

The following land use tables are excerpted from the Coconino County Zoning Ordinance.

They are intended to be a tool to assist with property development decisions.

Please contact planning staff with questions at 928-679-8850.

2.7 Residential Zones Permitted and Conditional Uses

Table 2-6 lists permitted and conditional uses in residential zones.

TABLE 2-6: RESIDENTIAL LAND USES											
Residential Zoning Districts	G	AR	RR	RS-6,000	RS-10,000	RS-18,000	RS-36,000	RM-10/A	RM-20/A	RMH	MHP
(P) = Permitted; (P*) = Permitted with an Administrative Permit; (-) = Prohibited; (C) = Conditional Use Permit. All Uses not listed are prohibited.											
Residential Uses											
Apartments (see Dwelling, Multiple)	-	-	-	-	-	-	-	P	P	-	-

TABLE 2-6: RESIDENTIAL LAND USES

	G	AR	RR	RS-6,000	RS-10,000	RS-18,000	RS-36,000	RM-10/A	RM-20/A	RMH	MHP
Residential Zoning Districts											
Assisted Living Facilities, Convalescent Homes, and Residential Collective Home	C	C	C	C	C	C	C	C	C	C	C
Bed and Breakfast Establishments, subject to the provisions of Section 3.7	P	P	P	—	—	—	P	P	P	—	—
Condominiums and Condominium Conversions	—	—	—	—	—	—	—	P	P	—	—
Dormitories	—	—	—	—	—	—	—	C	C	—	—
Duplex	—	—	—	—	—	—	—	P	P	—	—
Group Homes for the Disabled, subject to the provisions of Section 3.8	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Manufactured Home. Includes Tiny Homes built to building code standards on a semi-permanent foundation. 🌿	P	P	—	—	—	—	—	—	—	P	P
Mobile Homes rehabilitated to meet Arizona Manufactured Housing Division standards, subject to the provisions of Section 2.5.D.7.B	P	P	—	—	—	—	—	—	—	P	P
Recreational Vehicle or Travel Trailer as a permanent residence, subject to the provisions of Section 3.17 . Nonconforming parcels in the G zone require a Conditional Use Permit.	P*	C	—	—	—	—	—	—	—	—	P*
Single Family Dwelling, Tiny House on a permanent foundation 🌿, or Modular Home. These structures in the MHP zone are for owner/caretaker use only.	P	P	P	P	P	P	P	P	P	P	P
Townhouse	—	—	—	—	—	—	—	P	P	—	—
Agricultural and Related Uses											
Agriculture and Animal Keeping, subject to the provisions of Section 3.3 🌿	P	P	P	P	P	P	P	P	P	P	P
Agritourism, subject to provisions of Section 3.3 🌿	C	C	—	—	—	—	—	—	—	—	—
Commercial Composting Facility, subject to local fire district approval. In the AR zone, this use requires a 5-acre minimum parcel. 🌿	C	C	—	—	—	—	—	—	—	—	—
Commercial Fertilizer Operations	C	C	C	—	—	—	—	—	—	—	—

TABLE 2-6: RESIDENTIAL LAND USES

	G	AR	RR	RS-6,000	RS-10,000	RS-18,000	RS-36,000	RM-10/A	RM-20/A	RMH	MHP
Residential Zoning Districts											
Community Gardens, subject to the provisions of Section 3.3	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Equestrian Centers, Stables, and Riding Academies	C	C	C	—	—	C	C	C	C	—	—
Farmers Markets, subject to the provisions of Section 3.3	C	C	C	C	C	C	C	C	C	C	C
Feedlot, Commercial	C	—	—	—	—	—	—	—	—	—	—
Forest Products Processing	C	C	—	—	—	—	—	—	—	—	—
Meat Processing Facilities, Game, subject to the provisions of Section 3.6 , except that this use may be conducted out of doors	P	C	C	—	—	—	—	—	—	—	—
Meat Processing Facilities, Small, subject to the provisions of Section 3.6 , except that this use may be conducted out of doors	C	—	—	—	—	—	—	—	—	—	—
Public and Quasi-Public Uses											
Airports and Heliports	C	C	C	—	—	—	—	—	—	—	—
Animal Shelters, subject to the provisions of Section 3.16	C	C	C	—	—	—	—	—	—	—	—
Care Center, Child and/or Adult Care	P	P	P	P	P	P	P	P	P	P	P
Cemeteries, human and animal	C	C	C	—	—	—	—	—	—	—	—
Community Centers. This use is P, permitted, when reserved and approved with the amenities of a subdivision plat.	C	C	C	C	C	C	C	C	C	C	C
Community Service Agency Camp	C	C	C	—	—	—	—	—	—	—	—
Educational Institutions. This use is P, permitted, when reserved and approved with a subdivision plat.	C	C	C	C	C	C	C	C	C	C	C
Fire Stations. This use is P, permitted, when reserved and approved with a subdivision plat. Approved Conditional Use Permits shall be issued in perpetuity.	C	C	C	C	C	C	C	C	C	C	C
Hospitals	C	C	C	C	C	C	C	C	C	C	—
Landfill, Sanitary	C	—	—	—	—	—	—	—	—	—	—

