

# ZONING INTERPRETATION RECORD

## **Subject of Interpretation:**

Commercial Ranch and Stable considered as Residential uses for the enforcement of Design Standards for public and private on-site Ingress, egress, maneuvering and parking areas.

## **Zoning Ordinance Section Number:**

Article IX, Sec. 9.106 (Effective 4-18-2008)

## **Title of Section:**

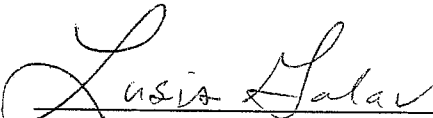
Design standards for public and private on-site ingress, egress, maneuvering and parking areas.

## **Cause for Interpretation:**

On March 18, 2008 the city adopted a text amendment to implement an air quality mandate from the Federal EPA and the State of Arizona addressing dust particulates (PM-10). The text amendment provided implementation and enforcement measures regarding vehicular use areas. A distinction was made between residential uses and non-residential uses and requirements and enforcement timeframes were set accordingly. Sec. 9.106 A. provides the new vehicular design and improvement standards for residential uses with up to four units. These standards require areas of three thousand (3,000) square feet or greater that are used for vehicular maneuvering, ingress, egress and/or parking be maintained with a dust-less surface. Section 9.106 D. provides the effective date of October 1, 2009 for the enforcement of these new requirements for residential uses.

## **Interpretation:**


There are numerous ranches and commercial stables operating in the City of Scottsdale. Ranches and Commercial Stables are permitted by Use Permit in all R1 Residential zoning districts and the R-2 Residential zoning district. Guest Ranches are permitted in R-4R. Ranches and commercial stables are only allowed in Residential zoning districts and are considered compatible with residential uses. The R1 and R-2 zoning districts also permit private stables as an accessory permitted use. Private stables are defined as "a detached accessory building for the keeping of horses, mules or ponies owned by the occupants of the premises and not kept for remuneration, hire or sale". For the purposes of dust -control the operation of a commercial or private stable is similar. In addition, the Use Permit criteria for a ranch/commercial stable (Sec. 1.403 N.) require that dust suppression measures be provided. It is therefore determined that commercial ranches and stables shall be considered a residential use for purposes of enforcement of Article IX, Sec. 9.106.

  
Interpretation By

Lusía Galav, AICP  
Director, Current Planning

4/19/2008  
Date

4/19/2008

  
Approved By

Frank Gray  
Zoning Administrator