

Article 2.9 Use Regulations

Sections

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2.901 Purposes

The purposes of the Land Use Regulations Table established in this article is to

- A. Provide for single family residential, multi-family residential, commercial, office, employment, and public facility/institutional uses in appropriate locations.
- B. Ensure compatibility among land uses

2.902 Use Regulations

- A. *Regulations.* Table 2.902: Use Regulations sets forth the land use regulations for all zoning districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.

"L" designates uses that are permitted subject to certain limitations. Number designations refer to the limitations listed at the bottom of Table 2.902: Use Regulations.

"T" designates uses that are permitted only as incidental to the principal use of the property.

"T" designates uses that are permitted to be conducted for a temporary period of time. Time limitations are listed in Table 4.5012: Temporary Uses.

"A" designates uses that require an Administrative Use Permit pursuant to Article 5.4: Use Permits.

"U" designates uses that require a Conditional Use Permit pursuant to Article 5.4: Use Permits.

"S" designates uses that require a Special Use Permit pursuant to Article 5.4: Use Permits.

- B. *Unlisted Uses.* Uses are defined in Article 6.1: Use Definitions. If a proposed use is not listed in the Use Definitions, the Zoning Administrator shall determine if the proposed use is substantially similar to a permitted use; in that event, the Zoning Administrator shall assign the proposed use to a permitted use definition.

- C. *Prohibited Uses.* Uses not listed in Table 2.902: Use Regulations below or not assigned to a Use Definition pursuant to Section 2.902B: Unlisted Uses are prohibited.
- D. *Additional Use Regulations.* Additional use regulations are set forth in Sections 2.107, 2.205, 2.306, 2.405, 2.506, 2.606, 2.705, and 2.805: Additional Use Regulations.

Table 2.902 Use Regulations

Use Category	Residential												Mixed Use and Non-Residential											Additional Standards				
Subcategory	SF-43	SF-35	SF-15	SF-10	SF-8	SF-7	SF-6	SF-D	SF-A	MF-L	MF-M	MF-H	NC	CC	SC	GC	RC	HVC	NO	GO	BP	LI	GI	PF/I	GVC	GBC		
Specific Use Type																												
Residential																												
Household Living																												
Guest Quarters	I	I	I	I	I	I	I																					See Section 2.106
Residential, permanent																												
<i>Loft Unit</i>														P	P	P	P	L1		P	P					L1	L1 L2	
<i>Single Family</i>	P	P	P	P	P	P	P	P	P	L3																L4		See Section 4.603C & 4.605B
<i>Multi-Family</i>											P	P	P					L6								L6	L6 L2	See Section 2.306
<i>Secondary Dwelling</i>	A	A	A	A	A	A	A																					See Section 2.106
Model Home Complex	P	P	P	P	P	P	P	P	P																			See Section 2.106
Group Living																												
Congregate Living Facility	U	U								U	U	U		U	U	P	P	U		U								
Group Homes for the Handicapped	P	P	P	P	P	P	P	P	P	P	P	P														L1 L2		See Section 4.504
Shelter Care Facility																												
<i>Small-Scale</i>	P	P	P	P	P	P	P																					
<i>Large-Scale</i>										U	U	U	U	U	U	P	P							P				
<i>Homeless</i>															U									U				
Recovery Residence	P	P	P	P	P	P	P	P	P	P	P	P																See Section 4.5015
Senior Housing										P	P	P																
Civic and Institutional																												
Community Services																												
Arboretum Or Botanical Garden	P	P											P	P	P	P	P	P							P	P		
Cemetery	U	U	U	U	U	U	U																	P				See Section 4.509
Cemetery, Pet	U	U																						P				
Civic Social And Fraternal Organizations														L7	L7	L7		P		L7				L7				
Cultural Institutions													P	P	P	P	P	P						P				
Daycare Center										L8			P	P	P	P	P				L9	I L10	I L10	I L10	I L10	P	P	See section 2.506
Daycare, Home Occupation	I	I	I	I	I	I	I	I	I	I	I	I						I										See Section 4.502
Daycare, Residential	I	I	I	I	I	I	I	I	I	I	I	I						I										See Section 4.503
Homeowners Association Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											
Place of Worship																												
<i>Large-Scale</i>	U	U	U	U	U	U	U									U										L7 L11		See Section 4.505
<i>Small-Scale</i>	L7 L11 L13	L7 L11 L13	L7 L11 L13	L7 L11 L13	L7 L11 L13	L7 L11 L13	L7 L11 L13				L7 L11 L14	L7 L11 L14	L7 L11 L14	L7 L13	L7 L13	L7 L13	L7 L13		P		L7 L11 L12				L7 L11	U, I	See Section 4.505	

