Chapter 2

RULES OF CONSTRUCTION AND DEFINITIONS*

Section 201. Rules of construction.
Section 202. Definitions.

*Editor's note—Ord. No. G-5599, (TA-4-11), § 1, adopted March 23, 2011, effective April 22, 2011, amended portions of the Zoning Ordinance of the City of Phoenix, Arizona, to reflect the consolidation of the Planning Department with the Development Services Department and change all references to the department name to Planning and Development Department.
Section 201. Rules of construction.

For the purpose of this ordinance, certain terms and words are hereby defined as follows: Words used in the present tense include the future, words in the singular include the plural, and words in the plural include the singular; the word "shall" is mandatory and not permissive; the word "person" includes individuals, partnerships, corporations, clubs, or associations. The following words or terms, when applied in this ordinance shall carry full force when used interchangeably: lot, plot, parcel, or premises, used, arranged, occupied or maintained; sold or dispensed, construct, reconstruct, erect, alter (structurally or otherwise), but not the term maintenance. The terms "City" and "County" shall mean the City of Phoenix and County of Maricopa, respectively; "Board" shall mean Board of Adjustment; "Commission" shall mean City Planning Commission; "Council" shall mean City Council.

Section 202. Definitions.

**Abutting:** Contact at boundary with street or alley.

**Accessible Dwelling Unit:** A dwelling unit designed to be approached, entered, and used by persons with disabilities.

**Accessible Parking Spaces:** A parking space reserved for use by vehicles showing disabled insignia or license plates.

**Accessible Route:** A continuous, unobstructed properly surfaced path connecting all accessible elements and spaces.

**Accessory Building or Structure:** A detached subordinate building or structure situated on the same lot with the main building and used for an accessory use.

**Accessory Dwelling:** A subordinate dwelling situated on the same lot with the main dwelling and used as an accessory use.

**Accessory Use:** A subordinate use of a building, other structure, or use of land:

1. Which is clearly associated or related to the use of the main building, other structure, or use of land, and
2. Which is customarily in connection with the main building, other structure, or use of land, and
3. Which is located on the same zoned lot with the main building, other structure, or use of land.

**Accessway, Pedestrian:** A formalized path, walkway, or other physical connection that allows pedestrians to directly reach destinations.

**Accessway, Private:** A street privately owned and maintained that is used as the principal means of access to abutting parcel or parcels and shall allow for access by emergency service vehicles, trash collection vehicles, public service vehicles, and the public in general.

**Active Use:** A specified land use which generates a higher number of pedestrian trips and human interaction which creates a more vibrant streetscape.
Adaptable Dwelling Units: A dwelling unit designed to be capable of simple conversion into an accessible dwelling unit.

Adaptive Reuse: Adaptive reuse is the practice of adapting existing buildings for new purposes when the original use of a building changes or becomes obsolete. +70

Additional Landscaping: Additional landscaping is landscaping done in addition to that landscaping required by a section of this ordinance, and may include, but is not limited to, the following elements:

1. Planters or planting areas separating the structure from the paved areas;
2. Trees planted in groups;
3. Combinations of planted trees and shrubs; or
4. A low wall, not more than three (3) feet high, complemented with trees and shrubs.

Additional Off-Street Parking: Off-street parking in addition to that required by the Zoning Ordinance.

Adjacent: Nearby, but not necessarily touching.

Adjoining: Touching at some point.

Adult Bookstore: A commercial establishment, having as a substantial portion of its stock in trade, books, magazines, and other periodicals depicting, describing, or relating to "specified sexual activities" or which are characterized by their emphasis on matters depicting, describing, or relating to "specified anatomical areas".

Adult Day Care Center: A facility providing care for 11 or more adult persons for less than 24 hours per day and for compensation. An adult day care center shall be licensed by the State of Arizona. +96

Adult Day Care Home: A residential home providing care for one to ten adult individuals for less than 24 hours per day and for compensation. An adult day care home shall be licensed by the State of Arizona, if required by the appropriate State agency. +96 *97

Adult Live Entertainment Establishment: A business that offers any of the following entertainment during any part of any two or more days within any continuous thirty (30) day period:*47

1. Topless or bottomless dancers, male or female striptease dancers or male or female go-go dancers whose clothing less than completely and opaquely covers: *17
   a. Human genitals and pubic region, and
   b. Buttocks, and
   c. Entire female breast below a point immediately above the tip of the areola.
2. Nude models or models where costuming is as described in paragraph 1 above. "Mud Wrestling," "Wet T-Shirt" or other similar entertainment. *17

Nothing in the definition of "adult live entertainment establishment" shall be construed to apply to the presentation, showing, or performance of any play, drama, or ballet in any
theater, concert hall, fine arts academy, school, institution of higher education, or other similar establishment as a form of expression of opinion or communication of ideas or information, as differentiated from the promotion or exploitation of nudity for the purpose of advancing the economic welfare of a commercial or business enterprise.
Adult Novelty Store: A commercial establishment which: +11

1. As one of its principal business purposes, offers for sale or rental, for any form of consideration, any one or more of the following: +11
   a. Books, magazines, periodicals or other printed matter which depict or describe "specified sexual activities" or "specified anatomical areas"; or +11
   b. Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities," excluding condoms and other birth control and disease prevention products. +11

A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of the above-listed items and still be categorized as an adult novelty store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult novelty store so long as one of its principal business purposes is offering for sale or rental for consideration the above listed items; or +11

2. Regularly excludes all minors from the premises or a section thereof because of the sexually explicit nature of the items sold, rented, or displayed therein. +11

Adult Theater: An open-air drive-in theatre or an enclosed building open to the public, not including private guest quarters of hotels and motels:

1. Regularly used for presenting any film or plate negative, film or plate positive film or tape designed to be projected on a screen for exhibition, or films, glass slides or transparencies, either in negative or positive form, designed for exhibition by projection on a screen, or images from an on-site or off-site electronic or magnetic storage medium, including but not limited to any hard disk, floppy disk, diskette, disk pack, cd rom, hologram, magnetic tape, or cards, or any other device capable of creating a display on a screen or other viewing media, depicting, describing or relating to "specified sexual activities or characterized by an emphasis on matter depicting, describing, or relating to "specified anatomical areas" for observation by patrons, customers, or members therein. *25

Adverse Impact: A condition that creates, imposes, aggravates, or leads to inadequate, impractical, unsafe, or unhealthy conditions on a site or on off-tract property or facilities. +28

Aesthetic: The perception of artistic elements or elements in the natural or created environment that are pleasing to the eye. +28

Alley: A public passageway, 8 to 25 feet wide, affording a secondary means of access to abutting property.

Alley, Buffer: An alley that is adjacent to a single-family residential use as identified on Map 1202.F, and in Sections 1207.O and P. +86

Ammunition, Commercial Loading: The assembly of component parts consisting of a tubular case, a bullet or shotgun pellets, propellant powder and a primer or percussion cap for use as a cartridge in rifles and handguns or in shotguns. Commercial loading may also include the custom modification of cases or the making of non-exploding bullets used in the ammunition loading process but shall not
include the manufacturing of primers, percussion caps or propellant powders. Propellant powders shall include smokeless powder, synthetic black powder, and black powder. +2

**Ammunition, Military:** Ammunition including bursting charges or incendiary, tracer, spotting, or pyrotechnic projectiles. +2

**Ammunition, Small Arms:** Ammunition used in rifles and handguns no larger than 45 caliber in size or in shotguns no larger than 10 gauge in size. +2

**Ammunition, Specialty or Custom:** Ammunition used in rifles and handguns larger than 45 caliber in size or in shotguns larger than 10 gauge in size. +2

**Animation:** The movement, or the optical illusion of movement of any part of the sign structure, design, or pictorial segment including the movement of any illumination or the flashing, scintillating, or varying of light intensity. The automatic changing of all or any part of the facing of a sign or any sign or part of a sign set in motion by the movement of the atmosphere shall be considered to be animation with the exception of banners as defined herein and regulated by Section 705. *15

**Annexed Land:** Any land annexed to the City of Phoenix.

**Antique:** A product that is sold or exchanged because of value derived due to oldness as respects the present age.

**Apartment:** See "Dwelling, Multiple-Family".

**Appliance Repair Services:** An establishment providing appliance repair or office machine repair. This use does not include the maintenance and repair of vehicles. +86

**Arcade:** A covered passageway with columns or piers that is generally a minimum of ten feet in width. +49

**Architectural Details:** Materials, shapes, or forms that are integrally related to the architectural expression of structures on the same lot or parcel, or in the vicinity. *15

**Arena:** A place designed primarily for the playing of sports, such as basketball, hockey, arena football and indoor soccer, but also suitable for the use of concerts, shows, entertainment, meetings and gatherings of large groups. An arena shall provide seating for at least fifteen thousand people. An arena is not a stadium, which is separately defined in this ordinance.

**Arena Sponsorship:** A contractual commitment, of at least one (1) year in length, between the ownership and/or management of an arena and an individual or business entity (the "arena sponsor"), including the following elements: (i) exterior signage for the arena sponsor; (ii) special arena seating privileges for the arena sponsor; (iii) means for the general public to communicate with or have access to the arena sponsor to purchase, investigate, shop for, or otherwise gain additional information about the arena sponsor’s goods and/or services at the arena. Such means might include: (i) computer/internet terminal or direct telephone connection at the arena to the arena sponsor’s personnel or databanks; (ii) the arena sponsor’s personnel at the arena; (iii) displays of arena sponsor’s goods or services at the arena, or (iv) other means of disseminating information regarding the arena sponsor’s goods and/or services at the arena. +45 *47
Art Gallery: An establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other work of art. +61

Artist Studios/Galleries: Work space within an enclosed structure for artists and artisans, including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft. Incidental retail sales of items produced on the premises is allowed. +61

Articulation: The visible expression of architectural elements through form, structure, or materials that "break up" the scale of buildings and spaces to achieve a "pedestrian scale." +63

Artistic Enhancement: Permanent works of art located in exterior spaces arranged for public use and enjoyment.

Assembly, General: A building or portion thereof used for groups of people to gather for an event, or regularly scheduled program. General assembly uses include arenas, auditoriums, banquet facilities, conference and reception centers, concert halls and theaters. +86

Assembly Hall: A building or portion of a building that is used on a continuing basis for dances, parties, receptions, and other gatherings which may provide all or some of the following: live or amplified music, live or amplified entertainment, serve alcoholic beverages, or serve catered meals. The owner or operator must hold all other appropriate licenses and permits. An assembly hall does not include a restaurant or a bar. +83

Auto Court: Same as "Motel".

Auto Court Cluster: A single-family detached development pattern which focuses lots around a shared access drive between single-family detached lots. The lotting configuration for this development pattern shall generally not exceed six lots with only one point of access unless approved by the Planning and Development Department with the intent of protecting the public health, safety and welfare. +28

Auto Title Loan Establishment: An establishment, other than a financial institution, which enters into retail installment contract loan as defined in Section 44-281, Arizona Revised Statutes, for a secondary motor vehicle finance transaction. +85 *89

Automated Collection Center: A self-contained machine to collect and weigh recyclable consumer materials, to reimburse mechanically the depositor of said materials, and to store temporarily said materials before shipment to a recycling center. +1

Automobile Service Station: A place of business having pumps and/or storage tanks from which liquid fuel and/or lubricants are dispensed at retail directly into the motor vehicle. Sales and installation of auto accessories, washing, polishing, inspections, and cleaning, but not steam cleaning, may be carried on incidental to the sale or such fuel and lubricants.

Automobile Wrecking: Same as "Junk Yard".

Average Lot Development: A residential development option, according to the provisions of Chapter 6 wherein there is no restriction on lot size so long as total number of units in a development does not exceed the allowable density.
Awning: A structure attached to a building or other permanent structure in a fixed position with a flexible or rigid covering, including such structures which are internally illuminated by fluorescent or other light sources.* 10 *47

Bakery: An establishment used for the sale of baked goods on the lot and baking when incidental to retail sales from the property including the combining, baking and packaging of ingredients. +86

Balcony: An exterior platform that projects from or into the facade of a building and is surrounded by a railing, handrail, or parapet. +63

Bank Vault Storage: A building, the primary use of which is, for the storage of personal goods and valuables in controlled access vaults, no one of which shall contain more than thirty (30) cubic feet.

Banner: A temporary sign composed of fabric, pliable plastic, paper, or other light material not enclosed in a rigid frame, and secured or mounted so as to allow the movement of the atmosphere to move the sign.

Banquet Hall: Same as "Assembly Hall." +83

Bar: An establishment the main use of which is to serve spirituous liquors to be consumed on the premises. Food may or may not be served. Usually a counter and stools are present.

Beauty Shop: An establishment that provides a variety of beauty and personal care services such as hair cutting, styling and treatment, manicures, pedicures, facials, body waxing, nail sculpturing, body wraps, eyebrow and eyelash tinting, makeup application, massage, permanent hair removal other similar services and retail sales of hair and beauty products. +7

Bed and Breakfast Establishment: A residential development which provides breakfast and rooms for rent to guests on an overnight basis. +18

Berm: An artificial bank of earth. Mounds can physically and visually separate areas and provide visual and physical level changes by raising landscape elements above grade. +63

Bicycle Path: A hard surfaced path for bicycles designed in accordance with standards on file in the Planning Parks and Recreation Department. *47

Block: That property abutting one side of a street and lying between the two nearest intersecting streets, or nearest intersecting street and railroad right-of-way, unsubdivided acreage, waterways, but not an alley of such size as to interrupt the continuity of development of both sides thereof.

Block Face: One side of the properties along a street that are uninterrupted by a street, fully dedicated alley, or open space/common area tract 50 feet or greater in width. +97

Boarding House: A residential home or building(s) for six or more unrelated individuals used to provide lodging for compensation. A boarding house is occupied by individuals where rent or a lodging fee is charged separately for the individual rooms or partitioned areas occupied by the renter or occupant. Individual living units may or may not be equipped with kitchen facilities; congregate dining facilities may be provided for the guests. A boarding house is not a community residence home or center, hotel, motel, residential inn, or bed and breakfast. *97
Brew Pub, Domestic Microbrewery, or Domestic Farm Winery: An establishment that produces alcoholic beverages in conjunction with a restaurant, retail sales, or tasting room. The liquor may be distributed to other locations and be sold on site. +86

Buffer Strip: Open spaces, landscape areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances. +28

Building: A structure having a roof supported by columns or walls for the shelter, support, or enclosure of persons, animals, or chattel.

Building Area: The total areas taken on a horizontal plane at the mean grade level of the principal buildings and all accessory buildings, exclusive of uncovered porches, steps, roof overhangs, and balconies.

Building, Closed: A structure completely enclosed by a roof and walls of approved construction.

