

ORDINANCE 2020-002

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; ADOPTING AMENDMENTS TO THE DEVELOPMENT CODE, BY REFERENCE, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY. NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, AS FOLLOWS:

WHEREAS, the City of Sierra Vista is proposing Development Code text amendments to the following: Section 151.22.006, Matrix of Use Permissions by Zoning District; and

WHEREAS, the City Manager, and Director of Community Development recommend that the amendments to the Development Code, as shown on Exhibit A, be adopted; and

WHEREAS, as required by Article 151.31 of the Development Code, the Mayor and City Council held a public hearing on the amendments after proper notice had been given; and

WHEREAS, the amendments have gone through the 30-day public comment period and no comments have been received.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1

That Resolution 2020-006 is hereby reaffirmed, and that the Development Code text amendments, as shown in Exhibit A, are hereby adopted.

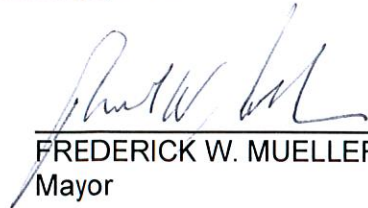
SECTION 2

All other ordinances and parts of ordinances in conflict with the provisions of this provision are hereby repealed.

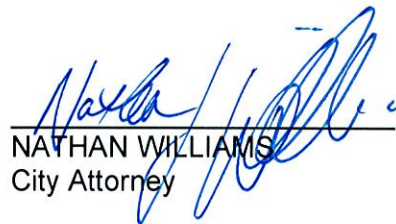
SECTION 3

Should any section, clause or provision of this Ordinance be declared by the courts to be invalid, such invalidity shall not affect other provisions which can be given effect without the invalid provision, and to this end, the provisions of this Ordinance are declared to be severable.


PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 27TH DAY OF FEBRUARY 2020.


FREDERICK W. MUELLER
Mayor

APPROVED AS TO FORM:


NATHAN WILLIAMS
City Attorney

ATTEST:


JILL ADAMS
City Clerk

PREPARED BY:
Jeff Pregler, AICP
Senior Planner

ARTICLE 151.22 DISTRICT REGULATIONS

Sections:

151.22.001	Establishment of Districts
151.22.002	Required Conformity to District Regulations
151.22.003	Classification of Annexed Areas
151.22.004	Classification of Vacated Streets
151.22.005	Official Zoning Map
151.22.006	Matrix of Use Permissions by Zoning District
151.22.007	Reserved for Future Use
151.22.008	UR - Urban Ranch
151.22.009	SFR - Single-Family Residence
151.22.010	MFR - Multi-Family Residence
151.22.011	MHR - Manufactured Home Residence
151.22.012	RV - Recreational Vehicle Park
151.22.013	Reserved for Future Use
151.22.014	Reserved for Future Use
151.22.015	NC - Neighborhood Convenience
151.22.016	LC - Limited Commercial
151.22.017	OP - Office Professional
151.22.018	GC - General Commercial
151.22.019	Reserved for Future Use
151.22.020	Reserved for Future Use
151.22.021	Reserved for Future Use
151.22.022	IP - Industrial Park
151.22.023	LI - Light Industry
151.22.024	HI - Heavy Industry
151.22.025	Reserved for Future Use
151.22.026	Reserved for Future Use
151.22.027	OS/PF - Open Space/Public Facilities
151.22.028	AA - Airport Airspace District
151.22.029	FH - Flood Hazard

Section 151.22.001 Establishment of Districts

In order to classify, regulate, restrict, and separate the use of land, buildings, and structures, and to regulate and limit the type, height, and bulk of buildings and structures in the various districts; and to regulate the area of yards and other open areas abutting buildings and structures and to regulate the density of population, the City of Sierra Vista is hereby divided into the following districts:

	District Name	District Abbreviations
A.	Residential Districts	
	Urban Ranch (minimum of 1 acre)	UR
	Single Family Residence (minimum of 36,000 sq. ft. lot)	SFR36
	Single Family Residence (minimum of 36,000 sq. ft. lot)	SFR18