TABLE 2-6: RESIDENTIAL LAND USES


	G	AR	RR	RS-6,000	RS-10,000	RS-18,000	RS-36,000	RM-10/A	RM-20/A	RMH	MHP
Residential Zoning Districts											
Libraries and museums, public or private	C	C	C	C	C	C	C	C	C	C	C
Off-Highway Vehicle Facilities	C	—	—	—	—	—	—	—	—	—	—
Park and Ride	C	C	C	C	C	C	C	C	C	C	C
Parks, Public or Private, Trails and Open Space. This use is P, permitted, when reserved and approved with a subdivision plat.	C	C	C	C	C	C	C	C	C	C	C
Recreational Facilities, Indoor	—	—	—	—	—	—	—	C	C	C	C
Recreational Facilities, Outdoor, subject to the provisions of Section 3.15	C	C	C	C	C	C	C	C	C	C	C
Religious Institutions	C	C	C	C	C	C	C	C	C	C	C
Solid Waste Transfer Facility	C	C	C	—	—	—	—	—	—	—	—
Transit Stop Center 	P	P	P	P	P	P	P	P	P	P	P
Utility Facility	C	C	C	C	C	C	C	C	C	C	C
Commercial and Other Uses											
Animal Hospitals and Veterinary Facilities, without commercial boarding	C	C	C	—	—	—	—	—	—	—	—
Borrow Pits	C	C	—	—	—	—	—	—	—	—	—
Campgrounds, subject to the provisions of Section 3.18	C	—	—	—	—	—	—	—	—	—	—
Feed Store	C	C	C	—	—	—	—	—	—	—	—
Firewood Storage and Sales yards	P	C	—	—	—	—	—	—	—	—	—
Kennel, Commercial, subject to the provisions of Section 3.16	C	C	—	—	—	—	—	—	—	—	—
Meteorological (MET) Tower	C	C	C	—	—	—	—	—	—	—	—
Mining	C	C	—	—	—	—	—	—	—	—	—
Rock, Sand, and Gravel Yard	C	C	—	—	—	—	—	—	—	—	—
Wireless Telecommunications Facilities, subject to the provisions of Section 3.9	C	C	C	C	C	C	C	C	C	C	C
Home Occupations											
Cottage Industries, subject to the provisions of Section 3.6 	C	C	C	C	C	C	C	—	—	—	—
Home Occupations, subject to the provisions of Section 3.5 	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*

TABLE 2-6: RESIDENTIAL LAND USES

Residential Zoning Districts	G	AR	RR	RS-6,000	RS-10,000	RS-18,000	RS-36,000	RM-10/A	RM-20/A	RMH	MHP
Accessory Uses											
Accessory Dwellings, subject to the provisions of Section 3.4	P	P	P	P	P	P	P	P	P	P	P
Accessory Structures in excess of 3,000 square feet. Accessory Structures on parcels less than 2 acres in the G and AR zones require a Conditional Use Permit.	P	P	C	C	C	C	C	C	C	C	C
Commercial Vehicles/Equipment Parking and/or Storage; limited to two vehicles. Parcels less than 10 acres in G Zone require a Conditional Use Permit.	P	C	C	—	—	—	—	—	—	—	—
Distributed (Individual) Renewable Energy Systems, including Accessory Wind Energy Systems, subject to the provisions of Section 3.11	P	P	P	P	P	P	P	P	P	P	P
Metal Storage Containers, as prescribed in Section 3.10	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Temporary Uses											
Model Homes and subdivision sales offices. This use is P, permitted, when reserved and approved with a subdivision plat.	C	C	C	C	C	C	C	C	C	C	C
Modular Office Structures (off-site) during construction of a permanent Building for a period not to exceed 12 months with the issuance of a temporary use permit	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
Temporary Uses, as prescribed in Section 3.2	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*

The following land use tables are excerpted from the Coconino County Zoning Ordinance.

They are intended to be a tool to assist with property development decisions.

Please contact planning staff with questions at 928-679-8850.

