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FOR SALE \$2,600,000

Route 66 Delta Motel & RV Park

2141 & 2125 W. Third Street, Winslow, Arizona 86047

An exceptional opportunity to own a unique Route 66 property combining a vintage 13-room boutique motel, an income-producing RV park with five tiny houses, and a large storage building on approximately 5.826 Acres in historic Winslow, Arizona.

Delta RV Park features:

- 16 RV spaces, each individually sub-metered
- 5 tiny houses (three are furnished), each individually sub-metered
- 4085 SF Storage Building formally used as a restaurant
- Furnished tiny houses rent for approximately \$1,500 per month
- RV spaces rent for \$55 per night, \$255 per week, or \$500 per month



Route 66 Delta Motel features:

The Route 66 Delta Motel is a classic **13-room vintage motel** with an office that serves as the guest reception area for both the motel and RV park. A **manager's living quarters** is attached to the office, providing convenient on-site management. Nightly room rates range from **\$95 to \$120** depending on the room and the season. Significant capital improvements and upgrades include:

- New water lines with individual shutoff valves in every room
- New mini-split heating and air-conditioning systems throughout
- New roof
- Striking new neon Route 66 sign
- Updated gas lines
- Two new electrical services
- New mattresses
- New concrete parking lot
- New accounting system jointly utilized by the motel and RV park



Active	List Number: 205227 County: Navajo	Address: 2141 W Third ST, Winslow, AZ 86047 Unit #: Cross Street:	List Price: \$2,600,000 Sold Price:
		Property Type: Comm/Industry Region: 1 - Other Area Area: 20 - Winslow Year Built: 1977 / APN: 10311015 Taxes: \$2,522 / 2025 Zoned: Commercial ADOM/CDOM: 29/29 Geo Lat: 35.03591 Geo Lon: -110.725736	
Property Sub-Type: Other/Misc Ground Lease YN: No Lease Frequency: Gross SqFt: 5,315 List Price/SqFt: 489.18 Acres: 6.32 / Acres: 6.32 To Show: Other: Call Listing agent			
Listing Office: Harley Hendricks Realty			
Legal Description: KACHINA VISTA SUBD:BEG NE COR LOT 13;TH WLY ALG HWY R/W 80'; TH S 300';TH E TO E LOT LINE;TH N TO POB Directions: From I-40/ Hipkoe interchange turn south on Hipkoe, at the second four way stop sign turn right third property on your left. Delta 66 Sign. Public Remarks: Rare opportunity to own an iconic Route 66 Motel & RV Park. This 13-room, retro motel has been tastefully remodeled, and the electrical, water, sewer, and internet systems have been upgraded to meet current code. Includes a large manager's apartment. Also included is the Delta 66 RV Park, with 16 RV spaces plus 5 Park model "tiny homes" rentals. The RV Park generates a great net profit. The Motel and RV Park are managed together, making both enterprises very efficient. A 4.12-acre lot joins the RV park and allows room for expansion. Winslow has become a favorite stop on historic Route 66 and attracts visitors from around the world! It not only features the "Standing on the Corner" park but also the Clear Creek Canyon recreation area, a Kayak and rock-climbing destination. Private Remarks: APN# 103-11-015 Delta 66 Motel APN# 103-11-014 Delta 66 RV Park APN# 103-11-013 4.12 Ac. Lot. All three APN# are being sold as one transaction. Please include all three parcel numbers in the offer. RV Tenants pay electric bill			
Construction: One Story; Other: Block Docs on File: Aerial Photo Exterior Amenities: Exis Fee/Docs: Freeway Turn Time: 1-4 Min Flood Zone: None General Land Info: Grnd Lease Amt \$: Grnd Lease From: Lease Expiration Date:		Heating: Electric; Heat Pump Interior Amenities: Laundry; Living Qtrs.; Security System Inc/Exp (Annual): Location: Other: Freeway frontage Lot Street Imprvmnts: Curbs; St-Blacktop; Other: Concrete Parking Leases: Weekly; Month To Month Management: Owner	
		Occupancy: Owner Occupied; Partially Leased; Other: Overnight guest Possession: By Agreement Roof: Asphalt Shingle Util Pd by Tenant: Electricity Terms of Sale: 1031 Exchange; Cash; Other: New Commercial Loan To Show: Other: Call Listing agent Utilities: (2 Phase); Cable Available; City Water; Electricity Available; Natural Gas; Phone Available; Primary Meter; Private Trash Company; Sewer Zoning - City: Zoning - County: RC	
Interior Amenities: Laundry; Living Qtrs.; Security System			
Agreement Type: Exclusive Right To Sell Owner/Agent: No		Expire Date: 01/09/2027 Public Marketing Date: 07/09/2026 Listing Agreement Date (Historical):	
Status Change Date: 07/23/2026			

LO: Harley Hendricks Realty 928-587-9250 Fax: 887-589-6007

LA: David Hartman 928-587-9250 david.hartman@harleyhendricks.com BR030407000
LC669992001

Co-LA: Susan Weitzman 928-779-4411

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Night Shot



Street View at night.

