What’s the Difference?
<table>
<thead>
<tr>
<th><strong>SPECIAL PLANNING DISTRICTS</strong></th>
<th><strong>SPECIFIC PLANS</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>• July 1978 Phoenix City Council Adopted Special Conservation District (SCD) Ordinance</td>
<td>• Provides more detail needed to implement a subarea of the General Plan such as a village core, along a transportation corridor, a large vacant area, a conservation or redevelopment area, etc.</td>
</tr>
<tr>
<td>• Amended in May 1987 and renamed Special Planning District (SPD)</td>
<td>• Initiated by the Planning Commission, by the City Council, or by a real property owner(s)</td>
</tr>
<tr>
<td>• Overlay zoning district</td>
<td>• No specific plans shall contain less than one hundred acres unless initiated by the Planning Commission or City Council.</td>
</tr>
<tr>
<td>• Initiated and implemented by neighborhood property owner</td>
<td></td>
</tr>
<tr>
<td>NAME</td>
<td>DATE ADOPTED</td>
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<tr>
<td>----------------------</td>
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</tr>
<tr>
<td>Willo</td>
<td>February 12, 1986</td>
</tr>
<tr>
<td>Sahuaro</td>
<td>February 19, 1986</td>
</tr>
<tr>
<td>Coronado</td>
<td>May 21, 1986</td>
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<tr>
<td>Windsor</td>
<td>January 21, 1987</td>
</tr>
<tr>
<td>Encanto Vista</td>
<td>April 21, 1987</td>
</tr>
<tr>
<td>Story</td>
<td>March 11, 1987</td>
</tr>
<tr>
<td>Mountain Park</td>
<td>July 15, 1987</td>
</tr>
<tr>
<td>Roosevelt</td>
<td>September 20, 1989</td>
</tr>
<tr>
<td>Arcadia Camelback</td>
<td>June 16, 1999</td>
</tr>
<tr>
<td>Royal Palm</td>
<td>January 6, 1999</td>
</tr>
<tr>
<td>North Central Avenue</td>
<td>July 1, 2004</td>
</tr>
<tr>
<td>SPECIFIC PLANS</td>
<td>DATE ADOPTED</td>
</tr>
<tr>
<td>------------------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Desert Ridge</td>
<td>July 18, 1990</td>
</tr>
<tr>
<td>Squaw Peak Parkway</td>
<td>October 3, 1990</td>
</tr>
<tr>
<td>44th Street</td>
<td>January 30, 1991</td>
</tr>
<tr>
<td>Downtown Code</td>
<td>Replaced with the Downtown Urban Form Project and Zoning Ordinance Chapter 12</td>
</tr>
<tr>
<td>Camelback East Primary Core</td>
<td>May 29, 1991</td>
</tr>
<tr>
<td>Squaw Peak Freeway</td>
<td>July 3, 1991</td>
</tr>
<tr>
<td>Indian School</td>
<td>December 4, 1991</td>
</tr>
<tr>
<td>Deer Valley Core</td>
<td>October 5, 1994</td>
</tr>
<tr>
<td>Outer Loop Freeway</td>
<td>May 1, 1996</td>
</tr>
<tr>
<td>Black Mountain/Maricopa Freeway</td>
<td>June 30, 1999</td>
</tr>
</tbody>
</table>
GENERAL INTENT
Since the mid 1960’s, Central Avenue has changed from a street lined with large homes to one that is becoming lined with large high-rise buildings. The central theme of the district is the conservation of neighborhood, but it also provides for appropriate non-residential uses as determined through a planning process.

CONTACT
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WHERE TO ACCESS
- Central City Village Page:  https://www.phoenix.gov/pddsite/Pages/pzpcc.aspx
- Planning & Zoning Publications  https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications
- Summary List (Zoning Ordinance Chapter 668)  http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/

GENERAL LOCATION
First Avenue alignment to 7th Avenue, McDowell Road to Thomas Road.
GENERAL INTENT
The purpose of a Special Conservation District (SCD) is to create a unique program tailored for preservation and enhancement of special neighborhood qualities through the development of a plan by the residents of the area.

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WHERE TO ACCESS
Paradise Valley Village Page:
https://www.phoenix.gov/pddsite/Pages/pzvppv.aspx
Zoning Overlays and Regulatory Maps:
Planning & Zoning Publications
https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications
Summary List (Zoning Ordinance Chapter 668)
http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/

GENERAL LOCATION
36th Street to 44th Street, Shea Boulevard south to Phoenix Mountain Preserve.
REGULATORY PROVISIONS

Height and setbacks for commercial and multifamily development adjacent to existing single-family, limiting access to commercial parking lots to major or collector streets, use permits for certain activities, multifamily parking standards, residential front yard setbacks and additions in the side and rear yards of non-conforming residential uses.

