

## **MARICOPA COUNTY ZONING ORDINANCE for Industrial Land (Also, a C zone is available)**

Chapter 9 – Industrial Zoning Districts Chapter 9 - Page 1 SECTION 901.

### **SECTION 902. IND-2 (Light Industrial Zoning District)\*2**

**1. Any use permitted in the IND-1 Zoning District**, including a Medical Marijuana Dispensary or Offsite Cultivation Location. **2.** Airports, runways/airstrips, helipads/heliports, and facilities for unmanned aerial vehicles.\*15 **3.** Aircraft firms, sales, service and rental. **4.** Bakeries, wholesale. **5.** Bottling plants or breweries. **6.** Cleaning plants, carpets and dyeing. **7.** Construction equipment, sales, service, rental and storage. **8.** Dairy products, processing. **9.** Experimental and proving grounds.\*15 **10.** Farms as defined in Chapter 2. **11.** Laboratories, experimental, photo or motion picture, research or testing. **12.** Manufacturing, compounding, assembling, processing, packaging or treatment of products such as candy, drugs, perfumes, pharmaceuticals, perfumed toilet soaps, toiletries. **13.** Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, leather, paper, plastics, precious or semi-precious metals or stones, light sheet metal, shell, textiles, tobacco, wire, yarns, wood and paint. **14.** Manufacturing or assembly of electrical appliances, electronic instruments and devices, optical goods, precision instruments, radios and phonographs, including the manufacture of small parts only, such as coils, condensers, transformers and crystal holders. **15.** Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay. **16.** Packing houses, fruit or vegetable not including processing. **17.** Public utility treatment and generating plants, attendant facilities and appurtenances and uses associated with service to the public. **18.** Training centers, industrial. **19.** Truck terminals, including service and storage. **20.** Warehousing, storage and wholesale distribution facilities. **21.** Any other office, laboratory, manufacturing and assembly uses similar to those uses enumerated herein. **22.** Accessory buildings and uses customarily incidental to the above uses. Also **any use permitted in the IND-1 Zoning District listed below;**

### **IND-1, (Planned Industrial Zoning District)\*1 ARTICLE 901.1. PURPOSE:**

**1.** Art needlework, hand weaving and tapestries. **2.** Books, hand binding, and tooling. **3.** Compounding of cosmetics and pharmaceutical products. **4.** Jewelry, manufactured from precious metals and minerals. **5.** Laboratories, research, experimental and testing. **6.** Manufacture and assembly of clay, leather, metal and glass products of a handicraft nature. **7.** Manufacture and assembly of medical, dental and drafting instruments. **8.** Manufacture and assembly of optical goods and equipment, watches, clocks and other similar precision instruments. **9.** Manufacture and assembly of electrical or electronic apparatus, musical instruments, games and toys. **10.** Motion picture producing. **11.** Offices. **12.** Radio and television broadcasting stations and studios. **13.** Warehousing, storage, and wholesale distribution facilities. **14.** Any other office, laboratory, manufacturing, and assembling uses similar to those uses enumerated herein, shipped, create very

little truck traffic. **15.** Accessory buildings and uses customarily incidental to the above uses. **16.** Emergency housing - Temporary shelter required due to a natural disaster or fire, or other circumstances determined to constitute an emergency by the zoning inspector.\*\*7, \*9. **17.** Temporary construction, administration offices/yard complex – which may include a security office or residence for a security guard, provided that the following conditions are met:\*17. **18.** Service to the public of water, gas, electricity, telephone and cable television, and sewage, including wastewater treatment plants. **19.** Gardens and community gardens as defined in Chapter 2.\*15, **20.** Medical Marijuana Dispensary or Medical Marijuana Offsite Cultivation Location facilities. **21.** Any use permitted in the C-3 zoning district.\*17

You may visit the county website:

**<https://www.maricopa.gov/.../View/4785/Maricopa-County-Zoning-Ordinance-PDF>**

Moreover, this land can be zoned as a (PAD Zone), which is one of the highest and favorable **commercial zones** in the City of Chandler.