Building Envelope: The area defined on a lot in which all improvements must be made, including grading and alterations to existing landscaping. These include, but are not limited to house, accessory buildings, pool, patios, driveways, visitor parking, fencing, or walls. The building envelope defines the maximum allowable construction/improvement area on the lot. The building envelope must be identified on all design review submittals. +50

Building Facade: The face or elevation of a building. +47

Building Frontage: The portion of the lot in which the building is at or within the minimum or maximum setback from a street, private accessway or public pedestrian path. +71

Building, Front Line: Those portions of any building on a lot which are parallel with or most parallel with the front property line and create the total front profile of the building, excluding projections such as awnings, open fire balconies, fire escape stairs, open canopies not used for coverage and storage of chattel.

Building Height: The vertical distance measured from the higher of the natural grade level or the finished grade level established by the Planning and Development Department pursuant to the Floodplain or Grading and Drainage Regulations of the City to the highest level of the roof surface of flat roofs; or to the mean height between eaves and ridge of gable, gambrel, or hip roofs. *47

Building, Main: A building, or buildings, in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be the main building of the lot on which the same is situated.

Building Materials: An establishment that sells goods relating to construction such as lumber, appliances, electrical supplies and plumbing supplies. +86

Building, Open: A structure which contains a wall or roof, any part of which is not covered by a permanent, solid surface.

Building, Open, Porch: An open building used solely for ingress and egress and not for occupancy, at least two sides of which shall be at least 50% open.
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Building Permit: An authorization to construct a structure as issued by the Planning and Development Department. *47

Build-To: The distance that a building must be constructed from the property line. Where there exist or are required public utility easements that are greater than the build-to, the measurement may be from the dedicated public utility easement line. +63 *86

Bulk Retail Use or Bulk Sales: A retail or wholesale facility that serves the general public, selling primarily institutional-sized, or multi-pack products in bulk quantities. +63

Bus Depot: Any premises for the storage, maintenance, and service of buses, including repair and washing facilities. +69

Bus Terminal: Any premises for the transient storage or parking of buses, and the loading and unloading of passengers (privately operated bus lines). A bus terminal is characterized as a transfer point between various modes of transit. +69

Business Services: Establishments that render services, rather than provide goods, primarily to other businesses. +61

Canal: An artificial waterway for transportation or irrigation. +28

Canopy: A structure attached to a building or other rigid structure in a fixed position with a flexible or rigid covering, including such structures which are internally illuminated by fluorescent or other light sources.* 10 *47

Carport: An open building the principal use of which is the storage of motor vehicles, at least two sides of which shall be at least 50% open.

Cart Corral Temporary: An enclosure for the holding of push carts made available for use by the public for shopping during normal business hours. +47

Cart Storage Area: An outdoor enclosure that fully screens all push carts made available for use by the public for shopping that are being stored on a long-term basis or during hours when the business is closed. +47
**Chapter 2**: A watercourse with a definite bed and banks that confine and conduct the normal continuous or intermittent flow of water. +28

**Charitable Drop Box**: A container used for the purposes of donating goods for reuse by others. +87

**Civic Event**: An event which is of civic or public benefit. The event shall be sponsored by a charitable or nonprofit group or organization and shall not be for personal or private gain. Said event must further the athletic, benevolent, cultural, educational, historical, medical, patriotic, scientific, or social service objectives of the sponsor.

**Clinic, Medical or Dental Offices**: A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, dentists, medical doctors, optometrists, prescription opticians, psychologists, etc.) within a single office suite. +61

**Cocktail Lounge**: An establishment, the main use of which is to serve spirituous liquors to be consumed on the premises. Food may or may not be served. A lounging area is provided and a counter is not necessarily present.

**Commercial Center**: Lot(s) containing a commercial building or buildings where: there are three or more businesses or tenants contained therein, the lot contains 30,000 square feet of gross floor area or more, and buildings are served by common parking areas. *47

**Commercial Kennel**: On any property, the commercial breeding, boarding, grooming, or bathing of dogs, cats, or other similar small animals, or the breeding or keeping of dogs for racing purposes. Commercial breeding shall not include the non-commercial raising of animals, breeding animals for show, or the occasional selling of litters when such activities are conducted on the property of the owner/resident of that property.

**Commercial Pad, Freestanding**: A parcel, lot or retail building that is part of a commercial development but separate from other buildings. +47

**Commercial Recreation**: A commercial recreational land use conducted entirely within a building, including arcade, arena, art gallery and studio, art center, assembly hall, athletic and health clubs, auditorium, bowling alley, community center, conference center, exhibit hall, gymnasium, library, skating rink, swimming pool, tennis court. +61

**Commercial Use**: A use operated for profit or compensation.

**Common Area**: Land in a residential development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner.

**Common Area, Basic**: Common area maintained in a natural state and without other substantial improvement. *28

**Common Area, Improved**: Common area retained as outdoor living space for residents. Such space shall include lawns and other landscaped features such as walkways, terraces, sitting areas, and outdoor recreational areas when such features are incorporated into these areas. Such space shall not be used for vehicles but may be utilized to retain stormwater if designed in accordance with the City of Phoenix Drainage Manual and improved with appropriate surface which fosters recreational use. *28
Community Center: A building to be used as a place of meeting, recreation, or social activity and not operated for profit and in which neither alcoholic beverages nor meals are normally dispensed or consumed. +61

Community Center, Public: A building owned by the City that is open to the public and is used as a place for meetings, recreation, or social activities and may have outdoor recreational facilities. +73

Community Center, Youth: An 18,000 square foot or larger building where a nonprofit entity offers structured, comprehensive educational and personal development for persons under 18 years of age. +93

Community Garden: A private or public facility for the cultivation of fruits, vegetables, flowers and ornamental plants by more than one person. Accessory sales of products cultivated on site are permissible within ten days of harvesting subject to approval of a use permit pursuant to Section 307. +80

Community Organization: A nonprofit organization consisting primarily of community volunteers, but could also include paid staff, which administers and operates an event or charity benefiting the general community.

Community Residence Center: A residential care institution on a property, including a multifamily property or development that provides resident rooms or residential units to 11 or more individuals with disabilities (adults or minors). The facility provides on-site care, training or support, or habilitative or rehabilitative services, related to the residents’ disabilities. This use includes structured sober living homes that provide resident rooms or residential units to 11 or more individuals. A community residence center shall be licensed by the State of Arizona or the City of Phoenix. +97

A multifamily property or development is a community residence center if (1) residents in more than two units or 20 percent of the total number of units (whichever is greater) on the multifamily property or development receive on-site care, training or support, or habilitative or rehabilitative services from a service provider, and a portion of the cost for the service is paid for by a health care insurance provider authorized to provide health insurance in the State of Arizona; or (2) more than two units or 20 percent of the total number of units (whichever is greater) are operated or provided by an entity that is licensed by the State of Arizona or the City of Phoenix to provide health care services relating to the treatment of the disabilities. +97

Community Residence Home: Except as required by State law, a community residence home is a residential living arrangement for up to ten unrelated individuals with disabilities living as a single functional family in a single dwelling unit who are in need of the mutual support furnished by other residents of the community residence home as well as the services, if any, provided by the staff of the community residence home. Residents may be self-governing or supervised by a sponsoring entity or its staff, which provides on-site care, training or support, or habilitative or rehabilitative services, related to the residents’ disabilities. A community residence home seeks to emulate a biological family to normalize its residents and integrate them into the surrounding community. Its primary purpose is to provide shelter in a family-like environment; treatment is incidental as in any home. Supportive inter-relationships between residents are an essential component. A community residence home shall be considered a residential use of property for purposes of this Zoning Ordinance. The term does not include any other group living arrangement for unrelated individuals who are not disabled nor cor-
rectional transitional facilities, or residential facilities for sex offenders. A community residence home shall be licensed by the State of Arizona or the City of Phoenix. +97

*Condominium:* Ownership of real property wherein the interest in the underlying land is undivided. All provisions of property subdivision shall be applicable to condominium development so as to protect the public health, safety, and welfare. *28

*Conference and Reception Center:* A building or structure which houses one or more of the following: Cafeteria or dining room for employees or a related office complex, kitchen, ballroom, banquet room. The center may be used for any or all of the following activities or other activities normally conducted at a conference and reception center: Trade show displays; civic events; charitable events; teleconferences; seminars held or sponsored by an individual, entity, or organization on an advance registration basis; receptions; meetings; breakfasts, brunches, lunches, and dinners on an advance registration basis; parties with or without live music or entertainment; balls or dances including live music and other live entertainment; conferences; conventions.

*Conformance, General:* A term used in zoning/zoning adjustment stipulations to require that final plans, such as site plans or elevations approved by the City generally conform to key design elements that were shown on public hearing plans. These key design elements may not exceed the established Zoning Ordinance standards. This allows for up to a ten percent variation in key design elements, such as but not limited to building height, landscape setbacks, building setbacks, density, lot coverage and open space. The term "substantial conformance" may be used as a subset of a general conformance stipulation to remove the ten percent variation and as such that particular item shall appear exactly as shown on the stipulated public hearing plans. +82

*Conservation Area:* Environmentally sensitive areas with characteristics such as steep slopes, wetlands, flood plains, or areas of significant biological productivity or uniqueness that have been designated for protection from any activity that would significantly alter their ecological integrity, balance or character. +28
**Construction Project:** The erection, installation, remodeling, or alteration of durable facilities upon, under, or over the ground. This shall include, but is not limited to, buildings, roadways, and utility pipes, lines, poles, or other structures.

**Contiguous:** In contact with one or more sides.

**Contractor’s Yard:** An establishment used for the outdoor repair, maintenance or storage of construction vehicles, equipment or materials owned by the establishment. +86

**Convenience Market:** A small scale retail establishment the primary purpose of which is the sale of fresh and packaged food, dry goods, and nonprescription medicine primarily to customers from the immediate area. A convenience market may include sale of gasoline and packaged liquor. A convenience market shall not exceed five thousand (5,000) square feet of gross floor area. +19

**Cooking Area:** The area where food is cooked. This area shall include but is not limited to grill space, ranges, ovens or microwaves. This area shall not include counter space, food preparation areas, coolers, freezers or walkways. +77

**Cooking Facilities:** An area of a dwelling unit or guest house which includes a sink and a significant cooking appliance, including, but not limited to, a range, oven or microwave oven. +32

**Copying and Reproduction Center:** An establishment which copies, binds, reproduces, typesets and designs business papers and other printed matters. +4

**Corporate Flag:** A flag which shows only the name, symbol, or logogram of the displaying entity.

**Correctional Transitional Housing Facility:** A supervised residential center where individuals who are completing a sentence, including pre-release programs, reside for a defined period of time for counseling, job placement assistance, and similar services to assist in transitioning from institutional to community living. +35 *36

**Covered Pedestrian Ways:** The provision of pedestrian ways protected from the weather by arcades, pergolas, arbors, or similar permanent structures. Such covered pedestrian ways may be along the perimeter of a building or across open spaces.

**Critical Infrastructure:** Physical systems and assets vital to national security, national economic security, national public health or safety, or any other combination of those matters, as defined by the United States Department of Homeland Security. Critical infrastructure can include, but is not limited to, facilities such as water treatment plants, pump stations, lift stations, water reservoirs, power generating plants and power substations. +94

**Cul-de-Sac:** The turn-around at the end of a dead end street. +28

**Cul-de-Sac, Dogleg:** A cul-de-sac that has a bend in it so that it is impossible to see the terminus (l) of the street from the origin. +28

**Custom:** Work, service, or assembly made to order for individual customers for their own use or convenience.

**Cut-Through Traffic:** Non-local traffic which uses local streets to bypass congestion on arterial streets. +28 *47
**Day Nursery:** Same as "Nursery School."

**Density:** The number of dwelling units divided by the gross area.

**Density Bonus:** Additional density above allowance that is granted by providing site enhancements from a specified list. Refer to Sections 608 and 1223. +86

**Dental Laboratory:** A facility for making, restoring and repairing fixed and removable dental prostheses and orthodontic appliances as prescribed by licensed dentists and dental professionals, and sold exclusively to those dental professionals. This term does not include the mass assembly or mass production of dental prostheses or orthodontic appliances. +78

**Dependent Care Facility:** A facility that regularly provides day care for persons for less than 24 hours. Dependent care solely includes childcare licensed by the State of Arizona. +23 *93
Design Continuity: A unifying or connecting theme or physical feature for a particular setting or place, provided by one or more elements of the natural or created environment. +28

Detention Basin: A facility for the temporary storage of stormwater runoff. +28

Developed Pedestrian Mall or Plaza: Spaces accessible from a street or from a parking area. The mall or plaza shall be at a minimum, not less than 30’ x 30’. The developed pedestrian mall or plaza shall contain any four of the following amenities:

1. Shaded benches,
2. Imaginative uses of water and shade,
3. Variation of ground level,
4. Restrooms available to the public,
5. Artistic enhancement.

Direct Connection to Sidewalk: An unobstructed pedestrian path that connects a building or site entrance to a sidewalk in the shortest possible distance. +71

Direct Access to Off-Street Parking: The provisions of direct access, without the necessity of using the public sidewalk, between the building and an off-street parking facility either within the building or adjacent to it. Such parking facilities must be available to the tenants or customers of the building.

Disability: (1) A physical or mental impairment that substantially limits one or more major life activities; (2) a record of having such an impairment; or (3) being regarded as having such an impairment. +96

However, a person with a disability shall not include: (1) any person currently engaging in the illegal use of controlled substances [as defined in Section 102 of the Controlled Substances Act (21 United States Code 802)]; or (2) any person who would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others that cannot be eliminated or reduced by reasonable accommodation. +96

Disability and direct threat will be interpreted consistent with the Americans with Disabilities Act (42 United States Code 12101, et seq.), as amended, and the Federal Fair Housing Act (42 United States Code 3601 – 3619). +96

Dormitory: A building or that portion thereof other than a hotel, motel, boarding house, fraternity house, or sorority house containing three (3) or more rooming units or guest rooms or sleeping facilities for more than five (5) persons. Such rooming units or guest rooms shall be for residential purposes only.

Drive Aisle: A private, on site vehicular maneuvering lane. +71

Drive-In Restaurant: Any establishment where food or beverages are dispensed and where such food or beverages are consumed on the premises but not within a building.

Drive-In Theater: An open-air theater designed for viewing by the audience from motor vehicles.

