



City of Phoenix
PLANNING DEPARTMENT

Zoning Districts with Brief Descriptions

For additional information, please call the Planning Department at 602-262-7131, option #6.

Zoning District	Description
S-1	Ranch or Farm
S-2	Ranch or Farm Commercial
RE-43	One Family Residence (43,560 sq. ft. min.) (No longer available for rezoning)
RE-24	One Family Residence (24,000 sq. ft. min.) (No longer available for rezoning)
R1-14	One Family Residence (14,000 sq. ft. min.) (No longer available for rezoning)
RE-35	Single Family Residence (density range of 1.1 to 1.15 or 1.32 w/bonus)
R1-18	Single Family Residence (density range of 1.95 to 2.05 or 2.34 w/bonus)
R1-10	Single Family Residence (density range of 3 to 3.5 or 4.5 w/bonus)
R1-8	Single Family Residence (density range of 4 to 4.5 or 5.5 w/bonus)
R1-6	Single Family Residence (density range of 5 to 5.5 or 6.5 w/bonus)
R-2	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 10 to 10.5 or 12 w/bonus)
R-3	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 14.5 to 15.23 or 17.4 w/bonus)
R-3A	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 22 to 23.1 or 26.4 w/bonus)
R-4	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 29 to 30.45 or 34.8 w/bonus)
R-5	Multiple Family Residence (Detached SF 5 to 6.5 or 12 w/bonus) (Attached 43.5 to 45.68 or 52.2 w/bonus)
R-4A	Multiple Family Residence (Dependent on lot area and unit type)
R-O	Residential Office – Restricted Commercial
C-O	Commercial Office – Restricted Commercial (C-O prior to 1986)
C-O/G-O	Commercial Office – General Office Option (Minimum 1 gross acre)
C-O/M-O	Commercial Office – Major Office Option (Minimum 5 gross acres)
C-1	Commercial – Neighborhood Retail
C-2	Commercial – Intermediate Commercial

C-3	Commercial – General Commercial
CP/SU	Commerce Park – Single User Option
CP/RP	Commerce Park – Research Park Option
CP/BP	Commerce Park – Business Park Option
CP/GCP	Commerce Park – General Commerce Park Option
IP or Ind. Pk.	Industrial Park (See CP) (No longer available for rezoning)
A-1	Light Industrial
A-2	Industrial
RH	Resort
RI	Residential Infill (Combined w/underlying zoning)
HR	High-Rise and High Density (Combined w/underlying zoning)
HR1	High-Rise and High Density (Downtown Area) (Combined w/underlying zoning)
HRI	High-Rise Incentive – High-Rise and Mixed Use (Combined w/underlying zoning)
MR	Mid-Rise (Combined w/underlying zoning)
PAD	Planned Area Development (No longer available for rezoning)
PCD	Planned Community District (Combined w/underlying zoning or approved zoning)
PSC	Planned Shopping Center (No longer available for rezoning)
RSC	Regional Shopping Center (No longer available for rezoning)
P-1	Passenger Automobile Parking, Limited (Surface parking)
P-2	Parking (Surface parking and parking structures)
GC	Golf Course
UR	Urban Residential (May apply between 7 th Ave. to 7 th St. & Lincoln St. to Grand Canal)
DC	Downtown Core (Underlying zoning for Fillmore to Harrison & 7 th St. to 3 rd Ave.)
W	Warehouse Overlay (Combined w/underlying zoning) (Applies to specific area near downtown)
Warehouse Parking	(Combined w/underlying zoning)
Capitol Mall Overlay	(Combined w/underlying zoning) (Applies to specific area near the Capitol)
SP	Special Permit (Combined w/underlying zoning) (Allows a number of specific uses not otherwise permitted in the underlying zoning district)
MUA	Mixed Use Agricultural (Should be designated as MUA on the General Plan)
HCRO	Historic Canal-Side Restaurant Overlay (Combined w/underlying zoning) (Applies to site at Central Ave. & The Arizona Canal)
Baseline Area Overlay	(Combined w/underlying zoning) (Applies between Central to 40 th St. & Southern to South Mountain Park)
Arcadia Camelback	(Combined w/underlying zoning) (Applies along Camelback Rd. from 44 th St. to the City limits)

Special Planning District Camelback Road Overlay	to the east)
Desert Character Overlay	(Combined w/underlying zoning) (Applies to North Land Use Plan area)
NBCC	North Black Canyon Overlay (Combined w/underlying zoning) (Specific guidelines for applicability)
RSIO	Rio Salado Interim Overlay (Combined w/underlying zoning) (Applies between I-17/I-10 to Broadway Rd. & 19 th Ave. to 32 nd St.
HP	Historic Preservation Overlay (Combined w/underlying zoning)
CCSIO	Central City South Interim Overlay (Combined w/underlying zoning) (Applies to specific area)
Four Corners Overlay	(Applies to specific area near 24 th St. & Broadway Rd.)
SPVTABDO	South Phoenix Village and Target Area B Design Overlay (Applies to specific areas and residential development of 1 and 2 dwelling units per lot)
PSC Overlay	Planned Shopping Center Overlay
SPD	Special Planning District (Combined w/underlying zoning) (Applies to specific neighborhoods)

Note: See Section 608 of the Zoning Ordinance to calculate bonus points for residential development.