

SECTION 4

PERMITTED LAND USES

4.1 PURPOSE

The purpose of each Permitted Land Use table is to promote the health, safety and general welfare of the citizens of the City of Page by classifying and apportioning complementary and supportive land uses into the appropriate zoning districts.

4.2 HOW TO USE THE TABLES

A land use table has been provided for three different zoning district categories: Residential; Commercial and Service; and Business, Industrial and Planned Development. Within each table, the status of each land use is indicated relative to a specific zoning district. The table will indicate whether the land use is permitted, not permitted, or permitted with a Conditional Use Permit. For example, in the Residential Zoning District table, a hospital is not permitted (np) in a Residential Estate (RE-2A) district, but is permitted in a One-Family Residential District (R1-7) with a Conditional Use Permit (CUP). Community Play Areas are a permitted (p) use in a RE-2A district. Any exceptions are foot-noted and explained in greater detail at the bottom of the table.

4.3 USES PERMITTED IN ANY ZONE

4.3.1 Supplementary Use, Height and Area Restrictions

The following uses and accessory uses, in addition to those specified shall be permitted in any zone:

- A. Structures and land uses for necessary government and public utility functions.
- B. Recreation, refreshment, and service buildings in public parks and playgrounds.
- C. The keeping, in connection with each permitted dwelling, of not more than 3 pets, such as dogs, cats, and similar household pets, exclusive of animals under the age of 6 months, and exclusive of birds, fish and other pets which at all times are kept within a fully enclosed building or accessory building and which do not create odor or sound which is detectable on an adjoining lot.

4.4 NON-CONFORMING USES

4.4.1 Purpose

This Section is intended to limit the number and extent of non-conforming uses by prohibiting their enlargement and their reestablishment after abandonment and by prohibiting the alteration of the structures they occupy and their restoration after destruction, except as provided for by *A.R.S. §9-462.02*.

4.4.2 Application

Any use of a structure or land which was lawfully established and maintained prior to the

adoption of this Ordinance, but which does not conform with the use and/or height, setback, area or other regulations for the zoning district in which it is located is a legal, non-conforming use and is subject to the regulations contained in this Section.

4.4.3 Discontinuance

The lawful use of land, buildings or structures existing at the time of the passage of this Ordinance, although it does not conform to the provisions of this Ordinance, may be continued, but if the non-conforming use is discontinued for 6 months, any future use of the land shall conform with the provisions of this Ordinance.

4.4.4 Enlargements and Modifications

- A. Any non-conforming structure declared unsafe by a proper authority may be restored to a safe condition.
- B. With the exception of *Section 4.4.4A*, a non-conforming building may not be reconstructed or structurally altered during its life to an extent exceeding 50% of its assessed market value, unless the building is changed to a conforming use.
- C. No repair or alteration of more than 50% of its current assessed value shall be made to any non-conforming building or use which has been damaged by an act of God or other calamity, unless the building or use is made to conform with this Ordinance. Otherwise, it may be reconstructed or repaired and used as before, provided the work is completed within 90 days of the date of damage.
- D. A non-conforming use of a building or lot shall not be changed to another non-conforming use. Changes in use shall be made only to a conforming use.
- E. Once changed to a conforming use, no building or land shall be permitted to revert to a non-conforming use.
- F. A non-conforming use shall not be extended if it displaces a conforming use.
- G. Nothing in this Section shall be interpreted as authorization for approval of the continuance of the use of a building or premises in violation of zoning regulations in effect at the time of the effective date of this Ordinance.

