

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	SFR, Single Family	MFR, Multiple Family	MHR, Manufactured Home	RVP, Recreational	NC, Neighborhood	LC, Limited	OP, Office	GC, General	LI, Light	IP, Industrial Park/II,	HI, Heavy	OS, Open	
AGRICULTURAL														
Agricultural Animals	A	NC	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	NC
Farming	A	NC	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	NC
Riding Academy	P	NC	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	NC
RESIDENTIAL														
Accessory Dwelling Unit	P	P	P	NC	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	NC
Adult Care Home (6 or less adults)	P	P	P	NC	NC	C	C	C	C	NC	NC	NC	NC	NC
Adult Care Home (7 to 15 adults)	C	C	C	NC	NC	X	P	P	P	NC	NC	NC	NC	NC
Bed and Breakfast	P	C	C	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Campground, Developed	NC	NC	NC	NC	C	NC	NC	NC	NC	NC	NC	NC	NC	P**
Campground, Primitive	NC	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	NC
Day Care Home	P	P	P	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC
Dormitory	NC	NC	P	NC	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	NC
Dwelling, Single-Family Attached (Townhome)	NC	P	P	NC	NC	NC	NC	NC	P	NC	NC	NC	NC	NC
Dwelling, Single-Family Detached	P	P	P	P	A	NC	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	NC
Dwelling, Two-Family or Duplex	NC	NC	P	NC	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	NC
Hotel/Motel	NC	NC	NC	NC	NC	NC	P	P	P	NC	NC	NC	NC	NC
Nursing Home (6 or less persons)	P	P	P	NC	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	NC
Recreational Vehicle	NC	NC	NC	NC/P***	P	NC	NC	NC	NC	NC	NC	NC	NC	NC
Residential Treatment Facilities & Recovery Homes (6 or less persons)	P	P	P	NC	NC	C	C	C	C	NC	NC	NC	NC	NC
Residential Treatment Facilities & Recovery Homes (7 or more persons)	C	C	C	NC	NC	C	P	P	P	NC	NC	NC	NC	NC
* 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 drainage way. ** Pursuant to Sec. 94.05 of the Code of Ordinances. *** Up to 30 percent of the total spaces in manufactured home parks OR LOTS IN MANUFACTURED HOME SUBDIVISIONS are permitted to have recreational vehicles.														