

E. Table of Allowed Uses

See Table 3.1, below.

Table 3.1 Table of Allowed Uses P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited																			
	Residential									Non-Residential						Other			Use-Specific Standards
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC	
Residential																			
Household Living																			
Dwelling, Co-Housing							P	P	C	P								P	3.3.A(1)
Dwelling, Duplex							P	P	C	P	P							P	
Dwelling, Live/Work										P	C	P	C	C	C	A		P	3.3.A(2)
Dwelling, Multifamily							P	P	P	P	P	P	P	P	P	A		P	3.3.A(3)
Dwelling, Single-Family Attached							P	P	C	P	P		C		C			P	3.3.A(4)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	C	C								P	3.3.A(5)
Manufactured Home					P	P	C	C	C										3.3.A(6)
Group Living																			
Assisted Living Center										P	P	P	P		P	P			
Dormitory							C	C	C	C	P	P	C						
Public, Institutional, and Civic Uses																			
Community and Cultural Facilities																			
Cemetery or Interment Facility																C			
Club or Lodge	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		P	3.3.B(1)
Conference/Meeting Facility											A	A	P	P	P	P		A	
Day Care	C	C	C	C	C	C	C	C	C	C	P	P	P			A			

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Foodbanks	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P		P	Accessory to non-residential use
Funeral Facility												P	P	P	P	P			
Library										C	C	P	P	P	P	C			
Museum										C	C	P	P	P	P	C		P	
Park, Active	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Park and Open Space, Passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	
Shelters (e.g., homeless shelter)	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P		P	Accessory to non-residential use
Educational Facilities																			
School, Public or Private	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		P	3.3.B(2)
School, Vocational or Trade											P	P	P	P	P				
Healthcare Facilities																			
Hospital											P	P	P		P				
Medical or Dental Clinic										C	P	P	P		P				
Commercial Uses																			
Animal-Related Uses																			
Kennel, Commercial													C	P					3.3.C(1)
Stable, Commercial	P	P																	3.3.C(2)
Veterinary Hospital or Clinic										C	P	P	P	P					3.3.C(3)

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Recreation and Entertainment																				
RV Park																			P	3.3.C(4)
Indoor Recreation Facility								A	A	P	P	P	P	P	P	P				3.3.C(5)
Outdoor Recreation Facility	CA	CA	CA	CA	A	A	A	A	A		C	C	C	C	C	C	C	P		3.3.C(6)
Food and Beverage Services																				
Bar, Tavern, Lounge, or Tasting Room										C	P	P	P	P	P				P	3.3.C(7)
Catering Establishment											P	P	P	P	P					
Microbrewery, Distillery, or Winery										C	P	P	P	P	P				P	3.3.C(8)
Mobile Food Vending										P	P	P	P	P	P	P			C	3.3.C(9)
Restaurant										P	P	P	P	P	P				P	3.3.C(10)
Restaurant with Drive-Through												C	P	P	P					3.3.C(11)
Office, Business, and Professional Services																				
Administrative, Professional, or Government Office										P	P	P	P	P	P	P			P	3.3.C(12)
Financial Institution										P	P	P	P	P	P					3.3.C(13)
Lodging																				
Lodging, Medium-Density												P			P				P	3.3.C(14)b
Lodging, High-Density															See 3.3					 3.3.C(14)c
Personal Services																				
Personal Services, General										P	P	P	P	P	P				P	3.3.C(15)

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Laundromat, Self-Service							A	A	A	P	P	P	P	P	P				3.3.C(16)
Retail Sales																			
Auction House											P	P	P	P	P				3.3.C(17)
Building Materials and Supply Store													P	P					
General Retail, Less than 10,000 Square Feet										P	P	P	P	P	P			P	3.3.C(18)
General Retail, 10,000 Square Feet to 25,000 Square Feet													P		P				
General Retail, More than 25,000 Square Feet													C		C				
Medical Marijuana Dispensary													P	P					3.3.C(19)
Medical Marijuana Dispensary, Off-Site Cultivation Location, Recreational Marijuana Establishment Dual Licensee													P	P					3.3.C(19)
Nursery or Garden Supply Store											C	P	P	P	P			P	3.3.C(20)
Transportation, Vehicles, and Equipment																			
Equipment Sales and Rental													C	P					3.3.C(21)
Fleet Services													P	P	C	C			3.3.C(22)
Off-Highway Vehicle Sales and Rentals													C	C	C				3.3.C(29)
Parking Facility												P	P	P	P	C			

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Transit Terminal or Station																C			
Vehicle Fuel Sales												C	P	P					3.3.C(23)
Vehicle Repair, Major													P	P					3.3.C(24)
Vehicle Repair, Minor											C	C	P	P	P				3.3.C(25)
Vehicle Sales and Leasing													P	P	C				3.3.C(26)
Vehicle Service Station											C	C	P	P	P				3.3.C(27)
Vehicle Wash											C	P	P	P	P				
Adult Entertainment Establishments																			
Adult Entertainment													C	C					3.3.C(28)
Industrial Uses																			
Manufacturing and Processing																			
Food Processing										C	C	P	P	P	P				3.3.D(1)
Manufacturing, Artisan										C	C	P	P	P	P			P	3.3.D(2)
Manufacturing, Light													P	P					3.3.D(3)
Storage and Warehousing																			
Contractor Office or Equipment Storage Yard													C	P					
Outdoor Storage													C	P					3.3.D(4)
Self-Storage Facility													P	P					3.3.D(5)
Warehousing and Wholesale Facility													P	P					3.3.D(6)
Public and Semi-Public Utility Uses																			
Flood Control Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	
Public Utility, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P			
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	

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Water Storage Tank	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	
Wireless Telecommunications Facility	<i>See Article 4: Wireless Communication Facilities</i>																		
Accessory Uses																			
Agriculture, General	A	A															CA	A	3.4.D(1)
Agriculture, Urban	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4.D(2)
Guest Quarters	A	A	A	A	A	A	A	A	A	A								A	3.4.D(3)
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A						A	3.4.D(4)
Outside Sales and Display										CA	CA	CA	CA	CA	CA				3.4.C(3)
Outdoor Dining										A	A	A	A	A	A			A	
Outdoor Storage, Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	3.4.D(5)
Parking Facilities	CA	CA	CA	CA	CA	CA	CA	CA	CA										3.4.D(7)
Temporary Uses																			
Christmas Tree and Pumpkin Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(1)
Construction Support Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(2)
Filming-Related Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(3)
Model Home	P	P	P	P	P	P	P	P	P	P	P							P	
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(4)
Temporary Housing	P	P	P	P	P	P	P	P	P	P								P	3.5.E(5)

The Sedona Land Development Code is current through Ordinance 2023-09, passed October 24, 2023.

Disclaimer: The City Clerk's Office has the official version of the Sedona Land Development Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.SedonaAZ.gov](http://www.SedonaAZ.gov)

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