Permitted Use Table: Residential Zoning Districts

USE	RE-2A	RE-1A	R1-8	R1-7	R1-5	R2	RM	MHS	MHP
Single Family Dwelling ¹	P	P	P	P	P	P	P	P	CUP ²
Accessory Buildings & Uses Incidental to the Principal Use	P	P	P	P	P	P	P	P	P
Temporary Offices, Travel Trailers, Construction Sheds, etc., Associated with Home Construction ³	P	P	P	P	P	P	P	P	NP
Churches & Accessory Uses, Including Convents and Parish Houses	NP	NP	NP	CUP	NP	CUP	CUP	NP	NP
Schools	NP	NP	NP	CUP	NP	CUP	CUP	NP	NP
Mortuaries	NP	NP	NP	CUP	NP	CUP	CUP	NP	NP
Hospitals	NP	NP	NP	CUP	NP	CUP	CUP	NP	NP
Day Care	NP	NP	NP	CUP	NP	CUP	P	NP	NP
Senior Citizen Centers	NP	NP	NP	CUP	NP	CUP	CUP	NP	NP
Dental & Medical Clinics	NP	NP	NP	CUP	NP	CUP	CUP	NP	NP
Professional Offices	NP	NP	NP	CUP	NP	CUP	CUP	NP	NP
Dormitories	NP	NP	NP	NP	NP	NP	CUP	NP	NP
Duplex	NP	NP	NP	NP	NP	P	P	NP	NP
Apartments	NP	NP	NP	NP	NP	NP	P	NP	NP
Manufacturing Home Park & Accessory Laundry & Recreational Facilities	NP	NP	NP	NP	NP	NP	NP	NP	P
Convenience Stores & Restaurants as an Integral Part of Manufactured Home Park	NP	NP	NP	NP	NP	NP	NP	NP	CUP
Recreational Vehicle Park	NP	NP	NP	NP	NP	NP	NP	NP	CUP
Single Family Manufactured Homes and Accessory Uses and Buildings	NP	NP	NP	NP	P	NP	NP	P	P
One Non-Rental Guest House	P	P	NP	NP	NP	NP	NP	NP	NP
Livestock; Plus Shelters, Stables, Stalls, Cages, Pens where they are held ⁴	P	P	NP ⁵	NP ⁵	NP ⁵	NP ⁵	NP ⁵	NP ⁵	NP ⁵
Carnivals, Circuses & Similar Uses	TUP ⁶	TUP ⁶	TUP ⁶	TUP ⁶	TUP ⁶	TUP ⁶	TUP ⁶	TUP ⁶	TUP ⁶
Bed & Breakfast Homestay	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	NP

Adopted April 2001
Updated May 2012
Amended April 2013

City of Page Zoning Ordinance

Chapter 4 3

Group Home	NP	NP	NP	CUP ⁷	NP	CUP ⁷	CUP ⁷	NP	NP
Vacation Home Rentals	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

P=Permitted NP=Not Permitted CUP=Conditional Use Permit Required TUP= Temporary Use Permit

Notes for Permitted Use Table: Residential Zoning Districts

- ¹ Home Instruction of no more than 4 students at any one time is permitted, provided that adequate off-street parking is furnished.
- ² A single family home must be for the owner or manager of the Manufactured Home Park.
- ³ During the construction of a dwelling on a lot, but not exceeding 12 months with a Valid Building Permit
- ⁴ Places where animals are kept shall be maintained so that flies, insects, or vermin, rodents, odors, ponded water, the accumulation of manure, garbage, refuse or other noxious material does not disturb the peace, comfort, or health of any person. Additionally, no person shall keep or maintain any poisonous reptile, or dangerous, carnivorous, wild animal without having registered the animal or reptile with County and State Humane Officers. The animals or reptiles shall be safely penned or caged and kept in accordance with all requirements of County, State and City regulations. Large livestock are limited to 4 per acre where permitted. Any person, firm or corporation is prohibited from keeping or sheltering any animal, bird or fowl, except a dog or cat, EXCEPT WHERE PERMITTED. No pigsty or piggery shall be built or maintained on marshy ground or land subject to overflow, nor within 200 feet of any stream, canal or other source of water supply, nor within 300 feet of an inhabited house or occupied building on an adjoining property. All livestock shall not disturb the peace, comfort, or health of any person.
- ⁵ Chicken hens and pullet permitted within enclosed fenced yards subject to any applicable health, sanitation, and nuisance laws. Any coop, house, shed or other structure shall comply with all applicable city codes and laws in respect to construction, setbacks, and easements.
- ⁶ A Special Event Permit is required on City owned property.
- ⁷ No more than 10 persons at any one time shall reside in the Group Home, and shall be subject to all applicable licenses required by City, State or Federal agencies. All similar facilities shall be separated by 1,000 feet, measured in a straight line in any direction of the lot line of another such facility.