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	SF-43	SF-35	SF-15	SF-10	SF-8	SF-7	SF-6	SF-D	SF-A	MF-L	MF-M	MF-H	NC	CC	SC	GC	RC	HVC	NO	GO	BP	LI	GI		PF/I	GVC	GBC
Public Safety Facility																											
Large Scale	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P			P	P	P		P			
Small Scale													P	P	P	P	P	P	P	P	P	P		P	P	P	
Recreational Vehicle Storage, Residential Association	P	P	P	P	P	P	P	P	P																		
Educational Facility																											
Colleges, or Universities, Public or Private														P	P	P	P	P	U	P	P	P		P	P	P	
Instructional Services, Specialized													P	P	P	P	P	p	P	P					U	P	
Schools, Public Or Private																											
Large-Scale	L7 L11 L13	L7 L11 L13	L7 L11 L13	L7 L11 L13	L7 L11 L13	L7 L11 L13	L7 L11 L13	L7 L11 L13					U	U	U	U								L7 L11			
Small-Scale	L7 L11 L13	L7 L11 L13	L7 L11 L13	L7 L11 L13	L7 L11 L13	L7 L11 L13	L7 L11 L13			L7 L8 L14	L7 L8 L14	L7 L8 L14	L7 L11	L7 L11	L7 L11	L7 L11		L15	L7 L11	L7 L11				L7 L11	L2	L6	
School, Vocational – Technical and Trade														P	P	P	P	P	U	P	P	P		P	P	P	
Health Care Facilities																											
Health Care Facilities																											
Hospital																P	P			U	U			P			
Urgent Care Facility													P	P	P	P	P	P	U	P				P		P	
Medical Offices and Clinics													P	P	P	P	P	L6	P	P	P			P	L1	p	
Nursing Home																U	P	P		U	P						
Transportation																											
Airfield, Private	U	U																									
Ambulance Services																P	P	P			P	P	P				P
Helicopter/Helipad	U	U																			U	U	U	U	U		
Park and Ride Lot														P	P	P	P	U		U	U	U	U	U			P
Parking Facilities																U	U	U							U	U	
Transportation Passenger Terminals																P	P	U			U	P		U	U	U	
Utility																											
Amateur Radio Facility	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	See Article 4.8
Over-The-Air Reception Device	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		I	P	I	I	I	I	I	I	See Article 4.8
Satellite Dish Antenna																											
Large	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I		I	I	I	I	I	I	I	I	See Article 4.8
Satellite Earth Station																											
Large-Scale																					U	P	P				See Article 4.8
Small-Scale													P	P	P	P	P				P	P	P				See Article 4.8
Utilities																											
Facilities, Large Scale	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Facilities, Small Scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Service Yard																							P	P	U		