B0000540 (3840 x 3840 4K)



Motel



Delta Day (3840 x 3840 4K)



0Z88683 (3840 x 3840 4K)



Motel



RV Park



Motel



RV Park



RV Park



RV Park



Motel



Motel



Motel & RV Park Office



Motel & RV Park Office



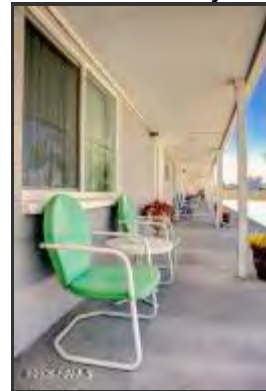
Motel & RV Park Office



Motel



Motel Breezway



Motel Patio**Motel Patio****Guest Room****Guest Bath****Guest Room****Guest Bath**

Guest Room



Guest Bath



Guest Room



Guest Bath



Guest Room



Guest Bath



Guest Room



Guest Bath



Guest Room



Guest Bath



Guest Room



Guest Bath



Guest Room



Managers Apartment



Managers Apartment



Managers Apartment

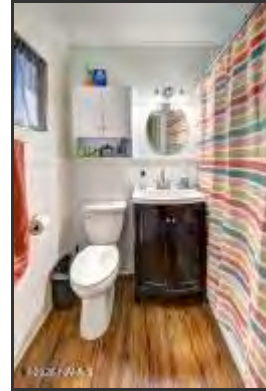


Managers Apartment



Managers Apartment



Managers Apartment**Managers Bath****Water Heater****Motel Laundry****0Z88577 (3840 x 3840 4K)****Delta RV Park Front**

4085 SF Storage Building**RV Park Tiny Houses****RV Park Model**

Park model RV Rental.

RV Park Model

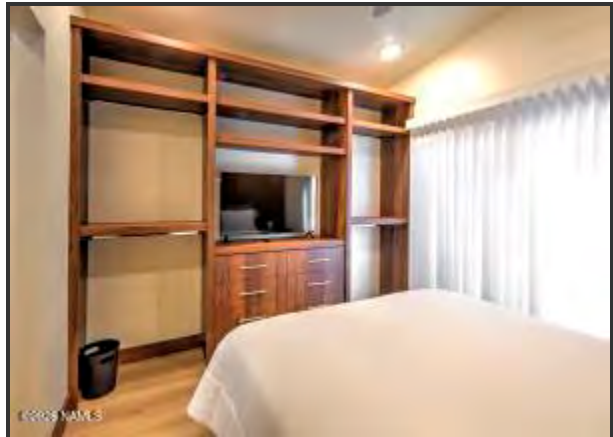
Park model RV Rental.

RV Park Model

Park model RV Rental.

Park Model Bath

Park Model RV Rental.

Park Model Bath**Park model LR/Kit.****Park Model LR/Kit.****Park Model Laun.****Park Model BR****Park Model BR.**

DELTA RV PARK 2025 EXPENSES

INCOME	\$170417.00
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APS ELECTRIC	\$29137.12
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WASTE MANAGEMENT	\$3601.23
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SPARKLIGHT	\$1594.88
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CITY OF WINSLOW	\$1868.30
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PROPERTY INSURANCE	\$2428.30
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PROPERTY TAXES	\$1142.82
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TOTAL EXPENSES	\$39772.65
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DELTA MOTEL 2025 EXPENSES

INCOME	\$93300.42
APS ELECTRIC	\$6782.65
CITY OF WINSLOW	\$1835.49
SPARKLIGHT	\$2408.59
AT&T DIRECT TV	\$4084.80
UES GAS	\$971.91
WASTE MANAGEMENT	\$2250.75
ORKIN PEST CONTROL	\$1270.00
WALMART SUPPLIES	\$2086.33
SAMS CLUB SUPPLIES	\$1384.23
NATIONAL HOSPITALITY SUPPLY	\$191.40
PROPERTY TAXES	\$2379.40
SALES TAX	\$9250.64
MERCHANT SERVICE FEES	\$4459.07
PROPERTY INSURANCE	\$9015.68
TOTAL EXPENSES	\$43956.46

10311013

Navajo Assessor Parcel # 103-11-013

[Parcel Dimensions](#)
[Download Map](#)


