

Chapter 17.05 ZONE CLASSIFICATIONS, MAP, AND MATRIX

Sections:

[17.05.010](#) Zones – Designated.

[17.05.020](#) Zones – Shown on map.

[17.05.030](#) Zones – Matrix.

17.05.010 Zones – Designated.

The following essential use classifications or zones are established and may be known as the zone symbols shown:

- A. R-1 single-family residential zone – unattached dwelling uses, including modular/prefabricated homes;
- B. RM manufactured housing zone – unattached dwelling uses including double-wide manufactured (mobile) homes and manufactured home parks;
- C. R-2 duplex residential zone – attached duplex dwelling uses, excluding manufactured (mobile) housing;
- D. R-3 multiple-family residential zone – attached dwelling uses;
- E. C-1 restricted commercial zone;
- F. C-2 general commercial zone;
- G. I-1 light industrial zone;
- H. I-2 heavy industrial zone;
- I. MZ mining zone;
- J. AO airport overlay zone;
- K. PUD planned unit development overlay zone;
- L. OS open space zone;
- M. R recreational zone;
- N. P public zone. (Ord. C-675 § 61, 2008)

17.05.020 Zones – Shown on map.

The location and boundaries of the zones to which the provisions of this title are applicable are indicated on the “zoning map of the City of Airway Heights,” a copy of which map is available for review at the Planning Department and is also filed in the office of the Clerk-Treasurer. (Ord. C-675 § 62, 2008)

17.05.030 Zones – Matrix.

The zoning matrix provides a quick reference for uses permitted within the zones designated in AHMC [17.05.010](#), and as provided in the individual zone designations in this title. Each zone designation includes a section describing the purpose and intent to be accomplished by the various zones. It is recognized that all possible uses and variations of uses which might arise cannot reasonably be listed or categorized. Any use not specifically mentioned or about which there is any question shall be administratively classified by comparison with other uses identified in the matrix. If the proposed use resembles identified uses in terms of intensity and character, and is consistent with the purpose of this code and the individual zone classification, it shall be considered as a permitted or nonpermitted use within a general zone designation. If permitted, such uses shall be subject to the development standards for the use it most nearly resembles. If a use does not resemble other identified allowable uses within a matrix, it may be permitted as determined by the hearing body in public hearing as an amendment to this code pursuant to AHMC [17.03.070](#). A conditional use permit (or CUP) will be allowed by the hearing body, which will impose certain performance standards.

17.05 Table 1 – Zoning Matrix

Land Use Type	Zoning Designation							
	Res.	C-1	C-2	I-1	I-2	P	OS	R
Acid/gas/alcohol/ammonia/chlorine, including gasohol	N	N	N	N	N	N	N	N
Adult bookstore	N	N	N	N	P	N	N	N
Adult entertainment establishment	N	N	N	N	P	N	N	N
Agricultural processing plant, warehouse	N	N	N	P	P	N	N	N
Agricultural product stand	N	P	P	P	P	N	N	N
Aircraft manufacturing	N	N	N	N	P	N	N	N
Airstrip, private	N	N	N	CUP	CUP	N	N	N
Ambulance service	N	P	P	P	P	N	N	N
Animal/veterinary clinic	N	P	P	P	P	N	N	N
Antique store	N	P	P	P	P	N	N	N
Apparel/tailor shop	N	P	P	P	P	N	N	N
Appliance sales/service	N	P	P	P	P	N	N	N

