

Section 701 Garden Industrial Zone (I-1)

A. Purpose of provisions

The purpose of the **I-1 Garden and Light Industrial** Zone is to provide for the accommodation of light manufacturing uses and warehousing in a comprehensively planned and attractive setting and in a manner which will not be detrimental to activities in adjacent commercial or residential neighborhoods by reason of but not limited to excessive noise, odor, smoke, dust, vibrations, fumes or glare. Retail activity is allowed only as an accessory use and provided that the retailing is associated with the principal use at the site.

B. Zone regulations

1. Except as otherwise provided, all permitted uses and storing of materials or supplies shall be conducted entirely within a closed building.
2. Any lighting shall be placed so as to reflect the light away from adjacent residential zones. No noise, odor or vibration shall be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside the site. Such comparison shall be made at the boundary of the site.

C. Principally permitted uses

1. Artisan Workshops *[Ordinance 09-11, effective May 27, 2009]*
2. Arts and Crafts Studios *[Ordinance 09-11, effective May 27, 2009]*
3. Athletic clubs and commercial recreation facilities
4. Automobile parking lots or garages (public or private)
5. Bakeries for on-site sales, less than three-thousand-five-hundred (3,500) square feet
6. Banks and other savings and lending institutions
7. Bowling alleys
8. Bus terminals
9. Business and office machine sales, service and repair shops
10. Business, technical or vocational schools
11. Clothing and costume rental shops
12. Community centers or meeting halls
13. Data Center *[Ordinance 19-04, effective June 12, 2019]*
14. Essential public service or utility installations
15. Furniture stores
16. Health and exercise centers
17. Hotels or motels
18. Manufacturing, light
19. Messenger or telegraph service stations
20. Mini-warehouses

21. Newsstands
22. Offices
23. Office supply and office equipment stores
24. Opticians
25. Plant nurseries and sales *[Ordinance 20-27, effective August 26, 2020]*
26. Public buildings
27. Radio and television studios
28. Research laboratories
29. Restaurants
30. Trade schools
31. Travel agencies
32. Warehousing, limited (not to cover more than 40% of floor area)
33. Recycling center *[Ordinance 17-09, effective September 14, 2017]*

D. Conditionally permitted uses

1. Charity dining facilities, homeless shelters and similar services
2. Day care centers:
 - a. A minimum of seventy-five (75) square feet of outdoor play space per child shall be provided from which at least fifty (50) square feet of fenced-in play space per child shall be provided. Fenced-in outdoor play space shall not include driveways, parking areas or land unsuited, by virtue of other usage or natural features, for children's play space;
 - b. At least two-hundred-fifty (250) square feet of lot area per child shall be provided.
3. Hemp processing *[Ordinance 19-25, effective January 8, 2020]*
4. Recreational vehicle parks and overnight campgrounds
 - a. Recreational vehicle parks shall be screened from view of any residential development, as approved by the Planning and Zoning Commission;
 - b. Internal circulation roads shall be paved with a dust-free surface;
 - c. Individual recreational vehicle parking pads shall be plainly marked and paved with a dust-free surface and shall be at least one-thousand-five-hundred (1,500) square feet in size;
 - d. Individual recreational vehicle parking pads shall be set back at least thirty (30) feet from the perimeter of the park and thirty feet from any public street right-of-way;
 - e. Approved trash disposal and toilet facilities shall be provided for use of overnight campers;
 - f. Park plans, certified approved by the Pinal Department of Health Services shall be submitted.
5. Wireless telecommunication facilities with a height greater than thirty-five (35) feet
6. Marijuana uses subject to the Definitions in **Article III Section 302** and to the provisions of **Article X Section 1008** *[Ordinance 21-02, effective March 10, 2021]*

E. Permitted accessory uses

1. Personnel service facilities providing services, education, recreation, entertainment, food and convenience goods primarily for those personnel employed in the principal use;
2. Caretaker or security guard quarters
3. Business signs, consistent with **Article XI** of this Code
4. Trash receptacles
5. Accessory buildings as approved by the Planning and Zoning Commission
6. Temporary buildings incidental to construction work
7. Accessory residential uses, single family, when occupied by the owner or lessee, or watchman employed on the premises, and when such occupancy is directly associated to a developed and occupied permitted use, and is located within, or attached to, the principal building(s) of the permitted use. (No freestanding building, manufactured or mobile home, or recreational vehicle shall be permitted for such use.)

