance. It is anticipated that the real estate and business communities will benefit most by using a consolidated land use matrix. Uses in planned districts, such as the Downtown (D), Planned Regional Center (PRC), and Planned Airpark Core Development (PCP) zoning districts are not affected or changed with this text amendment.

In September of 2017 at the request of staff, the Planning Commission initiated this text amendment to the Zoning Ordinance to undertake the proposed update.

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

Zoning Ordinance

## **SUMMARY OF SUBSTANTIVE CHANGES**

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The proposed changes to the Zoning Ordinance are as follows:

### DISTRICT REGULATIONS (ARTICLE V)

- Remove the land use table and associated use limitations from the following zoning districts and replace with a reference to the new land use matrix in Article XI:
  - Service Residential (S-R)
  - Regional Shopping Center (C-S)
  - Neighborhood Commercial (C-1)
  - Central Business (C-2)
  - Highway Commercial (C-3)
  - General Commercial (C-4)
  - Support Services (S-S)
  - Commercial Office (C-O)
  - Planned Neighborhood Center (PNC)
  - Planned Community Center (PCC)
  - Planned Convenience Center (PCoC)
  - Industrial Park (I-1)

- Light Employment (I-G)
- Update permitted uses language and add conditional use language in standard format found in other areas of the Zoning Ordinance
- Relocate specific references to drive-through and drive-in services in several zoning districts and consolidate land use limitations in the new matrix

**SUPPLEMENTARY DISTRICTS (ARTICLE VI)**

- Remove the land use requirements and associated use limitations from the following zoning districts and replace with a reference to the new land use matrix in Article XI:
  - Parking P-1 District; Passenger Vehicle Parking, Limited.
  - Parking P-2 District; Vehicle Parking
- Adjust permitted uses language of Parking P-3 District to be consistent with other areas of the Zoning Ordinance
- Remove volume requirement from Parking P-3 District to be consistent with other zoning districts of the Zoning Ordinance (Section 6.504.B.)

**CONSOLIDATED LAND USE TABLES (ARTICLE XI)**

- Introduce the new consolidated land use matrix, with associated land use limitations, in location within Article XI of the Zoning Ordinance

**IMPACT ANALYSIS**

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**Land Use**

The proposed changes to the Zoning Ordinance do not affect any of the existing land uses permitted in the commercial, industrial, or parking zoning districts that are part of the text amendment. Further, none of the existing use limitations listed in each of the affected zoning districts will be substantively altered. Any instances of similar land uses that may be listed in multiple zoning districts have been consolidated into a single standard term.

**P-3 Development Standards Update**

As part of the proposed updates, the volume requirement of the Parking P-3 zoning district will be removed. The volume requirement is an antiquated development standard that has been removed from the commercial and industrial zoning districts several years ago. The remnant volume requirement in the P-3 zoning district appears to have been an oversight during that prior Zoning Ordinance update. The building height and floor area ratio (FAR) requirements of the commercial and industrial zoning districts function together to accomplish the same outcome that a typical volume requirement would enforce. In addition, all new and most renovated buildings in the commercial and industrial zoning districts are reviewed through the Development Review Board process to ensure high quality design, including building massing.

**Community Involvement**

Community involvement was undertaken following the development phase of this process. Community outreach included the following:

- Postcard notification to persons on the text amendment Interested Parties list,
- Creation of a web page on the City website to allow the public to track the progress of the proposed text amendment, access documentation relevant to the subject, and provide written feedback,
- 1/8-page advertisement in the local newspaper with the dates and times of proposed open house meetings and hearings regarding the proposed text amendment, and
- Notification via City's Facebook, Twitter pages, Scottsdale Planning and Zoning link and the NextDoor website.

Additionally, two separate Open House meetings were conducted to inform the public and obtain feedback on the proposed text amendment. Several residents attended the Open Houses meetings and staff did not receive any written or verbal comments. Below is a timeline outlining the Open House meetings to date:

- 5/15/2019: Open House at One Civic Center (2 attendees)
- 5/16/2019: Open House at Via Linda Senior Center (3 attendees)

A summary of the public outreach effort is provided in the Citizen Review Report as Attachment #2.