Archery, rifle, pistol, range or club (indoor only)	N	CUP	CUP	CUP	P	N	N	N
Archery, rifle, pistol, range or club (outdoor)	N	N	N	N	P	N	N	N
Art gallery/studio	N	P	P	P	P	N	N	N
Asbestos manufacturing	N	N	N	N	N	N	N	N
Asphalt manufacturing	N	N	N	N	CUP	N	N	N
Assembly, light	N	N	P	P	P	N	N	N
Assembly, heavy	N	N	N	CUP	P	N	N	N
Auction yard (excluding livestock)	N	N	N	CUP	P	N	N	N
Auto wrecking and salvage yards	N	N	N	N	CUP	N	N	N
Automobile assembly plant	N	N	N	N	P	N	N	N
Automobile impound yard/towing company	N	N	N	N	CUP	N	N	N
Automobile (car) painting, repair, body and fender works	N	N	P	P	P	N	N	N
Automobile (truck) equipment sales, repair and maintenance	N	N	CUP	P	P	N	N	N
Recreational vehicle sales or storage lot	N	N	CUP	P	P	N	N	N
Automobile/truck sales (car lot)	N	N	P	P	P	N	N	N
Bakery, retail	N	P	P	P	P	N	N	N
Bank/savings and loan	N	P	P	P	P	N	N	N
Barber/beauty shop	N	P	P	P	P	N	N	N
Battery rebuilding/manufacturing	N	N	N	N	N	N	N	N
Beekeeping, commercially viable	N	N	N	P	P	N	N	N
Beekeeping, hobby	N	N	N	P	P	N	N	N
Bicycle sales/service	N	P	P	P	P	N	N	N
Biodiesel plants	N	N	N	N	CUP	N	N	N
Blast furnace/coke oven	N	N	N	N	N	N	N	N
Bleach, bleaching powder and dye manufacturing	N	N	N	N	N	N	N	N
Boat building and repair	N	N	N	CUP	P	N	N	N
Boat sales, repair, and maintenance	N	N	N	P	P	N	N	N
Book/stationery store	N	P	P	P	P	N	N	N

Bottling plant	N	N	N	P	P	N	N	N
Bowling alley	N	P	P	P	P	N	N	N
Brewpub	N	P	P	P	P	N	N	N
Brewery, winery and/or distillery	N	N	N	P	P	N	N	N
Brewery, micro	N	P	P	N	N	N	N	N
Brick, tile and terra cotta manufacturing	N	N	N	N	P	N	N	N
Building supply/hardware distribution and sales	N	N	P	P	P	N	N	N
Building supply, retail	N	N	P	P	P	N	N	N
Butcher shop/meat market	N	P	P	P	P	N	N	N
Candy/confectionery store	N	P	P	P	P	N	N	N
Carbon manufacturing	N	N	N	N	N	N	N	N
Carpet, canvas, and rug cleaning and manufacturing	N	N	N	P	P	N	N	N
Car wash, automatic/self-service	N	P	P	P	P	N	N	N
Carpenter shop, woodworking, cabinet shop	N	P	P	P	P	N	N	N
Casino	N	P	P	P	P	N	N	N
Catalog and mail order houses	N	P	P	P	P	N	N	N
Cellulose material manufacturing	N	N	N	N	P	N	N	N
Cement, gypsum, lime and plaster of Paris manufacturing	N	N	N	N	P	N	N	N
Cemetery	N	N	P	P	N	P	N	N
Ceramic manufacturing	N	N	N	P	P	N	N	N
Ceramics shop	N	P	P	P	P	N	N	N
Chain and cable manufacturing	N	N	N	P	P	N	N	N
Charcoal manufacturing and pulverizing	N	N	N	N	N	N	N	N
Chemical manufacturing	N	N	N	N	CUP	N	N	N
Church and parsonage	CUP	P	P	N	N	N	N	N
Clothes dyeing	N	N	N	N	CUP	N	N	N
Clothing store, boutique	N	P	P	P	P	N	N	N
Cold storage	N	N	N	P	P	N	N	N