	District Name	District Abbreviations
	Single Family Residence (minimum of 36,000 sq. ft. lot)	SFR12
	Single Family Residence (minimum of 36,000 sq. ft. lot)	SFR8
	Single Family Residence (minimum of 36,000 sq. ft. lot)	SFR6
	Multi-Family Residence (minimum of 4,500 sq. ft. lot)	MFR
	Manufactured Home Residence	MHR
	Recreational Vehicle	RV
	District Name	District Abbreviations
B.	Commercial Districts	
	Neighborhood Convenience	NC
	Light Commercial	LC
	Office Professional	OP
	General Commercial	GC
	District Name	District Abbreviations
C.	Industrial Districts	
	Industrial Park	IP
	Light Industry	LI
	Heavy Industry	HI
	District Name	District Abbreviations
D.	Open Space/Public Facilities	OS/PF
	District Name	District Abbreviations
E.	Airport Airspace	AA
	District Name	District Abbreviations
F.	Flood Hazard	FH
	District Name	District Abbreviations
G.	Specific Plan	SP

('76 Code, Art. 12-1) (Ord. 743, passed 4-10-86; Am. Ord. 834, passed 3-9-89; Am. Ord. 2007-006, passed 4-26-07)

Section 151.22.002 Required Conformity to District Regulations

The regulations set by this Code within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

- A. No building, structure, or land shall hereafter be used or occupied, erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
- B. No building or other structure shall hereafter be erected or altered:
1. To exceed the height or bulk;
 2. To accommodate or house a greater number of families;
 3. To occupy a greater percentage of lot area;
 4. To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of this Code.

C. No part of a yard, or other open space, or off-street parking or loading space required in connection with any building for the purpose of complying with this Code, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building, except as hereinafter provided.

D. No yard or lot existing at the time of passing of this Code shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Code shall meet at least the minimum requirements established by this Code.

('76 Code, Art. 12-1) (Ord. 743, passed 4-10-86)

Section 151.22.003 Classification of Annexed Areas

All territory which may hereafter be annexed to the City of Sierra Vista shall, at the time of annexation, be assigned temporary City zoning equivalent to the County classifications as shown on the official zoning map of Cochise County. This temporary zoning shall be in effect for six months unless sooner rezoned by the Council.

Six months after the annexation is final, the Council shall, after proper notice and a public hearing as required by Article 151.31 of this Code, officially zone all the annexed property with City zoning classifications.

Within this six-month period, any owner of land included within the annexed area may apply for a rezoning of his property utilizing the procedures set forth in Article 151.31 of this Code.

('76 Code, Art. 12-1) (Ord. 743, passed 4-10-86)

Section 151.22.004 Classification of Vacated Streets

Whenever a public street or other public right-of-way is vacated by official action of the Council, the zoning districts adjoining each side of such street, alley or right-of-way shall automatically be extended to the center line thereof, and all land area thus vacated shall then and henceforth be subject to all regulations of the extended districts.

('76 Code, Art. 12-1) (Ord. 743, passed 4-10-86)

Section 151.22.005 Official Zoning Map

A. Establishment. The areas and boundaries of zoning districts are hereby established as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be part of this Code.

B. Identification. The Official Zoning Map shall be identified by the signature of the Mayor and attested by the City Clerk. Regardless of the existence of purported copies of the Official Zoning Map which may, from time to time be made or published, the Official Zoning Map located in the Office of the City Clerk shall be the final authority as to the current zoning status of land areas, buildings and other structures in the City.

C. Changes. If, in accordance with the provisions of this Code, changes are made in district boundaries or in other matters portrayed on the Official Zoning Map, such changes shall be made by the Director of Community Development on the map promptly after the amendment has been approved by the City Council, together with an entry signed by the City Clerk certifying to the accuracy and date. No changes, of any nature, shall be made in the Official Zoning Map, or matter shown thereon, except in conformity with the provisions of this Code. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Code and punishable as hereinafter provided in Article 151.32.

D. Replacement. In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature of the number of changes and additions, the Council may, by ordinance, adopt a new Official Zoning Map which shall supersede the prior map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior map, but no such correction shall have the effect of amending the original zoning ordinance or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Mayor, and be attested by the City Clerk, under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted (date of adoption of map being replaced) as part of Ordinance No. _____ of the City of Sierra Vista, Arizona."