### **Policy Implications**

The proposed changes will increase the functionality of the Zoning Ordinance and ease its use with business and property owners and the general public. The consolidation of land uses in a central area will also streamline the Zoning Ordinance, reducing unneeded repetition and bloat. In addition, any future updates to the land use requirements of the affected zoning districts can be more-easily made with those changes only needing to be made in a simple table in one section of the Zoning Ordinance versus a possible broad update over several sections. Finally, the removal of the volume requirement in the P-3 zoning district will align the P-3 development standards with that of the commercial and industrial zoning districts of the city.

## **STAFF RECOMMENDATION**

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### **Recommended Approach:**

Staff recommends that the Planning Commission determine that the Zoning Ordinance text amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval.

## **RESPONSIBLE DEPARTMENT**

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### **Planning and Development Services**

Current Planning Services


**STAFF CONTACT**

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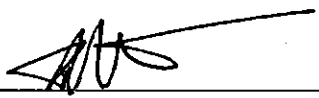
Brad Carr, AICP, LEED-AP  
Principal Planner  
480-312-7713  
E-mail: bcarr@ScottsdaleAZ.gov

**APPROVED BY**

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

5.14.2019  
\_\_\_\_\_  
Date

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

5/15/2019  
\_\_\_\_\_  
Date

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

5/15/19  
\_\_\_\_\_  
Date

**ATTACHMENTS**

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1. Draft Zoning Ordinance Language
2. Citizen Review Report

## Draft Consolidated Land Use 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
Adult uses				CU	CU										
Aeronautical use, except off-airport heliport or helipad												p <sup>13</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/CU <sup>5</sup>		P/CU <sup>5</sup>	P/CU <sup>5</sup>	P/CU <sup>5</sup>				P/CU <sup>5</sup>					
Bowling alley		P		P	P										
Building material and garden sales						p <sup>12</sup>	p <sup>12</sup>								
Bus station, excluding overnight parking and storage of buses				CU	CU										
Carports															P
Carwash		CU	CU	CU	CU	CU			CU	CU	CU				
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 not publicly owned			CU		CU				CU	CU					
Courier and messenger			P	P	P			P	P	P	P	P	P		
Cultural institution				p <sup>1</sup>	p <sup>1</sup>			p <sup>1</sup>		p <sup>1</sup>					
Data processing, hosting and related service												P	P		
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>		
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 <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>		

ATTACHMENT 1



### Draft Consolidated Land Use 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
Dwelling	p <sup>1</sup>		p <sup>1,10</sup>	p <sup>1,10</sup>					p <sup>1,10</sup>	p <sup>1,10</sup>	p <sup>1,10</sup>				
Educational service, elementary and secondary school	p <sup>1,2</sup>	p <sup>1,2</sup>	p <sup>1,2</sup>	p <sup>1,2</sup>	p <sup>1,2</sup>	p <sup>1,2</sup>		p <sup>1,2</sup>	p <sup>1,2</sup>	p <sup>1,2</sup>		CU <sup>1,2</sup>	CU <sup>1,2</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 storage												P			
Equipment sales, rental, and storage					CU	P	P								
Farm supply sales						P									
Financial institution	P	P	P	P	P			P	P	P		P/CU <sup>6,14</sup>			
Funeral home and funeral services				CU	CU			CU							
Furniture and home furnishing sales		P	P	P	P	P			P	P		P			
Game center		CU		CU	CU				CU						
Gas station		CU	CU	CU	CU	CU			CU	CU	CU				
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		
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		P	P		
Municipal use	P	P	P	P	P	P	P	P	P	P	P	P	P		
Off-airport heliport or helipad												CU			

## Draft Consolidated Land Use 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
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>14</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>1,9</sup>	P <sup>1,9</sup>	P <sup>1,9</sup>			P <sup>1,9</sup>	P <sup>1,9</sup>	P <sup>1,9</sup>					
Restaurant, excluding drive-through restaurant and excluding drive-in restaurant		P	P	P	P				P	P	P	P			
Restaurant, including drive-through restaurant but excluding drive-in restaurant		P	P	P					P	P					
Restaurant, including drive-through restaurant and including drive-in restaurant		CU			P							CU <sup>14</sup>			
Restoration service												P			
Retail		P	P	P	P				P	P	P				
Scenic and sightseeing transportation												P			
Scientific research and development							P	CU				P	P		
Seasonal art festival				CU	CU	CU				CU					
Sports arena					CU <sup>1</sup>										
Storage buildings															P <sup>15</sup>
Surface parking lots														P	P
Swimming pool sales, including display pools only and including construction equipment storage yard							P								

