

CITY OF SHOW LOW
 Planning and Zoning Department
 development standards*

Zoning Districts	Minimum lot area	Maximum lot coverage	Minimum lot frontage	Minimum average lot width	Minimum dwelling size	Maximum building height ^{1,2}	Minimum building setbacks ³			
							All street sides	Side ⁴	Side ⁴	Rear ⁴
GA-5	5 acres	20%	none	100' ⁵	none	35' ⁶	50'	25'	25'	50'
AR-43	43,000 sq. ft.	40%	40'	100'	none	35'	30'	10'	10'	20'
AR-43X	43,000 sq. ft.	40%	40'	100'	none	35'	30'	10'	10'	20'
R1-20	20,000 sq. ft.	40%	30'	60'	1,500 sq. ft.	35'	30'	10'	15'	20'
R1-15	15,000 sq. ft.	40%	30'	60'	1,500 sq. ft.	35'	20'	8'	12'	15'
R1-10	10,000 sq. ft.	40%	30'	60'	1,200 sq. ft.	35'	20'	8'	12'	15'
R1-7	7,000 sq. ft.	40%	30'	50'	850 sq. ft.	35'	20'	5' ⁷	12' ⁷	15'
R1-7X	7,000 sq. ft.	40%	30'	50'	850 sq. ft.	35'	20'	5' ⁷	12' ⁷	15'
R2-7 ^{8,9,10}	7,000 sq. ft.	40%	30'	60'	850 sq. ft. ¹¹	35'	20'	5' ⁷	12' ⁷	15'
MH ¹²	5,000 sq. ft.	40%	30'	50'	500 sq. ft.	35'	20'	8'	8'	10'
RCD	Development standards contingent on property constraints and Council approval.									
PUD	Development standards contingent on property constraints and Council approval.									
A-1	Council shall consider/adopt appropriate development standards on a case-by-case basis.									
DC ^{13,14,15,16}	none	none	none	none	none	35' ⁶	0' ¹⁷	0' ^{17,18}	0' ^{17,18}	0' ^{17,18}
C-1 ^{13,14,15,16}	5,000 sq. ft.	none	none	50' ⁵	none	35' ⁶	20'	0' ^{17,19}	10' ¹⁹	6' ¹⁷
C-2 ^{13,14,15,16}	5,000 sq. ft.	none	none	50' ⁵	none	45' ⁶	10'	0' ^{17,19}	10' ¹⁹	6' ¹⁸
I-1 ^{15,16}	5,000 sq. ft.	60%	none	50' ⁵	none	45' ⁶	10'	0' ^{17,20}	10' ²⁰	10' ²⁰
I-2 ^{15,16,21}	7,500 sq. ft.	60%	none	75' ⁵	none	45' ⁶	10'	0' ^{17,22}	10' ²²	10' ²²

*Please see reverse side for important footnote information.

FOOTNOTES

1. For all residential subdivisions please refer to governing deeds and restrictions for possible additional height limitations.
2. Building height shall be the vertical distance measured from the average grade level to the highest point of the roof.
3. Any building, regardless of minimum setbacks, may not be constructed or placed so as to obstruct any recorded easement. Further, all structures shall maintain minimum separation distances as outlines in Sec. 15-1-44(F)6 of the zoning ordinance.
4. This setback shall be increased to the front yard dimension if fronting a public right-of-way.
5. Minimum 'Average' Lot Width calculations shall not be enforced. In this instance this calculation shall reflect a minimum required lot width.
6. This height may be exceeded in conjunction with a Conditional Use permit application/approval.
7. Subdivisions that received final plat approval prior to January 7, 2003 may utilize side yard setbacks of either 5' and 12' OR 8' and 8'.
8. If multi-family development is proposed refer to Sec. 15-1-56(D)(11) for minimum recreation area requirements.
9. Where multi-family development occurs adjacent to single family residential properties refer to Sec. 15-1-56(D)(10).
10. If multi-family development is proposed refer to Sec. 15-1-56(D)(2) for minimum lot area per dwelling unit.
11. There is no minimum dwelling size for multiple-family dwellings, please see Sec. 15-1-56(D) for requirements for multiple-family dwellings.
12. Refer to Sec. 15-1-57(F) for property development standards for manufactured home parks.
13. Minimum of 2/3 of the primary building surface shall be treated with natural appearing materials.
14. Metal or steel buildings in this district shall be architecturally altered, through the construction of veneers façades or other details. Facades shall be installed on all sides of the structure facing a public right-of-way.
15. Commercial development in this zone - adjacent to residential properties - must comply with the screening requirements of City Code.
16. A minimum portion of the lot measured between the front property line and the building's front yard setback, and (excluding driveways) shall be landscaped to the Planning & Zoning Director's satisfaction.
17. This setback distance may necessarily be increased, as required, by the International Building Code.
18. This shall be increased to 20' (or height of the building) - whichever is greater - if the property adjoins a residential zone.
19. This setback shall be increased to a minimum of 15' if property is adjacent to a residential zone.
20. This shall be increased to 50' if the property adjoins a residential zone.
21. Adult Uses in this zone shall be considered through a Conditional Use permit and shall comply with all provisions of Sec. 15-1-68.
22. This shall be increased to 100' if the property adjoins a residential zone.

LAND USE DISTRICTS SUMMARY

GA-5 (*general agricultural, five acres*) This district is intended to preserve agricultural areas with large lots (five (5) acres minimum) and very low density residential development. Land use is composed of farming, agriculture, and livestock raising, together with residences and customary accessory uses and buildings.