Driveway: A private, vehicular access connecting a house, carport, parking area, garage, or other buildings with the street.
**Driveway, Shared:** A private roadway which provides secondary access to two or more lots; meets all minimum City of Phoenix standards for pavement thickness; and is covered by an ingress/egress easement for emergency and service vehicles and for the exclusive use by the residents and their guests of the lots which it serves. +28

**Drive-Through Establishment:** Establishments only allowing transactions for goods or services without leaving a motor vehicle. +63

**Dustproof Paving:** Parking, maneuvering, ingress and egress areas maintained by paving with one of the following methods: (1) asphaltic concrete, (2) cement concrete, (3) penetration treatment of bituminous material and seal coat of bituminous binder and a mineral aggregate, or (4) the equivalent of the above as approved by the Zoning Administrator. *14 *30

**Dustproof Surface:** For single-family and duplex residential uses, the following alternative methods of dustproofing parking and maneuvering areas are permitted: (1) a smooth layer of crushed rock or gravel no smaller than one-quarter inch and no larger than three-quarters of an inch maintained to a minimum depth of two inches, contained within a permanent border or (2) an alternative surface treatment as approved by the Zoning Administrator that will equal or exceed the dust free characteristics of the above listed alternatives. +14 *30 *47 *49 *52 *53

**Dwelling, Multifamily:** A building or buildings attached to each other and containing two or more dwelling units. The term "multifamily dwelling" is intended to apply to dwelling types as triplex, fourplex, and apartments where any dwellings have their primary access to a common hallway or corridor. *88

**Dwelling, Single-Family Attached:** A building containing dwelling units each of which has primary ground floor access to the outside and which are attached to each other. Each unit extends from the foundation to roof and has open spaces on at least two sides. The term "attached single-family dwelling" is intended primarily for dwelling types as townhouses and duplexes.

**Dwelling, Single-Family, Detached:** A building containing only one dwelling unit entirely separated by open space from buildings on adjoining lots or building sites.

**Dwelling Unit:** One (1) or more rooms within a building arranged, designed, or used for residential purposes for one (1) family and containing independent sanitary and cooking facilities. The presence of cooking facilities conclusively establishes the intent to use for residential purposes.

**Easement:** A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity. +28

**Edge:** The "edge" is the boundary of the Sonoran Preserve. The length of the edge for a parcel is the length of the boundary shared by that parcel with the preserve. +50

**Efficiency Apartment:** A dwelling unit of not more than one (1) room in addition to kitchen and bath.

**Elevation, Distinctive:** A fully dimensioned drawing of the front of a building providing at least three of the following list of variations: 1) different roof forms; 2) different window style, size shape or placement; 3) different trim or architectural detailing; 4) different door style, size, shape or placement; or 5) different treatment of front entry feature. +33
Elevation, Structure: The exterior design of a structure showing features such as windows, doors, and relationship of grade to floor level. *28 *47

Emblishment, Architectural: Vertical relief from a continuous plane, ornamentation - geometric or organic, cornice, wainscot, change of construction materials or similar superimposed treatment of the architectural facade of a structure. +28
Enforcement Personnel: Repealed. -47

Entry, Front: An arcade, gated arch, covered porch or patio, pergola, or similar architectural enhancement which clearly delineates the location of, or path to, the front door. +33

Environmental Remediation Facility: Any combination of land, wells, tanks, devices, and structures of a temporary nature used exclusively to reduce the concentration, volume, hazard, or toxicity of pollutants previously released on site to the soil, air, or water, when done in compliance with: +16

1. The terms and conditions of approval for remedial or corrective action conducted entirely on site and authorized by the Arizona Department of Environmental Quality pursuant to Title 49 of the Arizona Revised Statutes Annotated; or +16
2. The terms and conditions of approval for remedial or corrective action conducted entirely on site and authorized by the United States Environmental Protection Agency pursuant to federal law; or +16
3. A court order or decree that specifies the manner of conducting the remedial or corrective action. +16

For purposes of this paragraph, "on site" means the contiguous areal extent of contamination and all suitable locations in close proximity to the contamination that are reasonably necessary to implement the remedial or corrective action. +16

Equestrian Trail: A natural surfaced path for equestrian use in locations identified by approved trails plans and constructed in accordance with standards on file with the Parks and Recreation Department. *28 *47

Erect: To build, construct, attach, hang, place, inscribe, suspend, or affix, and the painting of wall signs.

Erosion Control Zone: That portion of a watercourse which may include all or part of the one hundred-year floodway, one hundred-year floodplain, or erosion hazard zones wherein the encroachment of buildings, structures, fill or excavation material is determined by the Flood Control District of Maricopa County and/or City of Phoenix to cause detrimental impacts to the public health, safety, and general welfare for properties upstream or downstream of the subject site. +46

Erosion Hazard Zone: The erosion hazard zone encompasses the active channel, and the area next to the active channel that could reasonably be expected to erode during a large flood or during the expected design life of contiguous land uses, and the portion of the one hundred-year floodplain that could reasonably be expected to erode during a series of floods. This is the minimum area required to maintain the process of natural channel movement. It is also the minimum area required for preservation of the natural form and function of the stream. +46

Erotic Dance or Performance Studio: A business which emphasizes and seeks, through one or more dancers or other performers, to arouse or excite the patrons’ sexual desires. Nothing in the definition of "erotic dance or performance studio" shall be construed to apply to the presentation, showing, or performance of any play, drama, or ballet in any theater, concert hall, fine arts academy, school, institution of higher education, or other similar establishment as a form of expression of opin-
ion or communication of ideas or information, as differentiated from the promotion or exploitation of nudity for the purpose of advancing the economic welfare of a commercial or business enterprise. +17

_Exterior Wall:_ Any wall that defines the exterior boundaries of a building or site. +28

_Family:_ A family is:

1. An individual or two (2) or more persons related by blood, marriage, or adoption, and usual servants, living together as a single housekeeping unit in a dwelling units, or
2. A group of not more than five (5) persons, who need not be related, living together as a single housekeeping unit in a dwelling unit.

_Family Game Center:_ A supervised indoor amusement and recreation facility, the main use of which consists of mechanical, electronic, and electrical devices for entertainment and amusement, and which may include, but not be limited to, such facilities as card games, ping pong tables, and billiard tables.

_Farmers Markets:_ A market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, locally produced arts and crafts items (but not to include secondhand goods). Food and beverages dispensed from booths located on site is permitted as an accessory use. +61 *80

_Fill:_ Sand, gravel, earth, or other materials of any composition whatsoever placed or deposited by humans. +28

_Financial Institution:_ A State or Federally chartered bank, credit union, mortgage lender, savings and loan association, or automated teller machine. +61

_Financial Institution, Non-Chartered:_ A business other than a State or Federally chartered bank, credit union, mortgage lender or savings and loan association that offers check cashing services and loans for payment of a percentage fee. Specifically included are check-cashing businesses that charge a percentage fee for cashing a check or negotiable instrument, "payday loan" businesses that make loans upon assignments of wages received, or businesses that function as deferred presentment services. +61

_Fine Arts:_ Limited to painting, drawing, sculpturing, poetry, music, dancing, and dramatic art.

_Floodplain:_ The channel and the relatively flat area adjoining the channel or a natural stream or river that has been covered by the floodwater of a 100 year frequency storm. +28

_Floor Area:_ Reserved. -65

_Floor Area, Gross:_ The sum of the gross horizontal area of each floor of a building or structure, measured from the exterior face of an exterior wall of a freestanding structure or from the center of common walls of attached buildings. +65

_Floor Area, Net:_ The sum of the gross horizontal area of each floor of a building or structure, measured from the interior face of the walls, not including floors or parts of floors used principally
for non-public purposes such as storage, automobile parking, incidental repair, show windows, restrooms or powder rooms, or offices incidental to the management or maintenance of stores or the building. +65

*Floor Area Ratio (FAR)*: The ratio of the gross floor area of the building to net site area. *63

![Diagram showing 0.5 FAR, 1.0 FAR, and 1.0 FAR]

*Frontage*: The linear edge of a property along the property line abutting a street, or private accessway. +63

*Fund-Raising Event*: A special event conducted for the purpose of obtaining money for the religious and educational activities of nonprofit religious organizations or public agencies. Such events may include but shall not be limited to fairs, bazaars, rummage sales, dances, and dinners.

*Garage, Detached*: A traditional method of garage treatment typically locating the garage at the rear of a property with single lane access to the structure and separating the garage structure from the primary structure by a minimum of six feet. +28

*Garage, Private*: An accessory building or part of a main building occupied by the passenger motor vehicles of the families residing on the same lot. This may include one commercial vehicle under five (5) ton capacity. Noncommercial vehicles of persons not residing on the lot may occupy up to one-half the capacity of such garage.

*Garage Projection*: The extension of a garage structure beyond the primary front facade of a house. +28

*Garage, Public*: Any building, other than that herein defined as a private garage, used for the storage or care of motor vehicles, or where any such vehicles are equipped for operation, repaired, or kept for remuneration.

*Garagescape*: The presence of uniformity in the treatment of house facades as it relates to the dominant presence of the garage on the street front elevation. +28

*Garage, Side Entry*: A garage oriented such that the entrance is located roughly parallel, rather than perpendicular, to the street. +28

*Garage, Tandem*: A garage designed to accommodate two or more vehicles in a line one behind the other, not adjacent to one another. +28

*General Office*: An establishment where commercial activities take place but where goods are not produced, sold, or repaired. These include: general and professional offices, insurance offices, real estate offices, and taxi-cab offices. +86
Glazing: A window, door or other transparent opening in the exterior wall of a building through
which merchandise, services, or business are displayed or visible. +71

Grade: The average elevation of the ground adjoining the structure or building upon which the sign
is erected.

Green Screen: Parallel galvanized steel wire (or equivalent) panels with a minimum of 3-inch sep-
oration and attached to vertical structures with climbing vegetation with adequate soil to enable com-
plete coverage of the panel. +71

Gross Area: The area of a lot or parcel including all dedicated streets, alleys, private accessways
roadway and/or alley easements, and canal rights-of-way. Such boundaries shall extended to the cen-
ter of existing abutting street or alley right-of-way. In the case of an existing partial dedication or
easement, the gross area shall not extend beyond what would be the centerline of the full dedication.
Further, parcels abutting: 1) a freeway; or 2) a canal right-of-way when the abutting development has
complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscap-
ing of canal bank right-of-way, shall include twenty-five feet of such right-of-way within gross area.
*27 *47

**Gross Area**

Gross Building Area: The sum of the gross floor area of all buildings located on the premises,
including the thickness of walls separating the interior from the exterior of all such buildings.

Gross Business Area: The total area of a property or building which is used to conduct business,
such as outdoor dining or garden centers. +47

Group Foster Home: A home maintained by any individual or individuals having the care or con-
trol of six to ten minor children who are not: (1) related to such individuals or to each other by blood,
marrige, or adoption; or (2) legal wards of such individuals. A group foster home shall be licensed
by the State of Arizona and does not include homes licensed as a family foster home that are over
capacity and have a group foster home certification. +96

Group Home: A residential home or building(s) for six or more unrelated individuals providing liv-
ing facilities and sleeping rooms; and which also provides limited services, such as, but not limited
to, meals, services to promote emotional support, life skills development and/or employment training.

*47 *96 *97

**Guesthouse:** A free-standing building which is designed to house guests or servants of the occupants of the primary dwelling unit. +32

For purposes of a guest house, a "free-standing building" shall be one which is either not connected to the primary dwelling unit or, if connected to the primary dwelling unit, shall be considered free-standing if: +32

1. The connecting structure is less than ten (10) feet wide; or +32
2. The connecting structure is greater than ten (10) feet wide and the length of the connection is more than twice the width of the connecting structure. +32

For purposes of a guest house, the width of the connecting structure shall be the shortest distance across its narrowest point, measured from the inside surfaces of the exterior, enclosing walls. The length of the connecting structure shall be the shortest possible straight line distance from the outside surface of the primary dwelling unit to the most distant outside surface of the connecting structure. +32

For purposes of a guest house, a structure shall be deemed to be "designed to house guests or servants of the occupants or the primary dwelling unit" if it contains the following; +32

1. A shower or bath; +32
2. A commode; +32
3. Space for sleeping; and +32
4. Cooking facilities or space and plumbing and electrical wiring which can be legally accessed and connected without the requirement of a permit issued by the City and which is reasonably capable of accommodation of cooking facilities. +32

**Guestroom:** A single room within a dwelling unit which may be occupied by no more than two persons and which are not members of a family. A guest room may not contain any cooking facilities.

**Halfway House:** See "Correctional Transitional Housing Facility". +34 *36

**Hardscape:** Decorative pavement or other similar decorative walking surfaces, including defined natural surfaces, intended primarily for pedestrian use. +12

**Health/Recreation Facility:** An indoor facility including uses such as game courts, exercise equipment, locker rooms, jacuzzi, and/or sauna and pro shop.

**Health and Support Services:** A facility, place, or building that is maintained and operated to provide medical care. Includes intermediate care facilities, medical clinics, and home health agencies, all of which are licensed by the State. +61

**Heliport:** Any helistop which also includes all necessary passenger and cargo facilities; helicopter maintenance and overhaul, fueling service, storage, tiedown areas, hangars, and other necessary buildings and open spaces. Heliports include any of the uses of helistops.
Helistop: A designated landing area used for the landing and taking off of helicopters for the purpose of picking up or discharging passengers or cargo. No fueling or service facilities are permitted.

Hillside: An area where the natural slope of the ground exceeds 10 percent grade.

Historic Preservation: Historic preservation as defined and regulated by Chapter 8 of this ordinance.

Home Occupation: Home occupation is an occupation, profession, activity, or use which is clearly a customary, incidental, and secondary use of a residential dwelling unit and which does not alter the exterior of the property or affect the residential character of the neighborhood.

Homeless Shelter: A facility providing temporary housing to indigent, needy, homeless, or transient persons; may also provide ancillary services such as counseling, or vocational training.

Homeowners Association: A community association, other than a condominium association, that is organized in a manner which individual members share common interests and the responsibility of costs and upkeep of common areas and/or facilities.

Hospice: A health care service agency or institution other than a hospital, assisted living home or center, community residence home or center, or nursing home that provides inpatient beds or resident beds to persons who need continuous hospice services. A hospice does not include in-home hospice care. A hospice shall be licensed by the State of Arizona.

Hospital: An institution which is licensed by the State of Arizona to provide in-patient and outpatient medical care, diagnosis, treatment or major surgical services for persons suffering from illness, injury or deformity or for the rendering of obstetrical or other professional medical care. A hospital may include such related facilities as laboratories, medical testing services, central service facilities, staff offices and volunteer community blood centers (non-profit only). The term "hospital" shall not be construed to include the office of a physician or practitioner. (For purposes of the definition "nursing care" shall not be construed to be "professional medical care.")

Household Moving Center: An independent operation managed business which specializes exclusively in the rental of household moving equipment and the sale of other products and services directly related to do-it-yourself moving.

Hotel: A residence facility designed for occupancy by transients or as a residence for periods of less than one year. A hotel shall contain rooming units and shall customarily provide housekeeping, bellhop, laundry, and on site recreation services. Where appropriately zoned, restaurant, bar, personal and retail services, and entertainment may also be available.

Imaginative Uses of Water and Shade: The combination of live plant or man-made shading together with water in movement.