## Draft Consolidated Land Use 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
Swimming pool sales, including display pools only, but excluding construction equipment storage yard					P	P									
Taxi and limousine service												P			
Teen dance center				CU	CU										
Theater		P <sup>1</sup>		P <sup>1</sup>	P <sup>1</sup>				P <sup>1</sup>	P <sup>1</sup>					
Towing service						CU	CU								
Travel accommodation				P <sup>1</sup>	P <sup>1</sup>					P <sup>1</sup>					
Utility service yard						P	P					CU			
Vehicle emissions testing facility						P						P			
Vehicle leasing, rental or sales with indoor or outdoor vehicle display and storage				CU		P				CU					
Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building		P <sup>7</sup>			P <sup>7</sup>	P <sup>7</sup>				CU <sup>7</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			P										
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>8</sup>				CU					

### Draft Consolidated Land Use 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>8</sup>			P <sup>8</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 <sup>11</sup>	P <sup>11</sup>						CU <sup>11</sup>			
Vehicle storage not adjacent to residential districts					CU <sup>11</sup>	P <sup>11</sup>						P <sup>11</sup>			
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, warehouse and distribution					P	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		

## Draft Consolidated Land Use 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 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, except for a facility located within the S-R zoning district, which shall be located not less than 1,320 feet from any adult use.
  - 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. All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line.
  - f. A minimum twenty-four (24) foot setback shall be provided and maintained where parking is adjacent to a residential district.
  - 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. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.
  - h. Public trails or pedestrian connections shall link to the front door of the main building, subject to Development Review Board approval.
  - i. 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.
  - j. 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). In the I-1 and I-G zoning districts, facilities shall be constructed with sound attenuation measures to reduce outdoor to indoor noise by a minimum of 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.

## Draft Consolidated Land Use 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. 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. Screening shall be as approved by the Development Review Board.
- g. Access. 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. 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.

(6) Drive-through and drive-in service subject to Conditional Use Permit in I-1 zoning district.

(7) 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.

## Draft Consolidated Land Use Matrix

- (8) 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.
- (9) Residential health care facilities permitted subject to the following:
- a. Within the PNC zoning district: site size shall not exceed forty (40) percent of the Development Plan.
  - b. Within the PCC zoning district: site size shall not exceed thirty-five (35) percent of the Development Plan.
  - c. Specialized residential health care facilities.
    - i. The number of beds shall not exceed eighty (80) per acre of gross lot area.
  - d. 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.
  - e. 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.
  - f. 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.
- (10) Dwelling units permitted subject to the following:
- a. Dwelling units shall be physically integrated with commercial establishments.
  - b. Limited to one (1) dwelling unit per each business establishment. The dwelling unit limitation of one (1) dwelling unit per each business establishment does not apply to property in the PNC zoning district, the PCC zoning district, or the Downtown Area.
- (11) Vehicle storage facilities may include an apartment/office for on-site supervision but no vehicle shall be used as a dwelling, even temporarily.
- (12) Excludes concrete mixing/manufacturing.
- (13) Aeronautical uses are subject to Chapter 5 of the Scottsdale Revised Code.
- (14) Uses that are not accessory uses shall front on a major collector or higher street classification.
- (15) 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.

**Citizen Review Report**  
for  
**Consolidated Zoning Land Use Matrix Text Amendment**  
**6-TA-2017**

This Citizen Review Report provides the methods and results of public outreach efforts completed to notify potentially affected citizens of the proposed text amendment.

**Notification**

Potentially affected citizens of the proposed text amendment received notification by the following means:

- 1/8 page advertisement in the local newspaper for the dates and times of proposed open house meetings and hearings regarding the proposed text amendment.
- Postcard notifications were sent to those citizens on the Planning Department's "Interested Parties" mailing list. Postcard mailings included a postcard for open house meeting dates and another postcard for hearing dates.
- Proposed text amendment was listed in Planning Department's P&Z Link, NextDoor, and Facebook electronic notification services.
- Proposed text amendment is listed on city's webpage for viewing by the public, including open house meeting dates and proposed text amendment language.