Permitted Use Table: Commercial and Service Commercial Zoning Districts

USE¹	CBD	C-2	SC
RETAILS SALES AND RENTALS			
Accessory Uses, Incidental to Principal Use	CUP	CUP	CUP
Automobile Sales (New and Used Vehicles)	NP	CUP ⁵	CUP
Boat and Recreational Vehicle Sales	NP	CUP ⁵⁶	CUP
Convenience Stores with Gas Services	P	P	P
General Merchandise	P	P	P
Grocery Stores, Supermarkets and Bakeries	P	P	P
Home Appliances and Home Furnishings (indoor / outdoor)	P	P	P
Liquor Stores	P	P	P
Medical Marijuana Dispensary and Medical Marijuana Cultivation ²	NP	NP	CUP ²
Pet Stores, Including Pet Food and Supplies	P	P	P
Second-Hand Merchandise in an Enclosed Building	P	P	P
RECREATION AND ENTERTAINMENT			
Adult Entertainment ²	CUP	CUP	CUP
Art Studios	P	P	P
Assembly Hall	P	P	P
Billiard Hall	P	P	P
Bowling Alley	P	P	P
Carnivals, Circuses, and Similar Uses	TUP ¹⁰	TUP ¹⁰	TUP ¹⁰
Fraternal Lodges	P	P	P
Museums	P	P	P
On-Site Sale and Consumption of Alcohol	P	P	P
Outdoor Musical Entertainment ³	CUP	CUP	CUP

Outdoor Vending	CUP	CUP	CUP
Recreational Facilities	CUP	CUP	CUP
Restaurants, Including Drive-Ins	P	P	P
Theaters	P	P	P
PERSONAL SERVICES			
Adult Education Facility	P	P	P
Barbers and Beauty Salons	P	P	P
Day Care	CUP	CUP	CUP
Dog Grooming	P	P	P

Permitted Use Table: Commercial and Service Commercial Zoning Districts (continued)

USE¹	CBD	C-2	SC
Dog/Cat Boarding	NP	NP	CUP
Fitness Studios	P	P	P
Treatment / Counseling Facilities	CUP ¹¹	CUP ¹¹	CUP ¹¹
Interior Decoration, Fabrication and Sales	P	P	P
Laundries and Dry Cleaners	P	P	P
Massage Therapy	P	P	P
Photo Studio, Equipment, Copy Centers (Supplies and Service)	P	P	P
Shoe Repair	P	P	P
Sight-Seeing Tours with Associated Parking	P	P	P
Veterinary Clinic ⁷	CUP	CUP	CUP
PROFESSIONAL SERVICES AND GENERAL COMMERCIAL			
Ambulance Service	CUP	CUP	CUP
Appliance Repair	CUP	P	P
Auto / Boat Service Stations (Including Body Repair)	NP	NP	P
Auto / Boat Stations (Without Body Repair)	CUP ⁶⁸⁹	P ⁶⁹	P
Banking and Financial Services	P	P	P
Bus Line Depots	CUP	CUP	CUP
Churches	NP	CUP	CUP
Clinics	P	P	P
Indoor Manufacturing	NP	NP	CUP
Indoor Storage and Warehousing	NP	NP	CUP

Medical Facilities	P	P	P
Motel / Hotel	P	P	CUP
Mortuaries	NP	CUP	CUP
Newspaper Printing	CUP ^{8,9}	CUP ⁹	P
Offices	P	P	P
Outdoor Display, as Part of an Otherwise Enclosed Use	CUP	CUP	CUP
Outdoor Storage	NP	NP	CUP
Paint Spray (Indoor)	NP	NP	CUP
Radio and Television Stations	CUP	CUP	P

Permitted Use Table: Commercial and Service Commercial Zoning Districts (Continued)

USE ¹	CBD	C-2	SC
RV Storage	NP	NP	CUP
Schools; Beauty, Dancing, Business, Gymnastic	P	P	P
Self Service Storage	NP	CUP	CUP
Sign Sales and Limited Fabrication	NP	CUP	CUP
Small Engine/Personal Watercraft Repair (indoor)	CUP	CUP	CUP
Vehicle Detailing	NP	CUP	CUP
Wholesale Supplies	NP	CUP	P
RESIDENTIAL LAND USE			
Office Residence	CUP ⁴	CUP ⁴	CUP ⁴
Apartments	CUP ⁴	CUP	CUP
Watchman's Quarters	NP	NP	CUP

P= Permitted

NP= Not Permitted

CUP = Conditional Use Permit Required

Notes for Permitted Use Table: Commercial and Service Commercial Zoning Districts

¹ Commercial uses are restricted to closed buildings unless approved with a Conditional Use Permit.