Industrial Center: A group of three or more industrial establishments associated by voluntary common agreement or under common ownership or any recorded subdivision plat to be developed for industrial purposes.

Inoperable Vehicle: A vehicle physically incapable of operation or a vehicle which exhibits one or more of the following conditions: wrecked, partially or fully dismantled, abandoned, stripped, sub-
substantially damaged, inoperative, scrapped, having the status of a hulk or shell, discarded, or unable to be safely operated. +31

*Interim Vacant Land Uses:* Neighborhood pocket park, demonstration garden, public playground, meditation garden, public art display and similar uses are allowed uses for vacant property. +86

*Item of Information:* A business or center name, word, abbreviation, number, or symbol. A logo and corresponding business name shall be considered one (1) item of information. +15

*Jail:* See "Prison". +34

*Junkyard:* The use of a lot or portion thereof for the storage, keeping, or abandonment of junk, dismantled automobiles, or other vehicles, or machinery, or parts thereof, including scrap metals, rags, or other scrap materials.

*Kindergarten:* Same as "Nursery School".

*Laboratory; Medical, Dental or Clinical:* An establishment for scientific analysis of blood, tissue or other human or animal components. +86

*Laboratory, Research:* An establishment for scientific research, investigation, testing or experimentation, but not for manufacturing or sales of products. +86

*Landscaped Area:* A plot of land which has been decoratively or functionally altered by contouring and planting shrubs, trees, vines, and with a living and nonliving ground cover and with an automated watering system. *28 *47

*Landscaped Parking:* Landscaped parking are those parking areas which contain landscaping with the useable parking area, and may include, but are not limited to, the following elements:

1. Planters or planting areas separating the structure from the paved areas;
2. Trees planted in groups;
3. Combinations of planted trees and shrubs; or
4. A low wall, not more than three (3) feet high, complemented with trees and shrubs.

*Landscape Setback, Average:* Repealed. +28 -47

*Large Scale Commercial Retail:* Commercial development with primary building(s) greater than 100,000 square feet gross business area as a single freestanding use or in conjunction with other uses on a lot(s) or parcel(s). +47

*Laundry, Self-Service:* A building in which domestic-type washing machines and/or dryers are provided on a rental basis for use by individuals doing their own laundry.

*Lighting, Architectural:* Lighting placed on a building’s facade to highlight or accentuate the building’s design. + 67

*Light Rail Transit (LRT):* A fixed guideway transit system. +63

*Liner Retail:* A retail building adjacent to a street and serving pedestrian traffic. It is located at the front of a larger retail site that may also contain large format or large scale retail uses. +63
**Liquor, Retail Sales**: A retail establishment where the primary purpose is the sale of packaged liquor, including spirituous liquor, beer, and wine. +86

**Live-Work**: A residential unit that is also used for commercial purposes for a time, with minimum of 25 percent of the total building area given to the commercial use within the same structure as the residential component. +63

**Livestock Fence**: A fence in which at least seventy-five percent (75%) of the area between grade level and the top cross member (wire, wood or other material) is open. +76

**Living Space, Active**: A frequently used living space such as a kitchen, living room, or family room located within a residence such that visual surveillance of the public or private street adjacent to the residence is easily accomplished. The intent is to promote ‘eyes on the street’ and passive supervision of the public space. +28

**Loggia**: A space within the body of a building but open to the air on one side, serving as an open-air room or as an entrance porch. +63

**Lot**: A parcel of land shown in the records of the Maricopa County Assessor’s Office, or any piece of property divided to be used separately from other pieces or parcels of property by description, as in a subdivision or on a recorded survey map, or by metes and bounds, for purposes of sale, lease, or separate use in a legal manner pursuant to all state, county, and city requirements for the development and proposed use of that property. *10 *15

**Lot, Area**: The total horizontal area within the property lines of a lot or parcel of land including land over which easements have been granted, but not including any land within the limits of a street or alley upon which the lot abuts. +56

**Lot, Corner**: A lot abutting on two or more intersecting streets where the interior angle of intersection does not exceed one hundred thirty-five (135) degrees. A corner lot shall be considered to be in that block in which the lot fronts.

**Lot Coverage**: The total structural coverage provided on a lot or site inclusive of all roofed areas or structures capable of supporting a roof divided by the net area of the lot or size. The first three feet of roof overhang or projection shall not be included in the lot coverage. +28

**Lot Coverage, Planned Residential Development**: The total structural coverage provided on the sum of all the lots within the Planned Residential Development of which is divided or prorated between each of the lots after streets (both public and private) are subtracted from the total net area. +28

**Lot, Interior**: Not a corner or key lot. *47

**Lot, Key**: Any lot, one side line of which is contiguous to the rear line of a corner lot.

**Lot Length**: The length (or depth) of a lot shall be:

1. If the front and rear lines are parallel, the shortest distance between these lines.
2. If the front and rear lines are not parallel, the shortest distance between the midpoint of the front lot line and the midpoint of the rear lot line.
3. If the lot is triangular, the shortest distance between the front lot line and a line parallel to the front lot line, not less than ten (10) feet long lying wholly within the lot.

**Lot Line:** *47

1. **Lot Front** - The front lot line of a lot shall be determined as follows: *8
   a. **Corner Lot:** The front lot line of a corner lot shall be the shorter of the two lines adjacent to the streets as platted, subdivided, or laid out. Where the lines are equal, the front line shall be that line which is obviously the front by reason of the prevailing custom of the other buildings on the block. If such front is not evident then either may be considered the front of the lot, but not both. *8
   b. **Interior Lot:** The front lot line of an interior lot shall be the line bounding the street frontage. *8
   c. **Through Lot:** The front lot line of a through lot shall be that line which is obviously the front by reason of the prevailing custom of the other buildings in the block. Where such front lot line is not obviously evident, the Zoning Administrator shall determine the front lot line. Such a lot over two hundred (200) feet deep shall be considered, for the purpose of this definition, as two lots, each with its own frontage. *8 *47

2. **Lot Rear:** The rear lot line is that lot line opposite to the front lot line. Where the side lot lines meet in a point, the rear lot line shall be assumed to be a line not less than ten (10) feet long,
lying within the lot and parallel to the front lot line. In the event that the front lot line is a curved line then the rear lot line shall be assumed to be a line not less than ten (10) feet long, lying within the lot and parallel to a line tangent to the front lot line at its midpoint. *8 *47

3. **Lot Side** - The side lot lines of a lot are those lot lines connecting the front and rear lot lines of the lot. *8

**Lot or Parcel, Multiple Use:** A lot or parcel or combination of lots or parcels, containing two or more establishments which must share parking, access and other amenities to comply with ordinance requirements. *15

**Lot, Through:** A lot abutting two parallel or approximately parallel streets.

**Lot Width:** The width of a lot shall be:

1. If the side lot lines are parallel, the shortest distance between these sidelines. *8
2. If the side lot lines are not parallel, the width of the lot shall be the length of a line at right angles to the axis of the lot at a distance equal to the front setback required for the district in which the lot is located. The axis of a lot shall be a line joining the midpoints of the front and rear lot lines. *8

Lot Terminology

Mainline of Freeway/Expressway: Repealed. -47

Maintenance: The replacing, repairing or up-keep of a part or parts of a building, parking facility or site landscaping which have been made unusable or unfunctional by ordinary wear or tear, by the
weather or by overgrowth. For purposes of signage, maintenance shall mean the replacing, repairing, or repainting of a portion of a sign structure; periodic changing of bulletin board panels; or renewing copy which has been made unusable by ordinary wear and tear, weather, or accident. The replacing or repairing of a sign or sign structure or the repainting of a painted wall sign when fifty percent or more of the total area has been damaged or is to be renovated, as determined by the Building Official, shall not be considered maintenance. *10 *28

**Major Hospital Building:** The principal medical building in a hospital providing at least one hundred (100) in patient beds.

**Major Retail Shopping Building:** Repealed. -47

**Mall:** A pedestrian way of passage within or between closed buildings. Only areas at least fifty (50) feet within any open end mall shall be considered as being within the mall.

**Manufactured Home:** A multi-sectional dwelling unit manufactured after June 15, 1976, and built to the Manufactured Housing Construction and Safety Standards and the State of Arizona Installation Requirements For Manufactured Housing. *72

**Manufacturing and Assembly:** An establishment for manufacturing and assembly of products primarily for sale to retail establishments. +86

**Manufacturing, Artisan:** An establishment for small-scale production of goods primarily by hand manufacturing or assembly, involving the use of hand tools, and small-scale equipment. +86

**Manufacturing, General:** An establishment for manufacturing, processing, compounding, assembly, packaging, treatment or fabrication of parts or products that are mass produced from extracted or raw materials, recycled or secondary materials. Includes bulk storage and handling of such products or materials. Manufacturing and assembly uses are conducted either fully or partially within an enclosed building with limited off-site impacts. +86

**Manufacturing, Heavy:** An establishment for manufacturing, processing, compounding, assembly, packaging, treatment or fabrication of parts or products that are mass produced from extracted or raw materials, recycled or secondary materials. Includes bulk storage and handling of such products or materials. Manufacturing and assembly activities may be conducted entirely outdoors and have moderate to significant off-site impacts. Uses involving radioactive or highly toxic materials, chemicals, highly combustible or explosive materials, or other substances of noxious nature in the manufacturing process are included in this classification. +86

**Manufacturing, Light:** An establishment for manufacturing, processing, assembly, packaging, treatment, fabrication, or storage of finished or semi-finished parts or products. Light manufacturing and assembly uses are conducted within an enclosed building with incidental outdoor storage. +86

**Marquee:** A roof-like cover attached to building and used to shelter wall openings and entrances to the building. That part of the roof or a flat-roofed building extending beyond the walls or exterior columns or such a building, if not more than twenty-five feet above grade, shall be considered a marquee. No part of such structure shall extend more than sixteen feet from the face of the exterior wall of the building to which it is attached, except that if the width of such structure, measured parallel to the building wall is not more than twelve feet, the marquee may project up to twenty-five feet from the face of the building wall. * 10
**Mechanical Penthouse:** A room or space located on a building roof dedicated to housing mechanical equipment and its associated electrical equipment. +71

**Medical Marijuana:** Means all parts of the genus cannabis whether growing or not, and the seed of such plants that may be administered to treat or alleviate a qualifying patient’s debilitating medical condition or symptoms associated with the patient’s debilitating medical condition. +73

**Mezzanine:** A partial ceiling area between two main floors of a building.

**Microwave Antenna:** A device consisting of an antenna and reflector, having any dimension of more than 1.5 meters, and is a solid, open mesh, or bar configured structure in the shape of a shallow dish, cone, horn, or cornucopia.

**Minimum Security Facility:** A facility containing inmates designated by the Arizona Department of Corrections or other governmental entity as being low risk and nonviolent, with no perceived danger to the community. +22

**Mixed-Use:** Development contained within a single parcel (horizontally or vertically) or adjacent parcels that contains different uses that are complementary to each other and provide activity throughout the day. +63

**Mixed Use Building:** A building in which a minimum of 50 percent of the ground floor building frontage includes an active use that is in a different land use category from the floor above. Parking is not considered a separate use for mixed use buildings. +71

**Mixed Use Development:** A site in which a minimum of 50 percent of the ground floor building frontage is developed with an active use, and at least two land use categories exist on site that are designed to be interconnected. Parking is not considered a separate use for mixed use developments. +71

**Mobile Food Vending Unit:** mobile food vending unit: any motorized or non-motorized vehicle, trailer, kiosk, pushcart, stand, display, blanket, ground covering or other device designed to be portable and not permanently attached to the ground from which only food is peddled, vended, sold, served, displayed, offered for sale or given away. +48

**Mobile Food Vendor:** Mobile food vendor: a person who sells, serves, offers for sale, or gives away only food from a mobile food vending unit which is parked or located on a parcel of private property. This term does not include a person who operates a mobile food vending unit that visits multiple private property sites on a daily basis for no more than thirty (30) minutes per site per day. +48

**Mobile Home:** A structure built prior to June 15, 1976 that is a movable or portable dwelling unit constructed either to be towed on its own chassis, or designed to be installed or parked with or without a permanent foundation for human occupancy. *47 *72

**Mobile Home Development:** Any lot, tract, or parcel of land used or offered for use in whole or in part, with or without charge, for the parking of occupied mobile homes.

**Mobile vending site:** "Mobile vending site" or "site" (as used in subsection 10-166 (b)(1) of the Phoenix City Code) means the property address or Maricopa County parcel number of the land where the mobile vending unit or mobile food vending unit will be located, which is required to be submitted to the City Clerk pursuant to subsection 10-163(11) of the Phoenix City Code. +48
**Mobile vending unit:** Any motorized or nonmotorized vehicle, trailer, kiosk, pushcart, stand, display, blanket, ground covering or other device designed to be portable and not permanently attached to the ground from which any is used to sell goods, wares, merchandise or food, are peddled, vended, sold, served, displayed, offered for sale or given away. This includes any display consisting solely of the goods, wares, merchandise or food being peddled, sold, served, displayed or offered for sale. +37 *48

**Mobile vendor:** A person who peddles, vendes, sells, serves, displays or offers to sell or gives away goods, wares or merchandise, or food from a mobile vending unit which is parked or located on a parcel of private property. This term does not include a mobile vending unit that visits multiple private property sites on a daily basis for no more than one hour thirty minutes per site per day. +37 *48

**Modular Home:** A dwelling unit which is either wholly or in substantial part manufactured at an off-site location to be assembled on-site, except that it does not include a manufactured home, mobile home, park model, or recreational vehicle as defined in this section. +72

**Modular Subdivision Sales Office:** A factory built building used for temporary sales of residential subdivision lots or homes. +42

**Motel:** A building or group of buildings containing apartments, and/or rooming units, each of which maintains a separate outside entrance. Such building or group of buildings being designed, intended, or used primarily for the accommodation of automobile travelers, and providing automobile parking conveniently located on the premises.

**Motor Vehicle Rental:** Rental of automobiles, including storage, and incidental maintenance of the rental vehicles. +86

**Motor Vehicle Sales (New) and Leasing:** Sales or leasing of new automobiles, motorcycles, and trucks, including storage, and incidental maintenance. +86

**Motor Vehicle Service and Repair (Minor):** An establishment engaged in the retail sale of gas or diesel fuel, lubricants, parts, and/or accessories, including quick-service oil; tune-up; brake and muffler shops; and tire sales and installation, where repairs are made, or service provided in enclosed bays, and vehicles are not typically stored overnight. This classification excludes establishments providing engine repair; body and fender work; vehicle painting; towing; or repair of heavy trucks, or construction vehicles. Vehicles must be less than 10,000 gross pounds. +86

**Motor Vehicle Washing:** An establishment that washes, waxes, or cleans automobiles or similar light vehicles. +86

**Multifamily Residence:** See "Dwelling, Multifamily." +88

**Multi-Use Trail (MUT):** A natural or hard surfaced path for alternative modes of transportation such as pedestrian, bicycle, and equestrian use in locations identified by approved trails plans and constructed in accordance with standards on file with the Parks and Recreation Department. +28 *47

**Nameplate:** A plate or plaque which bears the name of the occupant of the building or property to which it is affixed.

