

City of Goodyear Zoning Ordinance
I-1, Light Industrial Park

Note: Uses on property located within the APZ II for Luke Air Force Base must conform to A.R.S. §28-8481. Those uses not permitted by State Statute have been marked with strike-through.

A. PRINCIPAL PERMITTED USES. Only listed use of structures or land shall be permitted.

1. ~~Commercial trade schools and business colleges.~~
2. Manufacturing and assembly of products.
3. Office buildings.
4. Processing and compounding of previously prepared materials.
5. ~~Scientific or research laboratories.~~
6. Wholesale activities and warehousing.
7. ~~Veterinary Offices;~~
8. ~~Veterinary Hospitals and animal boarding facilities, provided:~~
 - a) ~~Activities at such facilities are conducted entirely indoors, except for supervised and controlled outdoor exercise areas;~~
 - b) ~~The facilities are constructed to prevent objectionable noises and odors outside the walls of the office;~~
 - c) ~~There shall be no outdoor kennels or runs; and~~
 - d) ~~There shall be no direct outside exit from any room containing kennels.~~
9. Public utility facilities
10. ~~Medical Marijuana Dispensary subject to the provisions of Article 4-2-11.~~
11. Medical Marijuana Cultivation Location subject to the provisions of Article 4-2-12.
12. ~~Microbrewery, producing 15,000 barrels of beer or less per year.~~

B. PERMITTED ACCESSORY USES.

1. Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
2. Facilities and storage areas incidental to a construction project.

3. Signs, on-site, as provided by Article 7 of this Ordinance.
4. Temporary construction offices.
5. Portable Storage Containers, subject to Article 8-2 of this Ordinance.

C. USE PERMIT USES. The following uses may be approved by Use Permit.

1. ~~Day care (elderly or youth).~~
2. ~~Dwelling for a watchman or caretaker employed on the premises.~~

D. SPECIAL USES CONSIDERED IN INDUSTRIAL DISTRICT

1. ~~Airport, heliport, helistop, and other landing areas, subject to local, state and federal requirements and restrictions.~~
2. ~~Cemeteries, crematories, mausoleums, including those for pets.~~
3. ~~Circus and carnival grounds having permanent facilities.~~
4. Development or extraction of earth products, clay, gas, gravel, minerals, sand, stone, topsoil.
5. ~~Drive-in theaters.~~
6. ~~Race tracks, speedways.~~
7. Sanitary landfills, transfer stations, recycling facilities.
8. ~~Swap meets, auctions.~~
9. ~~Zoos.~~
10. ~~Microbrewery producing more than 15,000 barrels of beer per year.~~
11. ~~Microbrewery with any of the following factors:~~
 - a. ~~live music or entertainment when the facility is located less than three hundred feet (300') from the property line of any residentially zoned or designated property;~~
 - b. ~~the area within the facility is designated for music or entertainment activities exceeds 5,000 square feet;~~

- ~~e. the area devoted to patron dancing exceeds twenty five percent (25%) of the total floor area; or,~~
 - ~~d. open after hours as defined by State law (generally, closing time of the dance floor is later than that of the bar).~~
- 12. Bus terminal, railroad passenger station.
- 13. ~~Mini storage and recreational vehicle storage facilities.~~
- 14. ~~Plant nurseries, which are defined as a business where trees, shrubs, flowers and other plants are grown on or brought to the premises and maintained there for the purpose of sale from the premises. Such other additional products shall be permitted to be sold as are customarily incidental to the plant nursery operation.~~
- 15. ~~Private clubs and fraternal organizations.~~