2.10 Commercial and Industrial Zones Permitted and Conditional Uses

Table 2-9 lists permitted and conditional uses in commercial and industrial zones.

TABLE 2-9: COMMERCIAL AND INDUSTRIAL ZONES PERMITTED AND CONDITIONAL USES





	CN-0.5/A	CG-10,000	CH-10,000	IP-20,000	IL-10,000	IH-6,000
Commercial and Industrial Zoning Districts						
(P) = Permitted; (P*) = Permitted with an Administrative Permit; (-) = Prohibited; (C) = Conditional Use Permit. All Uses not listed are prohibited.						
Agricultural Uses						
Agriculture and Animal Keeping, subject to the provisions of Section 3.3 	P	P	P	P	P	P
Agricultural and Cooperative Extensions and Experimental Facilities 	-	C	P	-	-	-
Commercial Composting Facility, subject to local fire district approval. In CH zone, this use requires a 5-acre minimum parcel. 	-	-	C	C	P	P
Commercial fertilizer operations	-	-	-	-	C	C
Community Gardens, subject to the provisions of Section 3.3 	P*	P*	P*	P*	P*	P*



TABLE 2-9: COMMERCIAL AND INDUSTRIAL ZONES PERMITTED AND CONDITIONAL USES

	CN-0.5/A	CG-10,000	CH-10,000	IP-20,000	IL-10,000	IH-6,000
Commercial and Industrial Zoning Districts						
Equestrian Centers, Stables, and Riding Academies	—	C	C	C	C	P
Farmers Markets, subject to the provisions of Section 3.3	C	C	C	C	C	C
Feedlot, Commercial	—	—	—	—	—	C
Forest Products Processing	C	C	C	C	P	P
Meat Processing Facilities, Small, subject to the provisions of Section 3.6 , except that this use may be conducted out of doors	—	—	—	C	C	C
Meat Processing Plants	—	—	—	—	C	C
Medical Marijuana Off-Site Cultivation and Infusion Facilities, subject to the provisions of Section 3.12	—	—	C	—	P*	P*
Commercial and Industrial Uses						
Adult Use, Adult Entertainment Business	—	—	—	—	—	C
Animal Hospitals and Veterinary Facilities, without commercial boarding	C	C	P	C	P	P
Auction houses/stores	—	C	P	P	P	—
Automobile and Motor Vehicle Body Shop and Painting	—	—	C	—	P	P
Automobile and Motor Vehicle Repair and Service Garage	C	C	P	C	P	P
Automobile and Motor Vehicle Sales and Rental	—	C	P	C	P	P
Bakeries, Wholesale	—	C	P	P	P	—
Banks, Financial institutions	P	P	P	P	—	—
Banquet halls, conference centers, and wedding facilities	C	P	P	—	—	—
Bars, Micro-breweries, Craft Distilleries, Wineries, Tasting and Tap Rooms	C	P	P	C	C	C
Campgrounds, subject to the provisions of Section 3.18 . A Conditional Use Permit is required when a commercial zone abuts residential zoning.	—	P*	P*	—	—	—
Ceramic studio with outdoor kiln as a commercial use	C	P	P	P	P	P
Commercial Vehicle, Industrial and Construction Equipment Sales and Rental	—	C	P	—	P	P
Contractor's Yards and Building trades offices	—	C	P	P	P	P
Convenience Market, Fuel Island, and Car Washes	C	C	P	—	C	P
Dry Cleaning, Laundry and Dying Plants	—	—	—	—	C	C
Feed Stores	C	P	P	—	P	P
Firewood Storage and Sales yards	—	C	C	—	P	P
Hotels, Motels, and Resorts	—	P	P	—	—	—
Kennels, Commercial, subject to the provisions of Section 3.16	—	C	C	C	C	P
Laboratory	—	P	P	P	P	P



