

Zoning Information Guide

"Planning with People for a Better Phoenix"



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Zoning Districts with Brief Descriptions

For additional information, please call the Planning and Development Department, Zoning Division at 602-262-7131, option #6.

Zoning District	Description
S-1	Ranch or Farm
S-2	Ranch or Farm Commercial
RE-43	One Family Residence (43,560 sq. ft. min.)(No longer available for rezoning)
RE-24	One Family Residence (24,000 sq. ft. min.)(No longer available for rezoning)
R1-14	One Family Residence (14,000 sq. ft. min.)(No longer available for rezoning)
RE-35	Single Family Residence (density range of 1.1 to 1.15 or 1.32 w/ bonus)
R1-18	Single Family Residence (density range of 1.95 to 2.05 or 2.34 w/bonus)
R1-10	Single Family Residence (density range of 3 to 3.5 or 4.5 w/bonus)
R1-8	Single Family Residence (density range of 4 to 4.5 or 5.5 w/bonus)
R1-6	Single Family Residence (density range of 5 to 5.5 or 6.5 w/bonus)
R-2	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 10 to 10.5 or 12 w/bonus)
R-3	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 14.5 to 15.23 or 17.4 w/bonus)
R-3A	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 22 to 23.1 or 26.4 w/bonus)
R-4	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 29 to 30.45 or 34.8 w/bonus)
R-5	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 43.5 to 45.68 or 52.2 w/bonus)
R-4A	Multiple Family Residence (Dependent on lot area and unit type)
R-O	Residential Office – Restricted Commercial
C-O	Commercial Office – Restricted Commercial (C-O prior to 1986)
C-O/G-O	Commercial Office – General Office Option (Minimum 1 gross acre)
C-O/M-O	Commercial Office – Major Office Option (Minimum 5 gross acres)
C-1	Commercial – Neighborhood Retail
C-2	Commercial – Intermediate Commercial
C-3	Commercial – General Commercial
CP/SU	Commerce Park – Single User Option
CP/RP	Commerce Park – Research Park Option
CP/BP	Commerce Park – Business Park Option
CP/GCP	Commerce Park – General Commerce Park Option
IP or Ind. Pk.	Industrial Park (See CP) (No longer available for rezoning)
A-1	Light Industrial
A-2	Industrial
RH	Resort
RI	Residential Infill (Combined w/underlying zoning)
HR	High-Rise and High Density (Combined w/underlying zoning)
HR1	High-Rise and High Density (Downtown Area) (Combined w/underlying zoning)