F. Access requirements

1. Access to development shall be allowed only from arterial streets or a street specifically designed for such development and shall meet the requirements of **Sections 1308** through **1310** of this Code;
2. Developments which may not be able to meet the requirements of **Sections 1308** through **1310**, and are requesting deviations from the noted standards, shall submit to the Public Works Director an engineer's report certified by a professional engineer addressing the following site conditions both present and future:
 - a. Traffic volumes
 - b. Turning movements
 - c. Traffic controls
 - d. Site design
 - e. Site distances
 - f. Location and alignment of other access points
3. Based upon the above data, the Public Works Director shall determine whether a deviation from the required standards is justified, and if so, what alternative requirements will be necessary.

G. Setbacks, yards and heights

1. The minimum building setback from any lot line or public right-of-way shall be as set forth in this table	
Setbacks	Feet
Building Setbacks	
Front	35'
Interior side and Rear	15'
Corner side	30'
Residential Zone boundary	45'
Parking Lots	
Front	4'
Interior side and Rear	3'
Corner side	4'
Residential Zone boundary	3'
2. The maximum height of a structure shall be thirty-five (35) feet	

H. Lot width and area requirements

1. The minimum lot width shall be one-hundred (100) feet.
2. Minimum lot area shall be determined by building area, parking requirements, and required setbacks.

I. Additional building and performance standards

Development of any portion of land within the **I-1** Zone shall be subject to all applicable requirements of **Article X** of this Code.

J. Property in floodplains to comply with certain requirements

Any property located in the **I-1** Zone and any **F-1** or **F-2** Overlay Zone must comply with the regulations of the applicable Overlay Zone.

Section 702 General Industrial Zone (I-2)

A. Purpose of provisions

The purpose of the **I-2 General Industrial** Zone is to provide for the development of industries which, because of the nature of their operation, appearance, traffic generation, or emission, would not be compatible with land uses in other zoning districts, but which, nevertheless, are necessary and desirable activities in the City.

B. Zone regulations

1. Except as otherwise provided, all permitted uses and storing of materials or supplies shall be conducted entirely within a closed building.
2. Any lighting shall be placed so as to reflect the light away from adjacent residential zones. No noise, odor or vibration shall be emitted so that it exceeds the general level of noise, odor or vibration emitted by uses outside the site. Such comparison shall be made at the boundary of the site.

C. Principally permitted uses

All uses permitted in the **Garden Industrial Zone (I-1)**, in addition to the following:

1. Animal hospitals, clinics or kennels provided the establishment and animal runs are completely enclosed in the building
2. Antique shops and stores
3. Art supply stores
4. Artisan Workshops *[Ordinance 09-11, effective May 27, 2009]*
5. Arts and Crafts Studios *[Ordinance 09-11, effective May 27, 2009]*
6. Athletic clubs and commercial recreation facilities
7. Automobile, boat or recreational vehicle sales, service and rental
8. Automobile body repair
9. Automobile parking lots or garages (public or private)
10. Automobile supply stores
11. Bakeries
12. Banks and other savings and lending institutions
13. Barber shops
14. Beauty parlors
15. Blueprint shops
16. Boat repair
17. Book and stationery stores
18. Bowling alleys
19. Building material sales yard, including sand and gravel
20. Bus terminals

21. Business and office machine sales, service and repair shops
22. Business, technical or vocational schools
23. Clothing and costume rental shops
24. Community centers or meeting halls
25. Contractor's storage yards
26. Delicatessens and catering establishments
27. Equipment rental or storage yards
28. Essential public service or utility installations
29. Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way
30. Exterminator shops
31. Feed stores, including yard
32. Frozen food lockers
33. Furniture stores
34. Game rooms/pool halls
35. Garden supply stores
36. Golf driving ranges and miniature golf courses
37. Granaries, elevator storage
38. Grocery stores
39. Greenhouses
40. Hardware stores, no exterior storage
41. Health and exercise centers
42. Hemp processing [*Ordinance 19-25, effective January 8, 2020*]
43. Hotels or motels
44. Interior decorator's shops
45. Jewelry and metal craft stores
46. Lock and key shops
47. Lumber yards, provided that all goods and materials are screened from adjacent properties and rights-of-way
48. Manufacturing
49. Manufacturing, light
50. Medical and orthopedic appliance stores
51. Messenger or telegraph service stations
52. Mini-warehouses
53. Monument sales and engraving shops
54. Mortuaries
55. Museums
56. Music and instrument sales, service and repair shops
57. Music or dance studio
58. Newspaper offices
59. Newsstands