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Subcategory																												
Specific Use Type																												
<i>Well Site</i>	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Wireless Communication Facilities																												
<i>Alternative Light Poles</i>	L16	L16	L16	L16	L16	L16	L16	L16	L16	L16	L16	L16		U	U	U	U	U		U	U	U	U		U	U	See Article 4.7	
<i>Monopoles</i>																					U	U	U	U			See Article 4.7	
<i>Public Safety Communication Facility</i>																								A,U			See Article 4.7	
<i>Support Structures Other Than Those Listed Above</i>	A	A	A	A	A	A	A	A	A	A	A	A	A L17	A	A	A	A	A		A	A	A	A	A	A	U	U	See Article 4.7
<i>Alternative WCF Light Poles:</i>																											See Article 4.7	
<i>Place of Worship</i>																									U		See Article 4.7	
<i>Schools-Elementary, Middle School</i>																									U		See Article 4.7	
<i>Public Park</i>																									U		See Article 4.7	
Commercial																												
Commercial Services																												
Automated Teller Machine													I	I	I	I	I	I L18	I	P				I	I L18	I L18		
Automated Teller Machine, Remote													U	A	A	A	A	A L18		P					A L18	A L18		
Banks and Other Financial Institutions													U	P	P	P	P	L18	L18	P					L18	L18		
Banquet Facility	U	U											U	P	P	P	P											
Building Maintenance Services														P	P	P	P				P	P	p					
Business Services													P	P	P	P	P	P	P	P	I			I	P	P		
Eating and Drinking Establishments																												
<i>Bars/Nightclub/ Lounges/Dance Halls</i>													U	P	P	P	P	P								U		
<i>Brewery, Distillery or Winery</i>													U	P	P	P	P	P			U	P	P		P	P		
<i>Restaurants, Beverage Service</i>													P	P	P	P	P	L19			L18 L10	L18 L10		L18 L10	L18	L18		
<i>Restaurants, Full Service</i>													P	P	P	P	P	P		L18 L9	L18 L10	L18 L10			L18	L18	See Section 2.506	
<i>Restaurants, Limited Service</i>													U	P	P	P	P	L19		L18 L9	L18 L10	L18 L10			L18	L18		
Food Preparation																												
<i>Large-scale</i>																					U	P	P					
<i>Small-Scale</i>													P	P	P	P	P				P	P			I	P		
Funeral and Undertaking Services													P	P	P	P	P	U	P	P				P				
Home Occupation	I	I	I	I	I	I	I	I	I	I	I	I		P	P	P	P	I							P	P	See Section 4.502	
Maintenance and Repair Services													L20	P	P	P	P	P			P	P				P		
Non-Chartered Financial Institution														U	U	U	U	U									See Section 4.5010	
Sexually Oriented Business																U							U	U			See Section 4.5011	

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Specific Use Type																											
Stand-alone Smoking Lounge														U	U	U	U	U									See Section 4.5010
Storage, Personal Property																											
Indoor														P	P	P	P				U	U					
Outdoor														U	U	P	P					U	P				
Tattoo / Piercing Studio														U	U	U	U	U									See Section 4.5010
Vehicle and Equipment Sales, Leasing and Services																											
Car Wash, Automated or Self-Service													U	P	P	P	P										See Section: 2.305
Car Wash, Full Service														U	P	P	P										
Commercial Vehicle/Equipment Sales and Rental; New and Used														I	I	U	U					P	P				See Section 2.305D.3
Fueling Facility													U	P	P	P	P										
Fueling Facility, Alternative													A	P	P	P	P				A	P	P	P			
Fueling Facility, Fleet																A	A			A	A	A	A	P			
Motor Vehicle Sales and Leasing, New and Used																P	P						L21				
Non-Commercial Vehicle Rental														A	A	P	P			P	P	P					
Tent Sale																T	T										See Section: 4.5012
Vehicle Services, Heavy																U	U					P	P	P			
Vehicle Services, Light													U	P	P	P	P					U	P		P		
Entertainment																											
Carnival,																											
Large-Scale														T	T	T	T										See Section 4.5012
Non-commercial																		T									See Section 4.5012
Small-Scale	T	T	T	T	T	T	T				T	T	T	T	T	T			T	T				T			See Section 4.5012
Entertainment & Recreation, Indoor												I															
Large-Scale														P	P	P	P	U						U	U	U	
Small-Scale													P	P	P	P	P	U		L9	p			P	U	U	
Entertainment and Recreation, Outdoor	I	I	I	I	I	I	I	I	I	I	I	I		U	U	P	P	U					P				
Equestrian Arena	U	U																						U			See Section 2.705
Golf Course	U	U	U	U	U	U	U	U	U	U	U	U											U				
Haunted House	T	T	T	T	T	T	T						T	T	T	T	T	T									See Section 4.5012
Teen Nightclub													U	P	P	P	P	P									
Office																											
Call Center															U	U	U				P	P	P				P
Government Offices and Facilities																											
Large-Scale														P	P	P	P				P	P	P		P	U L1	P
Small-Scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	L1	P	
Offices, General													P	P	P	P	P	L6	P	P	P	P			L6	P	
Retail Sales and Services																											
Animal Services																											