² To obtain a Conditional Use Permit, the Adult Entertainment Business, Medical Marijuana Dispensary, or Medical Marijuana Cultivation location shall not be closer than 1,000 feet from the boundaries of a Residential Zoning District, the property lines of any public or private school, public park or playground, or church or non-commercial establishment owned or operated by a bona fide religious organization.

The business shall not be located within 2,000 feet of any other adult businesses medical

marijuana dispensary or medical marijuana cultivation location and shall display no sign visible from the exterior except for a sign identifying the business as an Adult Entertainment Business, Medical Marijuana Dispensary, or Medical Marijuana Cultivation location. The business shall exclude persons less than 18 years of age from its premises. No materials depicting sexual activities or specified anatomical areas, or marijuana plants or marijuana use shall be visible from the exterior of the business.

All distances shall be measured in a straight line, without regard to intervening structures or objects, from the property line of the business to the nearest property line of another Adult Entertainment Business, Medical Marijuana Dispensary, Medical Marijuana Cultivation location, school, church, public facility, residential district or other use specified in this regulation.

With regard to a Medical Marijuana Dispensary, on-site and drive through services are prohibited. Applicants seeking a conditional use permit shall provide the name and location of the off-site cultivation location or source, a copy of operating procedures adopted in compliance with ARS §36-2804(B)(1)(c), procedures for proper disposal of marijuana remnants or by-products (not to be the facility's exterior refuse container), a security plan, and a plan to prohibit the emission of odors from the facility into the environment. The dispensary must be a permanent building (not a trailer, cargo container or motor vehicle) with a maximum area not to exceed 1,000 square feet. Operating hours shall not be earlier than 8 a.m. and not later than 8 p.m. Marijuana shall not be consumed on the premises of the dispensary, including any accessory structures, parking lot or parking areas.

With Regard to a Medical Marijuana Cultivation location, applicants seeking a conditional use permit shall provide the name and location of the off-site dispensary, a copy of operating procedures adopted in compliance with ARS §36-2804(B)(1)(c), procedures for proper disposal of marijuana remnants or by-products (not to be the facility's exterior refuse container), a security plan, and a plan to prohibit the emission of odors from the facility into the environment. The cultivation location must be a permanent building (not a trailer, cargo container or motor vehicle) with a maximum area not to exceed that necessary to provide medical marijuana to the identified dispensary. The cultivation location shall not be open to the public and retail sales are prohibited. Marijuana shall not be consumed on the premises, including any accessory structures, parking lot or parking areas. **Caregivers, as authorized by AZ DHS to cultivate medical marijuana, shall be restricted to cultivation of medical marijuana in the Service Commercial zoning district.**

- ³ The Conditional Use Permit will be personal to the individual and applicable to only one location. The Permit is not transferable. The Permit is subject to an annual review. Outdoor musical entertainment will not be permitted in the public right-of-way. The entertainment will be limited to the hours of 8:00 a.m. to 12:30 a.m.

No retail or wholesale over-the-counter sale of goods are permitted to be sold in conjunction with the entertainment, other than the products or services being provided by the permitted business, unless accompanied by an Arizona Transaction Privilege Tax License. The performer will not use any flammable items, fireworks, electronic light displays, or laser-operated device.

Outdoor musical entertainment shall be restricted to music or singing which is not excessive or disturbing to the community as prescribed by *City Code 10-1-12*. If the sound is of sufficient volume and duration that it would cause discomfort or annoyance to a reasonable person of normal sensitivities, it shall be prohibited.

- ⁴ Before granting a CUP, the Commission shall: (1) determine that the use is incidental and subordinate to the principal use; (2) only one office residence shall be granted per lot; (3) adequate off-street parking is provided; (4) the accessory residence must be an integral part of the primary commercial structure and may not exceed 50% of building floor area, with a maximum accessory residence size of 1,000 square feet.

- ⁵ All vehicles/boats being displayed outdoors must be screened by a 3' high solid wall. Landscaping may be substituted for the solid wall. The landscaping must be 3' high and 3' deep, with provisions for maintenance.
- ⁶ Service and repair within this district for boats exceeding 9' in width and 30' in length are not permitted.
- ⁷ No animals under care may be housed outside.
- ⁸ Service bay doors may not front Lake Powell Boulevard.
- ⁹ Service bay doors for service stations and repair facilities may not face residential neighborhoods.
- ¹⁰ A Special Event Permit is required on city owned property.
- ¹¹ Residential uses may be permitted in conjunction with a treatment / counseling facility. All similar facilities shall be separated by 1,000 feet, measured in a straight line in any direction of the lot line of another such facility.