TABLE 2-9: COMMERCIAL AND INDUSTRIAL ZONES PERMITTED AND CONDITIONAL USES



Commercial and Industrial Zoning Districts	CN-0.5/A	CG-10,000	CH-10,000	IP-20,000	IL-10,000	IH-6,000
Lumber and Building Material Yards, including product showrooms	—	C	P	C	P	P
Marijuana Dispensaries, subject to the provisions of Section 3.12	—	P*	P*	P*	P*	P*
Medical Clinic	P	P	P	P	—	—
Mixed Use Development, in an Activity Center 	P	P	P	—	—	—
Mixed Use Development, not in an Activity Center 	C	C	C	—	—	—
Mortuaries, pet or human	—	C	P	P	P	P
Motor Vehicle, Boat, and Recreational Vehicle Storage Yards	—	P	P	—	P	P
Nursery and Garden Supply Stores, including outdoor display and sales	P	P	P	C	P	P
Office	P	P	P	P	P	P
Personal Services Establishment	P	P	P	P	—	—
Printing and Publishing Shop	—	P	P	P	P	P
Recreation Facilities, Indoor	C	P	P	P	P	—
Recreation Facilities, Outdoor, subject to the provisions of Section 3.15	C	C	C	P	—	—
Recreational Vehicle and Travel Trailer Parks, subject to the provisions of Section 3.18 . A Conditional Use Permit is required when a commercial zone abuts residential zoning.	—	P*	P*	—	—	—
Restaurants and retail bakeries. This Use is conditional when outdoor seating is proposed and the property abuts residential zoning.	P	P	P	P	C	C
Restaurants, Drive-In/Thru	C	P	P	—	—	—
Retail Sales Establishments, Large (establishments over 70,000 square feet are prohibited)	—	C	P	—	C	—
Retail Sales Establishments, except for Retail Sales Establishments, Large, as defined in Chapter 6, Definitions	P	P	P	C	—	—
Rock, Sand, and Gravel Yards	—	—	—	—	—	C
Self-service Storage	C	C	P	P	P	P
Solid Waste Hauler Yard	—	C	C	—	C	P
Stone and Monument Yards	—	C	P	—	P	P
Tire retreading and recapping	—	—	—	—	C	C
Truck Stops and Travel Centers	—	—	C	—	C	C
Truck Yard	—	—	C	—	P	P
Warehousing Operations	—	P	P	P	P	P
Wholesale Uses and Distribution Centers	—	—	C	P	P	P

TABLE 2-9: COMMERCIAL AND INDUSTRIAL ZONES PERMITTED AND CONDITIONAL USES




	CN-0.5/A	CG-10,000	CH-10,000	IP-20,000	IL-10,000	IH-6,000
Commercial and Industrial Zoning Districts						
Wireless Telecommunications Facilities, subject to the provisions of Section 3.9	C	C	C	C	C	C
Wrecking and Salvage Yards	—	—	—	—	—	C
Public and Quasi-Public Uses						
Airports and Heliports	—	—	—	C	C	C
Animal Shelters, subject to the provisions of Section 3.16	C	C	P	C	P	P
Care Centers, Child and/or Adult Care	P	P	C	—	—	—
Community Centers. These uses are P, permitted, when reserved and approved with the amenities of a subdivision plat.	P	P	C	—	—	—
Community Service Agency Camp	C	P	P	P	—	—
Educational Facility, Trade School	C	P	P	P	P	P
Educational Institutions. This use is P, permitted, when reserved and approved with a subdivision plat.	P	P	C	P	—	—
Fire Stations. This use is P, permitted, when reserved and approved with a subdivision plat. Approved Conditional Use Permits shall be issued in perpetuity.	P	P	P	P	P	P
Hospitals	C	P	P	—	—	—
Landfill, Sanitary	—	—	—	—	—	C
Libraries and museums, public or private	P	P	P	P	C	—
Park and Ride	C	P	P	C	P	P
Parks, Public or Private, Trails and Open Space	P	P	P	P	C	C
Parking Garages, Lot or Structure	—	C	C	C	P	P
Post office branch	P	P	P	P	P	P
Postal terminal or Distribution Center	—	—	—	P	P	P
Public Utility Service Yards	—	—	—	—	C	P
Religious Institutions	C	P	P	C	—	—
Solid Waste Transfer Facility	C	C	C	—	C	C
Transit Stop Center 	P	P	P	P	P	P
Utility Facility	C	C	C	C	C	C
Accessory Uses						
Accessory retail propane sales, tanks 2,000 gallons or less, subject to the issuance of a building permit	C	P	P	C	P	P
Caretaker's Residence	—	—	—	P	P	P
Distributed (Individual) Renewable Energy Systems, including Accessory Wind Energy Systems, subject to the provisions of Section 3.11 	P	P	P	P	P	P