GENERAL LOCATION

7th Street to 16th Street, McDowell Road to Thomas Road.

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WHERE TO ACCESS

- Encanto Village Page: https://www.phoenix.gov/pddsite/Pages/pzvpencanto.aspx
- Planning & Zoning Publications: https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications
- Summary List (Zoning Ordinance Chapter 668): http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/
REGULATORY PROVISIONS
Commercial development building height and setbacks, landscape setbacks, and commercial parking requirements.

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WHERE TO ACCESS
- Alhambra Village Page:
  https://www.phoenix.gov/pddsite/Pages/pzvpalhambra.aspx
- Zoning Overlays and Regulatory Maps:
- Planning & Zoning Publications
  https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications
- Summary List (Zoning Ordinance Chapter 668)
  http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/

GENERAL LOCATION
Central Avenue to 7th Street, Camelback Road to Missouri Avenue.
GENERAL INTENT
Pressure from expanding commercial uses in the area have caused concern among residents that the integrity and unique character of their neighborhood will be diminished by future development. The goals of Encanto Vista residents are designed to protect the character of the neighborhood.

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WHERE TO ACCESS
Encanto Village Page:
https://www.phoenix.gov/pddsite/Pages/pzypencanto.aspx

Zoning Overlays and Regulatory Maps:

Planning & Zoning Publications
https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications

Summary List (Zoning Ordinance Chapter 668)
http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/
REGULATORY PROVISIONS
Building height and setbacks, landscaping provisions, increased wall and fence height and prohibition of billboards.

GENERAL LOCATION
7th Avenue to Grand Avenue, Roosevelt Street to McDowell Road.

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WHERE TO ACCESS
Central City Village Page:
https://www.phoenix.gov/pddsite/Pages/pzvpcc.aspx

Zoning Overlays and Regulatory Maps:

Planning & Zoning Publications
https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications

Summary List (Zoning Ordinance Chapter 668)
http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/
REGULATORY PROVISIONS
Building height, front and side yard setbacks, and fence height in all yards.

GENERAL LOCATION
First Avenue to 7th Avenue, Dobbins Road to Euclid Avenue.

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WHERE TO ACCESS
South Mountain Village Page: https://www.phoenix.gov/pddsite/Pages/pzvpsmtn.aspx
Planning & Zoning Publications https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications
Summary List (Zoning Ordinance Chapter 668) http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/
REGULATORY PROVISIONS
Fence and wall height, use of clerestory windows and private development plan review regarding traffic control and street improvements recommended by circulation plan.

CONTACT
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hannah.oliver@phoenix.gov

WHERE TO ACCESS
- Central City Village Page: https://www.phoenix.gov/pddsite/Pages/pzvpcc.aspx
- Planning & Zoning Publications https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications
- Summary List (Zoning Ordinance Chapter 668) http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/

GENERAL LOCATION
Rear of lots fronting Central Avenue to 7th Avenue, Roosevelt Street to McDowell Road.
REGULATORY PROVISIONS
Height of walls along Camelback Road

GENERAL LOCATION
Indian School Road to Stanford Drive, 44th Street to 64th Street.

CONTACT
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WHERE TO ACCESS
Camelback East Village Page:
https://www.phoenix.gov/pddsite/Pages/pzvpce.aspx

Zoning Overlays and Regulatory Maps:

Planning & Zoning Publications
https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications

Summary List (Zoning Ordinance Chapter 668)
http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/
REGULATORY PROVISIONS
Restricts development option, establishes design guidelines.

GENERAL LOCATION
7th Avenue to 19th Avenue, Northern Avenue to Dunlap Avenue

CONTACT
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WHERE TO ACCESS
- North Mountain Village Page: https://www.phoenix.gov/pddsite/Pages/pzvpnmtn.aspx
- Planning & Zoning Publications https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications
- Summary List (Zoning Ordinance Chapter 668) http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/
REGULATORY PROVISIONS
Restricts development option, lot frontage along Central Avenue, landscape and building setback along Central Avenue, garage treatment for garage door facing Central Avenue, and the height of walls along Central Avenue.

GENERAL LOCATION
Properties fronting Central Avenue, between Missouri Avenue and Northern Avenue.