**Natural Features:** Land formations which include elements such as natural drainageways, rock outcroppings or formations, and significant grouping of mature vegetation. +28
Natural Grade: The elevation through any section of a site on an undisturbed lot at the time of adoption of this ordinance by City Council. On lots that have been disturbed previously, the natural grade is the pre-existing grade if it can be determined; otherwise it shall be determined by an average of off-site elevations at points taken around the boundary of the site. +1 *50

Naturalized Wash: Where a single wash is modified by humans to accept a decrease or increase in flows and/or multiple washes are eliminated with their flows directed along fewer washes modified by humans. The modified washes are designed with irregular banks, typically in a curvilinear fashion which simulates washes as they occur in a natural undisturbed condition. The modified washes are revegetated to closely match the context area with regards to plant species, range of plant maturity and other conditions occurring in the context area. +1 *50

Neighborhood: An area of a community with characteristics that distinguish it from other areas and which may include distinct ethnic or economic characteristics, housing types, schools or boundaries defined by physical barriers, such as major highways and railroads or natural features such as rivers or canals. +28

Neighborhood Collection Center: A facility that accepts, handles and temporarily stores recyclable consumer materials before shipment to a recycling center. +1

Net Area: The area of a lot or parcel excluding all dedicated streets or alleys and roadway or alley easements but including twenty-five (25) feet of abutting canal right-of-way when the abutting development has complied with the Canal Bank Design Guidelines set forth in Section 507 Tab A, including landscaping of canal bank right-of-way. *27 *47

Non-Chartered Financial Institution: Reserved. +57 -61

Non-Commercial Message: A message that does not promote a commercial transaction.

Non-Profit Medical Marijuana Cultivation Facility: A not-for-profit entity that acquires, possesses, cultivates, delivers, transfers, transports, supplies or sells medical marijuana. +73

Non-Profit Medical Marijuana Retail Dispensary Facility: A not-for-profit entity that acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses medical marijuana. +73

Non-Profit Medical Marijuana Infusion Facility: A not-for-profit entity that acquires, possesses, manufactures, delivers, transfers, transports, supplies or sells medical marijuana by the means of cooking, blending, or incorporation into consumable or edible product. +73

Nonconforming Use: See Section 907.

Nondaily Newspaper Delivery Service: The provision of services related to and/or necessary to the delivery of nondaily newspapers, coupon booklets, or other similar printed materials. +5

Nonstructural Trim: Attachments to a sign or structure that are not structural in nature, such as latticing, polecovers, ornamental bases, including masonry, lighting fixtures, decorative trim, and platforms. *15

Nursery School: An institution for the care of five (5) or more children of preschool age, the activity of which shall be conducted between the hours of 7 a.m. and 7 p.m. Even though some instruction may be offered in connection with such care, the institution shall not be considered a "school" within
the meaning of this ordinance. A nursery school shall be licensed by the appropriate government agency. *47

Nursing Home: A health care institution other than a hospital, assisted living home or center, or a community residence home or center that provides inpatient beds or resident beds to persons who need continuous nursing services. A nursing home shall be licensed by the State of Arizona. *86 *97

Occupiable Space: An indoor or outdoor enclosed space designed for human interactions, such as but not limited to: lobbies, patios, rooftop decks and gardens, or areas for assembly, or other similar purposes. +86

Office Center: A lot or group of lots containing professional and administrative office buildings where: (1) there are three or more businesses or tenants, (2) the lot contains at least 50,000 square feet of gross floor area, and (3) buildings are served by common parking areas. *30

Off-Street Loading Spaces: An on site space for the standing, loading, and unloading of vehicles. +65

Off-Street Parking: Parking provided on private property.

Off-Street Passenger Loading: The provision of space off the street and adjacent to a building entrance for the loading and unloading of automobile passengers. The design of such space shall be subject to the approval of the Street Transportation Department. *47

On-Site or Dedicated Open Space: On-site space must be landscaped and maintained. Dedicated open space must be offered to and accepted by the City of Phoenix.

One Hundred-Year Flood: A flood having a one percent chance of being equaled or exceeded during any given year. +46

One Hundred-Year Floodplain: The area adjoining a river, stream, or watercourse covered by water during the occurrence of a one hundred-year flood. +46

One Hundred-Year Floodway: The channel of a river or watercourse and the adjacent areas that must be reserved in order to discharge the one hundred-year flood without cumulatively increasing the water surface elevation more than one foot. +46

Open Inner Court: A court bounded on all sides by building walls or other structures.

Open Space, Active: Common open space with active recreational facilities, such as swimming pools, play equipment, ball fields, game courts, and picnic tables. +28

Open Space, Common: Land within or related to a development, not individually owned or dedicated for public use, that is designated and intended for the common use or enjoyment of the residents and their guests of the development and may include such complementary structures and improvements as are necessary and appropriate. Required open space is to be centrally located, be a minimum of 1,000 square feet of level surface area, and maintain a maximum grade of 4:1 at any point including its periphery. +28

Open Space, Passive: Common open space with passive elements, such as gardens, benches, fountains or the preservation natural vegetation. +28
Open Space, Usable: To be considered as usable open space or common space, the space must be centrally located within the development, project or neighborhood, have a minimum 1,000 square foot level if also utilized as stormwater retention, be finished with turf or quarter minus decomposed granite, be adequately lit to ensure the safety of nighttime users, and be equipped with amenity improvements such as passive or active open space elements. +28

Optical Illusion of Sign Movement: A static design which presents a pattern capable of reversible perspective, giving the illusion of motion or changing of copy. *15

Oriented To: For the purposes of outdoor advertising signs, i.e. billboards, oriented to shall mean that the sign face makes an angle of more than thirty (30) degrees with the arterial street or freeway from which the sign is intended to be read. For purposes of on premise signs, oriented to shall mean that the sign is positioned or placed in such a manner as to be viewed from a particular direction. *15 *29

Outdoor Display or Sales: An outdoor arrangement of products or services used for the purpose of advertising a business that is located on site. +86

Outdoor Recreation Areas for Restaurants, Bars, Taverns, Night Clubs, or Similar Drinking Establishments: Outdoor space that includes active, programmed outdoor areas specially designed and equipped for recreational use (including but not limited to volleyball, table tennis, horse shoes, and bean bag toss). +95

Outdoor Storage: An exterior space used for the stockpiling or placement of materials or goods for more than 48 consecutive hours. +86

Overhang: The architectural elements of a building that extend horizontally beyond the wall. +63

Owner: A person recorded as such on the records of the County Assessor, or a person who has been granted written authorization by the owner to act on his behalf. *87

Oxford House: A self-governed community residence home for people in recovery that is part of Oxford House, Inc. An Oxford House places no time limit on residency, operates as a democratic system and utilizes self-support to pay all the household expenses. Sanctioned by Congress, each Oxford House is operated in accord with the Oxford House Manual© and is subject to annual inspections which serve as the functional equivalent of the licensing of community residence homes required by this ordinance. +97

Panhandle Lot: A lot, which contains an appendage that provides private or shared access to a public right-of-way or private accessway. The panhandle portion of the lot is not required to meet the required minimum lot width at the required front yard setback. +51

Parcel: One or more pieces of land separated from other pieces by description as in a subdivision or by metes and bounds as shown on records in the County Assessor’s Office.

Park Model: A trailer type unit not exceeding 400 square feet that is primarily designed to provide temporary living quarters for recreational, camping, or seasonal use that is built on a single chassis mounted on wheels. +72

Parking Demand: The number of parking spaces determined to be adequate for the site, based on approved parking rates. Parking demand for certain centers may be based on Phoenix’s Shared Park-
ing Model and may include modifications to reflect specific uses, transit availability, and trip reduction programs for the site. +30

**Park-And-Ride Lot:** A parking structure or surface parking lot intended primarily for use by persons riding transit or carpooling, and that is owned or operated either by a transit agency or by another entity with the concurrence of the transit agency. +63

**Parking, Off-Street:** Marked or unmarked parking located within a parcel and outside a private or public right-of-way. +63

**Parking, On-Street:** Marked or unmarked parking located within a private or public right-of-way. +63

**Parking Facility, Commercial:** A parking structure or a surface parking lot operated for profit that is not related to a primary or accessory use. This term does not include a park-and-ride lot. +63

**Parking Lot, Private:** A lot upon which cars are parked without charge and in conformance with requirements of Section 702.

**Parking, Shared:** Parking that is utilized by two or more uses taking into account the variable peak demand times of each use; the uses can be located on more than one parcel. +63

**Parking Space, Office, Industrial, Or Residential:** An office or industrial establishment parking space or a residential project parking space typically having low parking turnover during a day. +30

**Parking Space, Retail:** A retail or entertainment establishment parking space typically having high parking turnover during a day. +30

**Parking Space, Tandem:** Two parking spaces, one of which is positioned in such a manner that it is necessary to pass through one parking space to access the other from a public street, private accessway, alley or drive aisle. +59

**Parking Structure:** A parking garage located above ground or underground consisting of one or more levels, that may or may not include other primary or accessory uses. +63

**Parking Space, Unreserved:** An unassigned parking space that is available to both residents and visitors. +74

**Parking, Temporary:** A parking area to provide temporary parking spaces for the general public to park passenger vehicles for no more than 48 consecutive hours. +86

**Paseo:** A hard surfaced, ADA accessible path that can accommodate pedestrian and other non-motorized traffic, such as bicycles, moving in two opposite directions. +50

**Patio:** A level, landscaped, and/or surfaced area, also referred to as terrace, directly adjacent to a principal building or within three feet of the finished grade and not covered by a permanent roof. +28

**Pavers:** Performance paving blocks that are installed on the ground to form patterns while at the same time facilitate accessible pedestrian and vehicular travel. +28

**Pawn Shop:** The location or premises at which a pawnbroker is licensed to regularly conduct the pawnbroker’s business. This includes advancing of money on the security of pledged goods or engag-
ing in the business of purchasing tangible personal property on the condition that it may be redeemed or repurchased by the seller for a fixed or variable price within a fixed or variable period of time. +86

Pedestrian-Oriented Design: The design of communities, neighborhoods, streets, streetscapes, sites, and buildings that emphasizes pedestrian access, comfort, and visual interest. Transit-oriented design is a particular type of pedestrian-oriented design that includes design and intensity of land use to support transit in addition to pedestrians. +63

Pergola: An arbor or passageway with a covered roof or trelliswork. +63

Perimeter: The boundaries or boundary of a lot, tract, or parcel of land. +28

Permanent Border: Shall mean the method of creating a permanent delineation of a parking, maneuvering, ingress, or egress area from the remainder of the yard area. When the parking, maneuvering, ingress, or egress area consists of a crushed rock or gravel surface which differs from the surface treatment of the remaining yard, then the permanent border shall be constructed of: 1) asphalt,
concrete, masonry, metal, wood, or other material secured to or embedded in the ground; or 2) other method as approved by the Planning and Development Department. When the delineation of a parking, maneuvering, ingress, or egress area is required as a result of similar dust free surfaces being used throughout the front yard, then alternative methods such as the use of fences, landscape hedges, berms, or painted demarcations (on hard surfaces) shall be permitted as approved by the Planning and Development Department. +14

**Permanent Undisturbed Open Space:** Areas containing naturally occurring Sonoran Desert vegetation and topographical features, including washes that have not been altered except to allow trails (private or public) in accordance with ADA guidelines and utility easements as necessary. +50

**Permitted Use:** A use specifically permitted or analogous to those specifically permitted as set forth in Chapter 6 herein.

**Person with a Disability:** An individual who has an impairment, including mobility, sensory, or cognitive impairment, that results in a functional limitation in access to and use of a building or facility. +41

**Personal Services:** Businesses offering services including barber shops, beauty shops, tanning salons, day spas, weight loss clinics, massage therapy, yoga/pilates studio, personal training studio, laundromats, laundry and dry cleaning pick-up and delivery stations. +86

**Pet Care Facility:** A lot or building in which household pets are kept regularly and for overnight or extended periods of time for the benefit of persons who do not reside on the premises. Facilities may provide shelter, feeding, grooming and retail sales. This shall not include breeding or raising of household pets or animals. +43 *64

**Pet Day Care Facility:** An establishment in which household pets are kept for a limited time for the benefit of persons who do not reside on the premises. Facilities may provide shelter, feeding, grooming and retail sales. This shall not include breeding or raising of household pets or animals. +64

**Pet Grooming:** An establishment providing services for household pets that may include bathing, grooming and clipping. +64

**Pharmacy:** A place where medicines only are compounded or dispensed.

**Planned Community Development:** A master planned area which predetermines development standards related to streets, water and sewer services, drainage considerations, trails and open space, lighting, and landscaping construction and an area which is usually controlled by a master developer and maintained by a master homeowners association. +28

**Planned Residential Development:** A group of dwelling units with common areas which are designed as an integrated functional unit and with the permissibility of potential bonus density and considerable flexibility in the selection of building setbacks, lot areas and street configuration as long as the public health, safety and welfare are maintained. *28

**Plant Nursery:** An enterprise that conducts the retail and/or wholesale of plants grown on the premises, as well as accessory items (but not power equipment, such as gas or electric lawn mowers and farm implements) directly related to their care and maintenance. +61
**Plat:** An engineered map representing a tract of land showing the boundaries and location of individual properties and streets. +28

**Pocket Shelter:** A class of residential facility that is accessory to a place of religious assembly, or similar place of worship, that provides residence for one to 12 unrelated persons. Minors (age 18 and younger) accompanied by a parent or guardian shall not be counted in the number of unrelated persons. A pocket shelter primarily offers food and shelter to individuals and families. +86

**Porch, Open:** See "Building, Open Porch".

**Porte Cochere:** A covered automobile entryway to provide shelter for persons arriving or leaving a building by vehicle. +63

**Portico:** A porch or walkway with a roof supported by columns, often leading to the entrance of a building. +63

**Premises:** All contiguous land used and occupied; or owned or leased from another party by an establishment. Also included are all buildings, parking, storage and service areas, and private roads or driveways which are an integral part of the establishment.

**Preservation Area:** See "Conservation Area". +47

**Primary Entrance:** A ground floor entrance to a commercial lobby or suite that is open to the public during business hours or an entrance to a residential courtyard, unit or lobby. Emergency, service and storage room entrances are not a primary entrance. +71

**Prison:** A facility in which persons are housed to serve a sentence as a result of being convicted of committing a criminal act. This does not include a "Correctional Transitional Housing Facility". +34 *36

**Private Lane:** The provision of a private circulation route within a planned residential development with the primary purpose of providing automobile access to the rear of a lot, and with a secondary purpose of providing utility services. +28

**Private Swimming Pool:** Any pool maintained for private use. *47

**Private Use:** One which is restricted to the occupants of a lot or building, together with their guests, where compensation for such use is not received and where no business or commercial activity is associated with such use or building.