**Permitted Use Table: Business, Industrial, Airport
and Future Development Districts**

USE	IP	BP	POS	AP ²	AA ²	ACZ ₂	FD ³
Accessory Uses, Incidental to Principal Use	CUP	CUP	CUP	2	2	NP	3
Animal Boarding/Shelter ⁷	CUP	NP	NP	NP ²	NP	NP	NP ³
Art Studio (With Craftsmen On-Premises Working in Public View)	NP	NP	NP	2	2	NP	3
Business Offices	CUP	P	NP	2	2	NP	3
Business Services, Management, Administrative and Consulting	CUP	P	NP	2	2	NP	3
Carnivals, Circuses & Similar Uses	TUP ⁸	TUP ⁸	TUP ⁸	2	2	NP	3
Cemetery	NP	NP	NP	2	2	NP	3
Churches	NP	NP	NP	2	2	NP	3
Convention Center	NP	NP	NP	2	2	NP	3
Dental & Medical Services	NP	P	NP	2	2	NP	3
Duplicating, Blueprinting and Photocopying Services	CUP	P	NP	2	2	NP	3
Fraternal Lodges	NP	NP	NP	2	2	NP	3
Hospitals	NP	NP	NP	2	2	NP	3
Junkyards & Auto Wrecking (Screened)	CUP	NP	NP	2	2	NP	3
Laundry/Dry Cleaning	CUP	NP	NP	2	2	NP	3

Livestock, Large	CUP 3	NP	NP	2	2	NP	3
Manufacturing	P	P 4	NP	2	2	NP	3
Mortuaries	NP	NP	NP	2	2	NP	3
Motels/Hotels & Associated Functions (Pools, Tennis Courts) 5	NP	NP	NP	2	2	NP	3
Native American Culture Center & Associated Retail Uses	NP	NP	NP	2	2	NP	3
Nature Trails or Wildlife Habitats With Plant & Wildlife Identifiers	NP	NP	P	2	2	NP	3
Day Care Facilities	NP	CUP	NP	2	2	NP	3
Off-Highway Vehicle (OHV) Areas	NP	NP	NP	2	2	NP	CUP
Outdoor Musical Entertainment	NP	NP	NP	2	2	NP	3
Paint Spray Operations – Indoor	P	P	NP	2	2	NP	3
Paint Spray Operations – Outdoor	CUP	NP	NP	2	2	NP	3
Repair Facilities	P	CUP	NP	2	2	NP	3

Permitted Use Table: Business, Industrial, Airport and Future Development Districts (Continued)

USE	IP	BP	POS	AP²	AA²	ACZ²	FD³
Research & Development Laboratories	P	P	NP	2	2	NP	3
Restaurants	NP	CUP 6	NP	2	2	NP	3
Schools & Accessory Uses	CUP	CUP	NP	2	2	NP	3
Senior Citizen Centers	NP	NP	NP	2	2	NP	3
Solid Waste Transfer Stations	P	NP	NP	2	2	NP	3
Storage - Outdoor	P	NP	NP	2	2	NP	3
Veterinary Clinic 7	CUP	NP	NP	2	2	NP	3
Warehousing (Indoor)	P	P	NP	2	2	NP	3
Wholesale Sales	P	P	NP	2	2	NP	3
Residential Uses							
Office Residence	CUP	CUP	NP	2	2	NP	3

Notes for Permitted Use Table : Business, Industrial, Airport and Future Development Districts

- ¹ Planned Development Districts can accommodate any use or combination of compatible uses that are consistent with the Development Policies and Land Use Plan of the *Page General Plan* and listed as permitted or conditional uses in this Ordinance.
- ² All Uses Require a Conditional Use Permit, Special Event Permit (SEP) or a Temporary Use Permit (TUP) that are consistent with the *Airport Master Plan*.
- ³ All Uses Will Require either a Zoning Change, a Conditional Use Permit, or a Special Events Permit.
- ⁴ Only Light Industrial Uses which do not negatively impact adjacent properties with sound, light, glare, vibration, odor, or heat.
- ⁵ Minimum Guest Room Size of 300 Square Feet.
- ⁶ Excluding Drive-In Restaurants.
- ⁷ No outdoor boarding of animals. Outdoor runs permitted between 7:00 am and 7:00 pm only.
- ⁸ Special Events Permits are issued for events on city property. The permit is currently issued by Public Works Department.