Zoning District	Description
HRI	High-Rise Incentive – High-Rise and Mixed Use (Combined w/underlying zoning)
MR	Mid-Rise (Combined w/underlying zoning)
PAD	Planned Area Development (No longer available for rezoning)
PCD	Planned Community District (Combined w/underlying zoning or approved zoning)
PSC	Planned Shopping Center (No longer available for rezoning)
RSC	Regional Shopping Center (No longer available for rezoning)
P-1	Passenger Automobile Parking, Limited (Surface parking)
P-2	Parking (Surface parking and parking structures)
GC	Golf Course
UR	Urban Residential (May apply between 7th Ave. to 7th St. & Lincoln St. to Grand Canal)
DC	Downtown Core (Underlying zoning for Fillmore to Harrison & 7th St. to 3rd Ave.)
W	Warehouse Overlay (Combined w/underlying zoning) (Applies to specific area near downtown)
Warehouse Parking	(Combined w/underlying zoning)
Capitol Mall Overlay	(Combined w/underlying zoning) (Applies to specific area near the Capitol)
SP	Special Permit (Combined w/underlying zoning) (Allows a number of specific uses not otherwise permitted in the underlying zoning district)
MUA	Mixed Use Agricultural (Should be designated as MUA on the General Plan)
HCRO	Historic Canal-Side Restaurant Overlay (Combined w/underlying zoning) (Applies to site at Central Ave. & The Arizona Canal)
Baseline Area Overlay	(Combined w/underlying zoning) (Applies between Central to 40th St. & Southern to South Mountain Park)
Arcadia Camelback Special Planning District Camelback Road Overlay	(Combined w/underlying zoning) (Applies along Camelback Rd. from 44th St. to the City limits to the east)
Desert Character Overlay	(Combined w/underlying zoning) (Applies to North Land Use Plan area)
NBCC	North Black Canyon Overlay (Combined w/underlying zoning) (Specific guidelines for applicability)
RSIO	Rio Salado Interim Overlay (Combined w/underlying zoning) (Applies between I-17/I-10 to Broadway Rd. & 19th Ave. to 32nd St.)
HP	Historic Preservation Overlay (Combined w/underlying zoning)
CCSIO	Central City South Interim Overlay (Combined w/underlying zoning) (Applies to specific area)
Four Corners Overlay	(Applies to specific area near 24th St. & Broadway Rd.)
SPVTABDO	South Phoenix Village and Target Area B Design Overlay (Applies to specific areas and residential development of 1 and 2 dwelling units per lot)
PSC Overlay	Planned Shopping Center Overlay
SPD	Special Planning District (Combined w/underlying zoning) (Applies to specific neighborhoods)
EBRO	East Buckeye Road Overlay District (Combined w/underlying zoning) (Applies to specific area fronting on Buckeye Road from Central Avenue to 16 th Street) Promote community identity and well managed growth of corridor between Sky Harbor and downtown
DVAO	Deer Valley Airport Overlay District (Combined w/underlying zoning) (Applies to properties around the Deer Valley Airport (DVA), generally bounded by Happy Valley Road, 29 th and 31 st Avenues, Rose Garden lane, Cave Creek Road CAP Canal 16 th and 20 th Streets) Protect adjacent property owners and the DVA's long-term viability as a general aviation facility
ACOD	Arts, Culture and Small Business Overlay District (Combined w/underlying zoning) (Applies to specific land bounded by on I-10 Inner Loop, 19 th Avenue, 20 th Street, and Buckeye Road) To provide greater flexibility in zoning for a vibrant downtown

Zoning District	Description
HRO	Hatcher Road Overlay (Combined w/underlying zoning) (Applies to specific area on both sides of Hatcher Road from 7th Avenue to 7 th Street) Provide development standards to promote a mix of uses in a pedestrian accessible setting
Downtown Code	A code to implement the Downtown Phoenix Plan increased mix of land uses, and more comprehensive design guidelines to support downtown character
PUD	Planned Unit Development Individually tailored standards to create a built environment superior to that produced through conventional zoning and design guidelines
TOD-1	Interim Transit-Oriented District One, to encourage appropriate mixture/density of activity around transit stations to increase ridership and promote alternative modes of transportation (Combined w/underlying zoning)
TOD-2	Interim Transit-Oriented District Two, to encourage appropriate mixture/density of activity around transit stations to increase ridership and promote alternative modes of transportation (Combined w/underlying zoning)
SAUMSO	Seventh Avenue Urban Main Street Overlay District (Combined w/underlying zoning) (Applies to along 7 th Avenue from Indian School Road to Pierson Street) Encourages economic development and utilization of small parcels to support a cohesive commercial corridor
NCASPD	North Central Avenue SPD Overlay District (Combined w/underlying zoning) Provide guidance to preserve North Central Avenue's residential character
AIO	Airport Noise Impact Overlay District (Combined w/underlying zoning) (Applies to specific area generally bounded by Southern Pacific Railroad, University Drive, 7 th Street on the west and 16 th or 24 th Street on the east) To promote well managed growth and to protect adjacent residents in noise impacted areas of airport
FH	Flood Hazard and Erosion Management District (Combined w/underlying zoning) (establish regulations pertaining to the use and development of land within erosion control zones)

Note: See Section 608 of the Zoning Ordinance to calculate bonus points for residential development.

Upon request this publication will be made available in alternate formats including large print, Braille, audiotape or computer disk to accommodate a person with a disability if given reasonable advance notice. Please contact Nici Davidson at voice 602-495-0256 or via the City TTY Relay at 602-534-5500.