Commercial land cultivation	N	N	N	P	P	N	N	N
Communication service systems and sales including facilities	N	N	P	P	P	N	N	N
Communication equipment manufacturing	N	N	P	P	P	N	N	N
Community hall, club, or lodge	CUP	P	P	N	N	N	N	N
Community recreational facility	CUP	P	P	N	N	P	N	P
Community swimming pool	P	N	N	N	N	P	N	P
Community transit center	P	P	P	P	P	P	N	N
Composting storage/processing, commercial	N	N	N	N	CUP	N	N	N
Computer manufacturing and assembly	N	N	P	P	P	N	N	N
Computer programs or systems development, computer repair	N	P	P	P	P	N	N	N
Computer software systems analysis, design and assembly	N	P	P	P	P	N	N	N
Concrete product manufacturing/ready-mix concrete	N	N	N	N	P	N	N	N
Construction materials manufacturing	N	N	N	P	P	N	N	N
Contractor's office/yard	N	N	P	P	P	N	N	N
Cosmetic manufacturing and distribution including perfume and toiletries	N	N	N	P	P	N	N	N
Creamery and dairy product manufacturing	N	N	N	P	P	N	N	N
Creosote manufacturing/treatment	N	N	N	N	N	N	N	N
Dairy	N	N	N	N	N	N	N	N
Day care center in connection with an industrial use	N	N	N	P	P	N	N	N
Day care center, adult/child	CUP	P	P	N	N	N	N	N
Day care in the home	P	N	N	N	N	N	N	N
Department/variety store	N	P	P	P	P	N	N	N
Die casting	N	N	N	N	P	N	N	N
Disinfectant and insecticide manufacturing	N	N	N	N	N	N	N	N
Distribution center for home delivery	N	N	N	P	P	N	N	N
Dog pound/animal rescue center	N	N	P	P	P	N	N	N
Dormitory	CUP	N	N	N	N	N	N	N
Drop hammer or forge	N	N	N	N	N	N	N	N

Drug store	N	P	P	P	P	N	N	N
Dry cleaners/laundromat	N	P	P	P	P	N	N	N
Dry kiln	N	N	N	N	P	N	N	N
Electrical component manufacturing/assembly	N	N	N	CUP	CUP	N	N	N
Electrical machinery, equipment and supplies manufacturing	N	N	N	CUP	CUP	N	N	N
Electronics systems development/operations including communications and computers	N	P	P	P	P	N	N	N
Electroplating of metal	N	N	N	N	CUP	N	N	N
Emergency clinic	N	P	P	P	P	N	N	N
Emery cloth and sandpaper manufacturing	N	N	N	P	P	N	N	N
Enameling manufacturing	N	N	N	N	CUP	N	N	N
Entertainment/recreation facility, including bingo hall, dance hall, skating rink	N	P	P	P	CUP	N	N	N
Ethanol plant	N	N	N	N	CUP	N	N	N
Exercise facility, spa, or gym	N	P	P	P	P	N	N	N
Explosive manufacturing/storage	N	N	N	N	N	N	N	N
Fabric and textile mills	N	N	N	N	N	N	N	N
Farm machinery sales and repair	N	N	P	P	P	N	N	N
Feed lot/mill	N	N	N	N	N	N	N	N
Fertilizer manufacturing	N	N	N	N	N	N	N	N
Film/camera sales/service	N	P	P	P	P	N	N	N
Fire station	P	P	P	P	P	P	N	N
Firewood sales, lot/processing	N	N	CUP	CUP	P	N	N	N
Floriculture flower growing	N	N	P	P	P	N	N	N
Florist shop	N	P	P	P	P	N	N	N
Flour mill	N	N	N	P	P	N	N	N
Food locker	N	P	P	P	P	N	N	N
Food product manufacturing/storage	N	N	N	P	P	N	N	N
Funeral home	N	P	P	P	P	N	N	N

