

**4.8.4. PERMITTED USES: URBAN RESIDENTIAL ZONES**

<b>TABLE 4.8-2: PERMITTED USES - URBAN RESIDENTIAL ZONES</b> 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	R-1	R-2	R-3	MH-1	MH-2	USE SPECIFIC STANDARDS
***						
<b>Commercial Services Land Use Group</b>						
***						
Medical Services, excluding blood donor center		S [2]	S [2]			R-2: 4.9.4.O.2 and 4.9.4.P.1, 2.a, 3, & .4 R-3: 4.9.4.O.2 and 4.9.4.P.1, 2.a, .3, & .4
<u>Transportation Services, Air Carrier, Helipad as an accessory use to a Medical Service, Major Use</u>		<u>S [2]</u>	<u>S [2]</u>			<u>R-2: 4.9.4.Q.2</u> <u>R-3: 4.9.4.Q.2</u>

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**4.8.5. PERMITTED USES: OFFICE ZONES**

<b>TABLE 4.8-3: PERMITTED USES - OFFICE ZONES</b> 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	O-1	O-2	O-3	USE SPECIFIC STANDARDS
***				

<b>Commercial Services Land Use Group With Land Use Class/Type:</b>				
***				
Medical Service:				
Extended Healthcare		P	P	O-2: 4.9.13.J.1 & .3 O-3: 4.9.13.K.1
Major		P	P	O-2: 4.9.4.P.1 and 4.9.13.J O-3: 4.9.4.P.1 and 4.9.13.K
Food Service; General Merchandise Sales; or Personal Service as an accessory use to a Medical Service, Major use		P	P	O-2: 4.9.4.P.1, 4.9.4.Q.1, and 4.9.13.J O-3: 4.9.4.P.1, 4.9.4.Q.1, and 4.9.13.K
<u>Transportation Services, Air Carrier, Helipad as an accessory use to a Medical Service, Major Use</u>		<u>P</u>	<u>P</u>	<u>O-2: 4.9.4.Q.2</u> <u>O-3: 4.9.4.Q.2</u>
Outpatient (excluding blood donor centers)	P	P	P	O-1: 4.9.4.O.1, 4.9.4.P.1, 4.9.4.R, and 4.9.13.J O-2: 4.9.4.O.1, 4.9.4.P.1, and 4.9.13.J O-3: 4.9.13.K
Research and Product Development			P	O-3: 4.9.4.U and 4.9.13.K

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**4.8.6. PERMITTED USES: COMMERCIAL AND MIXED USE ZONES**

<b>TABLE 4.8-4: PERMITTED USES - COMMERCIAL AND MIXED USE ZONES</b> <b>P = Permitted Use                      S = Permitted as Special Exception Use</b> <b>[1] Mayor and Council Special Exception Procedure, Section 3.4.4</b> <b>[2] Zoning Examiner Special Exception Procedure, Section 3.4.3</b> <b>[3] PDSO Special Exception Procedure, Section 3.4.2</b>						
LAND USE	C-1	C-2	C-3	OCR-1	OCR-2	USE SPECIFIC STANDARDS
***						
<b>Commercial Services Land Use Group With Land Use Class/Type:</b>						
***						
Medical Service:						
Extended Healthcare	P	P	P	P	P	C-1: 4.9.13.O OCR-2: 4.9.13.E
Major	P	P	P	P	P	C-1: 4.9.13.O
<u>Transportation Services, Air Carrier, Helipad as an accessory use to a Medical Service, Major Use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C-1, C-2, C-3, OCR-1, OCR-2: 4.9.4.Q.2</u>

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**4.8.7. PERMITTED USES: INDUSTRIAL ZONES**

<b>TABLE 4.8-5: PERMITTED USES - INDUSTRIAL ZONES*</b> <b>P = Permitted Use                      S = Permitted as Special Exception Use</b> <b>[1] Mayor and Council Special Exception Procedure, Section 3.4.4</b> <b>[2] Zoning Examiner Special Exception Procedure, Section 3.4.3</b> <b>[3] PDSO Special Exception Procedure, Section 3.4.2</b> <b>*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.</b>				
LAND USE	P-I	I-1	I-2	USE SPECIFIC STANDARDS
***				
<b>Commercial Services Land Use Group With Land Use Class/Type:</b>				
***				
Medical Service:				

Extended Healthcare	P	P	P	I-1, I-2: 4.9.13.Q
Major	P	P	P	I-1, I-2: 4.9.13.Q
<u>Transportation Services, Air Carrier, Helipad; as an accessory use to a Medical Service, Major Use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P-1, I-1, I-2: 4.9.4.Q.2</u>

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**4.8.9. PERMITTED USES: SPECIAL USE ZONES (2) - NC, RVC, & MU**

<b>E 4.8-7: PERMITTED USES - SPECIAL USE ZONES (2): NC, RVC, AND MU ZONES</b> 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				
<b>LAND USE</b>	<b>NC</b>	<b>RVC</b>	<b>MU</b>	<b>USE SPECIFIC STANDARDS</b>
***				
<b>Commercial Services Land Use Group With Land Use Class/Type:</b>				
***				
Medical Service:				
Extended Healthcare			P	
Major			P	
<u>Transportation Services, Air Carrier, Helipad as an accessory use to a Medical Service, Major Use</u>			<u>P</u>	<u>MU: 4.9.4.Q.2</u>

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**4.9 USE-SPECIFIC STANDARDS**

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**4.9.4. COMMERCIAL SERVICES USE GROUP**

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**P. Medical Service in Residential and Office Zones Standards**

1. The facility must front on a street on the Major Streets and Routes (MS&R) Plan or on a residential street, provided:

- a. The residential street intersects a street on the MS&R Plan; and,
- b. The property is within 150 feet of a street on the MS&R Plan, measured along the residential street.
2. Minimum Setbacks.
  - a. A minimum perimeter yard of 20 feet from any interior lot line adjacent to a residential zone is required.
  - b. A minimum perimeter yard of 100 feet from any property line is required.
3. Requests to vary the provisions of this section, including setbacks for existing or new buildings, are processed in accordance with Section 3.10.1 and 3.10.3, *Board of Adjustment Variance Procedure*.
4. If licensing is required by the State of Arizona for the use, proof of such licensure shall be provided.

**Q. Major Medical Service and Outpatient Medical Service, Accessory Uses**

1. Food Service; General Merchandise Sales; Personal Service or other permitted accessory use to a Medical Service, Major use, except as noted in 4.9.4.Q.2

- a. The use shall be located within a principal building.
- b. Access to the use shall be from within the principal building or from the interior of the development.
- c. Outside display or storage of merchandise or supplies is prohibited.
- d. A sign(s) associated with the accessory use shall not be visible from any public street.
- e. Sale of items shall be restricted to those associated with medical services.

2. Transportation Services, Air Carrier, Helipad, as an accessory use to a Medical Service, Major use.

- a. The primary use shall be a medical facility licensed by the State of Arizona as a general or special hospital with a minimum of 50 beds.
- b. The helipad shall be in compliance with all applicable regulations of the Federal Aviation Administration, including Circular No. 150/5390-2C "Helistop and Heliport Design," or subsequent revisions to this advisory circular at the time of construction.