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WHERE TO ACCESS
- Alhambra Village Page: https://www.phoenix.gov/pddsite/Pages/pzvpalhambra.aspx
- Planning & Zoning Publications: https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications
- Summary List (Zoning Ordinance Chapter 668): http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/
REGULATORY PROVISIONS

Development parcel regulations govern the intensities, densities and locational criteria for permitted land uses. Also included are development standards for wall/fence heights, parking requirements and landscaping.

GENERAL LOCATION

32nd Street to 64th Street, north of the Central Arizona Project to Pinnacle Peak Road.

CONTACT

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WHERE TO ACCESS

Desert View Village Page:
https://www.phoenix.gov/pddsite/Pages/pzvpdv.aspx

Zoning Overlays and Regulatory Plans maps:
https://www.phoenix.gov/pddsite/Pages/pzmapszoverlaymap.aspx

Planning & Zoning Publications
https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications

Summary List (Zoning Ordinance Chapter 668)
http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ068/PhoenixZ0668.html#668
GENERAL INTENT

The first plan under the Freeway Mitigation Program in 1988 (proposition 17). To make the freeway more compatible with the adjacent neighborhoods, while respecting the limitations of available resources and the objective of efficiently moving traffic through the Phoenix community.

CONTACT

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WHERE TO ACCESS

- North Mountain Village Page:
  https://www.phoenix.gov/pddsite/Pages/pzvpnmtn.aspx
- Zoning Overlays and Regulatory Plans maps:
  https://www.phoenix.gov/pddsite/Pages/pzmapszoverlaymap.aspx
- Planning & Zoning Publications
  https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications
- Summary List (Zoning Ordinance Chapter 668)
  http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ0668.html#668

GENERAL LOCATION

18th Street to 22nd Street, Interstate 10 to Thomas Road; 16th Street to 22nd Street, Thomas Road to Osborn Road; 16th street to 20th Street, Osborn Road to Glendale Avenue.
GENERAL INTENT

The purpose of the 44th Street Corridor Specific Plan is to establish a framework so that development projected in the Corridor will occur in a manner compatible with the many residential neighborhoods that today and in the future will comprise the major land use in the Corridor.

CONTACT
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WHERE TO ACCESS

- Camelback East Village Page: https://www.phoenix.gov/pddsite/Pages/pzvpce.aspx
- Zoning Overlays and Regulatory Plans maps: https://www.phoenix.gov/pddsite/Pages/pzmapszoverlaymap.aspx
- Planning & Zoning Publications https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications
- Summary List (Zoning Ordinance Chapter 668) http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668

GENERAL LOCATION

Sky Harbor International Airport on the south, McDonald Drive on the north, south of Osborn Road between 40th Street and 48th Street; north of Osborn Road between 42nd Street and 46th Street.
CENTRAL CITY VILLAGE
DOWNTOWN CORE SPECIFIC PLAN
ADOPTED: MAY 8, 1991

REREGULATORY PROVISIONS
See Downtown Core District, Section 643

GENERAL LOCATION
7th Avenue to 7th Street, Harrison Street to McDowell Road.

REPLACED BY
THE DOWNTOWN URBAN FORM PROJECT
& ZONING ORDINANCE CHAPTER 12

WHERE TO ACCESS
- Central City Village Page:
  https://www.phoenix.gov/pddsite/Pages/pzvpcc.aspx
- Zoning Overlays and Regulatory Plans maps:
  https://www.phoenix.gov/pddsite/Pages/pzmapszoverlaymap.aspx
- Planning & Zoning Publications
  https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications
- Summary List (Zoning Ordinance Chapter 668)
  http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668
REGULATORY PROVISIONS
For Core Center 1, 2 and 3 and Core Gradient 1 and 2 designated properties there are building height, and setback provisions and design guidelines.

GENERAL LOCATION
16th Street to 20th Street, Highland Avenue to Medlock Street alignment; 20th Street to 24th Street, Campbell Avenue to Medlock Street alignment; 24th Street to 28th Street, Highland Avenue alignment to Colter Street alignment.

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WHERE TO ACCESS
Camelback East Village Page:
https://www.phoenix.gov/pddsite/Pages/pzvpce.aspx

Zoning Overlays and Regulatory Plans maps:
https://www.phoenix.gov/pddsite/Pages/pzmapszoverlaymap.aspx

Planning & Zoning Publications
https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications

Summary List (Zoning Ordinance Chapter 668)
http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668
GENERAL INTENT

The second plan under the Freeway Mitigation Program in 1988 (proposition 17). Addresses the impacts of the freeway on adjacent neighborhoods; proposes ways to maximize the compatibility of the freeway with adjacent and nearby land uses.