AR-43 (*agricultural-residential, forty-three thousand square feet*) This district is intended to promote and preserve agricultural areas, open spaces, and low-density residential development. Regulations and property development standards are designed to protect the open space character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes on large lots (forty-three thousand (43,000) square feet minimum) and low intensity agricultural.

AR-43X (*single-family residential, manufactured homes excluded, forty-three thousand square feet*) This district is intended to promote and preserve agricultural areas, open spaces, and low density residential development. Regulations and property development standards are designed to protect the open space character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes on large lots (forty-three thousand (43,000) square feet minimum) and low intensity agricultural, with the exception that manufactured homes are prohibited in the AR-43X zone.

R1-20 (*single-family residential, manufactured home excluded, twenty thousand square feet*) This district is intended to promote and preserve low-density single-family residential development. Regulations and property development standards are designed to protect the single-family residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities.

R1-15 (*single-family residential, manufactured homes excluded, fifteen thousand square feet*) This district is intended to promote and preserve low-density single-family residential development. Regulations and property development standards are designed to protect the single-family residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities.

R1-10 (*single-family residential, manufactured homes excluded, ten thousand square feet*) This district is intended to promote and preserve low-density single-family residential development. Regulations and property development standards are designed to protect the single-family residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities.

R1-7 (*single-family residential, seven thousand square feet*) This district is intended to promote and preserve medium density single-family residential development. Regulations and property development standards are designed to protect the single-family residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities.

R1-7X (*single-family residential, manufactured homes excluded, seven thousand square feet*) This district is intended to promote and preserve medium density single-family residential development consisting of conventional construction conforming to the Uniform Building Code Standards as made part of the City Code. Regulations and property standards are designed to protect the single-family residential character of the district and to prohibit manufactured homes and incompatible activities. Land use is chiefly composed of individual "site built" homes, together with required recreational, religious and educational facilities.

R2-7 (*single-family and multiple-family residential, seven thousand square feet*) This district is intended to promote and preserve medium density single-family residential development consisting of conventional construction conforming to the Uniform Building Code Standards as made part of the City Code. Regulations and property standards are designed to protect the single-family residential character of the district and to prohibit manufactured homes and incompatible activities. Land use is chiefly composed of individual "site built" homes, together with required recreational, religious and educational facilities.

LAND USE DISTRICTS SUMMARY (CONTINUED)

MH (*manufactured housing*) This district is intended to promote orderly planned development of manufactured housing and related accessory uses. Regulations are designed to preserve and protect the residential character of the district and to ensure compatibility with adjacent districts.

RCD (*recreation community district*) The purpose of the recreation community district (RCD) is to further the intent of the Show Low General Plan to: Promote the development of high quality, stable and environmentally compatible residential areas that contain necessary ancillary commercial, public and semi-public facilities and services. Additionally, such mixed use areas shall be associated with golf or other significant recreational uses.

PUD (*planned unit development*) The purpose of a planned unit development (PUD) zoning district is to provide greater flexibility in the development of land involving various types and combinations of residential and nonresidential uses. A PUD is also intended to encourage a more creative approach in the development of land that will result in a more efficient, aesthetic and desirable use of open area.

A-1 (*airport*) This district is intended to promote the public health, safety and welfare of the general public; of increasing importance is the safety in the use of the Show Low Regional Airport. This district is to help in the development on the airport property and to protect persons and property within the district.

DC (*downtown commercial*) The purpose of this zoning district is to provide for a variety of unique commercial uses of sufficiently significant scale and intensity for a desired pedestrian oriented environment. A mixture of residential and nonresidential uses, where practical, will be encouraged. Manufactured housing and/or structures are prohibited. Any structure associated with a use four thousand (4,000) square feet or greater in area shall require a conditional use permit. Drive through uses shall only be allowed through approval of a conditional use permit in the downtown commercial zoning district. Because no list of uses can be complete, decisions on specific uses not included as examples on the following lists of permitted and conditional uses will be made by the planning and zoning director.

C-1 (*neighborhood commercial*) The purpose of this district is to provide for neighborhood retail and service uses which serve the needs of adjoining residential neighborhoods and provide for medical and professional uses that accommodate regional medical service needs. The property development standards are designed to ensure compatibility between these uses and nearby residential uses. Because no list of uses can be complete, decisions on specific uses not included as examples on the following lists of permitted and conditional uses will be made by the planning and zoning director.

C-2 (*general commercial*) The purpose of this district is to provide for general commercial uses to serve the community and White Mountain region. Property development standards are designed to encourage orderly, attractive and compatible commercial development in the city. Single-family residential development shall be prohibited in the general commercial zone. Because no list of uses can be complete, decisions on specific uses not included as examples on the following lists of permitted and conditional uses will be made by the planning and zoning director.

I-1 (*light industrial*) The purpose of this zoning district is to provide for light industrial uses such as laboratories, light manufacturing, warehousing, and other uses in locations which are suitable and appropriate, taking into consideration the land uses on adjacent or nearby properties. Because no list of uses can be complete, decisions on specific uses not included as examples on the following lists of permitted and conditional uses will be made by the planning and zoning director.

I-2 (*heavy industrial*) The purpose of this zoning district is to provide for heavy industrial uses such as manufacturing, warehousing, and other uses, in locations which are suitable and appropriate, taking into consideration the land uses on adjacent or nearby properties. Because no list of uses can be complete, decisions on specific uses not included as examples on the following lists of permitted and conditional uses will be made by the planning and zoning director.