**Professional Use:** The rendering of service of a professional nature by:

1. Architects, engineers, and surveyor.
2. Doctors of medicine, osteopathy, dentistry, and optometry.
3. Lawyers.
4. Accountants.
5. Consultants and practitioners who are recognized by the appropriate above licensed professions.
6. Chiropractors, chiropodists, and naturopaths.
7. Dispensing opticians.

Prohibited Use: A use which is not specifically permitted or analogous to those specifically permitted.

Projection: Any element or embellishment attached to a structure for environmental protection or architectural enhancement which does not support any portion of the structure.

Public Assembly—Active Recreational: Venues where people typically gather in an outdoor area, and the majority of the area is devoted to recreational equipment or attractions with the minority of space dedicated to patron occupancy, including but not limited to amusement parks, fairgrounds, miniature golf, water parks, and zoos. +30

Public Assembly—Entertainment: Establishment where patrons gather for limited size indoor and outdoor entertainment and where the assemblage follows a daily or regular pattern. It includes, but is not limited to, restaurants, bars, private club, lodges, and dance halls. +30

Public Assembly—General: Venues where patrons gather for limited sized indoor or outdoor activities such as fitness centers, dance or other forms of physical or instructional training. +47

Public Assembly—Residential: Venues where patrons gather for activities and where the assemblage follows a pattern that significantly changes the normal flow of pedestrian or vehicular traffic within a residential neighborhood. It may include places of worship or private schools. +79 *90

Public Assembly—Spectator: Venues where patrons gather for large scale events, but where the assemblage does not follow a regular pattern. It includes, but is not limited to assembly halls, exhibition halls, auditoriums, theaters, sports arenas, stadiums, race tracks, and spectator gymnasiums. +30

Public Swimming Pool: A swimming pool admission to which may be gained by the general public with or without the payment of a fee.

Queue(ing) Lane: A lane on a lot for the exclusive use of vehicles accessing a service window or parking structure. +30 *47

Reader Panel: A sign designed to permit rapid change of copy which shall be other than the name of the business advertised by electronic or mechanical means. *15

Recreational Vehicle: A vehicular type unit thirty-two (32) feet or less in length and eight (8) feet or less in width, primarily designed as a temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle.

Recreational Vehicle Park: Any lot, tract, or parcel of land used or offered for use in whole or in part with or without charge, for the parking of occupied recreational vehicles, tents, park models, or similar devices used for temporary living quarters for recreational camping or travel purposes. *72

Recyclable Consumer Materials: Items that are commonly used for domestic and business purposes and made of a single material. The items shall include the following, and similar goods: plastics; glass; paper; cardboard; chipboard (e.g. cereal boxes); polystyrene; metal (e.g. aluminum, cans, fixtures and wire); fabrics; and foam rug padding. Specifically excluded are materials or containers for substances that are flammable, corrosive, toxic or otherwise hazardous as determined by the Fire Department or United States EPA. +1
Recyclable Materials: Any item that can be recycled through an industrial or organic process. +1

Recycling Center: A facility at which recyclable materials may be collected, sorted and processed. +1

Relief, Architectural: The avoidance of a single continuous plane on a building facade by the incorporation of inset forms such as windows or doors and/or the incorporation of forms which project from the primary building surface such as wainscot, cornice or the projection of organic or geometric ornamentation. +28

Religious Assembly: An establishment where persons regularly assemble for religious purposes and related social events. The following may be included: rectory or convent, dormitory, private school, meeting hall, administrative offices, licensed day care (adult or child), playground, athletic fields or pocket shelter. +86

Residential Convenience Market: A small scale retail establishment the primary purpose of which is the sale of fresh and packaged food, dry goods, and medicine primarily to residents of the multiple-family development in which it is located. A residential convenience market may include the following: laundry and dry cleaning drop off and pick up; sale of food, beverages, household supplies, toiletries; package drop off and pick up; postal substation; video sale and rental; and coffee shops. Residential convenience market shall not include: 1) any use which is considered an adult use under this ordinance; 2) automobile servicing or sale of fuel; or 3) sale of alcoholic beverages. +13 *75

Residential Density: The number of dwelling units divided by the gross acres of the legally described development area. +28

Residential Purposes: The intent to use and/or the use of a room or group of rooms for the living, sleeping, and housekeeping activities of persons on a permanent or semi-permanent basis of an intended tenure of one month or more.

Residential Use: Shall be deemed to include single and multiple dwellings, hotels, motels, dormitories, and mobile homes.

Resort Hotel: A building or group of buildings containing guest rooms providing outdoor recreation activities such as golf, tennis, horseback riding, or swimming for guests. A resort may provide services customarily furnished by a hotel or guest ranch including restaurant, bar and convention facilities. A resort may contain dwelling units in conjunction with guest rooms.

Resource Based Revegetation: The process of reestablishing indigenous vegetation based on an inventory of established plants. Revegetation is based on the plant types and densities found in the immediate area of disturbance with the intent to return the area to the pre-disturbed condition. +46

Rest Home: See "Community Residence Center" or "Nursing Home." *96 *97

Restaurant: An establishment other than a boarding house where meals which are prepared therein may be secured by the public.

Retail Center: A lot or group of lots containing retail and entertainment commercial establishments where: (1) there are three or more businesses or tenants, (2) the lot contains at least 50,000 square feet of gross floor area, and (3) buildings are served by common parking areas. *30
Retail Sales: A commercial enterprise that provides goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser. +61

Retention Basin: A facility for the permanent storage of stormwater runoff. +28

Right-of-Way: A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, or similar exclusive public use. +28

Roof, Flat: A roof that is not pitched and the surface of which is generally parallel to the ground. +28

Roof, Gable: A ridged roof forming a gable at both ends of the building. +28

Roof, Gambrel: A gabled roof with two slopes on each side, the lower steeper than the upper. +28

Roof, Hip: A roof with sloping ends and sides. +28

Roofline: The top edge of a peaked roof or the highest continuous horizontal line of the parapet which extends for the length of the building. * 15

Roof, Mansard: A roof with two slopes on each of four sides, the lower steeper than the upper. +28

Roof, Shed: A roof with one slope. +28

Rooming House: Same as "Group Home."

Rooming Unit: Living quarters which are designed for transient or occupancy of less than one year, when located in a motel, hotel, apartment or group living structure. A rooming unit may contain cooling facilities, in which case each rooming unit shall be counted as a dwelling unit for density purposes.

Satellite Earth Station: A device consisting of an antenna and reflector, having any dimension of more than 1.5 meters, and is a solid or open mesh configured structure in the shape of a shallow dish, cone, horn, or cornucopia for reception or transmission of radio energy to or from an earth orbit satellite or celestial body.

School: A place of general instruction including public and parochial schools, charter schools operating under a valid contract issued by the state or a state sponsored organization, institutions of higher education and private educational institutions offering a curriculum of general instruction comparable to public schools, but not including business schools or colleges, nursery schools, dancing schools, riding academies, or specialized trade, technical or vocational schools. *62

School, Commercial: A school established to provide for the teaching of industrial, clerical, managerial, or artistic skills including such things as dance and gymnastics. This definition applies to schools that are owned and operated privately for profit. +61

Screening: A device or materials used to conceal one element of a development from other elements or from adjacent or contiguous development. Screening may include one or a combination of the following materials of sufficient mass to be opaque or which shall become opaque after twelve (12) months and which shall be maintained in an opaque condition: Walls, berms, or plantings.
Second Hand or Used Merchandise Sales: Buying, selling, trading, exchanging, receiving on consignment or otherwise dealing in second hand goods, wares, merchandise or articles. +86

Self-Service Storage Facility (Mini-Warehouse): A building or group of buildings that contain spaces of varying sizes that are rented for storage of excess personal property. Establishments have individual, compartmentalized and controlled access. +86

Semi-Public Swimming Pool: A swimming pool on the premises of, or part of, a hotel, motel, trailer court, apartment house, private club, association, or similar establishment, where admission to the use of the pool is included in the fee or consideration paid or given for the general use of the premises.

Separation of Pedestrian and Vehicle: The provision of public access by means of underground passageways, above-street passageways, or other means to separate pedestrian and vehicular traffic.

Service Station: Same as "Automobile Service Station".

Setback: The required minimum distance between the building line and the related front, side, or rear lot line and over which no part of any building may extend, except as otherwise provided. When the property abuts a dedicated right-of-way, the distance shall be measured from the dedicated right-of-way line or future right-of-way line as shown on the street classification map. When the property abuts a private street, the distance shall be measured from the back of the tract or easement used for the private accessway. +8 *29

Setback, Landscaped, Average: The averaging of a required setback to encourage variation along a single continuous plane of a building, perimeter wall or street frontage. +28 *47

Shade/Shading: A shadow cast by structure or vegetation to provide shelter from the heat and glare of sunlight. Percentage shading shall be the shadow cast on the sidewalk or pedestrian path measured at noon (12:00 p.m.) of the June/Summer Solstice. +63

Shade Structure: A structure, such as a pergola, arbor or open porch, which is designed and used for protection from the sun and which contains at least one (1) side which is at least fifty percent (50%) open. +9 *20 *47

Shade Tree: A tree, usually deciduous, planted primarily for overhead canopy and the diffusion of the sun's rays. +28

Shop: A business.
Shopping Center, Planned: A group of commercial establishments located in a Planned Shopping Center (PSC) District as set forth by the Zoning Ordinance of the City of Phoenix, and amendments thereto.

Shortened Walking Distance: The provision of access by means of a passageway, corridor, plaza, or other means from one street to another in such a manner as to shorten the distance between a point of one street and a point on the other as compared to walking along the public sidewalk.

Sign: Any identification, description, illustration, symbol, or device which is affixed directly or indirectly upon a building, vehicle, structure, or land and which identifies or directs attention to a product, place, activity, person, institution, or business.

Sign, Aerial View: A sign applied to or placed upon a roof surface and intended to be viewed from above. an aerial view sign is not visible from ground level. +67

Sign, Animated: A sign that contains images or illumination that incorporate the appearance of motion. +67

Sign, Architectural Ledge: A sign that stands on a horizontal shelf on a wall or architectural element projecting from the building. +67

Sign, Area of: That area in square feet of the smallest geometric figure or combination of regular geometric figures which figure or figures entirely enclose both the copy and the sign face. The spaces between letters, which make up words or elements of the sign and contrasting backgrounds, illustrations, borders, or devices shall be included. The area of any double-face or "V" shaped sign shall be the area of the largest single face. The area of a sphere shall be computed as a circle. The area of any other multiple-face signs shall be computed as fifty percent (50%) of the sum of the area of all faces of the sign.* 15

Sign, Awning: A sign located anywhere on any surface of an awning. +67

Sign, Building Identification: Any sign identifying a building by name or symbol only. Such signs must be built into the building and shown on its structural plans.

Sign, Canopy: Any sign placed directly upon or suspended from a canopy.

Sign, Center Identification: Any sign which identifies a shopping center, industrial center, or office center, or a group of three or more uses or businesses by name, address, or symbol. *15

Sign, Channel Letters: A sign comprised of multi-dimensional, individually fabricated letters, numbers or figures that are affixed to a building or structure. A channel letter is the outline of a letter, with metal returns, into which a light source is placed. +67

Sign, Combination: Any sign which is supported partly by a pole and partly by a building structure.

Sign, Construction Project: Any temporary sign erected on the premises of an existing construction project and designating the architect, contractor, designer or builder, or developer or the name and nature of the project.
Sign Copy: Those letters, numerals, figures, symbols, color schemes, logos, and hieroglyphics used to make up words and elements of the sign message, including the spaces between letters, numerals and figures, but excluding numerals identifying street address only as exempted under Section 705.E.

Sign Copy, Area of: That area in square feet of the smallest geometric figure or combination of regular geometric figures which entirely encloses words and elements of the sign copy.

Sign Copy, Obsolete: Any sign copy which no longer correctly directs or identifies an existing use or product available on the premises where such sign is displayed.

Sign, Directional: Any sign which is designed solely for the purpose of traffic or pedestrian direction and placed on the property to which or on which the public is directed. *15

Sign, Directly Illuminated: Any sign which has as its source of illumination directly visible to the eye and is not internally or indirectly illuminated.

Sign, Directory: A sign including a series of two or more names or addresses of people, offices or destinations at a specific building, facility or venue, within a common cabinet or face area. A directory sign may also include maps, site plans or diagrams for the building, facility or venue. *67

Sign, Double-Faced: A sign composed of two parallel faces, back to back and not more than five feet apart. The faces may be on common or separate structures.

Sign, Electric: Any sign which has electrical wiring in, on, or attached to it or which is intended to be energized by electricity.

Sign (Electronic Message Display): A sign capable of displaying words, symbols, images, or figures that can be electronically or mechanically changed by remote or automatic means. +67

Sign Embellishment: Letters, figures, characters, or representations in cutouts, irregular forms, or similar ornamentation attached to or superimposed upon a sign to provide a three-dimensional effect. +67

Sign Face: The surface of the sign upon, against, or through which the message is displayed or illustrated, not including architectural details, nonstructural trim, or any areas that are separated from the sign copy area by a distinct delineation, such as a reveal. In the case of a sign painted on or with letter or insignia directly affixed to the wall of a building, a residential subdivision identification sign on a perimeter site wall, or a non-residential identification sign on a perimeter site wall, the facing or surface of such sign shall include that area: * 15 *53

a. Enclosed by straight lines drawn closest to the figure's extremities and entirely encompassing individual words of symbols; or

b. Enclosed within a painted or illuminated border.

Sign, Freeway: An on-premise or off-premise sign structure erected within 300 feet of the right-of-way, oriented to and intended to be read from, a freeway, parkway, expressway, and similar traffic corridors. *47 *53
Sign, Ground: Any sign supported by a structure affixed to the ground and in no way supported by a building or part of a building. Ground signs shall include, but are not limited to, those supported by poles, fences, masonry, or metal structures, and vehicle-mounted signs other than those excepted by Section 705.C.2.f.

Sign, Groundsheet: An off-premise sign placed horizontal to and affixed to the ground or an approved support structure that is designed to be seen primarily by aircraft passengers either landing or departing Phoenix Sky Harbor International Airport. +60

Sign Height: The distance measured from natural grade or the nearest public sidewalk or street curb when such are adjoining the site to the maximum height of the sign face.

Sign, Identification: Any sign identifying by name, message, or symbol a business, activity, institution, establishment, operation, merchandise, product, or service available at the property on which the sign is displayed.

