

Figure 2: Land Use Categories

Figure 2: Land Use Categories describes the types of allowed land uses, land use character, and appropriate zoning districts for each of the Land Use Categories shown on Figure 1: General Plan Land Use Map.

Town of Queen Creek General Plan Land Use Map: Land Use Categories							
Land Use	Rural*	Neighborhood*	Urban*	Commercial*	Industrial*	Open Space*	Special District*
Types of Allowed Land Uses	<p>Residential: very low-density single family (up to 1 dwelling unit per acre)</p> <p>Commercial: agriculture related (farm stands); <u>neighborhood retail; office; services with requirements</u></p> <p>-Employment: agriculture and recreation-related; home office; garage industry</p> <p>Open Space: trails, trailheads, open space (washes), community parks</p>	<p>Residential: single family, patio homes, multifamily or other forms of residential uses up to 20 dwelling units per acre.</p> <p>Commercial: neighborhood retail and services with requirements</p> <p>Employment: home office; limited live/work; office</p> <p>Public & Quasi Public: civic/institutional</p> <p>Open Space: buildings, neighborhood / community parks, pocket parks, tot lot</p>	<p>Residential: single family (above 6 dwelling units per acre), multifamily, patio homes</p> <p>Commercial: commercial retail, office, and services. No drive-thrus</p> <p>Employment: office buildings; live/work</p> <p>Public & Quasi Public: civic/institutional buildings</p> <p>Open Space: plazas, parks</p>	<p>Commercial: Town-wide commercial center and other auto-oriented commercial centers</p> <p>Employment: office buildings</p> <p>Public & Quasi Public: civic/institutional buildings</p> <p>Open Space: plazas, parks</p>	<p>Employment: warehouse; manufacturing; office</p> <p>Open Space: plazas, parks</p>	<p>Open Space: park shelters, restroom facilities; community and Town-wide parks; conservation areas; Sonoqui & Queen Creek washes, protected natural features</p>	<p>Economic: Agritainment</p> <p>Residential: Master planned community</p> <p>Other: Arizona State Land Department managed land, Canyon State Academy property</p>
Land Use Character	<ul style="list-style-type: none"> • Predominantly large lot single family residential up to 1 dwelling unit per acre. • Buildings spaced significantly apart to create a sense of intermittent rather than lined up buildings. • A variety of deep setbacks from the road, creating an informal pattern. • Roadways without curb, gutter, or sidewalk. • Informal streetscapes and tree placement. • Commercial developments: with less intense uses rather than auto-centric and/or high turnover uses. • <u>Commercial developments are to be located at intersections along Ellsworth Road, Riggs Road, Meridian Road, Hunt Hwy and Ironwood Road or on parcels with direct frontage on Ellsworth Road between Riggs Road and Hunt Hwy</u> 	<ul style="list-style-type: none"> • Predominantly residential with range of densities up to 20 dwelling units per acre allowed with requirements. • Adequate transitions and/or buffering abutting Rural or Urban areas or between different land uses or densities required. • Higher densities should decrease towards edges when abutting single family developments within this Land Use Category. • Densities above 8 dwelling units per acre require direct access to collector or arterial streets. • Commercial sites less than 20 acres. All commercial uses require direct access to at least one arterial or collector street. • Buildings spaced to create separation while maintaining cohesive street wall. • Modest building setbacks, generally aligned with neighboring buildings. • Streets with curb, gutter, planter strips, and sidewalk. • Semi-formal streetscape with aligned street trees. • Diversity provided by a variety of building styles and sizes. • Commercial developments with less intense uses rather than auto-centric and/or high turnover uses. 	