E. Interpretation. Where, due to scale, lack of detail, or illegibility of the Official Zoning Map, there is an uncertainty, contradiction or conflict as to the intended location of any district boundary shown thereof, the exact location of such boundary shall be determined by the Director of Community Development. In reaching his determination, he shall apply the following standards:

1. Zoning district boundary lines are intended to follow lot lines or be parallel or perpendicular thereto, or along the center lines of streets, alleys or rights-of-way, unless otherwise fixed by dimensions shown on the Official Zoning Map.

2. In subdivided property or where a zoning district boundary divides a lot, the exact location of such boundary unless same is indicated by dimensions shown on the Official Zoning Map, shall be determined by use of the map scale shown thereon.

3. If, after application of the foregoing rules, uncertainty still exists as to the exact location of a zoning district boundary, the Zoning Administrator shall determine and fix the location of said line in accordance with the purposes and intent of this Code. ('76 Code, Art. 12-1) (Ord. 743, passed 4-10-86; Am. Ord. 764, passed 1-8-87; Am. Ord. 804, passed 3-24-88)

Section 151.22.006 Matrix of Use Permissions by Zoning District

A. Use Permissions by Zoning District. No building, structure or land shall be used, nor shall any use be established unless it complies with the requirements of this Code.

1. *Principal Uses (P)* are those principal uses that are allowable on a property within each zoning district as provided in this Section.

2. *Accessory Uses (A)* are those uses which are customarily subordinate to, integrated with, and clearly incidental to a principal use on the same property as provided under this Section. The Matrix of Use Permissions identifies certain accessory uses that are allowable within certain zoning districts. Accessory uses not specifically listed, but are otherwise deemed to be compatible with the principal use of the property by the Community Development Director may be authorized in connection with a building permit.

3. *Conditional Uses (C)* are uses that may be appropriate in the zoning district and require individual review as to their particular characteristics, impacts, and location to determine if they require special conditions to their establishment in order to protect the health, safety and general welfare of the community in accordance with Article 151.26 of this Code.

4. *Non-Conforming Uses (NC)* are uses of land or of a structure which do not meet the use regulations of this Code but which lawfully existed at the time of adoption of this Code as specified under Article 151.24 of this Code.
(Ord. 2016-002, passed 2-25-16 Am. Ord. 2018-002, passed 2-8-18)

USE CLASSIFICATIONS	ZONING DISTRICT												
	UR, Urban Ranch	SFR, Single Family Residence	MFR, Multiple Family Residence	MHR, Manufactured Home Residential	RVP, Recreational Vehicle Park	NC, Neighborhood Commercial	LC, Limited Commercial	OP, Office Professional	GC, General Commercial	LI, Light Industrial	IP, Industrial Park/LI, Light Industry	HI, Heavy Industrial	OS, Open Space
AGRICULTURAL													
Agricultural Animals	A	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Aviaries	A	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Farming	A	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Kennel	P	NC	NC	NC	NC	NC	NC	NC	P	P	NC	NC	NC
Riding Academy	P	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Riding Stables	P	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
RESIDENTIAL													
Accessory Dwelling Unit	C	C	C	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Accessory Use, Residential (e.g., swimming pool, garage, garden house, storage shed)	A	A	A	A	A	NC	NC	NC	NC	NC	NC	NC	NC
Adult Care Home (6	P	P	P	NC	NC	C	C	C	C	NC	NC	NC	N

USE CLASSIFICATIONS	ZONING DISTRICT												
	UR, Urban Ranch	SFR, Single Family Residence	MFR, Multiple Family Residence	MHR, Manufactured Home Residential	RVP, Recreational Vehicle Park	NC, Neighborhood Commercial	LC, Limited Commercial	OP, Office Professional	GC, General Commercial	LI, Light Industrial	IP, Industrial Park/LI, Light Industry	HI, Heavy Industrial	OS, Open Space
or less adults)													C
Adult Care Home (7 to 15 adults)	C	C	C	NC	NC	X	P	P	P	NC	NC	NC	NC
Bed and Breakfast	P	C	C	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Campground, Developed	NC	NC	NC	NC	C	NC	NC	NC	NC	NC	NC	NC	P*
Campground, Primitive	NC	NC	NC	NC	NC	NC	NC	NC	NC*	NC	NC	NC	P*
Congregate Care Facility	C	NC	P	NC	NC	C	P	P	P	NC	NC	NC	NC
Day Care Home	P	P	P	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Dormitory	NC	NC	P	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Dwelling, Multi-Family	NC	NC	P	NC	NC	NC	NC	NC	P	NC	NC	NC	NC
Dwelling, Single-Family Attached (Townhome)	NC	P	P	NC	NC	NC	NC	NC	P	NC	NC	NC	NC
Dwelling, Single-Family Detached	P	P	P	P	A	NC	NC	NC	NC	NC	NC	NC	NC
Dwelling, Single-Family Semi-Detached	NC	P	P	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Dwelling, Two-Family or Duplex	NC	NC	P	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Emergency Shelters	NC	C	NC	NC	NC	NC	NC	NC	C	NC	NC	NC	NC
Hotel/Motel	NC	NC	NC	NC	NC	NC	P	P	P	NC	NC	NC	NC
Nursing Home (6 or less persons)	P	P	P	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Nursing Home (7 or more persons)	C	C	C	NC	NC	C	P	P	P	NC	NC	NC	NC
Recreational Vehicle	NC	NC	NC	NC/P** *	P	NC	NC	NC	NC	NC	NC	NC	NC
Residential	P	P	P	NC	NC	C	C	C	C	NC	NC	NC	NC