Fraternity/sorority	N	N	N	N	N	N	N	N
Freight forwarding including terminal	N	N	N	P	P	N	N	N
Furniture manufacturing and sales	N	N	N	P	P	N	N	N
Furniture sales/repair	N	P	P	P	P	N	N	N
Galvanized/dip plating	N	N	N	N	CUP	N	N	N
Gardening	P	P	P	P	P	N	N	N
Garment manufacturing	N	N	N	P	P	N	N	N
Gas illuminating or heating manufacturing/storage	N	N	N	N	P	N	N	N
Gelatin manufacturing	N	N	N	N	P	N	N	N
General personal services	N	P	P	P	P	N	N	N
General retail sales	N	P	P	P	P	N	N	N
Gift shop	N	P	P	P	P	N	N	N
Glass and glass product manufacturing	N	N	N	P	P	N	N	N
Glue manufacturing	N	N	N	N	N	N	N	N
Golf course/driving range/training center	P	P	P	P	N	N	N	N
Governmental offices and administration/maintenance facilities	P	P	P	P	P	P	N	N
Grain elevator	N	N	N	N	P	N	N	N
Graphite manufacturing	N	N	N	N	P	N	N	N
Grocery store	N	P	P	P	P	N	N	N
Group home	CUP	N	N	N	N	N	N	N
Gym, athletic club/facility	N	P	P	P	N	N	N	N
Hardware store	N	P	P	P	P	N	N	N
Hazardous waste treatment and storage facilities	N	N	N	N	N	N	N	N
Hobby shop	N	P	P	P	P	N	N	N
Home improvement store	N	P	P	P	P	N	N	N
Home industry	CUP	N	N	N	N	N	N	N
Home profession	P	N	N	N	N	N	N	N
Hospital	N	P	P	N	N	P	N	N

Hotel/motel	N	P	P	P	N	N	N	N
Horse boarding and training	N	N	N	P	P	N	N	N
Horticulture vegetable growing	N	N	N	P	P	N	N	N
Household appliances manufacturing	N	N	N	CUP	P	N	N	N
Ice plant	N	N	N	P	P	N	N	N
Incinerator	N	N	N	N	P	N	N	N
Inflammable liquid/gas storage	N	N	N	N	P	N	N	N
Ink manufacturing	N	N	N	N	P	N	N	N
Jewelry, clock, and musical instrument sales, service and repair	N	P	P	P	P	N	N	N
Jobber distribution plant	N	N	N	P	P	N	N	N
Kennel, commercial	N	N	P	P	N	N	N	N
Kennel, private	N	N	P	P	N	N	N	N
Laboratories/research testing	N	N	N	P	P	N	N	N
Landfill	N	N	N	N	N	P	N	N
Library	P	P	P	N	N	P	N	N
Lighting equipment manufacturing	N	N	N	P	P	N	N	N
Livestock auction yard	N	N	N	N	N	N	N	N
Linoleum and oil cloth manufacturing/reduction	N	N	N	N	P	N	N	N
Liquor store	N	P	P	P	P	N	N	N
Locksmith	N	P	P	P	P	N	N	N
Lubrication grease manufacturing/oil compounding	N	N	N	N	P	N	N	N
Lumber mill, sawmill, shingle mill, plywood mill	N	N	N	N	P	N	N	N
Lumberyard, wholesale	N	N	N	P	P	N	N	N
Lumberyard, retail	N	N	CUP	P	P	N	N	N
Machinery manufacturing	N	N	N	P	P	N	N	N
Machine shop	N	N	N	P	P	N	N	N
Manufactured (mobile) home fabrication and sales lot	N	N	P	P	P	N	N	N
Massage parlor	N	N	N	P	P	N	N	N