TABLE 2-9: COMMERCIAL AND INDUSTRIAL ZONES PERMITTED AND CONDITIONAL USES

	CN-0.5/A	CG-10,000	CH-10,000	IP-20,000	IL-10,000	IH-6,000
Commercial and Industrial Zoning Districts						
Metal Storage Containers, as prescribed in Section 3.10	P*	P*	P*	P*	P*	P*
Retail Sales Establishment permitted as an accessory use on the same site as an existing or proposed industrial or public/quasi-public use	—	—	—	C	C	C
Residential Uses						
Assisted Living Facilities, Convalescent Homes, and Residential Collective Home	C	P	P	—	—	—
Bed and Breakfast Establishments, subject to the provisions of Section 3.7	P	—	—	—	—	—
Residential Uses in Commercial zones, as permitted in the residential zoning districts, for areas outside of Area Plan and Regional Plan boundaries 	C	C	C	—	—	—
Temporary Uses						
Temporary Uses, as prescribed in Section 3.2	P*	P*	P*	P*	P*	P*
Modular Office Structures (off-site) during construction of a permanent Building for a period not to exceed 12 months with the issuance of a temporary use permit	P*	P*	P*	P*	P*	P*
Manufacturing Uses						
Asphalt and Concrete Manufacturing and Batch Plant	—	—	—	—	C	C
Borrow Pits	—	—	—	—	C	C
Manufacturing, Heavy	—	—	—	—	—	C
Manufacturing, Light with no outdoor storage	C	P	P	P	P	P
Manufacturing, Medium	—	—	—	—	C	P
Mining	—	—	—	—	—	C
Oil, Gas, and Petroleum Pumping, Distributing, or Storage Facility	—	—	—	—	C	C

2.15 Public and Quasi Public, Open Space and Conservation, and Mineral Resource Zones Permitted and Conditional Uses

Table 2-12 lists permitted and conditional uses in special purpose zones.

TABLE 2-12: PUBLIC AND QUASI PUBLIC, OPEN SPACE AND CONSERVATION, MINERAL RESOURCE ZONES PERMITTED AND CONDITIONAL USES







	Public and Quasi-Public	Open Space and Conservation	Mineral Resource
Zoning Districts			
(P) = Permitted; (P*) = Permitted with an Administrative Permit; (-) = Prohibited; (C) = Conditional Use Permit. All Uses not listed are prohibited.			
Agricultural Uses			
Agriculture, General and Animal Keeping, subject to the provisions of Section 3.3 	P	P	P
Agricultural and Cooperative Extensions and Experimental Facilities	P	—	P
Community Gardens, subject to the provisions of Section 3.3 	P*	P*	P*
Equestrian Centers, Stables, and Riding Academies	C	C	—
Farmers Markets, subject to the provisions of Section 3.3 	C	C	C
Feedlot, Commercial	C	—	C
Commercial Uses			
Campgrounds, subject to the provisions of Section 3.18	C	C	—
Public and Quasi-Public Uses			
Airports and Heliports	P	—	—
Animal Shelters, subject to the provisions of Section 3.16	C	—	—
Care Center, Child, and/or Adult Care	P	—	—
Cemeteries, human and animal	C	C	—
Community Centers. This use is P, permitted, when reserved and approved with the amenities of a subdivision plat.	C	—	—
Educational Institutions	P	—	—
Excavation, processing, and stockpiling of minerals and the backfilling of resultant excavations with inert materials	—	—	C
Fire Stations	P	—	—
Forest Products Processing 	C	C	C
Hospitals	C	—	—
Libraries and museums, public or private	P	—	—
Parking Garage, Lot, or Structure	P	—	—
Parks, Public or Private, Trails, and Open Space. This use is P, permitted, when reserved and approved with a subdivision plat.	P	C	P
Public Utility Service Yards	P	—	—
Recreational Facilities, Indoor	C	C	—
Recreational Facilities, Outdoor, subject to the provisions of Section 3.15	C	C	P
Solid Waste Transfer Facility	C	—	—
Transit Stop Center 	P	C	—



TABLE 2-12: PUBLIC AND QUASI PUBLIC, OPEN SPACE AND CONSERVATION, MINERAL RESOURCE ZONES PERMITTED AND CONDITIONAL USES

Zoning Districts	Public and Quasi-Public	Open Space and Conservation	Mineral Resource
Utility Facility	C	C	C
Wireless Telecommunications Facilities, subject to the provisions of Section 3.9	C	C	C
Manufacturing Uses			
Asphalt and Concrete Manufacturing and Batch Plant	—	—	C
Mining	—	—	C
Accessory Uses			
Caretaker's Residence	—	—	P
Distributed (Individual) Renewable Energy Systems, including Accessory Wind Energy Systems, subject to the provisions of Section 3.11 	P	P	P
Metal Storage Containers, as prescribed in Section 3.10	P	—	—
Retail Sales Establishment permitted as an accessory use on the same site as an existing or proposed industrial or public/semi-public use	P	—	P
Temporary Uses			
Modular Office Structures (off-site) during construction of a permanent Building for a period not to exceed 12 months with the issuance of a temporary use permit	P*	—	—
Temporary Uses, as prescribed in Section 3.2	P*	P*	—