Permitted Use Table: Planned Development Districts

USE1	PDR	PRD	PDMR	PDC	PDI	PDBP	PDGC
RETAIL SALES AND RENTALS							
Accessory Uses, Incidental to Principal Use	P	CUP	P	CUP	CUP	CUP	CUP
Automobile Sales (New and Used Vehicles)	NP	NP	NP	P	NP	NP	NP
Boat and Recreational Vehicle Sales	NP	NP	NP	P	NP	NP	NP
Convenience Stores with Gas Service	NP	NP	NP	P	NP	NP	NP
Fuel (gasoline, diesel, propane) Service	NP	P ¹⁷	NP	NP	NP	NP	NP
General Merchandise	NP	P	NP	P	NP	NP	P
Grocery Stores, Supermarkets and Bakeries	NP	P	NP	P	NP	NP	NP
Home Appliances and Home Furnishings	NP	P	NP	P	NP	NP	NP
Liquor Stores	NP	P	NP	P	NP	NP	NP
Outlet Mall	NP	P	NP	P	NP	NP	NP

Office Residence	NP	CUP	NP	CUP ⁴	CUP ⁴	CUP ⁴	CUP ⁴
Pet Stores, Including Pet Food and Supplies	NP	P	NP	P	NP	NP	NP
Second-Hand Merchandise in an Enclosed Building	NP	P	NP	P	NP	NP	NP
RECREATION AND ENTERTAINMENT							
Adult Entertainment ²	NP	CUP	NP	CUP	NP	NP	NP
Art Studios	NP	P	NP	P	NP	NP	NP
Assembly Hall	NP	P	NP	P	NP	NP	NP
Billiard Hall	NP	P	NP	P	NP	NP	NP
Bowling Alley	NP	P	NP	P	NP	NP	NP
Carnivals, Circuses, and Similar Uses ¹²	NP	TUP	TUP	TUP	TUP	TUP	TUP
Fraternal Lodges	NP	P	NP	P	NP	NP	NP
Golf Courses	NP	P	NP	P	NP	NP	P
Government and Commercial Facilities Associated with Administration and Management of Visitor & Recreation Activities	NP	P	NP	NP	NP	NP	P
Libraries	CUP	CUP	CUP	CUP	NP	NP	NP
Motion Picture Theaters (Indoor) & Associated Accessory Retail Uses	NP	P	NP	P	CUP	NP	NP
Museums	NP	P	NP	P	NP	NP	NP
On-Site Sale and Consumption of Alcohol	NP	P	NP	P	NP	P	P

Permitted Use Table: Planned Development Districts (Continued)

USE 1	PDR	PRD	PDMR	PDC	PDI	PDBC	PDGC
Outdoor Musical Entertainment ³	NP	CUP	NP	CUP	CUP	CUP	CUP
Recreation & Active Play Areas/Fields (Public & Private) and Associated Accessory Retail Uses	NP	P	CUP	CUP	NP	NP	CUP
Recreational Facilities	NP	P	NP	P	CUP	CUP	CUP
Restaurants	NP	P ¹¹	NP	P	CUP	CUP	P ¹¹
Theaters	NP	P	NP	P	NP	NP	NP
PERSONAL SERVICES							
Adult Education Facility	NP	P	NP	P	NP	CUP	NP
Barbers and Beauty Salons	NP	P	NP	P	NP	CUP	CUP
Cemetery	CUP	NP	CUP	CUP	NP	NP	NP
	CUP	P	CUP	CUP	NP	CUP	CUP