Sign, Indirectly Illuminated: Any sign the facing of which is illuminated from a source intentionally directed upon it. This shall include silhouettes of letters or symbols placed before a background of reflected light.

Sign, Inflatable: A sign that is inflated with air or a lighter-than-air substance. +67

Sign, Internally Illuminated: Any sign which has the source of light entirely enclosed within the sign and not visible to the eye.

Sign, Kinetic: A ground or building mounted sign that has the ability to move due either to the presence of a motor that drives the moveable parts or an environmental catalyst, e.g. wind or gravity. +67

Sign, Marquee: Any sign which is painted, inscribed, or otherwise depicted upon or attached to, or supported by a part of a marquee.

Sign, Nonconforming: Any sign and/or its structure lawfully erected and maintained which no longer conforms to the provisions of this section for reasons beyond the control of the sign owner, sign user or for reasons beyond the control of the property owner.

Sign, Outdoor Advertising: Any billboard or other sign, which is not appurtenant to a use of the property, a product sold on or the sale or lease of the property on which it is displayed and which does not identify the place of business as a purveyor of the merchandise, services, etc., advertised upon the sign. An outdoor advertising structure shall be further classified as follows:

- Junior—A sign of 75 square feet or less plus 20% embellishments for a total not to exceed 90 square feet.
- Poster—A sign of from 76 to 300 square feet plus 20% embellishments for a total not to exceed 350 square feet.
- Bulletin—A sign of from 301 to 672 square feet plus 20% embellishments for a total not to exceed 785 square feet.
Sign, Pedestrian: A sign intended primarily for viewing by pedestrian traffic, displayed as a wall or window sign, and containing information including the following and other similar information: suite numbers; instructions regarding operation of doors; names of accepted credit companies; and hours of operation. +15

Sign, Political: Any sign which supports the candidacy of any candidate for public office or urges action on any other issue or a non-commercial nature.

Sign, Portable: Any sign not permanently attached to the ground, a building, or other structure, and not including vehicle mounted signs.

Sign, Projected Image: A sign using an image projected onto the face of a wall, awning, canopy or other building element or a light reflective surface from a separate device. +67

Sign, Projecting: Any sign other than a wall sign erected upon a structure, pole or building and which projects outward from such structure, pole or building wall. *67

Sign, Property Sale, Lease Or Rental: Any sign advertising the availability for sale, rental, or lease of land or buildings.

Sign, roof: Any sign vertically erected upon the roof of a building or which is partially or totally supported by the roof or roof structure of the building. That part of the roof of a flat-roofed building extending beyond the walls or exterior columns of such a building, if not more than twenty-five feet above the grade, shall be considered a marquee. *67

Sign, Special Event: Any sign advertising or announcing a special promotional event.

Sign Structure: The structural components of the sign. *15

Sign Structure, Abandoned: A sign structure which has ceased to be used to display or support a sign, and where the owner of the sign structure has manifested an intention to permanently cease to use the sign structure. A sign structure shall be presumed to be abandoned if it has not been used to display or support a sign or message during any continuous one year period.

Sign, Supergraphic: A type of sign that consists of an image printed on vinyl, mesh, window film, or other material supported or attached to a wall, window or freestanding structure. +67

Sign, Temporary: Any sign or advertising display intended to be displayed for a period of less than six months or for such period as may be established in a use permit, except that construction project signs may remain for the duration of construction.

Sign, Temporary Window: Any sign painted on a window or constructed of paper, cloth, or other light material and attached to, or located within six feet of the interior side of the window, and displayed so as to call to the attention of persons outside the building a temporary sale of merchandise or a change in the status of the business.

Sign, V-Shape: Signs erected upon common or separate structures which present a "V" shape appearance and having an interior angle between faces of not more than sixty degrees with distance between facing or such signs at their closest point not exceeding five feet, except outdoor advertising structures which shall have an interior angle of not greater than thirty degrees.
Sign, Wall: Any sign placed or painted directly against a bearing and/or nonbearing wall connected to a building structure within the building setback lines of the premises, with the exposed face of the sign in a plane approximately parallel to the plan of said wall and projecting outward from the wall not more than eighteen inches. *15

Sign, Warning: Any sign displaying warnings or other messages necessary for the safety of persons or protection of property, and which has no advertising copy.

Sign, Wayfinding: A pedestrian or vehicle-oriented sign that indicates the route to, direction of or location of an on-site or off-site destination. +67

Sign, Window: Any sign affixed to the interior or exterior of a window, or any sign located inside a building within six feet of the interior side of a window and displayed so as to attract the attention of persons outside the building. Merchandise which is included in a window display shall not be considered as part of a window sign.

Single-Family Attached (SFA) Development: A group of single-family attached dwelling units located on individually owned lots with common areas which are designed as an integrated functional unit. Perimeter standards are defined and potential bonus density and design flexibility allow for quality individual property ownership within a larger development. Includes townhouse and row house dwellings located on small single-family owned lots. +88

Single-Loaded Street: A street with development on one side and open space or undeveloped areas on the other side. +50

Slope: Is the vertical rise in feet measured over a horizontal distance of one hundred (100) feet, expressed as a percentage, measured generally at right angles to natural contour lines, and shall extend across property lines if necessary to obtain the one hundred (100) foot measurement, but shall not extend across significant changes in grade.

Snack Bar: A retail food service establishment serving such items as coffee, tea, milk, soft drinks, sandwiches, and pasty. All customer service shall be confined to the physical limits of the snack bar.

Solid Waste: Any garbage, bulk trash, yard waste and other materials or products, including foul smelling and decomposing wastes, organic and inorganic wastes, combustible and non-combustible wastes, and liquid non-hazardous waste, but not including hazardous waste or human body parts. +54

Solid Waste Transfer Station: A facility where solid waste is unloaded from one vehicle and reloaded into another vehicle for transport to a final disposal site. +54

Special Promotional Event: Promotional productions, displays, and exhibitions for the purpose of attracting persons to an establishment. This shall also include occurrences such as bona fide grand opening celebrations, special price sales, and church or school bazaars, carnivals, social events; but not limited to these.

Specified Anatomical Areas:

1. Less than completely and opaquely covered: (a) Human genitals, pubic region, (b) buttock, and (c) female breast below a point immediately above the top of the areola; and Human male genitals in a discernibly turgid state, even if completely and opaquely covered.
**Specified Sexual Activities:**

1. Human genitals in a state of sexual stimulation or arousal;
2. Acts of human masturbation, sexual intercourse, or sodomy;
3. Fondling or other erotic touching of human genitals, pubic region, buttock, or female breast.

**Stadium:** A place designed primarily for the playing of sports such as baseball, football and soccer but also suitable for use for concerts, meetings and gatherings of large groups. A stadium may be open air or covered by either a fixed or retractable roof. +21

**Station Platform:** An elevated platform to the level of the passenger doors on the light rail vehicles to allow for access to all passengers. +63

**Step Back:** An offset or reduction in the mass of a structure, typically at upper story levels in order to mitigate differences in height from adjacent structures. +71

**Storage:** Any property put aside for future use, salvage, repair, disposal, or dismantling.

**Storage/Warehousing Indoors:** An enclosed building designed and used primarily for the storage of assorted goods and materials. +86

**Story:** That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. A basement, the ceiling of which is less than four feet six inches (4'6") above the natural grade, shall not be considered a story. A mezzanine floor shall not be considered a story if it is less than thirty-three and one-third percent (33 1/3%) of the area of the floor next below it. *58
**Story**

*Street: Arterial, collector, or local* - a dedicated public right-of-way which dedication shall be in accordance with standards of the adopted street classification map. *29

1. *Freeway/Expressway* - Provides for long-distance traffic movement within Phoenix and between Phoenix and other cities. No service is provided to adjacent land and access points
are limited to other freeways, expressways, and selected arterial streets, with typical minimal spacing of one mile. +29

2. *Arterial Street* - Refers to both major arterial and arterial streets as designated on the street classification map. All arterial streets provide for moderate to long distance traffic movement within Phoenix and between Phoenix and adjacent cities. Major arterials have very limited service to abutting land and generally have three through lanes in each direction. Arterials have moderate service to abutting land and may have two to three through lanes in each direction. +29

3. *Collector Street* - Refers to both collector and minor collector streets. All collector streets provide for short distance traffic movement and provide direct access to abutting land. Collectors primarily function to collect and distribute traffic between local streets or high volume traffic generators and arterial streets. Collectors may have one to two through lanes in each direction. Minor collectors primarily function to collect and distribute traffic between local streets and arterial streets. Minor collectors generally have one through lane in each direction. +29

4. *Minor Collector* - Provides for short distance (less than 3 miles) traffic movement; primarily functions to collect and distribute traffic between local streets and arterial streets. Provides direct access to abutting land. Some access may be controlled by the spacing and location of intersections. +47

5. *Local Street* - Primarily functions to provide direct access to abutting land and for traffic movements within neighborhoods. Local streets connect to collector and arterial streets and have one lane in each direction. +29

*Street, Arterial:* Repealed. +28 -47

*Street Classification System:* A part of the City General Plan which provides for the development of a system freeways, arterials, and collectors, including the location and alignment of existing and proposed thoroughfares. Some design features of each street classification vary with the character of the abutting land uses. +29

*Street, Collector:* Repealed. +28 -47

*Street, Front:* A street identified by an area plan towards which the front of buildings are oriented to minimize driveway cuts. If no area plan is adopted, all single-frontage lots adjoining a front street must orient the front of the building to the front street. For multi-frontage lots, the street with the most pedestrian activity is the front street. When lots adjoin two or more streets with an equal amount of pedestrian activity, both are front streets. Front streets are not necessarily the street adjoining the lot front. +71

*Street, Local:* Repealed +28 -47

*Street, Pedestrian:* Sidewalk, landscape, driveway and buildings are designed to create a safe, pleasant and enjoyable experience for pedestrians. Building openings are oriented toward the street and vehicular conflicts with pedestrians are minimized. Designated on Map 1202.E and individual character areas in Chapter 12. +86
Street, Private Accessway: A private right-of-way for vehicles which provides a principal means of access to two or more lots which meets all minimum City of Phoenix design standards, and is covered by an ingress/egress easement for emergency and service vehicles and for the exclusive use by the residents and their guests of the lots which it serves. *28

Street, Public: A dedicated public right-of-way for vehicles which affords a principal means of access to abutting property.

Street, Side: A street identified by an area plan towards which the side of buildings are oriented. If no area plan is adopted, the street with the least amount of pedestrian activity is the side street for multi-frontage lots. Side streets are not necessarily the street adjoining the lot side. +71

Streetscape Zone: The area located behind the right-of-way curb that has either landscaping per Section 1207 or public amenities (such as seating, artwork). +86

Structure: That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner and placed upon or attached to the ground.

Structured Sober Living Home: Any premises, place or building that provides alcohol-free or drug-free housing, promotes independent living and life skill development and provides structured activities that are directed primarily toward recovery from substance use disorders in a supervised setting to a group of unrelated individuals who are recovering from drug or alcohol addiction and who are receiving outpatient behavioral health services for substance abuse or addiction treatment while living in the home. This does not include a private residence in which a related family member is required to receive outpatient behavioral health services for substance abuse or addiction treatment as a condition of continuing to reside in the family dwelling. +97

Subdivision: The division of a lot, tract, or parcel of land into three or more lots, tracts or parcels of which the original land area is greater than two and one half acres. Land for which a subdivision plat has been recorded, and for any condominium, community apartment, townhouse or similar project. *10 *28

Subdivision, Average Lot: A subdivision in which residential density is controlled by the number of dwelling units in a development rather than by minimum lot size.

Subdivision, Conventional: A subdivision in which residential density is controlled by the density provisions within each zoning district, and by development standards related to lot width, the management of stormwater, the provision of infrastructure requirements and constraints related to the property topography or configuration. +28

Subdivision, Planned Residential Development: See "Planned Residential Development". +28

Subdivision, Zero Lot Line: A subdivision in which the main building may be constructed without a side yard.

Tattoo or Body Piercing Studio: An establishment whose principal business activity is placing designs, letters, figures, symbols or other marks upon or under the skin of any person; using ink or other substances that result in the permanent coloration of skin by means of the use of needles or other
instrument designed to contact or puncture skin; or creating an opening in the body of a person for the purpose of inserting jewelry or other decoration. +86

**Telecom Hotel:** A structure dedicated to containing high-tech equipment often supporting remote users. +63

**Temporary Fence:** Structure used to enclose an outdoor activity or use for a period as set forth in Section 703.C that is contained fully above ground and includes no permanently implanted or affixed footings. +47 *55

**Tenant Leasable Area:** The total floor area designed for tenant occupancy in a retail or office center not including areas such as entrances, elevator lobbies, malls, or stairwells that are used for patron access to the center and where no business is conducted. The tenant leasable area also excludes mechanical and utility areas which typically are 5% of the building area. For purposes of computing required parking, the tenant leasable area shall not be less than eighty percent (80%) of the total floor area of the center. *30

**Tennis Court Fence:** Any fence, wall, backstop, or other enclosure partly or completely bounding a tennis court or other area in which tennis or similar games are played.

**Theaters:** A building or part of a building devoted to showing motion pictures, or for dramatic, dance, musical, or other live performances. +61

**Tobacco Oriented Retailer:** An establishment engaged in the sale and/or display of tobacco related products, including, but not limited to: cigarettes, chewing and dipping tobacco, cigarette papers, electronic nicotine delivery system, or any other instrument or paraphernalia for the smoking or ingestion of tobacco and products prepared from tobacco. This includes uses such as, but not limited to, a cigar store, head shop, hookah lounge, or vape lounge. A tobacco oriented retailer must not include any establishment over 10,000 square feet in gross floor area, or any establishment devoting less than five percent of its floor space to the sale/display of tobacco related products. +84 *92

**Tourist Court:** Same as "Motel".

**Traffic Study:** A study and/or analysis of the movement of people and goods at a specific location or within a specified area over a given period of time. +47

**Transect District:** Establishes the range of form based code standards that support a pedestrian friendly environment along the light rail system. Refer to Chapter 13 for more information. +91
Transient Purposes: Occupancy of a dwelling, guest room, or rooming unit on a temporary basis. Such temporary basis shall be of less than three months. Residency for transient purposes requires the provision of food and housekeeping services.

Transit Access Facility: The design of the curb and sidewalk to provide a bus turnout approved by the Street Transportation Department, together with an approved shelter with bench for waiting passengers. *47

Transit Platform: A designated transit loading and waiting area as assigned by the Public Transit Agency. +63

Transit Station: The area including the platform which supports transit usage and that is owned by the Transit Authority. +63

Transit Street: A street that contains a light rail transit line. +63

Transit-Oriented Development (TOD): A development pattern characterized by a mix of uses surrounding a transit platform where streets have a high level of connectivity, blocks are small, and streetscape, buildings, and uses cater to the pedestrian. +63

Travel Trailer: See "Recreational Vehicle".