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Specific Use Type																												
Animal Grooming													P	P	P	P	P	P									See Section 4.508	
Animal Shelter																U						P		U				
Kennel														U	U	P	P					P					See Section 4.508	
Large Animal Hospitals																P	U											
Small Animal Clinics													P	P	P	P	P	P										
Building Material and Home Improvement Sales and Service, Retail																												
Large-Scale														U	U	P	P											
Small-Scale													P	P	P	P	P	U										
Building Material and Home Improvement Sales and Service, Wholesale																						P	P					
Dry Cleaning and Laundry Central Plant																						P	P					
Dry Cleaning and Laundry Outlet													P	P	P	P	P	L18	L1	L9 L18						L18	P	See Section 2.506
Garden Supply Stores and Plant Nurseries															P	P	P											
Health Resort/Spa															P	P	P	U			P					P	P	
Laundry Services										I	I	I	P	P	P	P	P	P							U	P		
Medical Marijuana Dispensary																						U	U				See Section 4.5014	
Pawn Shop														U L22	U L22	U L22	U L22	U										See Section 4.5010
Personal Services													L23	L23	L23	L23	L23	P	I L23	L9 L23						P	P	See Section 2.506
Retail Sales, Convenience													U	P	P	P	P											
Retail Sales, Furniture																												
Large-Scale													U	P	P	P	P	U										
Small-Scale													P	P	P	P	P	P										
Retail Sales, General													P	P	P	P	P	L18		L9 L18	L18 L24	L18 L24	L18 L25			L18	I L26	
Seasonal Sales													T	T	T	T	T	T	T	T						T	T	See Section 4.5012
Swap Meet and Auction, Single Event																												
Indoor														T	T	T	T											See Section 4.5012
Outdoor																T	T											See Section 4.5012
Swap Meet and Auction, Recurring																												
Indoor														U	U	P	U											
Outdoor																U												
Visitor Accommodations																												
Convention Center															U	U	U							U				
Hotels and Commercial Lodging																P	P	U			P					P	P	
Recreational Vehicle Park																P	P											

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Specific Use Type																												
Vacation or Short-Term Rentals	P	P	P	P	P	P	P	P	P	P	P	P		L31	L31	L31	L31	L31			L31	L31				L31	L31	See Section 4.506
Industrial																												
Industrial Services																												
Crematorium																						P	P	P				
Data Center																					U	U						
Digital Production													P	P	P	P	P	L6	P	P	P	P			L6	P		
Laboratories, Commercial													P	P	P	P	P		P	P								
Laboratories, Industrial																					P	P	P					
Mining and Quarrying																							U					
Research and Development																				P	P	P	P			P		
Manufacturing and Assembly																												
Manufacturing and Assembly																												
<i>Artisan</i>													P	P	P	P	P	P			P	P	P			U		
<i>Light</i>																					P	P	P					
<i>General</i>																						L27	P					
<i>Heavy</i>																							P					
Warehousing, Storage, & Distribution																												
Contractor's Yard																						P	P					
Warehousing:																												
<i>Freight/Truck Terminal and Warehouse</i>																							P	P				
<i>Petroleum and Gas Storage</i>																								U				
Vehicle Towing Service Storage Yard; Impound Lot																						P	P	P				
Wholesale Sales and Distribution																						P	P					
Waste and Salvage																												
Waste Management																												
Hazardous Waste Collection and Transfer Facility																								U				
Hazardous Waste Disposal Facility																								U				
Non-Hazardous Waste Collection and Transfer Facility																								U	U			
Non-Hazardous Waste Disposal Facility																								U				
Non-Hazardous Material Recycling Collection Facility																												
<i>Large-Scale</i>																								U	U			
<i>Small-Scale</i>	L28	L28	L28	L28	L28	L28	L28	L28					L28	L28	L28	L28	L28	L28	L28	L28	L28	L28				P		
Salvage Yards or Junkyards																								U, L22				
Agricultural																												
Agritainment	S	S	S	S	S	S	S				S	S	S	S	S	S	S	S		S	S	S	S	S	S			
Animal Raising, Non-Commercial	P	P	P	P	P	L29 L30	L29 L30	L29 L30																				
<i>Crop and Animal Raising, Commercial</i>	P	P																									See Section 2.107	
<i>Crop Raising, Non-Commercial</i>	P	P	P	P	P	P	P	P	P	P	P	P												P				

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Specific Use Type																											
Farm Stand	P	P												A	A	A	A										See Section 4.507
Farmers' Market														T	T	T	T	T		T				T	T	T	See Section 4.5012 See Municipal Code Chapter 15, Special Events
Feed and Tack Sales														U	U	U	U										
Feed Lot	U	U																									
Industrial Hemp																							P	P			
Medical Marijuana Facilities:																											
<i>Medical Marijuana Designated Caregiver Cultivation Location</i>																							P				See Section 4.5014
<i>Medical Marijuana Offsite Cultivation Site</i>																							U	U			See Section 4.5014
Stables, Commercial	U	U																						I			See Section 2.107
Stables, Non-Commercial	I	I	I	I	I																						See Section 2.107