USE CLASSIFICATIONS	ZONING DISTRICT												
	UR, Urban Ranch	SFR, Single Family Residence	MFR, Multiple Family Residence	MHR, Manufactured Home Residential	RVP, Recreational Vehicle Park	NC, Neighborhood Commercial	LC, Limited Commercial	OP, Office Professional	GC, General Commercial	LI, Light Industrial	IP, Industrial Park/LI, Light Industry	HI, Heavy Industrial	OS, Open Space
Treatment Facilities & Recovery Homes (6 or less persons)													C
Residential Treatment Facilities & Recovery Homes (7 or more persons)	C	C	C	NC	NC	C	P	P	P	NC	NC	NC	NC
<p>* Except that primitive camping may be allowed on Arizona Trust Land with a Recreation Permit from the Arizona State Land Department provided the campsite is setback at least 100 feet from a property used for residential purposes and at least 50 feet from the drainageway.</p> <p>** Pursuant to Sec. 94.05 of the Code of Ordinances.</p> <p>*** Up to 30 percent of the total spaces in manufactured home parks are permitted to have recreational vehicles.</p>													
MIXED-USE													
Home Based Business	A	A	A	A	NC	NC	NC	NC	NC	NC	NC	NC	NC
Mixed-Use Building	NC	NC	C	NC	NC	P	P	P	P	NC	NC	NC	NC
COMMERCIAL													
Adult Uses	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	NC
Artist Studio	NC	NC	P ⁽¹⁾	NC	NC	P	P	P	P	P	P	NC	NC
Automobile Service Station	NC	NC	NC	NC	NC	NC	P	NC	P	NC	NC	NC	NC
Bar/Lounge	NC	NC	P ⁽¹⁾	NC	NC	P ⁽³⁾	P	NC	P	NC	NC	NC	NC
Brewpub	NC	NC	NC	NC	NC	NC	P	NC	P	NC	NC	NC	NC
Car Wash	NC	NC	NC	NC	NC	NC	P	NC	P	NC	NC	NC	NC
Commercial Parking Lot	NC	NC	NC	NC	NC	NC	NC	NC	P	C	C	NC	NC
Commercial Recreation, Indoor	NC	NC	NC	NC	NC	NC	P	NC	P	P	NC	NC	NC
Commercial Recreation, Outdoor	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	NC
Conference Center	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	NC
Day Care Center	C	C	C	NC ⁽²⁾	A ⁽²⁾	P	P	P	P	NC	NC	NC	NC
Eating Establishment	A	NC	P ⁽¹⁾	NC	NC	P ⁽³⁾	P	NC	P	NC	NC	NC	NC
Medical Marijuana Dispensary	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	NC
Mini-Warehouse	NC	NC	NC	NC	NC	NC	C	NC	P	P	C	NC	NC