Under Roof, Hillside: The area under roof is considered as all areas covered by any permanent non-permeable roof structures including roof overhangs. +51

Urban Context: The combination of buildings, structures, and streetscape that form a distinct neighborhood or section of a city or urban place. +28

Use: The purpose for which a building, lot, sign, or other structure is arranged, intended, designed, occupied or maintained. *10

Use Permit: An authorization to conduct a use or activity when such authorization is required by this ordinance and when established according to the procedures in Section 307.

Variance: A deviation from any term or standard contained in this ordinance and authorized according to the procedures in Section 307.

Veterinary Hospital: An institution for the diagnosis, treatment, and care of disease and injury in all types of animals by a licensed doctor of veterinary medicine.

Veterinary Office: An office maintained by a licensed doctor of veterinary medicine for the treatment and care of small animals, namely the usual household pets and other animals of a similar size and nature but not livestock.

View Fence: The provision of open wrought iron or tubular steel fencing with the intent of maintaining visual surveillance on public or semi-public spaces. +28

View Preservation: Consideration given to the location of structures on the site so that the arrangement maximizes the view for the surrounding property and existing or anticipated development.

Walkway: A hard surfaced path for pedestrians. *47
**Wall, Noise Mitigation:** A masonry wall of a minimum eight (8) inch thickness, fully mortared block construction, and built to a height required to reduce noise transmission in decibels to the level specified in Section 703. +24

**Wall, Retaining:** A wall which supports or retains earth higher on one side than the other side. For purposes of this ordinance, the "height" of a retaining wall is the maximum vertical dimension of the wall measured from the top of the footing to the top or the retaining wall. A retaining wall shall be no higher than necessary to retain earth. +24

**Wholesale:** The business of selling goods or merchandise to retailers or jobbers for resale to the ultimate consumer.

**Wireless Communication Facility (WCF):** A facility that sends and/or receives wireless communication signals, including, but not limited to, antennas, microwave dishes, antenna structures, towers, equipment enclosures and the land upon which they are all situated. Wireless Communication Facilities can be concealed, disguised or visible. +66

**Wireless Communications Facility, Antenna:** Any structure or device used to transmit and/or receive wireless signals for the provision of cellular, paging, personal communications services and microwave communications. Such structures and devices include, but are not limited to, directional antennas, such as panel antennas, microwave dishes and satellite dishes, and omni-directional (WHIP) antennas. +66

**Wireless Communications Facility, Antenna Structure:** An antenna and its associated structure, such as a monopole or tower and co-axial cables. +66

**Wireless Communications Facility, Cell On Wheels (COW):** A portable self-contained cell site that can be moved to a location and set up to provide personal wireless services on a temporary or emergency basis. A COW is normally vehicle-mounted and contains a telescoping boom as the antenna support structure. +66

**Wireless Communications Facility, Co-Location:** The act of siting multiple wireless communications providers in the same location and on the same support structure. Collocation also means locating one or more additional Wireless Communication Facilities on a structure designed for a different purpose such as, but not limited to, buildings, water tanks, towers, flagpole or utility poles without the need to construct a new support structure. +66

**Wireless Communication Facility, Co-Located:** A facility owned by one or more wireless communication service providers that is attached to a facility or site owned by a different wireless communication service provider. +66

**Wireless Communication Facility, Concealed:** A facility designed to be architecturally integrated into a building so that the antenna, support structures, cabling and equipment are completely encased or hidden in a manner that blends into the environment so the antenna structure can not be seen or, if seen, can not be recognized as Wireless Communication Facilities. Concealed Wireless Communication Facilities include, but are not limited to, architecturally screened roof-mounted facilities such as elevator or stairway penthouses, chimneys, flues, vents and roof-top equipment.
storage areas. Artwork or architectural design features such as church spires, clock towers and signs or flag poles may also be considered concealed Wireless Communication Facilities if they encase or hide the Wireless Communication Facility. +66

**Wireless Communication Facility, Disguised:** A facility designed and sited so that the antenna structure is minimally obtrusive and appears to be part of the physical surroundings. Disguised Wireless Communication Facilities include, but are not limited to, a monopalm, a monocactus, or monopine. The location of a wireless communication facility on athletic field light poles, water towers, street lights, traffic light or utility poles, walls and fences, and suspended wire antennas would also be considered disguised if the antennas, cabling and related equipment and structures are not commonly recognized as a Wireless Communication Facility. +66

**Wireless Communication Facility, Equipment Enclosure:** A tract or area of land enclosed by a solid wall that contains one or more Wireless Communication Facility antennas, their associated equipment shelters and other equipment associated with and ancillary to wireless communication. +66

**Wireless Communication Facility, Equipment Shelter:** A fully enclosed structure, cabinet or vault located at the base of or near a Wireless Communication Facility that is used to house and protect the electronic and supporting equipment necessary for processing wireless communication signals. An equipment shelter often has, among other things, batteries, generators, electrical equipment, one or more air conditioning units, a power meter and disconnect located on the outside. +66

**Wireless Communication Facility, Monocactus:** A single, freestanding and unguyed three-dimensional structure in the shape of a saguaro or similar cactus erected on the ground that houses one or more antenna. The structure must be anatomically correct in its color, texture and design to give the appearance of a cactus. For purposes of this ordinance, a monocactus is not a tower. +66

**Wireless Communication Facility, Monopalm:** A single, freestanding and unguyed structure in the shape of a palm tree erected on the ground that supports one or two disguised antenna. The structure must be anatomically correct in its color, texture and design to give the appearance of a palm tree. For purposes of this ordinance, a monopalm is not a tower. +66

**Wireless Communication Facility, Monopine:** A single, freestanding and unguyed structure in the shape of a pine tree erected on the ground that supports one or more antenna. The structure must be anatomically correct in its color, texture and design to give the appearance of a pine tree. For purposes of this ordinance, a monopine is not a tower. +66

**Wireless Communication Facility, Monopole:** A single, freestanding and unguyed pole-type structure erected on the ground that supports one or more antenna. For purposes of this ordinance, a monopole is not a tower. +66

**Wireless Communication Facility, Support Equipment:** Any equipment serving or being used in conjunction with a Wireless Communication Facility or support structure. This equipment includes, but is not limited to, utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters or other structures. +66
Wireless Communication Facility, Support Structure: A structure that supports a Wireless Communication Facility including, but not limited to, monopoles, towers, utility poles and other freestanding self-supporting structures. +66

Wireless Communication Facility, Tower: A lattice-type structure, guyed or freestanding, that supports, holds or contains equipment that sends and/or receives wireless communication signals, including, but not limited to, antennas. +66

Wireless Communication Facility, Visible: A facility that is clearly recognized and not concealed or disguised. +66

Wireless Communication Service Provider: the entity that is responsible for providing wireless communication to the general public, private sector, or governmental or quasi-governmental agency that owns or operates and maintains a wireless communication facility. +66

Yard: A space on any lot, unoccupied by a structure and unobstructed from the ground upward except as otherwise provided herein, and measured as the minimum horizontal distance from a building or structure, excluding carports, porches and other permitted projects, to the property line opposite such building line in the side or rear yards, or to the street right-of-way or easement in the front yard; provided, however, that where a future width line is established by the provisions of this ordinance for any street bounding the lot, then such measurement shall be taken from the line of the building to such future width line.

Yard, Required: The minimum dimensions of a front, side, or rear yard as established by the use regulations for each district.

Zero Lot Line Development: A residential development, according to the provisions of Chapter 6, wherein a building envelope may extend to side lot lines.

Date of Addition/Revision/Deletion - Section 202
+1 Addition on 11-28-1990 by Ordinance No. G-3378
+2 Addition on 9-18-1991 by Ordinance No. G-3461
+3 Addition on 10-30-1991 by Ordinance No. G-3465
+4 Addition on 12-11-1991 by Ordinance No. G-3480

Phoenix Zoning Ordinance Supp. No. 15
Chapter 2

Section 202. Definitions.

-45 Addition on 6-27-2001 by Ordinance No. G-4367, eff. 7-27-2001
-46 Addition on 8-28-2002 by Ordinance No. G-4457, eff. 9-27-2002
*47 Revision on 2-19-2003 by Ordinance No. G-4498, eff. 2-19-2003
-47 Deletion on 2-19-2003 by Ordinance No G-4498, eff. 2-19-2003
+48 Addition on 6-25-2003 by Ordinance No. G-4526, eff. 7-25-2003
*48 Revision on 6-25-2003 by Ordinance No. G-4526, eff. 7-25-2003
+49 Addition on 7-2-2003 by Ordinance No. G-4532, eff. 7-2-2003
-49 Deletion on 7-2-2003 by Ordinance No. G-4532, eff. 7-2-2003
*50 Addition on 10-8-2003 by Ordinance No. G-4545, eff. 10-8-2003
*50 Revision on 10-8-2003 by Ordinance No. G-4545, eff. 10-8-2003
+51 Addition on 11-12-2003 by Ordinance No. G-4553, eff. 12-12-2003
*52 Revision on 12-17-2003 by Ordinance No. G-4566, eff. 12-17-2003
*53 Revision on 6-2-2004 by Ordinance No. G-4611, eff. 7-2-2004
+54 Addition on 5-18-2005 by Ordinance No. G-4686, eff. 5-18-2005
*55 Revision on 11-30-2005 by Ordinance No. G-4760, eff. 12-30-2005
*56 Revision on 7-5-2006 by Ordinance No. G-4815, eff. 8-4-2006
+57 Addition on 7-5-2006 by Ordinance No. G-4817, eff. 8-4-2006
*58 Revision on 11-15-2006 by Ordinance No. G-4840, eff. 12-15-2006
+59 Addition on 1-3-2007 by Ordinance No. G-4857, eff. 2-2-2007
+60 Addition on 1-31-2007 by Ordinance No. G-4863, eff. 3-2-2007
+61 Addition on 6-4-2008 by Ordinance No. G-5181, eff. 7-4-2008
-61 Deletion on 6-4-2008 by Ordinance No. G-5181, eff. 7-4-2008
*62 Revision on 9-3-2008 by Ordinance No. G-5243, eff. 10-3-2008
-62 Deletion on 9-3-2008 by Ordinance No. G-5243, eff. 10-3-2008
*63 Revision on 9-3-2008 by Ordinance No. G-5244, eff. 10-3-2008
*63 Revision on 9-3-2008 by Ordinance No. G-5244, eff. 10-3-2008
+64 Addition on 11-5-2008 by Ordinance No. G-5268, eff. 12-5-2008
*64 Revision on 11-5-2008 by Ordinance No. G-5268, eff. 12-5-2008
+65 Addition on 12-3-2008 by Ordinance No. G-5290, eff. 1-2-2009
-65 Deletion on 12-3-2008 by Ordinance No. G-5290, eff. 1-2-2009
+66 Addition on 3-4-2009 by Ordinance No. G-5329, eff. 4-3-2009
+67 Addition on 3-11-2009 by Ordinance No. G-5330, eff. 4-10-2009
*67 Revision on 3-11-2009 by Ordinance No. G-5330, eff. 4-10-2009
*68 Revision on 6-3-2009 by Ordinance No. G-5380, eff. 7-3-2009
+69 Addition on 10-7-2009 by Ordinance No. G-5440, eff. 11-6-2009
+70 Addition on 12-2-2009 by Ordinance No. G-5453, eff. 1-10-2010
+71 Addition on 2-17-2010 by Ordinance No. G-5480, eff. 3-19-2010
+72 Addition on 4-7-2010 by Ordinance No. G-5499, eff. 5-7-2010
*72 Revision on 4-7-2010 by Ordinance No. G-5499, eff. 5-7-2010
-72 Deletion on 4-7-2010 by Ordinance No. G-5499, eff. 5-7-2010
+73 Addition on 12-15-2010 by Ordinance No. G-5573, eff. 1-14-2011
+74 Addition on 1-19-2011 by Ordinance No. G-5581, eff. 2-18-2011
+75 Revision on 1-19-2011 by Ordinance No. G-5582 eff. 2-18-2011
-76 Addition on 3-2-2011 by Ordinance No. G-5594 eff. 4-1-2011
-77 Addition on 6-8-2011 by Ordinance No. G-5633, eff. 7-8-2011
+78 Addition on 7-6-2011 by Ordinance No. G-5641, eff. 8-5-2011
+79 Addition on 3-21-2012 by Ordinance No. G-5687, eff. 4-20-2012
+80 Addition on 5-2-2012 by Ordinance No. G-5688, eff. 6-2-2012
*80 Revision on 5-2-2012 by Ordinance No. G-5688, eff. 6-2-2012
+81 Revision on 10-31-2012 by Ordinance No. G-5742, eff. 11-30-2012
+82 Addition on 10-31-2012 by Ordinance No. G-5744, eff. 11-30-2012
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+83 Addition on 10-31-2012 by Ordinance No. G-5745, eff. 11-30-2012
+84 Addition on 10-31-2012 by Ordinance No. G-5746, eff. 11-30-2012
+85 Addition on 12-19-2012 by Ordinance No. G-5766, eff. 1-18-2013
+86 Addition on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013
*86 Revision on 1-16-2013 by Ordinance No. G-5777, eff. 2-15-2013
+87 Addition on 10-2-2013 by Ordinance No. G-5846, eff. 11-2-2013
*87 Revision on 10-2-2013 by Ordinance No. G-5846, eff. 11-2-2013
+88 Addition on 12-18-2013 by Ordinance No. G-5874, eff. 1-17-2014
*88 Revision on 12-18-2013 by Ordinance No. G-5874, eff. 1-17-2014
*89 Revision on 10-1-2014 by Ordinance No. G-5952, eff. 11-1-2014
*90 Revision on 11-5-2014 by Ordinance No. G-5959, eff. 12-5-2014
+91 Addition on 7-1-2015 by Ordinance No. G-6047, eff. 7-31-2015
*92 Revision on 4-20-2016 by Ordinance No. G-6150, eff. 5-20-2016
+93 Addition on 4-20-2016 by Ordinance No. G-6151, eff. 4-20-2016
*93 Revision on 4-20-2016 by Ordinance No. G-6151, eff. 4-20-2016
+94 Addition on 2-15-2017 by Ordinance No. G-6278, eff. 3-15-2017
+95 Addition on 4-5-2017 by Ordinance No. G-6304, eff. 5-5-2017
+96 Addition on 6-21-2017 by Ordinance No. G-6331, eff. 7-21-2017
*96 Revision on 6-21-2017 by Ordinance No. G-6331, eff. 7-21-2017
+97 Addition on 4-18-2018 by Ordinance No. G-6451, eff. 5-18-2018
*97 Revision on 4-18-2018 by Ordinance No. G-6451, eff. 5-18-2018