

Existing City of Scottsdale Zoning Ordinance C-O and PRC

Zoning Districts Use List

Commercial Office (C-O) Use regulations.

A. *Permitted uses.*

- a. Business college, limited to the teaching of office and business practices and skills.
- b. Corporate headquarters, which may include transient residential units only for employees on a site of twenty (20) acres or greater.
- c. Office, business: Any office in which chattels or goods, wares or merchandise are not commercially created, displayed, sold or exchanged, except commercial uses appurtenant thereto, such as restaurants, cocktail lounges, gift shops, newsstand, smoke shop, barbershop, beauty parlors, and small retail shops, provided the entrance of such accessory uses shall be from the interior of the building, lobby or arcade, and there shall be no exterior advertising.
- d. Office, professional, for: Accountant, architect, chiropodist, chiropractor, dentist, engineer, lawyer, minister, naturopath, osteopath, physician, surgeon, surveyor, optometrist, veterinarian.
- e. Office, semi-professional, for: Insurance broker, public stenographer, real estate broker, stockbroker, and other persons who operate or conduct offices which do not require the stocking of goods for wholesale or retail, but shall not include barber, beauty operator, cosmetologist, embalmer or mortician except as provided in subparagraph (b) hereof.
- f. Optician (limited to prescription work only).
- g. Laboratories: Medical, dental, blood bank.
- h. Physiotherapist.
- i. Studio: For professional work, or teaching of any form of commercial or fine arts, photography, music, drama, dance, but not including commercial gymnasium, dance hall or job printing.
- j. Hospitals for animals including boarding and lodging; provided that there shall be no open kennels maintained and provided that all facilities will be in soundproof buildings.
- k. Museum, library, post office.
- l. Broadcasting station and studio, radio or television, but not including sending or receiving tower.

- m. Private and charter school having no room regularly used for housing or sleeping overnight.
2. Retail.
 - a. Art gallery.
 - b. Establishments primarily supplemental in character to other permitted principal uses, such as: Pharmacy, apothecary shop, sale of correction garments, prosthetic devices and optical goods.
 - c. Blueprinting, printing, lithograph, publishing or photostating.
 3. Service.
 - a. Banks, finance offices, lending institutions, stock brokerage firms, savings and loan associations and credit unions.
 - b. Churches and places of worship.
 - c. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.
 - d. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.
 - e. Racquet, paddle or handball courts (indoor only).
 - f. Telephone answering service.
 - g. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
- B. *Uses subject to a conditional use permit.*
1. Corporate headquarters which includes transient residential units only for employees on a site of less than twenty (20) acres.
 2. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1.403 for criteria).
 3. Funeral home and chapel.
 4. Hospital.
 5. Municipal uses.
 6. Wireless communications facilities; Type 4, subject to requirements of sections 1.400, 3.100 and 7.200.
 7. Private club, fraternity, sorority, and lodges.
 8. Research and development facilities.
 9. Residential health care facility (see section 1.403 for criteria).

Planned Regional Center (PRC) Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and building and structures shall hereafter be erected, altered or enlarged for the following uses:

1. Retail sales.
 - a. Apparel and accessories stores such as men's and boys clothing and furnishings, women's wear and accessories, children's and infant's wear, family clothing, shoes, custom tailoring, fur apparel, clothing rentals, and fabrics.
 - b. Automotive parts store.
 - c. Big box, meaning any single retail space (limited to permitted retail uses in this P.R.C. district) with a building footprint of equal to or greater than seventy-five thousand (75,000) square feet.
 - d. Books, newspaper, magazine or stationery stores.
 - e. Camera or photographic supply stores.
 - f. Cigar, tobacco, cigarette stores.
 - g. Drug and proprietary stores.
 - h. Florists.
 - i. Eating places.
 - j. Food stores and groceries such as grocers, delicatessens, meats and fish, fruits and vegetables, candy, nut, confectionery, dairy products, and bakeries.
 - k. Furniture, home furnishings and equipment stores such as furniture, inside window coverings, china, glassware, metal ware, household appliances, radios and televisions, music supplies and equipment, and home and portable business computers.
 - l. General merchandise stores including department, variety, antiques, catalogue sales outlet, and warehouse clubs.
 - m. Gift, novelty, import, art, jewelry or souvenir stores.
 - n. Hobby or toy stores.
 - o. Home improvement stores including but not limited to paint, glass, wallpaper, and carpet.
 - p. Liquor stores.
 - q. New motor vehicles stores with display and storage enclosed within a building and no service area.

- r. Petshops.
 - s. Sporting goods and bicycles.
 - t. Swimming pool and patio supplies and accessories.
2. Services.
- a. Broadcasting studio without towers.
 - b. Business services including blueprinting and photocopying, printing, mailing services, office equipment rentals and photofinishing services.
 - c. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.
 - d. Educational services including art and music schools, dancing schools, extensions of colleges or universities and day care center.
 - e. Finance, insurance and real estate services including banking and bank-related services, savings and loan associations, securities, brokers and dealers, insurance agents and brokers, and real estate agents and brokers and associated services and headquarters.
 - f. Governmental services.
 - g. Hospital for animals including boarding and lodging provided that there are no open kennels and provided that all activities are conducted in soundproof buildings.
 - h. Medical services including offices for physicians, dentists, osteopaths, chiropractors, opticians, optometrists and group health services with ancillary laboratories excluding any services requiring overnight patient stays.
 - i. Personal services including laundering and dry cleaning services, photographic services, beauty shops, barber shops, and shoe repair and shining.
 - j. Private business, professional and civic clubs and associations.
 - k. Professional services including legal services; engineering, interior design and architectural services; and accounting, auditing and bookkeeping services, and consulting services.
 - l. Recyclable material collection.
 - m. Repair services including appliance repair, watch, clock and jewelry repair, and upholstery shop.
 - n. Restaurant.
 - o. Taxidermist.

- p. Travel agency.
 - q. Video tape rental.
 - r. Private and charter school having no room regularly used for housing or sleeping overnight.
3. Cultural, entertainment and recreation.
 - a. Churches, synagogues, and temples.
 - b. Cultural activities including libraries and museums.
 - c. Game center and arcade.
 - d. Pool or billiards parlor.
 - e. Public assembly facilities including indoor motion picture theaters and legitimate theaters.
 - f. Recreational facilities including ice skating, roller skating, bowling, gymnasiums, health and fitness centers.
 4. Residential.
 - a. Hotels, motels, and inns.
 - b. Multifamily residential.
 - c. Residential health care facility (see section 1.403 for criteria).
- B. *Uses subject to a conditional use permit.*
1. Automobile rental.
 2. Automobile repair and service.
 3. Automobile wash services excluding self-operated.
 4. Automotive tires, batteries and accessories.
 5. Bars and cocktail lounges (see section 1.403 for criteria).
 6. Broadcasting studios with towers.
 7. Business school.
 8. Gasoline sales and service stations.
 9. Indoor aquarium.
 10. Live entertainment (see section 1.403 for criteria).
 11. New and used motor vehicle sales including outdoor storage.
 12. Outdoor recreational facilities which are greater than two (2) acres in size such as miniature golf, tennis center, water parks or play structures.
 13. Wireless communications facilities; Type 4, subject to requirements of sections 1.400, 3.100 and 7.200.
 14. Planetaria.

15. Plant nursery.
16. Teen dance center.
17. Seasonal art festival.