<ul style="list-style-type: none"> • Walkable development pattern with a variety of residential uses above 6 dwelling units per acre, mixed-use, commercial, and civic/cultural within walking distance (1/4 mile) of each other. • Buildings close together with significant street frontage. • Building façades at or near sidewalk. • Pedestrian-friendly streets with curb and gutter, planters or tree wells, and generous sidewalks; sidewalk width scaled to context, with greater sidewalk widths abutting retail frontages. • Formalized streetscape with equally spaced street trees. • May include civic park/plaza/gathering space. • Buildings with active ground-floor uses and entries, storefronts and windows oriented toward sidewalks. • On-street parking, especially along streets with retail. • Drive-thru commercial uses prohibited. • Off street parking located behind buildings when possible and practical. • Adequate transition to abutting areas (Neighborhood or Rural) required. 	<ul style="list-style-type: none"> • Commercial development; accommodates existing conventional suburban shopping centers. • Flexible configuration of buildings; building facades and entries may be associated with site-internal circulation rather than street frontage. • Streets with curb and gutter, planters and sidewalks. • Streetscape with street trees and shrubs intended to screen surface parking and service areas from view and buffer sidewalks from vehicle traffic. • Generally, auto-oriented development with safe and comfortable pedestrian routes and streetscapes. • Adequate transition to abutting areas (Neighborhood, or Rural) or between different land uses or densities may be required. 	<ul style="list-style-type: none"> • Reserved for employment-focused development not appropriate in other categories, including warehouses, manufacturing facilities, and office buildings. • Building siting accommodates truck access, loading and storage areas. • Roadways designed to accommodate larger vehicles while maintaining a safe, shaded, and comfortable sidewalk network. • Where abutting other Land Use Categories, proper transition and/or buffering is required. 	<ul style="list-style-type: none"> • Largely undeveloped land intended to protect and preserve the natural environment and provide recreational opportunities and public parks. • Development limited to use-specific structures and recreation facilities, including trails, picnic shelters, restroom facilities, and equestrian facilities. 	<ul style="list-style-type: none"> • Set aside for development not appropriate for any of the other categories and requiring greater flexibility. • Development governed by Master Plan.
Appropriate Zoning Districts	<p>Rural Development R1-190</p> <p>General Rural Development: R1-54</p> <p>Rural Estate: R1-43</p> <p>Light Commercial: C-1</p> <p>Planned Area Development Overlay: PAD</p> <p>Agritainment: AT</p>	<p>Rural Estate: R1-43,</p> <p>Suburban Residential: R1-35, R1-18</p> <p>Suburban Development R1-15, R1-12</p> <p>Urban Development - Type A: R1-7, R1-9</p> <p>Urban Development Type B: MDR, HDR</p> <p>Urban Development: R1-4, R1-5</p> <p>Light Commercial: C-1</p> <p>General Commercial: C-2</p> <p>Public Quasi Public: P/QP</p> <p>Residential Commercial: RC</p> <p>Planned Area Development Overlay: PAD</p> <p>Agritainment: AT</p>	<p>Urban Development: MDR, HDR, R1-4</p> <p>General Commercial: C-2</p> <p>Public/Quasi Public: P/QP</p> <p>Residential Commercial: RC</p> <p>Downtown Core: DC</p> <p>Mixed-use: MU</p> <p>Planned Area Development Overlay: PAD</p>	<p>General Commercial: C-2</p> <p>Regional Commercial Center: C-3</p> <p>Residential Commercial: RC</p> <p>Office/Industrial Park: EMP-A</p> <p>Public/Quasi Public: P/QP</p> <p>Planned Area Development Overlay: PAD</p> <p>Agritainment: AT</p>	<p>Office/Industrial Park: EMP-A</p> <p>General Industrial: EMP-B</p> <p>Public/Quasi Public: P/QP</p> <p>Planned Area Development Overlay: PAD</p>	<p>Parks, Recreation, and Conservation: PRC</p> <p>Public/Quasi Public: P/QP</p> <p>Planned Area Development Overlay: PAD</p> <p>*Other types of open space can be included in all other zoning districts including parks, plazas, etc.</p>	<p>Agritainment: AT</p> <p>Planned Community: PCD</p> <p>Planned Area Development: PAD</p> <p>Non-Traditional Housing Product: N/A</p> <p>Public/Quasi Public: P/QP</p>

