ARTICLE 7 – COMMERCIAL/RESIDENTIAL ZONING DISTRICT (C-R)

Section 701 – Purpose

The principal purpose of this zoning district is to provide for shops and services in convenient locations to meet the daily needs of families in the immediate residential neighborhoods and wholesaling or distribution activities in locations where there is adequate access to major streets or highways. Principal uses permitted in this zoning district include retail and wholesale commerce, commercial entertainment, and some light manufacturing usages.

Section 702 – Use Regulations

The following are permitted uses within the Commercial-Residential Zoning Districts:

1. Single-family dwellings. Allowed dwelling types include:
    a. Site-built homes.
    b. Manufactured homes.
    c. Rehabilitated mobile homes.
    d. Factory-built homes provided they are approved models with the Arizona Department of Housing.
2. Churches.
3. Schools.
4. Utility facilities, to include:
    a. Facilities for the delivery to the public, by a regulated public utility or a public entity, water, gas, electricity, steam, hot or cold air, telecommunications and cable televisions service, or sewer service.
        i. This shall include pipes, lines, and cables required for the actual delivery of the foregoing, as well as facilities and appurtenances directly related thereto (such as pumping or booster stations along pipelines and substations along transmission lines).
        ii. This shall **not** include generating plants, treatment plants, storage yards, or other major utility facilities which may be allowed with a Special Use Permit. It likewise shall not include television, radio, or telecommunications towers and stations, which may be allowed with a Special Use Permit.
5. Publicly owned or operated properties such as fire stations, police stations, and post offices.
6. Multiple-family dwellings.
7. Boarding and lodging houses.
8. Accessory buildings and uses customarily incidental to the permitted uses.
9. Antique Stores.

10. Art and dance instruction, art galleries.
11. Art metal, and ornamental iron shops.
12. Automobile laundry, provided, steam cleaning is confined within a completely enclosed building.
13. Automobile part and supply stores.
14. Automobile repair shops and garages provided all operations are conducted within a completely enclosed building.
15. Automobile sales and rentals.
16. Automobile service stations with underground storage of fuels.
17. Awning and canvas stores.
18. Banks.
19. Bakeries and candy stores, including the manufacturing of bakery and candy products for on-site retail sales only.
20. Barber and beauty shops.
21. Bars and liquor stores.
22. Bathhouses and massage therapy.
23. Blueprinting and photocopying/printing establishments.
24. Boat sales.
25. Book, stationary, and gift stores.
26. Bowling alleys.
27. Catering establishments.
28. Cabinet and carpentry shops.
29. Clothing and costume stores, including rentals.
30. Community buildings.
31. Contractor's yard.

32. Craft shops, including ceramic, mosaic, fabric, jewelry, leather goods, silk screening, dress designing, sculpting and wood carving.
33. Dance halls and nightclubs.
34. Day-care establishments.
35. Delicatessen stores.
36. Drug stores and soda fountains.
37. Dry goods stores.
38. Electrical shops.
39. Equipment sales and rentals.
40. Feed stores.
41. Florist shops.
42. Funeral homes.
43. Furniture stores and rentals.
44. Frozen food lockers.
45. Golf Courses, to include:
    a. Clubhouses
    b. Miniature courses
    c. Practice driving ranges
46. Grocery stores and meat markets provided there are no slaughtering of animals or poultry on the premises.
47. Hardware and appliance stores.
48. Horology stores.
49. Hotels, motels and resorts.
50. Ice cream stores.
51. Ice distribution stations.
52. Jewelry stores.

53. Kennels.
54. Key and gun stores, including incidental repair work.
55. Laboratories.
56. Laundry establishments, including self-service.
57. Libraries.
58. Lumber yards.
59. Manufactured home and Recreational Vehicle sales.
60. Museums.
61. Music conservatory and music instruction establishments.
62. Offices.
63. Paint and wallpaper stores.
64. Parking lots.
65. Parks.
66. Pet shops, not including veterinary or kenneling services.
67. Photography/artist studios.
68. Playgrounds.
69. Plumbing shops.
70. Pool halls.
71. Printing and publishing establishments.
72. Private and public swimming pools.
73. Private schools operated as a commercial enterprise.
74. Precision, optical, and musical instrument repair shops.
75. Public garages.
76. Radio and television broadcasting stations.

77. Rest and nursing stations.
78. Restaurants and cafes.
79. Retail stores.
80. Shoe repair shops.
81. Stone and monument shops.
82. Tailor shops.
83. Taxidermists.
84. Tennis courts.
85. Tinsmith shops.
86. Trade schools.
87. Upholstery shops.
88. Variety stores.
89. Wholesale stores.

The following uses require an Administrative Permit within the Commercial-Residential Zoning District:

1. Guest houses.
2. Home occupation.

The following uses require a Special Use Permit within the Commercial-Residential Zoning Districts:

3. Automobile services stations with above-ground fuel storage of over five hundred (500) gallons.
4. Institutional residential and other group homes.
5. Manufactured home parks.
6. Recreational vehicle parks.
7. Recycling facilities.
8. Sport arenas.
9. Television, wireless, and radio transmitter towers and stations.

10. Warehousing and self-storage facilities.
11. Zoos.

Section 703 – Development Standards

	C-R
Minimum Parcel Size (Square Feet)	6,000
Minimum Parcel Width (Feet)	60
Lot Area Per Dwelling Unit (Square Feet)	1,000
Maximum Lot Coverage (Percentage)	50
Distance Between Buildings (Feet)	5
Front Yard Setback (Feet)	20
Rear Yard Setback (Feet)	15
Side Yard Setback (Feet)	5
Maximum Building Height (Feet)	30
Fence/Wall Height (Feet) **Front Yard** **Side/Rear Yard**	 3.5 7

Section 704 – Manufactured Home Park (MHP) and Recreational Vehicle Park (RVP) Development Standards

	MHP	RVP
Maximum Number of Homes/Vehicles Per Space	1	1
Minimum Space Size (Square Feet)	3,000	1,000
Minimum Space Width (Feet)	36	25
Maximum Space Coverage (Percent)	40	50
Structure/RV Distance from Interior Driveway/Road (Feet)	8	4
Structure/RV Distance from Side of Space (Feet)	5	3
Structure/RV Distance from Interior Driveway/Road on Corner (Feet) **Entry Side** **Non-Entry Side**	 20 8	 20 3
Structure Setback from Exterior Lot Line (Feet)	8	8
Maximum Number of Spaces for RVs (Percentage)	20	-
Minimum Required Solid Fence/Wall Height (Feet)	3.5	3.5
Maximum Required Solid Fence/Wall Height (Feet)	7	7

Section 705 – Additional Regulations

1. Any use not within a completely enclosed building shall be screened from lots in adjoining Rural or Residential zoning districts by a solid fence at least six (6) feet in height.
2. Any lighting shall be placed as to reflect away from adjoining Rural or Residential zoning districts.