Day Care							
Dog Grooming	NP	CUP	NP	P	NP	NP	NP
Dog / Cat Boarding	NP	NP	NP	NP	NP	NP	NP
Fitness Studios	NP	P	NP	P	NP	CUP	CUP
Interior Decoration, Fabrication and Sales	NP	P	NP	P	NP	NP	NP
Laundries and Dry Cleaners	NP	P	NP	P	NP	NP	NP
Massage Therapy	NP	P	NP	P	NP	NP	CUP
Photos Studios, Equipment, Supplies and Service Copy Centers	NP	P	NP	P	NP	NP	NP
Shoe Repair	NP	P	NP	P	NP	NP	NP
Sight-Seeing Tours with Associated Parking	NP	P	NP	P	NP	NP	NP
Veterinary Clinic ⁷	NP	CUP	NP	CUP	NP	NP	NP
Treatment / Counseling Facilities	NP	NP	NP	CUP ¹ ₄	NP	NP	NP
Group Homes	CUP ¹ ₅	NP	CUP ¹⁵	NP	NP	NP	NP
PROFESSIONAL SERVICES AND GENERAL COMMERCIAL							
Ambulance Service	NP	CUP	NP	CUP	NP	NP	CUP
Appliance Repair	NP	CUP	NP	CUP	NP	NP	CUP
Auto/Boat Service Stations (Without Body Repair)	NP	NP	NP	P ^{6,9}	NP	NP	NP
Banking and Financial Services	NP	P	NP	P	NP	NP	NP
Bus Line Deposits	NP	CUP	NP	CUP	NP	NP	NP
Churches & Accessory Uses, Including Convents and Parish Houses	P	NP	P	CUP	NP	NP	NP

Permitted Use Table: Planned Development Districts (Continued)

USE 1	PDR	PRD	PDMR	PDC	PDI	PDBP	PDGC
Clinics	NP	P	NP	P	NP	NP	P
Indoor Manufacturing	NP	NP	NP	NP	P	NP	CUP
Indoor Storage and Warehousing	NP	NP	NP	P	P	NP	NP
Medical & Dental Facilities	NP	P	NP	P	NP	CUP	NP
Motel / Hotel	NP	P	NP	P	NP	CUP	CUP
Mortuaries	P	NP	P	P	NP	NP	NP
Newspaper Printing	NP	CUP ⁹	NP	CUP ⁹	P	NP	NP
Offices	NP	P	NP	P	CUP	P	NP

Outdoor Display	NP	CUP	NP	CUP	NP	NP	CUP
Outdoor Storage	NP	NP	NP	CUP	CUP	NP	NP
Outlet Mall	P	P	NP	P	NP	NP	NP
Paint Spray (Indoor)	NP	NP	NP	CUP	P	NP	NP
Radio and Television Stations	NP	CUP	NP	CUP	CUP	NP	NP
RV Storage	NP	NP	NP	NP	CUP	NP	NP
Schools: Beauty, Dancing, Business, Gymnastic	NP	P	NP	P	NP	CUP	CUP
Self-Service Storage	NP	NP	NP	CUP	CUP	NP	NP
Sign Sales and Limited Fabrication	NP	NP	NP	CUP	P	NP	NP
Small Engine/Personal Watercraft Repair (indoor) ^{8,9}	NP	CUP	NP	CUP	P	NP	NP
Vehicle Detailing ⁸	NP	NP	NP	CUP	CUP	NP	NP
Wholesale Supplies	NP	NP	NP	NP	NP	NP	NP
RESIDENTIAL LAND USE							
Single Family Dwelling	NP	NP	P	NP	NP	NP	NP
Single Family Manufactured Homes	NP	NP	NP	NP	NP	NP	NP
Accessory Buildings & Uses Incidental to the Principal Use	P	CUP	P	CUP	CUP	CUP	CUP
Bed & Breakfast Homestay	P	NP	P	NP	NP	NP	NP
Dormitories	NP	NP	NP	NP	NP	NP	NP
Duplex	NP	NP	P	NP	NP	NP	NP
Manufactured Home Park & Accessory Laundry and Recreational Facilities	NP	NP	NP	NP	NP	NP	NP
Temporary Offices, Travel Trailers, Construction Sheds, Etc. ¹⁰	CUP	CUP	CUP	NP	NP	NP	NP
Apartments/Multiple Family	NP	P ¹⁸	P	CUP	NP	NP	NP
Residential Shelter/School ¹⁶	CUP	NP	NP	NP	NP	NP	NP

P= Permitted NP = Not Permitted CUP= Conditional Use Permit TUP= Temporary Use Permit

Notes for Use Table: Planned Development Districts

- ¹ Commercial uses are restricted to closed Buildings unless approved with a Conditional Use Permit.
- ² To obtain a Conditional Use Permit, the Adult Entertainment Business shall not be closer than 1,000 feet from the boundaries of a Residential Zoning District or from the property lines of any public or private school, public park or playground, or church or non-commercial establishment owned or operated by a bona fide religious organization. The business shall not be located within 2,000 feet of any other 2 adult businesses and shall display no sign visible from the exterior except for a sign identifying the business as an Adult Entertainment Business. The business shall exclude persons less than 18 years of age from its premises. No materials depicting sexual activities or specified anatomical areas shall be visible from the exterior of the business. All distances shall be measured in a straight line, without regard to intervening structures or objects, from the property

line of the business to the nearest property line of another Adult Entertainment Business, school, church, public facility, residential district or other use facility specified in this regulation.

