



Zoning and Use Summary Report

Address:

3010 W Shedd Rd
Eloy, AZ 85131

County:

Pinal County, Arizona

Parcel(s):

404-04-083E
404-04-083B

Information Source:

https://codelibrary.amlegal.com/codes/eloyaz/latest/eloy_az/0-0-0-8583

Comments

According to Belinda at the City of Eloy Zoning Department, this property is eligible to be rezoned into R1-6 (single-family residential) or medium-high density multi-family residential, which may include development of multiplex apartment buildings.

Property is currently configured as either a three-room office with a reception area or a two-bedroom one-bath residential home. Both uses are permitted under the current zoning along with those uses listed below.

Permitted Uses in C-1 Zoning (Neighborhood Commercial)

Public/Semi-Public:

- Community recreation center
- Government offices and civic buildings
- Library
- Public safety facility
- Religious assembly

Commercial:

- Business services
- Coffee shop/café

- Convenience store
 - General market
 - General personal services
 - Office, business or professional
 - Restaurant
 - Retail, general
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Conditional Uses in C-1 Zoning

Residential:

- Assisted living center
- Boarding/shelter care
- Nursing home

Public/Semi-Public:

- Arboretum or botanical garden
- Assembly hall/auditorium
- Cemetery
- Child care center
- Community playfields and parks
- Crematorium or funeral parlor
- Cultural facility
- Fraternal/social club (nonprofit)
- Health care/medical clinic
- Nonprofit/non-governmental organization
- Schools (K–12, public/private/boarding)
- Social service facility
- Solar generation facility
- Wireless facility (cell towers, etc.)

Commercial:

- Alcoholic beverages retail

- Animal hospital or kennel
- Automobile repair
- Car wash
- Coffee shop/café with drive-through
- Commercial entertainment (indoor/outdoor)
- Farmers market
- Feed store
- Financial institutions (with or without drive-through)
- Fitness and sports center
- General personal services with drive-through
- Medical marijuana dispensary/infusion
- Nightclub
- Non-chartered financial institution
- Nursery, commercial
- Outdoor/mobile vending
- Recreational marijuana establishment
- Restaurants with drive-through or off-track betting
- Retail with drive-through or smoke shop
- Self-storage, indoor
- Service station with car wash
- Truck stop

Industrial:

- Building materials sales (indoor, outdoor, wholesale)
- Heavy equipment rental (outdoor)

Disclosure

Buyer to confirm all information included in this general summary with the local municipalities to confirm and approve their intended use.