

Coconino County Zoning Ordinance Summary Updated December 11, 2019

Zone	Use	Zoning Requirements: Typical Uses	Minimum Yard Setback					
			Minimum Lot Size	Maximum Height	Front	Side. Interior	Side Street	Rear
G	General	Single - family dwellings, mobile home, modular home or factory-build house. All lands not under any other zone.	10 acres	40'	30'	20'	30'	30'
AR	Agricultural Residential	Single - family dwellings, mobile home, modular home or factory-build house. Light agricultural activities.	1 acre	35'	25'	10'	15'	20'
RR	Rural Residential	Single family dwelling, modular homes. Mobile Homes Prohibited. Light agricultural activities.	1 acre	35'	25'	10'	15'	20'
RS-6000	Residential Single Family	Single family dwelling or modular homes. Mobile Homes Prohibited.	6000 s.f.	35'	20'	5'	10'	20'
RS-10000	Residential Single Family	Single family dwelling or modular homes. Mobile Homes Prohibited	10000 s.f.	35'	20'	10'	10'	20'
RS-18000	Residential Single Family	Single family dwelling or modular homes. Mobile Homes Prohibited.	18000 s.f.	35'	25'	10'	15'	25'
RS-36000	Residential Single Family	Single family dwelling or modular homes. Mobile Homes Prohibited.	36000 s.f.	35'	25'	20'	20'	25'
RM-10/A	Multiple Family Residential	Apartments, condominium, townhouses or other group dwellings, single family dwellings	1/2 acre -- 10 units/acre	20'	20'	10'	15'	20'
RM-20/A	Multiple Family Residential	High density apartments, condominiums, townhouses or other group dwellings, single family dwellings.	2 acres --- 20 units/acre	40'	25'	15'	20'	25'
CN-0.5/A	Commercial Neighborhood	Neighborhood shopping centers for limited retail business service and office facilities or convenience of residents or neighborhood.	0.5 acres	35'	20'	10'	10'	10'
CG-10000	Commercial General	General retail and wholesale commercial activities	10000 s.f.	35'	20'	---	20'	---
CH-10000	Commercial Heavy	Businesses or uses where direct access to major arterial highways is essential or desirable for operation	10000 s.f.	50'	20'	---	20'	---
IP-20000	Industrial Park	Industrial and research developments and administrative facilities.	20000 s.f.	40'	20'	15'	20'	20'
LI-10000	Light Industrial and Manufacturing	Light industrial and limited service commercial uses.	10000 s.f.	50'	10'	---	10'	---
HI-6000	Heavy Industrial	Heavy industrial uses in urban areas.	6000 s.f.	50'	10'	...	10'	---
MHP	Mobile Home Park	Exclusive development of mobile home parks; 4,000 s.f. lots; 5,000 s.f. for subdivided lots		20'	10'	5'	10'	10'
PRD	Planned Residential Development	Single family development with a variety of housing choices, a higher level of urban amenities and preservation of natural & scenic qualities of open space.	10 acres					
PC	Planned Community	Single family residential, multiple housing, professional and administrative offices areas, commercial centers, industrial parks.	25 acres					
PS	Public and Quasi-Public	Agricultural uses, accessory uses and structures, public uses.	1 acre		30'	25'	25'	25'
OS	Open Space	Provision of permanent open spaces such as scenic areas and recreation areas.						
FPM	Floodplain Management	Overlay zone to all property subject to inundation by the 100 - year Flood.						
RC	Resort Commercial	Development of resort facilities with service commercial and recreational uses.	5 acres					
P	Parking	Areas reserved and developed for public and private off-street parking.			40'	---	40'	---
MR	Mineral Resource	Extraction of minerals and other natural resources.	IMPOSED BY COMMISSION OR BOARD UNDER A CONDITIONAL USE PERMIT.					
DRO	Design Review Overlay	Protection and enhancement of the visual quality applicable only to multiple family developments, commercial or industrial establishments and public or semi-public uses.						
RMH	Residential Mobile Home	Single Family Dwelling or Mobile Home	6000 s.f.	35'	15'	5'	10'	10'