**Public Input Opportunities**

Potentially affected citizens of the proposed text amendment were given the ability to provide public input by the following means:

- Written, e-mail, or phone input submitted to the project applicant/city staff contact.
- In-person input at either, or both, of the following open houses:

Wednesday, May 15, 2019 One Civic Center – CD Rooms 1, 2, 3 7447 E. Indian School Road Scottsdale, AZ 85251	Thursday, May 16, 2019 Via Linda Senior Center – Room 7 10440 E. Via Linda Scottsdale, AZ 85258
----------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------
- In-person input at the Planning Commission and/or City Council public hearings to be held for this proposed text amendment.

**Public Input Received**

City staff did not receive any written comments regarding the application but did receive oral questions regarding clarification on the purpose of the proposed text amendment at the two open house events that were held. City staff did receive several general inquiries via email regarding the proposed text amendment requesting further clarification regarding the proposed changes.





# Open House Sign-In Sheet

Date: 15 MAY 2019

Location: Conf 1-2-3

This Sign-In Sheet is a Public Record

Name <i>Sonnie Kestley</i>		Business Name <i>COGS</i>	
Address & Zip <i>on record</i>	Phone <i>602 717 3886</i>	E-mail <i>COGS@GOGSAZ.net</i>	
Name <i>Louise Lamb</i>		Business Name	
Address & Zip <i>7608 E 4<sup>th</sup> St 85251</i>	Phone <i>480-946-5066</i>	E-mail <i>llamb@638@gmail.com</i>	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	



# Open House Sign-In Sheet

Date: 16 MAY 2019

Location: VIA LINDA SENIOR CENTER

This Sign-In Sheet is a Public Record

Name <b>KEITH CAVALIERE</b>		Business Name <b>SAME</b>	
Address & Zip <b>10448 E. FANFOL LN</b>	Phone <b>(480) 661-1107</b>	E-mail <b>keith_cavaliere</b>	
Name <b>M. P. CAVALIER</b>		Business Name <b>SAME</b>	
Address & Zip <b>10448 E. FANFOL LN.</b>	Phone <b>(480) 661-1107</b>	E-mail	
Name <b>Paul Murtkowicz</b>		Business Name <b>Retired</b>	
Address & Zip <b>9922 E. Clinton St</b>	Phone <b>480-708-8103</b>	E-mail <b>pmurko@cox.net</b>	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	

# PLANNING COMMISSION REPORT



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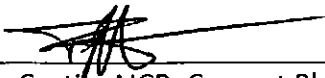
Brad Carr, AICP, LEED-AP  
Principal Planner  
480-312-7713  
E-mail: bcarr@ScottsdaleAZ.gov

**APPROVED BY**

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

9.15.2017  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
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)

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**

Land Uses	Permitted (P) or Conditional Use (CU)
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

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

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) or Conditional 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 (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:
- 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. 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.

- A. The uses allowed in the C-2 District are shown in Table 5.1403.A. with additional limitations on uses as listed.
- B. Downtown Area and Downtown Overlay zoning.
  1. Drive-through and drive-in services are not permitted in the Downtown Area.
  2. 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) or Conditional 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) or Conditional 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) or Conditional 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**

Land Uses	Permitted (P) or Conditional Use (CU)
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

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	
Adult uses				CU	CU											
Aeronautical use, except off-airport heliport or helipad												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>						
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											
Carports															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 not publicly owned			CU		CU				CU	CU						
Courier and messenger			P	P	P			P	P	P	P	P	P			
Cultural institution				P <sup>1</sup>	P <sup>1</sup>			P <sup>1</sup>		P <sup>1</sup>						
Data processing, hosting and related service												P	P			
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>			

ATTACHMENT 2

### 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
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 <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

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
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	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

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
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												P			
Retail		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>										
Storage buildings															p <sup>19</sup>
Surface parking lots															P
Surface parking lots for the off-street parking of passenger vehicles														P	
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						CU	CU								
Travel accommodation				P <sup>1</sup>	P <sup>1</sup>					P <sup>1</sup>					
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	I-1	I-G	P-1	P-2
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 ( 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.