L1	Permitted only above the ground floor of a mixed-use building
L2	Permitted only above the ground floor of a mixed-use building within 300' of Recker Road or Williams Field Road; permitted use in other locations
L3	Legal non-conforming single family uses existing prior to March 3, 2005 may be expanded and/or repaired without limitation on valuation in conformance with site development regulations applicable to the Single Family Detached (SF-D) zoning district as set forth in Table 2.104: Lot Development Regulations – Single Family Residential Districts
L4	Existing single family uses may be continued, expanded, and repaired without limitation on valuation. Site development regulations and accessory uses of the Single Family-43 (SF-43) zoning district apply and are shown in Table 2.104: Lot Development Regulations – Single Family Residential Districts.
L5	Reserved
L6	Use permit required for ground floor location
L7	Civic Social and Fraternal Organizations, Public and Private Schools, and Place of Worship uses shall be located on collector or arterial streets. Conditional Use Permit approval is required for any other location.
L8	Day Care Centers, Public and Private Schools, and Place of Worship uses shall be located on collector or arterial streets. Conditional Use Permit approval is required for any other location.
L9	Uses shall not be permitted as stand-alone businesses; limitation on square footage of combined uses. See Section 2.506E: Limited Floor Area
L10	Shall not front onto arterial street.
L11	Unlighted Outdoor Entertainment and Recreation uses are permitted in conjunction with Public and Private Schools and Place of Worship uses; lighted Outdoor Entertainment and Recreation uses in conjunction with Public and Private Schools and Place of Worship uses require a Conditional Use Permit.
L12	20,000 s.f. or greater requires a Conditional Use Permit.
L13	Public and Private Schools and Place of Worship uses are not permitted in single family residential structures.
L14	Civic Social and Fraternal Organizations, Community Service Facilities, Public and Private Schools, and Place of Worship uses are not permitted in multi-family residential structures.
L15	Permitted only above the ground floor of a mixed-use building within 300' of Gilbert Road; permitted use in other locations.
L16	Alternative Light Poles may be located on property zoned residential and operated as an electric substation, Public and Private School, public park, or Place of Worship. Conditional Use Permit is required.
L17	Maximum height of alternative WCF structures is 40'.
L18	Drive-through facilities prohibited
L19	Existing drive-through facilities located north of the Western Canal may continue to operate as drive-through facilities until the drive-through facility is removed or converted to be part of the structure. Existing Service Bay facilities located north of the Western Canal may convert to a drive-through facility only for the Restaurants, Beverage Service or Restaurants, Limited Service uses and only until the drive-through facility is removed or converted to be part of the structure. A Use Permit is required
L20	Maximum gross floor area permitted: 2,000 sq. ft
L21	Only as an incidental use to Vehicle Services Light and Vehicle Services Heavy. Motor Vehicle Sales and Leasing shall be conducted indoors and limited to 10 percent of the GFA of the principal use.
L22	See Gilbert Municipal Code Chapter 14, Article VII for additional regulations.
L23	Permitted use. See Gilbert Municipal Code Chapter 14, Article XI for additional regulations regarding massage establishments and therapists.
L24	Only as a use incidental to the principal use of the property. Retail uses shall not exceed 20 percent of the principal use Gross Floor Area (GFA).
L25	Only as a use incidental to the principal use of the property. Retail uses shall not exceed 10 percent of the principal use Gross Floor Area (GFA).
L26	Outdoor merchandizing or display prohibited.
L27	For General Manufacturing and Assembly Uses involving highly toxic materials or chemicals, highly combustible or explosive materials, or other materials and substances of a noxious nature in the manufacturing process, the Zoning Administrator may require a conditional use permit to ensure compatibility with adjacent uses.
L28	Limited to parcels containing Schools and Place of Worship uses. Administrative Use Permit is required.
L29	Only permitted in this zoning district where the lot size is at least 6,000 square feet.

L30	Peacock not permitted in this zoning district.
L31	Must meet all required limitations of the zoning district under the “Residential, Permanent” Use Category