USE CLASSIFICATIONS	ZONING DISTRICT												
	UR, Urban Ranch	SFR, Single Family Residence	MFR, Multiple Family Residence	MHR, Manufactured Home Residential	RVP, Recreational Vehicle Park	NC, Neighborhood Commercial	LC, Limited Commercial	OP, Office Professional	GC, General Commercial	LI, Light Industrial	IP, Industrial Park/LI, Light Industry	HI, Heavy Industrial	OS, Open Space
Mobile Food Vendor	NC	NC	NC	NC	NC	P	P	P	P	P	P	NC	P
Motion Picture Theater/Cinema	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	NC
Pet Shop	NC	NC	NC	NC	NC	NC	P	NC	P	NC	NC	NC	NC
Plant Nursery	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	NC
Retail Food Establishment	NC	NC	P ⁽¹⁾	NC	NC	P ⁽³⁾	P	NC	P	NC	NC	NC	NC
Retail Sales	NC	NC	P ⁽¹⁾	NC ⁽²⁾	A ⁽²⁾	P ⁽³⁾	P	P ⁽⁴⁾	P	A	A	NC	NC
Vehicle Rental Establishment	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	NC
Vehicle Repair, Major	NC	NC	NC	NC	NC	NC	NC	NC	P	P	NC	NC	NC
Vehicle Repair, Minor	NC	NC	NC	NC	NC	NC	P	NC	P	P	NC	NC	NC
Vehicle Sales Establishment	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	NC	NC	NC
<p>(1) Limited to mixed-use buildings only.</p> <p>(2) Limited to component uses located entirely within a social and recreational center located no less than 100 feet from any property line of the park site in Manufactured Home Parks and RV Parks.</p> <p>(3) Limited to 3,000 square feet of gross floor area per use.</p> <p>(4) Limited to 1,000 square feet of gross floor area per use.</p>													
BUSINESS AND PROFESSIONAL SERVICES													
Animal Hospital	C	NC	NC	NC	NC	NC	PC	PC	PC	CC	NC	NC	NC
Business and Professional Office	NC	NC	C ⁽¹⁾	NC ⁽²⁾	A ⁽²⁾	NC	P	P	P	P	P	NC	NC
Business Service Establishment	NC	NC	NC	NC	NC	P ⁽⁴⁾	P	P	P	P	P	NC	NC
Financial Institution	NC	NC	NC	NC	NC	P ⁽⁴⁾	P	P	P	NC	NC	NC	NC
Health and Fitness Studio	NC	NC	NC	NC	NC	NC	P	P	P	P	P	NC	NC
Health Care Institution	NC	NC	NC	NC	NC	NC	P ⁽³⁾	P	P	C	P	NC	NC
Hospital	NC	NC	NC	NC	NC	NC	P ⁽³⁾	NC	P	P	NC	NC	NC
Personal Service Establishment	NC	NC	P ⁽¹⁾	NC	NC	P ⁽⁴⁾	P	P	P	NC	NC	NC	NC
Pet Grooming Service	NC	NC	NC	NC	NC	P ⁽⁴⁾	P	P	P	NC	NC	NC	NC

USE CLASSIFICATIONS	ZONING DISTRICT												
	UR, Urban Ranch	SFR, Single Family Residence	MFR, Multiple Family Residence	MHR, Manufactured Home Residential	RVP, Recreational Vehicle Park	NC, Neighborhood Commercial	LC, Limited Commercial	OP, Office Professional	GC, General Commercial	LI, Light Industrial	IP, Industrial Park/LI, Light Industry	HI, Heavy Industrial	OS, Open Space
Research and Development	NC	NC	NC	NC	NC	NC	P	P	P	P	P	NC	NC
INDUSTRIAL													
Construction Material Establishment	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	P	NC
Construction Service Establishment	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	P	NC
Crematorium	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	NC	P	NC
Distribution Center	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	NC
Impound Yards	NC	NC	NC	NC	NC	NC	NC	NC	P	P	NC	P	NC
Industrial Workshops and Services	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	P	NC
Junk Yard	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	NC
Landscape Service Establishments	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	P	NC
Manufacturing - Heavy	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	NC
Manufacturing - Light	NC	NC	NC	NC	NC	NC	NC	NC	P/C ⁽⁵⁾	P	P	P	NC
Medical Marijuana Cultivation/Infusion Facility	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	NC
Microbrewery/Micro-Distillery	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	NC	NC
Mineral Extraction	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	C	NC
Motor Freight Terminal	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	C	P	NC
Motor Pool Facility	NC	NC	NC	NC	NC	NC	NC	NC	NC	P	C	P	NC
Outdoor Storage	NC	NC	NC	NC	NC	NC	NC	NC	C	A	A	P	NC
Warehouse	NC	NC	NC	NC	NC	NC	NC	NC	A	P	P	P	NC
Wholesale Trade	NC	NC	NC	NC	NC	NC	NC	NC	P	P	P	P	NC

- (1) Limited to mixed-use buildings only.
- (2) Limited to component uses located entirely within a social and recreational center located no less than 100 feet from any property line of the park site in Manufactured Home Parks and RV Parks.
- (3) Limited to 3,000 square feet of gross floor area per use.
- (4) Limited to 1,000 square feet of gross floor area per use.