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WHERE TO ACCESS

North Mountain Village Page:
https://www.phoenix.gov/pddsite/Pages/pzvpnmtn.aspx

Zoning Overlays and Regulatory Plans maps:
https://www.phoenix.gov/pddsite/Pages/pzmapszoverlaymap.aspx

Planning & Zoning Publications
https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications

Summary List (Zoning Ordinance Chapter 668)
http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668

GENERAL LOCATION

Half-mile corridor along the Piestewa Freeway, Glendale Avenue north to the Loop 101 Freeway.
**REGULATORY PROVISIONS**

Land use, intensity and density, building heights, lot coverage, submittal of master plan documents and design guidelines.

**GENERAL LOCATION**

108 acres at the northeast corner of Central Avenue and Indian School Road.

**CONTACT**

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**WHERE TO ACCESS**

- Encanto Village Page:
  [https://www.phoenix.gov/pddsite/Pages/pzvpencanto.aspx](https://www.phoenix.gov/pddsite/Pages/pzvpencanto.aspx)

- Zoning Overlays and Regulatory Plans maps:
  [https://www.phoenix.gov/pddsite/Pages/pzmapszoverlaymap.aspx](https://www.phoenix.gov/pddsite/Pages/pzmapszoverlaymap.aspx)

- Planning & Zoning Publications
  [https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications](https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications)

- Summary List (Zoning Ordinance Chapter 668)
  [http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668](http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668)
**GENERAL INTENT**

The Plan envisions 27th Avenue as the principle street in the Core - its Main Street. At the north end is the most concentrated employment center, at the south end is planned a mix of service types uses including hotels, restaurants, movie theaters, offices as well as the existing Phoenix General Hospital.

**CONTACT**

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racelle.escolar@phoenix.gov

**WHERE TO ACCESS**

- Deer Valley Village Page:  
  [https://www.phoenix.gov/pddsite/Pages/pzvpdrvly.aspx](https://www.phoenix.gov/pddsite/Pages/pzvpdrvly.aspx)
- Zoning Overlays and Regulatory Plans maps:  
  [https://www.phoenix.gov/pddsite/Pages/pzmapszoverlaymap.aspx](https://www.phoenix.gov/pddsite/Pages/pzmapszoverlaymap.aspx)
- Planning & Zoning Publications  
  [https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications](https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications)
- Summary List (Zoning Ordinance Chapter 668)  
  [http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668](http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668)

**GENERAL LOCATION**

31st Avenue to 23rd Avenue, Utopia Road to Rose Garden Land; Black Canyon Freeway to 23rd Avenue, Union Hills Drive to Utopia Road.
GENERAL INTENT

The third plan under the Freeway Mitigation Program in 1988 (proposition 17). Establishes non-regulatory policies and guidelines to improve the compatibility between the freeway and the residential neighborhoods through which it passes.

CONTACT

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WHERE TO ACCESS

- Multiple Village Pages:
  https://www.phoenix.gov/pdd/pz/village-planning-committees
- Zoning Overlays and Regulatory Plans maps:
  https://www.phoenix.gov/pddsite/Pages/pzmapszoverlaymap.aspx
- Planning & Zoning Publications
  https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications
- Summary List (Zoning Ordinance Chapter 668)
  http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ0668.html#668

GENERAL LOCATION

Half-mile corridor along the Loop 101 Freeway, 51st Avenue to Scottsdale Road.
GENERAL INTENT
The fourth plan under the Freeway Mitigation Program in 1988 (Proposition 17). Establishes non-regulatory policies and guidelines to improve the compatibility between the freeway and the residential neighborhoods through which it passes.

CONTACT
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WHERE TO ACCESS
- Multiple Village Pages:  
  https://www.phoenix.gov/pdd/pz/village-planning-committees
- Zoning Overlays and Regulatory Plans maps:  
  https://www.phoenix.gov/pddsite/Pages/pzmapszoverlaymap.aspx
- Planning & Zoning Publications  
  https://www.phoenix.gov/pdd/about/reports/planning-zoning-publications
- Summary List (Zoning Ordinance Chapter 668)  
  http://www.codepublishing.com/AZ/Phoenix/html/PhoenixZ06/PhoenixZ0668.html#668

GENERAL LOCATION
Half-mile corridor along the Interstate 17 Freeway and its continues connection with the Interstate 10 Freeway, Pecos Road to Pinnacle Peak Road.