Match manufacturing	N	N	N	N	P	N	N	N
Meat and fish canning, curing and smoking, packaging	N	N	N	P	P	N	N	N
Medical, dental, and hospital equipment supply and sales	N	P	P	P	P	N	N	N
Medical and laboratory instrument and apparatus manufacturing	N	N	N	P	P	N	N	N
Medical office	N	P	P	P	P	N	N	N
Medical services including minor emergency clinic	N	P	P	P	N	N	N	N
Metal fabrication	N	N	N	CUP	P	N	N	N
Metal manufacturing, reduction, reclamation and refining	N	N	N	N	N	N	N	N
Mining	N	N	N	N	CUP	N	N	N
Museum	N	P	P	P	P	P	N	N
Music store	N	P	P	P	P	N	N	N
Nitrating process	N	N	N	N	N	N	N	N
Nursery/greenhouse, retail/wholesale	N	P	P	P	P	N	N	N
Nursing home/convalescent center	CUP	CUP	N	N	N	N	N	N
Office, business or professional	N	P	P	P	P	N	N	N
Office supply and computer sales	N	P	P	P	P	N	N	N
Orchard	N	N	N	P	P	N	N	N
Outdoor advertising display/structures	N	P	P	P	P	N	N	N
Oxygen manufacturing	N	N	N	N	P	N	N	N
Paint, lacquer, thinner, turpentine, and varnish manufacturing	N	N	N	N	N	N	N	N
Park-and-ride facility	CUP	P	P	P	P	P	N	N
Paper product, pulp mills/manufacturing	N	N	N	N	N	N	N	N
Pawn shop	N	P	P	P	P	N	N	N
Petroleum manufacturing or refining	N	N	N	N	N	N	N	N
Pet shop	N	P	P	P	P	N	N	N
Pharmaceutical manufacturing	N	N	N	P	P	N	N	N
Photographic studio	N	P	P	P	P	N	N	N
Pipe manufacturing from clay or metals	N	N	N	N	P	N	N	N

Planing mills	N	N	N	N	P	N	N	N
Plaster/wallboard manufacturing	N	N	N	N	P	N	N	N
Plastic injection molding, including tool and die-making	N	N	N	P	P	N	N	N
Plastic manufacturing	N	N	N	N	P	N	N	N
Plywood and veneer lamination	N	N	N	N	P	N	N	N
Post office	P	P	P	P	P	P	N	N
Potash works or manufacturing	N	N	N	N	P	N	N	N
Power plant	N	N	N	N	P	N	N	N
Prefabrication construction including sales	N	N	N	P	P	N	N	N
Print, blueprinting, photostatting, xerographic shop	N	P	P	P	P	N	N	N
Printing, reprographics, bookbinding and graphics services	N	N	P	P	P	N	N	N
Prison, jail, or institution								
1. Maximum security	N	N	N	P	P	P	N	N
2. Minimum security	N	N	N	P	P	P	N	N
3. Work release	N	N	N	P	P	P	N	N
4. Correctional facility	N	N	N	P	P	P	N	N
5. Secure community transition facility	N	N	N	CUP	CUP	P	N	N
Public pay parking garage/lot	N	P	P	P	P	P	N	N
Public utility gas works	N	N	N	N	P	P	N	N
Public utility transmission/distribution facility	P	P	P	P	P	P	N	N
Punch press	N	N	N	N	P	N	N	N
Pyroxylin manufacturing	N	N	N	N	P	N	N	N
Racetracks (horses, dogs, autos, go-carts, snowmobiles, off-road vehicles, motorcycles)	N	N	N	P	P	N	N	P
Radio/TV sales/service	N	P	P	P	P	N	N	N
Railroad yard, repair shop and roundhouse	N	N	N	N	P	N	N	N
Recreation area, commercial	N	P	P	P	P	N	N	N
Recycling collection center	N	N	N	P	P	N	N	N
Recycling plant	N	N	N	P	P	N	N	N

