

ARTICLE 14-4 ESTABLISHMENT OF ZONING DISTRICTS

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14-4-1 CLASSIFICATION OF ZONING DISTRICTS (Ord. No. 93-12)

The City of Peoria, Arizona, is hereby divided into the following zoning districts:

A. Residential Districts.

R1-35	Single-family Residential
R1-18	Single-family Residential
R1-12	Single-family Residential
R1-10	Single-family Residential
R1-8	Single-family Residential
R1-6	Single-family Residential
RM-1	Multi-family Residential
RMH-1	Mobile Home Subdivision
RMH-2	Recreational Vehicle Resort

B. Non-Residential Districts.

O-1	Office
C-1	Convenience Commercial
PC-1	Planned Neighborhood Commercial
PC-2	Planned Community Commercial
C-2	Intermediate Commercial
C-3	Central Commercial
C-4	Highway Commercial
C-5	Major Arterial Commercial
BPI	Business Park Industrial
PI-1	Planned Light Industrial
I-1	Light Industrial
I-2	General Industrial

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C. Special Districts.

AG	General Agricultural
SR-43	Suburban Ranch
FP	Flood Plain
SU	Special Use
PUD	Planned Unit Development Option
PAD	Planned Area Development

14-4-2 REQUIRED CONFORMITY TO DISTRICT REGULATIONS

The regulation set forth in this chapter for each zoning district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

- A. No building, structure or land shall hereinafter be used or occupied and no building or structure or part thereof shall hereinafter be erected, constructed, reconstructed, moved or structurally altered unless in conformity with all regulations hereinafter specified for the district in which it is located.
- B. No building or other structure shall hereinafter be erected or altered:
 - 1. To exceed the height;
 - 2. To accommodate or house a greater number of families;
 - 3. To occupy a greater percentage of lot area, or
 - 4. To have narrower or smaller rear yards, front yards, side yards or other open spaces than hereinafter required; or in any manner contrary to the provisions of this chapter.
- C. No part of a required yard or other open space, or off-street parking or loading space provided in connection with any building or use shall be included as part of any yard, open space or off-street parking or loading space similarly required for any other building.
- D. No yard or lot existing on the effective date of this chapter shall be reduced in dimension or area below the minimum requirements set forth herein.

14-4-3 CLASSIFICATION OF ANNEXED AREAS

Lands annexed into the City of Peoria shall be considered zoned as shown on the official zoning map of the original jurisdiction until the City adopts Initial Zoning for said lands in accordance with Article 14-39, Section 14-39-7, "Initial Zoning," and pursuant to ARS §9-462.04E. (Ord. No. 02-80)

14-4-4 CLASSIFICATION OF VACATED STREETS

Whenever a public street or alley is vacated by official action of the council, the zoning districts adjoining each side of such street or alley shall automatically be extended to the centerline thereof, and all land area thus vacated shall then and henceforth be subject to all regulations of the extended districts.

14-4-5 OFFICIAL ZONING DISTRICT MAP

- A. *Establishment.* The areas and boundaries of zoning districts are hereby established as shown on the official zoning district map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this chapter.
- B. *Identification.* The official zoning district map shall be identified by the signature of the Mayor attested by the City Clerk and bear the Seal of the City. Regardless of the existence of purported copies of the official zoning district map which may, from time to time, be made or published, the official zoning district map, which shall be located in the office of the City Clerk, shall be the final authority as to the current zoning status of land area, buildings and other structures in the city.
- C. *Changes.* If, in accordance with the provisions of this chapter, changes are made in district boundaries or in other matters portrayed on the official zoning district map, such changes shall be made on said map promptly after the amendment has been approved by the Council, together with an entry signed by the City Clerk certifying to the accuracy and date. No amendment to this chapter which involves matter portrayed on the official zoning district map shall become effective until after such change and entry have been made on said map, and all conditions under Section 14-4-5-D have been fulfilled. No changes of any nature shall be made in the official zoning district map or matters shown thereon except in conformity with the provisions of this chapter. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this chapter and punishable as hereinafter provided.
- D. Notwithstanding the provisions of Section 14-4-5-D of Article 14-4 of Chapter 14 of the Peoria City code as it existed prior to the effective date of this subsection, any zoning resulting in an amendment to the official zoning map of the City of Peoria, Arizona shall be deemed unconditional irrespective of whether the conditions of Section 14-4-5-D have been met and such zoning shall be deemed unconditional and final in the event all other provisions of the Peoria City Code were complied with. (Ord. No. 90-60)
- E. *Replacement.* In the event that the official zoning district map becomes damaged, destroyed, lost or difficult to interpret due to the nature of number of changes and additions, the Council may, by resolution, adopt a new official zoning district map which shall supersede the former map. The new official zoning district map may correct drafting or other errors or omissions in the former map, but no such correction shall have the effect of amending the original Zoning Ordinance or any subsequent amendment thereof. The new official zoning district map shall be identified by the signature of the Mayor attested by the City Clerk and bear the Seal of the City under the following words: "This is to certify that this official zoning district

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map supersedes and replaces the official zoning district map adopted October 26, 1976 as part of Chapter 14 of the City Code of Peoria, Arizona". (Ord. No. 02-80)

- F. *Interpretation.* Where, due to scale, lack of detail or illegibility of the official zoning district map, there is an uncertainty, contradiction or conflict as to the intended location of any district boundary shown thereon, the exact location of such boundary shall be determined by the Board, after having received the recommendation of the Commission. The Board, in reaching its determination, shall apply the following standards: (Ord. No. 02-80)
1. Zoning district boundary lines are intended to follow lot lines or be parallel or perpendicular thereto, and centerline of streets, alleys, right-of-way, unless otherwise fixed by dimensions shown on the official zoning district map.
 2. In subdivided property or where a zoning district boundary divides a lot, the exact locations of such boundary, unless otherwise indicated by dimensions shown on the official zoning district map, shall be determined by use of the map scales included thereon.
 3. If, after application of the foregoing rules, uncertainty still exists as to the exact location of a zoning district boundary, the Board shall determine and fix the location of such boundary in accordance with the purposes and intent of this chapter.