- ³ The Conditional Use Permit will be personal to the individual and applicable to only one location. The Permit is not transferable. The Permit is subject to an annual review. Outdoor musical entertainment will not be permitted in the public right-of-way. The entertainment will be limited to the hours of 8:00 a.m. to 12:30 a.m. No retail or wholesale over-the-counter sale of goods are permitted to be sold in conjunction with the entertainment, other than the products or services being provided by the permitted business, unless accompanied by an Arizona Transaction Privilege Tax License. The performer will not use any flammable items, fireworks, electronic light displays, or laser-operated device. Outdoor musical entertainment shall be restricted to music or singing which is not excessive or disturbing to the community as prescribed by *City Code 10-1-12*. If the sound is of sufficient volume and duration that it would cause discomfort or annoyance to a reasonable person of normal sensitivities, it shall be prohibited.
- ⁴ Before granting a CUP, the Commission shall (1) determine that the use is incidental and subordinate to the principal use; (2) only one office residence shall be granted per lot; (3) adequate off-street parking is provided; (4) the accessory residence must be an integral part of the primary commercial structure and may not exceed 50% of building floor area, with a maximum accessory residence size of 1,000 square feet.
- ⁵ All vehicles being displayed outdoors must be screened by a 3' high solid wall. Landscaping may be substituted for the solid wall. The landscaping must be 3' high and 3' deep, with provisions for maintenance.
- ⁶ Service and repair within this district for boats exceeding 9' in width and 30' in length are not permitted.
- ⁷ No animals under care may be housed outside.
- ⁸ Service bay doors may not front Lake Powell Boulevard.
- ⁹ Service bay doors for service stations and repair facilities may not face residential neighborhoods.
- ¹⁰ During the construction of a dwelling on a lot, but not exceeding 12 months with a valid Building Permit.
- ¹¹ Restaurants – drive-thru service will be permitted with the requirement that drive-thru service windows not face Highway 89, Lake Powell Boulevard or Scenic View Road and shall be screened from roadways with solid structures made of similar materials that match the main structure.
- ¹² For events on City property a Special Events permit is required.
- ¹³ No outdoor boarding of animals. Outdoor runs permitted between 7:00 am and 7:00 pm only.
- ¹⁴ Residential uses may be permitted in conjunction with a treatment / counseling facility. All similar facilities shall be separated by 1,000 feet, measured in a straight line in any direction of the lot line of another such facility.
- ¹⁵ No more than 10 persons at any one time shall reside in the Group Home, and shall be subject to all applicable licenses required by City, State or Federal agencies. All similar facilities shall be separated by 1,000 feet, measured in a straight line in any direction of the lot line of another such facility.
- ¹⁶ Residential shelters shall include living quarters (long or short term), office facilities, counseling and other directly related activities and shall be subject to all applicable licenses required by the City, State or Federal Agencies. All similar facilities shall be separated by 1,000 feet measured in a straight line in any direction of the lot line of another such facility. Shelters shall not include treatment facilities. Residential Shelter permits may run with the land or applicant. School facilities permitted in this district may be public, private or charter with a curriculum similar to public schools meeting state or federal educational requirements.

¹⁷ Fuel service stations shall not be permitted in Development Projects of less than 39 acres.

Not more than one fuel service station will be permitted in Development Projects of 29 acres or larger.

The fuel service station must be a part of a single development project and fit within the overall design theme of the development and be incidental to a larger business.

Gasoline pumps may not be located directly on Highway 89 or Lake Powell Boulevard and must comply with the Gateway Area Plan and other applicable codes and regulations.

Fuel Service in the PRD District shall not include truck stops or convenience stores.

¹⁸ Apartments/Multiple Family – shall be a permitted use with a requirement that all units be tenant owned.