

AIRPORT AUTHORITY TEXT AMENDMENT

4.8.6. Permitted Uses: Commercial and Mixed Use Zones

TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES

P = Permitted Use S = Permitted as Special Exception Use
 [1] Mayor and Council Special Exception Procedure, Section 3.4.4
 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3
 [3] PDSO Special Exception Procedure, Section 3.4.2

LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS

Commercial Services Land Use Group With Land Use Class/Type:						

Transportation Services; Land Carrier		P	P	P	P	C-2: 4.9.13.E
<u>Land Carrier</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C-2: 4.9.13.E</u>
<u>Airport Authority</u>	<u>P</u>	<u>P</u>				<u>C-1, C-2; 4.9.13.Q.5.</u>

4.8.7. Permitted Uses: Industrial Zones

TABLE 4.8-5: PERMITTED USES - INDUSTRIAL ZONES*

P = Permitted Use S = Permitted as Special Exception Use
 [1] Mayor and Council Special Exception Procedure, Section 3.4.4
 [2] Zoning Examiner Special Exception Procedure, Section 3.4.3
 [3] PDSO Special Exception Procedure, Section 3.4.2

*Any Land Use Class not permitted or a Special Exception Use in any other zone, or permitted in the I-2 zone, may be permitted in the I-2 zone and shall comply with the dimensional standards determined to be most similar to the proposed use.

Land Use	P-I	I-1	I-2	Use Specific Standards

Commercial Services Land Use Group With Land Use Class/Type:				

Transportation Service:				

<u>Airport Authority</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P-I, I-1, I-2 ;</u>

				4.9.13.Q.5.

4.8.7. Permitted Uses: Special Use Zones (2) – NC, RVC, & MU

TABLE 4.8-7: PERMITTED USES - SPECIAL USE [ZONES](#) (2): NC, RVC, AND MU [ZONES](#)
P = Permitted Use S = Permitted as Special Exception Use
[1] Mayor and Council Special Exception Procedure, Section [3.4.4](#)
[2] Zoning Examiner Special Exception Procedure, Section [3.4.3](#)
[3] PSDS Special Exception Procedure, Section [3.4.2](#)

Land Use	NC	RVC	MU	Use Specific Standards
Commercial Services Land Use Group With Land Use Class/Type:				

Transportation Service:				

Airport Authority			P	MU;4.9.13.Q.5

4.9.13. GENERAL STANDARDS, RESTRICTIONS, AND EXCEPTIONS

The following apply to those zones and specific uses, including accessory uses, as indicated in the use-specific standard column of the permitted use tables, Tables 4.8-1 through 7.

Q. Park Industrial (P-I), Light Industrial (I-1), and Heavy Industrial (I-2) Zones - General Restrictions

5. The airport authority land use class may contain residential, commercial, and industrial land uses compatible with the airport environs overlay. These uses include but are not limited to typical airport uses such as terminals, runways, control towers, radio and telecommunication towers, fueling and maintenance stations, helipads, hangars, parking facilities, various military and governmental uses and passenger-oriented food and personal services, retail sales, and vehicle rentals. Additionally, the land use class allows the following uses:

a. Aeronautical uses associated with an airport including manufacturing, assembly, storage, training and flight schools and similar uses;

b. Permitted or special exception uses in the underlying zone;

c. Industrial parks containing corporate business centers, wholesaling, manufacturing, agriculture, civic, commercial, industrial, retail, storage, and utility uses provided they comply with the design and development standards applicable to the permitted or special exception uses in the underlying zone.

11.3.4. COMMERCIAL SERVICES USE GROUP

Y. Transportation Service, Air Carrier

Involves the landing or taking off of aircraft and may provide for passenger and freight transportation by air. The use may include associated terminal and service facilities. Aircraft include airplanes, helicopters, gliders, dirigibles, blimps, and ultralights. The facilities may be for commercial or recreational use. Typical uses include private and public airports, heliports and helipads, gliderports, and ultralight fields.

1. Ultralight Airpark

An airport used by the general public or an ultralight flying club for ultralight aircraft operation.

C.C Airport Authority

Provides for aeronautical and multiple associated uses conducted under the direction and control of a statutorily created airport authority, such as pursuant to A.R.S. § 28-8423; 28-8424, at a facility not less than 2,000 acres in size located within an adopted airport environs overlay or a designated planning area shown in a master plan adopted by the airport authority's board of directors.