Sold	Pending	Off Market
Active	Cancelled	Foreclosure
UCB	Expired	Coming Soon

Property Information

Property Owner	VINCE LUGO STEPHANIE LYNN LUGO
Property Address	. AZ Navajo County
Tax Mailing Address	Vince Lugo 120 Maricopa Dr Winslow, AZ 86047
Property Type	(0021) VAC COMM L URBAN SUBDIV
Legal Class	(02-0R) AG/VAC LAND/NON-PROF. REAL PROP & IMPS
Lot/Block/Tract	11/-/0

Area Information

Subdivision	KACHINA VISTA
Section/Town/Range	/19N/15E
Census Tract	960600
Census Block	3013
Latitude	35.0342408834439
Longitude	-110.725595295502
Tax Area	0130
Tax Municipality	Winslow
School Districts	Winslow Unified District#01

Legal Description

Abbr. Legal Description

LOT 11: TH S 414.68 FT TPOB; TH S 586 FT; TH W 150.55 FT; TH N 600 FT; TH ELY 150 FT TPOB ALSO BEG NE COR LOT 12; TH S 426.3 FT TPOB; TH S 600 FT; TH W 150.3 FT; TH N 612 FT; TH ELY 150 FT TPOB KACHINA VISTA

Full Legal Description

KACHINA VISTA SUBD: BEG NE COR LOT 11; TH S 414.68 FT TPOB; TH S 586 FT; TH W 150.55 FT; TH N 600 FT; TH ELY 150 FT TPOB ALSO: BEG NE COR LOT 12; TH S 426.3 FT TPOB; TH S 600 FT; TH W 150.3 FT; TH N 612 FT; TH ELY 150 FT TPOB

Land Areas

Lot

Size: 3.924 acres / 170,922 sqft

No Structure Information: 

No Loan History: \$

Subdivision - KACHINA VISTA

Subdivision Details

Improved Lots: 2
Year Built Range: 1957 - 1968
With Pool: 0 (0%)

Stories

Single Story: 2
Multiple Story: 0

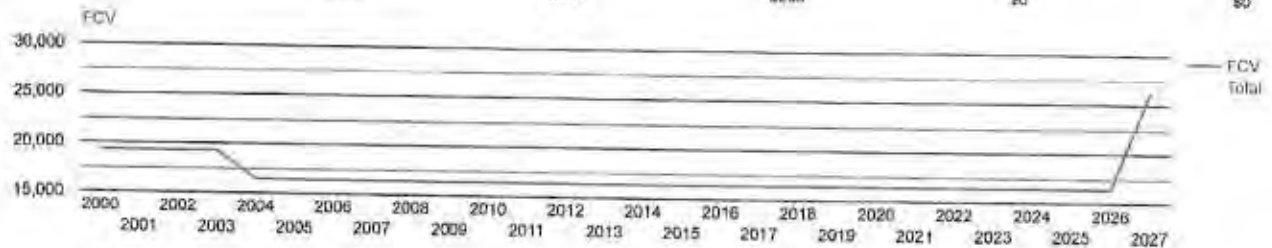
Average House

Sqft: 1,199
Lot Sqft: 11,343
Fixtures: 0

Tax Assessment History

Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)
County Treasurer

	2023 Final	2024 Final	2025 Final	2026 Prelim	2027 Prelim
FCV Improvement	\$0	\$0	\$0	\$0	\$0
FCV Land	\$16,388	\$16,388	\$16,388	\$16,388	\$26,241
FCV Total	\$16,388	\$16,388	\$16,388	\$16,388	\$26,241
FCV YoY Change	0%	0%	0%	0%	60%
Assessed FCV	\$2,458	\$2,458	\$2,458	\$2,458	\$3,836
LPV Total	\$16,388	\$16,388	\$16,388	\$16,388	\$17,207
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$263	\$262	\$263	\$0	\$0



Flood Information

Map Number: 04017C3015F
Map Date: 2016-03-02
Panel: 3015F
FEMA Zone: X

(Zone SubType: AREA OF MINIMAL FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone, insurance purchase is not required in these zones.