*Transitions and other requirements provided in the Land Use Categories Requirements Table. See Buffer and Transition Manual for more information

Figure 3: Land Use Categories Requirements Table

Zoning Districts		Rural	Neighborhood	Urban	Commercial	Industrial	Open Space	Special District	Special Consideration and Notes	
Residential Districts	District	Zoning								
	Rural Development	R1-190	X						<ul style="list-style-type: none"> Appropriate in RURAL Land Use Category. 	
	General Rural Development	R1-54	X							
	Rural Estate	R1-43	X	X						
	Suburban Residential	Type A	R1-35		X				<ul style="list-style-type: none"> Appropriate zoning adjacent to RURAL. 	
		Type B	R1-18		X					
	Suburban Development	Type B	R1-15		X				<ul style="list-style-type: none"> May be considered adjacent to properties designated as RURAL and adjacent to lower density residential zoning districts if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths/sizes; open space/landscape buffers; and roadways. Specific buffering and transition details shall be determined through the rezoning process. Within NEIGHBORHOOD Land Use Category densities above 8 du/ac require direct access to a collector or arterial roadway, or placement directly abutting commercial uses Within URBAN Land Use Category: Minimum density of 6 du/ac required. May be considered adjacent properties designated as RURAL on the General Plan Land Use Map or within, or adjacent to, any properties designated NEIGHBORHOOD on the General Plan Land Use Map and adjacent to lower residential density zoning districts if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths/sizes; open space/landscape buffers; and roadways. Specific buffering and transition details shall be determined through the rezoning process. 	
		Type B	R1-12		X					
	Urban Development	Type A	R1-9		X					
		Type A	R1-7		X					
-		R1-5		X						
-		R1-4		X						
Type B	MDR		X	X						
Type B	HDR		X	X						
Non-Residential Districts	Light Commercial	C-1	X	X					<ul style="list-style-type: none"> <u>Within RURAL Land Use Category: May be considered on sites up to 10 acres, located at intersections along Ellsworth Road, Riggs Road, Meridian Road, and Ironwood Road or on parcels with direct frontage on Ellsworth Road between Riggs Road and Hunt Highway if: appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: open space/landscape buffers and roadways; and building locations, access, cross access, circulation, parking, buffering and public spaces for any adjacent undeveloped land is considered. Building height should be limited to a level that creates a proper transition between adjacent properties.</u> <u>Within RURAL Land Use Category: Proposed developments at the entrances of Queen Creek shall consider additional design features as these areas are considered gateways to the Town.</u> <u>Within RURAL Land Use Category: Drive-thrus and other in-vehicle service uses are discouraged, however can be considered through the PAD process.</u> <u>Conditionally permitted uses in C-1 and all 24-hour uses are not permitted within the RURAL Land Use Category</u> Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods. 	
	General Commercial	C-2		X	X	X			<ul style="list-style-type: none"> Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods. Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged. 	
	Regional Commercial Center	C-3				X				
	Office/Industrial Park	EMP-A					X			
	General/Industrial	EMP-B					X			
	Parks, Recreation, and Conservation Zone	PRC						X		
	Public/Quasi-Public	P/QP	X	X	X	X	X	X	X	
	Residential Commercial	RC		X	X	X				<ul style="list-style-type: none"> Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods. Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.
	Downtown Core	DC			X				<ul style="list-style-type: none"> Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged. 	
	Mixed-Use	MU			X			X		
Agritainment	AT	X	X		X			X		
Planned Community	PCD							X		
Overlay Districts	Planned Area Development Overlay	PAD	X	X	X	X	X	X	<ul style="list-style-type: none"> Specific buffering and transition details shall be determined through the rezoning process. 	
	Non-Traditional Housing Product	-						X		

Development Patterns (Land Use Categories)

RURAL



LAND USE CHARACTER

- Predominantly large lot single family residential up to 1 dwelling unit per acre (du/ac).
- Buildings spaced significantly apart to create a sense of intermittent rather than lined up buildings.
- Incorporate rural design characteristics on non-residential buildings and sites to complement the surrounding context so as not to detract from the rural character of the area.
- A variety of deep setbacks from the road, creating an informal pattern.
- Roadways without curb, gutter, or sidewalk.
- Informal streetscapes and tree placement.

