

# Zoning Information Guide

"Planning with People for a Better Phoenix"



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

UPDATED REQUIREMENTS FOR USE PERMITS AND SPECIAL PRERMITS AS APPROVED BY CITY COUNCIL ON 11/7/12

USE	EXISTING DISTRICT	NEW REQUIREMENT AS APPROVED BY CITY COUNCIL
1. Schools: business, data processing, insurance, private real estate, stenographic.	Use Permit required in C-O and C-O/G-O.	Remove Use Permit and allow by right.
2. Copying and reproduction center	C-O with Use Permit.	Remove Use Permit.
3. Jewelers, Retail Sales and Repairs, Gem Stone Repair and Cutting	C-1 with Use Permit.	Remove Use Permit.
4. Schools: business, data processing, insurance, private real estate, stenographic.	Use permit required in C-1 and permitted by-right in C-2.	Remove Use Permit and allow by right.
5. Veterinary Offices	C-1 with Use Permit. Such offices shall be so constructed and operated to prevent objectionable noise and odor outside the walls of the office. Maximum 25% gross floor area for boarding, but no outdoor kennels/runs, no direct outside exit from any kennel room. If they want to have any outdoor runs/areas then need a special permit.	Indoor veterinary allowed by-right. Any outdoor kennels or runs require a Use Permit. Same as existing requirements for pet day care and pet care facilities in C-1.
6. Bank Vault Storage	C-2 with Use Permit	Remove Use Permit.
7. Propane Retail sales accessory to a gas station	C-2 with Use Permit	Remove Use Permit and allow by-right with conditions that are consistent with the Fire Code.
8. Propane Retail sales accessory to a retail facility	C-2 with Use Permit	Remove Use Permit and allow by-right with conditions that are consistent with the Fire Code.
9. Commercial Schools	CP/SU, CP/RP, CP/BP, CP/GCP with Use Permit	Remove Use Permit and allow by right.
10. Free-standing water/ice kiosk or other facility with a maximum of 250 sq. ft. in parking lot	C-1, C-2, C-3 with Use Permit	Remove Use Permit.
11. Second Hand/Used Merchandise	C-1 with Use Permit. Allows for used merchandise to be sold for greater than 5% of the gross floor area.	Remove Use Permit. Any outdoor activities other than carrying goods directly into the facility require a use permit. Allow by-right in UR.
12. Automobile Rental and Leasing	C-2 with Special Permit	Remove Use Permit and allow by right with a maximum 15 vehicles on site.
13. Tattoo Shops	C-2 with Special Permit	Remove Special Permit and require Use Permit in C-2 and UR.
14. Bank Vault Storage	C-2 Use Permit, PSC with Special Permit	Allow by-right in C-2, PSC, and CP.
15. Temporary Environmental Remediation Facilities	S-1, RE-43, RE-24, RE-35, R1-18, R1-10, R1-8, R1-6, R-2, R-3, R-3A, R-4, R-5, C-1 all with Use Permits.	Require Special Permit for all residential zoning districts, and a use permit for other zoning districts if within 300-feet of residential zoning. Screening will be required and cannot be chain link or chain link with slats.
16. Dependent Care Facilities for 13+	SP in R-3, R-3A, R-4, R-4A, R-5, and PAD-13 to PAD-15.	Use Permit in R-3, R-3A, R-4, R-4A, R-5, and PAD-13 to PAD-15.
17. Golf and Baseball Driving Ranges	By-right in C-3, A-1, and A-2; SP required in all other zoning districts.	Remove use from S-1 through R-5. Special Permit for outdoor facility in C-1 and C-2. Permit by-right for indoor facilities in C-2 and CP. Permit by-right in C-3, A-1, and A-2.
18. Limited outdoor Uses	CP/GCP with Special Permit	Remove Special Permit and require Use Permit in CP/GCP.
19. Private clubs, Lodges, Community Organizations with public activities	Special Permit in all districts. Restaurants and bars are allowed in commercial districts subject to a use permit and private clubs are not a more intensive use than a public restaurant/bar.	No change for residential districts - Special Permit in all residential districts. Require use permit that mirrors the use permit requirements for restaurants/bars/ cocktail lounges in C-1, C-2, and C-3.