

18.10.010 Districts established.

The city shall be classified into zoning districts or zones, the designation and regulation of which are set forth in this code and as follows.

A. *Base Zoning Districts.* Base districts into which the city is divided are established as follows:

Table 18.10.010 Base Zoning Districts

Map Symbol	Full Name	Corresponding General Plan Land Use Designation
Rural Districts		
RA	Rural Agricultural	Agriculture
GR	General Rural	Rural
Residential Districts		
RS-1	Single Unit, Low Density	Low Density Residential
RS-2	Single Unit, Medium/Low Density	Medium/Low Density Residential
RS-3	Single Unit, Medium Density	Medium Density Residential
RS-4	Single Unit, Medium Density	Medium Density Residential
RS-5	Single Unit, Medium Density	Medium Density Residential
RM	Multiple Unit	High Density Residential
RH	High Density	High Density Residential
RMHP	Residential Manufactured Home Park	High Density Residential
Commercial Districts		
NC	Neighborhood Commercial	Commercial
GC	General Commercial	Commercial
SC	Shopping Center	Commercial
GO	Office	Commercial
Mixed Use Districts		
MU-N	Neighborhood Mixed Use	Mixed Use
MU-G	General Mixed Use	Mixed Use
Industrial Districts		
LI	Light Industrial	Light Industrial

Table 18.10.010 Base Zoning Districts

Map Symbol	Full Name	Corresponding General Plan Land Use Designation
GI	General Industrial	Employment/Industrial
IP	Industrial Park	Research/Development
Open Space, Public and Institutional Districts		
PI	Public-Institutional	Public/Institutional
OS (with subdistricts)(1)	Open Space	Parks/Open Space
Districts		
PAD	Planned Area Development	Master Planned Community

1 PR Parks and Recreation; POS Privately Owned Open Space; C Conservation Open Space

B. *Overlay Districts.* Overlay districts, one or more of which may be combined with a base district, are established as follows:

Short Name/Map Symbol	Full Name
TC	Transportation Corridor
TOD	Transit-Oriented Development
MU-H	Heritage Mixed Use

C. *References to Classes of Base Zoning Districts.* Throughout the code, the following references apply:

1. "Rural" or "Rural Zone" means one or more of the following zoning districts: RA, Rural Agricultural; or GR, General Rural.
2. "RS Zone," "Residential Zoning," "RS District," or "Residential District" means one or more of the following zoning districts: RS, Single Unit, Low Density; RS, Single Unit, Medium Density; RM, Residential, Multiple Unit, Medium Density; RH, High Density; and RMHP, Residential Manufactured Home Park.
3. "C Zone," "Commercial Zone," "C District," or "Commercial District" means one or more of the following zoning districts: NC, Neighborhood Commercial; GC, General Commercial; SC, Shopping Center; and GO, Office.
4. "MU Zone," "Mixed Use Zone," or "Mixed Use District" means one or more of the following zoning districts: MU-N, Neighborhood Mixed Use; and MU-G, General Mixed Use.

5. "I Zone," "Industrial Zone," "I District," or "Industrial District" means one or more of the following zoning districts: LI, Light Industrial; GI, General Industrial; or IP, Industrial Park. [Ord. 14-12 § 1; Res. 14-36 § 102.01.]

The Maricopa City Code is current through Ordinance 21-20, passed November 2, 2021, and Resolution 21-46, passed November 2, 2021.

Disclaimer: The city clerk's office has the official version of the Maricopa City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

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