Rendering plant	N	N	N	N	N	N	N	N
Repair shop for power equipment	N	N	P	P	P	N	N	N
Research facility	N	N	N	P	P	N	N	N
Resort	N	N	P	P	N	N	N	N
Restaurant/cafe full service	N	P	P	P	P	N	N	N
Restaurant, drive-through	N	CUP	P	P	P	N	N	N
Riding stable	N	N	N	P	P	N	N	N
Rock crusher	N	N	N	N	CUP	N	N	N
Rolling mill	N	N	N	N	P	N	N	N
Roofing materials manufacturing	N	N	N	N	P	N	N	N
Rope manufacturing	N	N	N	P	P	N	N	N
Rubber reclamation, manufacturing/fabrication	N	N	N	N	P	N	N	N
Sandblasting/cutting	N	N	P	P	P	N	N	N
Sanatorium	N	N	P	N	N	P	N	N
Sauerkraut, pickle and similar manufacturing	N	N	N	P	P	N	N	N
Schools – public and private								
1. Kindergarten	CUP	P	N	N	N	P	N	N
2. Elementary	CUP	P	N	N	N	P	N	N
3. Middle	CUP	P	N	N	N	P	N	N
4. Junior high	CUP	P	N	N	N	P	N	N
5. High	CUP	P	P	N	N	P	N	N
6. Junior college	CUP	P	P	N	N	P	N	N
7. College or university	CUP	P	P	N	N	P	N	N
8. Specialized training/learning schools or studios (dance, gymnastics, martial arts, etc.)	N	P	P	P	N	N	N	N
9. Professional schools including vocational and trade	N	P	P	P	N	N	N	N
Secondhand store	N	P	P	P	P	N	N	N
Self-service car wash	N	P	P	P	P	N	N	N
Self-service storage facility	N	N	P	P	P	N	N	N

Service station, automobile	N	CUP	CUP	CUP	CUP	N	N	N
Sewage sludge land application	N	N	N	N	CUP	N	N	N
Sign manufacturing/repair	N	N	N	P	P	N	N	N
Sign painting shop	N	N	P	P	P	N	N	N
Slaughterhouse	N	N	N	N	N	N	N	N
Smelter and ore reduction	N	N	N	N	N	N	N	N
Soap and cleaning compound manufacturing	N	N	N	N	N	N	N	N
Solid waste hauler	N	N	CUP	CUP	P	N	N	N
Solid waste recycling/transfer site	N	N	P	P	P	N	N	N
Starch product manufacturing	N	N	N	N	P	N	N	N
Stoneware, earthenware manufacturing	N	N	N	P	P	N	N	N
Storage – indoors (See Chapter 17.25 AHMC)	N	N	P	P	P	N	N	N
Storage – outdoors (See Chapter 17.25 AHMC)	N	N	N	CUP	P	N	N	N
Sugar refinery	N	N	N	N	P	N	N	N
Tallow manufacturing	N	N	N	N	N	N	N	N
Tank storage of critical material								
1. Above ground	N	N	N	N	CUP	N	N	N
2. Below ground	N	CUP	CUP	CUP	CUP	N	N	N
Tanning (hides and skins)	N	N	N	N	N	N	N	N
Tavern	N	P	P	P	CUP	N	N	N
Taxidermy	N	N	P	P	P	N	N	N
Theater, indoor	N	P	P	P	P	N	N	N
Theater, outdoor	N	N	CUP	P	P	N	N	N
Tire manufacturing	N	N	N	N	P	N	N	N
Tire salvage yard	N	N	N	N	N	N	N	N
Tobacco products manufacturing	N	N	N	N	P	N	N	N
Transient agricultural labor residence	N	N	N	N	N	N	N	N
Tree farming	N	N	N	P	P	N	N	N

Truck, automobile, and equipment rental facility	N	N	P	P	P	N	N	N
Truck stop	N	N	P	P	P	N	N	N
Upholstery shop	N	P	P	P	P	N	N	N
Utility services and systems	N	N	N	P	P	N	N	N
Vegetable oil manufacturing (no fat rendering)	N	N	N	P	P	N	N	N
Vineyard/winery	N	N	P	P	P	N	N	N
Warehouse	N	N	P	P	P	N	N	N
Welding and sheet metal shop	N	N	N	P	P	N	N	N
Wholesaling	N	N	N	P	P	N	N	N
Wireless communication antenna arrays	P	P	P	P	P	N	N	N
Wireless communication support towers	CUP	CUP	P	P	P	N	N	N
Woodworking, cabinet shop	N	N	P	P	P	N	N	N
Yeast manufacturing/plant	N	N	N	N	P	N	N	N

* Recreational vehicles are prohibited from use as a dwelling unit in all zoning districts.

(Ord. C-725 § 2, 2010; Ord. C-675 § 63, 2008)