USE CLASSIFICATIONS	ZONING DISTRICT												
	UR, Urban Ranch	SFR, Single Family Residence	MFR, Multiple Family Residence	MHR, Manufactured Home Residential	RVP, Recreational Vehicle Park	NC, Neighborhood Commercial	LC, Limited Commercial	OP, Office Professional	GC, General Commercial	LI, Light Industrial	IP, Industrial Park/LI, Light Industry	HI, Heavy Industrial	OS, Open Space

(5) Conditional use permit is required when light industrial use fronts Fry Boulevard or when adjoining an existing residential use.

PUBLIC/SEMI-PUBLIC													
Accessory Telecommunications Antenna/Ancillary Structure	A ⁽⁷⁾	A ⁽⁷⁾	A ⁽⁷⁾	A ⁽⁷⁾	A ⁽⁷⁾	A	A	A	A	A	A	A	A
Airport	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P
Alternative Energy Systems	P	A	A	A	A	A	A	A	P	P	P	P	P
Cemeteries	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P
Columbarium	C	C	C	C	C	C	C	C	C	C	C	C	C
Community Gardens	P	P	P	P	P	P	P	P	P	P	P	NC	P
Community Service Uses	NC	NC	NC	NC	NC	P	P	P	P	P	P	NC	P
Funeral Home/Mortuary	NC	NC	NC	NC	NC	P	P	P	P	NC	NC	NC	NC
Golf Courses, Public or Private	P	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	P
Heavy Utility Service	NC	NC	NC	NC	NC	NC	NC	NC	C	P	P	P	C
Light Utility Services	C	C	C	C	C	P	P	P	P	P	P	P	P
Museums, Cultural Centers & Similar Uses	P	P	P	P	P	P	P	P	P	NC	NC	NC	P
Parks and Recreation Facilities	A	A	A	A	A	A	A	A	A	NC	NC	NC	P
Place of Worship	C	C	C	C	C	C	C	C	C	C	C	NC	C
Private Clubs	C	C	C	NC	NC	P	P	P	P	C	C	NC	NC
Public Education Facilities & Charter Schools	P	P/N C ⁽⁸⁾	P	P	P	P	P	P	P	P	P	P	P
School of General Education, Private	P	P/N C ⁽⁸⁾	P	P	P	P	P	P	P	P	P	P	P
School of Special Education, Private	C	NC	NC	NC	NC	P	P	P	P	NC	NC	NC	NC
Social Service Agency/Non-Profit	C	C	C	NC	NC	P	P	P	P	C	C	NC	P

USE CLASSIFICATIONS	ZONING DISTRICT												
	<i>UR, Urban Ranch</i>	<i>SFR, Single Family Residence</i>	<i>MFR, Multiple Family Residence</i>	<i>MHR, Manufactured Home Residential</i>	<i>RVP, Recreational Vehicle Park</i>	<i>NC, Neighborhood Commercial</i>	<i>LC, Limited Commercial</i>	<i>OP, Office Professional</i>	<i>GC, General Commercial</i>	<i>LI, Light Industrial</i>	<i>IP, Industrial Park/LI, Light Industry</i>	<i>HI, Heavy Industrial</i>	<i>OS, Open Space</i>
Telecommunications Tower													
When Located on Non-Residentially Used Property													
60 feet in height or less and not located within 150 feet of a property zoned or used for residential purposes	A	A	A	A	A	A	A	A	P	P	P	P	P ⁽⁶⁾
60 feet in height or more and/or located within 150 feet of a property zoned or used for residential purposes	C	C	C	C	C	C	C	C	C	C	C	C	C ⁽⁶⁾
When Located on Residentially Used Property	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
(6) Stand alone telecommunications towers on City-owned property with an active recreational use are not permitted. (7) Not permitted when attached to any single story building or residential building containing fewer than five dwelling units. (8) Not permitted when located on property less than 1 acre in size.													