LAND USE TYPES

- Residential: very low-density single family (up to 1 dwelling unit per acre)
- Commercial: agriculture related (farm stands); neighborhood retail; office; services with requirements
- Employment: agriculture and recreation-related; home office; garage industry
- Public & Quasi Public: not permitted
- Open Space: trails, trailheads, open space (washes)

APPROPRIATE ZONING DISTRICTS*

- Rural Development: R1-190
- General Rural Development: R1-54
- Rural Estate: R1-43
- Light Commercial: C-1 with conditions
- Public/Quasi Public: P/QP
Planned Area Development Overlay: PAD
- Agritainment: AT

* Transitions and other requirements provided in the Land Use Categories Requirements Table. See Buffer and Transitions Manual for more information.

Figure 13: Land Use Categories Requirements Table

Zoning Districts		Rural	Neighborhood	Urban	Commercial	Industrial	Open Space	Special District	Special Consideration and Notes	
District	Zoning									
Residential Districts	Rural Development	R1-190	X						<ul style="list-style-type: none"> Appropriate in RURAL Land Use Category. 	
	General Rural Development	R1-54	X							
	Rural Estate	R1-43	X	X						
	Suburban Residential	Type A	R1-35		X					<ul style="list-style-type: none"> Appropriate zoning adjacent to RURAL.
		Type B	R1-18		X					
	Suburban Development	Type B	R1-15		X					<ul style="list-style-type: none"> May be considered adjacent to properties designated as RURAL and adjacent to lower density residential zoning districts if appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: compatible lot widths/sizes; open space/landscape buffers; and roadways. Specific buffering and transition details shall be determined through the rezoning process.
		Type B	R1-12		X					
	Urban Development	Type A	R1-9		X					
		Type A	R1-7		X					
		.	R1-5		X					
.		R1-4		X						
Type B		MDR		X	X					
Type B		HDR		X	X					
Non-Residential Districts	Light Commercial	C-1	X	X					<ul style="list-style-type: none"> <u>Within RURAL Land Use Category: May be considered on sites up to 10 acres, located at intersections along Ellsworth Road, Riggs Road, Meridian Road, and Ironwood Road or on parcels with direct frontage on Ellsworth Road between Riggs Road and Hunt Highway if: appropriate measures are provided to create a compatible transition between adjacent properties using methods such as: open space/landscape buffers and roadways; and building locations, access, cross access, circulation, parking, buffering and public spaces for any adjacent undeveloped land is considered. Building height should be limited to a level that creates a proper transition between adjacent properties.</u> <u>Within RURAL Land Use Category: Proposed developments at or near the Town limits shall consider additional design features as these areas are considered gateways to the Town.</u> <u>Within RURAL Land Use Category: Drive-thrus and other in-vehicle service uses are discouraged, however can be considered through the PAD process.</u> <u>Conditionally permitted uses in C-1 and all 24-hour uses are not permitted within the RURAL Land Use Category</u> Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods. 	
	General Commercial	C-2		X	X	X			<ul style="list-style-type: none"> Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods. Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged. 	
	Regional Commercial Center	C-3				X				
	Office/Industrial Park	EMP-A					X			
	General/Industrial	EMP-B					X			
	Parks, Recreation, and Conservation Zone	PRC						X		
	Public/Quasi-Public	P/QP	X	X	X	X	X	X	X	
	Residential Commercial	RC		X	X	X				<ul style="list-style-type: none"> Within NEIGHBORHOOD Land Use Category: Permitted on sites up to 20 acres, adjacent to at least one arterial or collector roadway. Site layout, parking orientation, and building design to include pedestrian access from surrounding neighborhoods. Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.
	Downtown Core	DC			X					<ul style="list-style-type: none"> Within URBAN Land Use Category: Site layout, parking orientation and building design to emphasize pedestrian orientation, including active facades abutting sidewalks. Within URBAN Land Use Category: Drive-thrus are prohibited. Auto-oriented uses are discouraged.
	Mixed-Use	MU			X				X	
Agritainment	AT	X	X		X			X	<ul style="list-style-type: none"> Specific buffering and transition details shall be determined through the rezoning process. 	
Planned Community	PCD							X		
Planned Area Development Overlay	PAD	X	X	X	X	X	X	X		
Overlay Districts	Non-Traditional Housing Product	.							X	