60. Offices
61. Office supply and office equipment stores
62. Opticians
63. Package liquor stores, including drive-ins
64. Paint and wallpaper stores
65. Photographic studios
66. Plant nurseries
67. Plumbing shops
68. Printing and publishing houses (including newspapers)
69. Private clubs, fraternities, sororities or lodges
70. Public buildings
71. Public utility service yards
72. Radio or television sales, service and repair
73. Radio and television studios
74. Recreational vehicle repair
75. Research laboratories
76. Restaurants
77. Swap meets/flea markets
78. Tailor shops, more than five (5) employees
79. Taverns, bars or lounges
80. Taxidermists
81. Theatres, drive-in
82. Tire sales, repair and mounting
83. Trade schools
84. Travel agencies
85. Upholstery shops
86. Video arcades
87. Warehousing

D. Conditionally permitted uses

1. Airports, subject to the regulations of the Federal Aviation Administration
2. Automobile dismantling and salvage yards
3. Automobile reduction yards
4. Charity dining facilities, homeless shelters and similar services
5. Cotton gins
6. Excavation of sand, gravel, dirt, ore or minerals
7. Fiberglass manufacturing and processing
8. Heliports, subject to the regulations of the Federal Aviation Administration
9. Junkyards

10. Meat packing
11. Motor freight terminals
12. Oil refineries
13. Racetracks
14. Railroad switching yards
15. Scrap metal or used materials processing, handling, and storage facilities, except recycling centers.
 - a. The facility occupies a minimum lot of size of ten (10) acres;
 - b. All such uses shall be located at least three-hundred (300) feet from a property line.
 - c. All such uses shall be completely surrounded on all sides by a fence or wall at least eight (8) feet high. The fence or wall shall be of uniform height, uniform texture and color, and shall be so maintained as to ensure maximum safety to the public, obscure the scrap or used material from normal view of the public, and preserve the general welfare of the neighborhood. The fence or wall shall be installed in such a manner as to retain all scrap, or reused material within the yard. No scrap of other materials may be piled so as to exceed the height of this enclosing fence or wall.
 - d. No materials shall be loaded, unloaded, or otherwise placed either temporarily or permanently outside the fence or wall.
16. Sewage treatment plants
17. Wireless communication facilities with a height greater than fifty-five (55) feet
18. Any production, testing, processing of goods or products; provided it conforms with the performance standards set forth in **Section 1007** for the emission or creation of noise, vibration, smoke, dust or other particular matter, toxic or noxious materials, odors, glare or heat
19. Those uses involving the storage, utilization or manufacture of volatile or explosive materials or products
20. Marijuana uses subject to the Definitions in **Article III Section 302** and to the provisions of **Article X Section 1008**. *[Ordinance 21-02, effective March 10, 2021]*
21. Solar Farm *[Ordinance 18-16, effective September 13, 2018]*

E. Permitted accessory uses

1. Accessory structures approved by the Planning and Zoning Commission
2. Business signs, consistent with **Article XI** of this Code
3. Caretaker or security guard quarters
4. Personnel service facilities providing services, education, recreation, entertainment, food and convenience goods primarily for those personnel employed in the principal use
5. Temporary buildings incidental to construction
6. Trash receptacles

F. Access requirements

1. Access to industrial development shall be allowed only from arterial streets or a street specifically designed for such development and shall meet the requirements of **Sections 1308 through 1310** of this Code;
2. Industrial developments which may not be able to meet the requirements of **Sections 1308 through 1310**, and are requesting deviations from the noted standards, shall submit to the Public Works Director an engineer's report certified by a professional engineer addressing the following site conditions both present and future:
 - a. Traffic volumes
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G. Setbacks, yards and heights

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Residential Zone boundary	75'
Parking Lots	
Front	4'
Interior side and Rear	3'
Corner side	4'
Residential Zone boundary	3'
2. The maximum height of any building shall be fifty-five (55) feet, except that buildings over thirty-five (35) feet in height must be approved by the City and shall be subject to additional fire protection precautions as determined by the City	