2125 W Third St, Winslow, AZ 86047-2183

Navajo Assessor Parcel # 103-11-014

[Parcel Dimensions](#) [Download Map](#)



- | | | |
|--------|-----------|-------------|
| Sold | Pending | Off Market |
| Active | Cancelled | Foreclosure |
| UCB | Expired | Coming Soon |

Property Information

Property Owner	DELTA 66 ENTERPRISES LLC
Property Address	2125 W Third St Winslow, AZ 86047-2183 Navajo County
Tax Mailing Address	Delta 66 Enterprises LLC 2141 W Third St Winslow, AZ 86047
Property Type	(1120) STORE FRONT COMM L BLDG
Legal Class	(01-12) COMM/REAL & IMPS NOT IN OTHER CLASSES
Lot/Block/Tract	12/-/0

Area Information

Subdivision	KACHINA VISTA
Section/Town/Range	23/19N/15E
Census Tract	960600
Census Block	3155
Latitude	35.0356578741687
Longitude	-110.72543574792
Tax Area	0130
Tax Municipality	Winslow
School Districts	Winslow Unified District#01

Legal Description

Abbr. Legal Description	LOT 12 KACHINA VISTA
Full Legal Description	KACHINA VISTA SUBD-N 426.3' OF LOT 12

Land Areas

Lot
Size: 1.413 acres / 61,545 sqft

Structure:

RESTAURANT, FULL SVC

Class: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME

Structure Information

Living Area: 3,142 sqft
Year Built: 1964
Stories: 5

Construction

Construction: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME
Added Attached: None

Additional Features

Added Detached: None

Components

Concrete Reinforced Wall: 100 sqft
Package Heating & Cooling: 3,142 sqft

RESTAURANT, FULL SVC

Class: WOOD OR STEEL STUD FRAME

Structure Information

Living Area: 1 sqft
Year Built: 1957
Stories: 5

Construction

Construction: WOOD OR STEEL STUD FRAME
Added Attached: None

Additional Features

Added Detached: None

Components

Concrete Paving, Unreinforced: 1,440 sqft
Gate, Chain Link: 950 sqft

No Loan History: \$**Subdivision - KACHINA VISTA****Subdivision Details**

Improved Lots: 14
Year Built Range: 1940 - 2007
With Pool: 0 (0%)

Stories

Single Story: 13
Multiple Story: 1

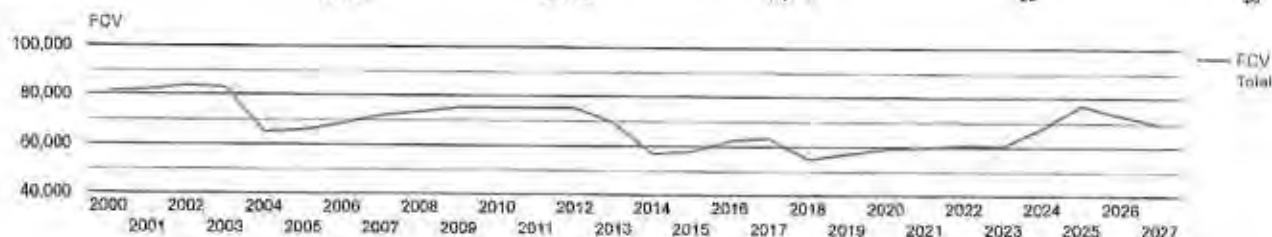
Average House

Sqft: 4,372
Lot Sqft: 82,922
Features: 0

Tax Assessment History

Full Cash Value (FCV) Limited Property Value Based on Proposition 117 (2012) (LPV) Year over Year (YoY)
County Treasurer

	2023 Final	2024 Final	2025 Final	2026 Prelim	2027 Prelim
FCV Improvement	\$38,276	\$43,581	\$52,647	\$48,630	\$50,590
FCV Land	\$24,375	\$24,375	\$24,375	\$24,375	\$18,738
FCV Total	\$60,653	\$67,956	\$77,022	\$73,005	\$69,328
FCV YoY Change	-1%	12%	13%	-5%	-5%
Assessed FCV	\$10,311	\$11,213	\$12,324	\$11,316	\$10,399
LPV Total	\$60,653	\$63,606	\$66,670	\$70,213	\$69,328
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,102	\$1,119	\$1,143	\$0	\$0

**Flood Information**

Map Number: 04017C3015F
Map Date: 2016-03-02
Panel: 3015F
FEMA Zone: X

(Zone SubType: AREA OF MINIMAL FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not warranted in these zones.

2141 W Third St, Winslow, AZ 86047-2131

Navajo Assessor Parcel # 103-11-015

[Parcel Dimensions](#) [Download Map](#)



Property Information

Property Owner	ROBERT D & CHRISTINE M (C SALISBURY
Property Address	2141 W Third St Winslow, AZ 86047-2131 Navajo County
Tax Mailing Address	Robert D & Christine M (C Salisbury Winslow Az 86047 Usa,
Property Type	(0510) MOTEL
Legal Class	(01-12) COMM/REAL & IMPS NOT IN OTHER CLASSES
Lot/Block/Tract	13/-/0

Area Information

Subdivision	KACHINA VISTA
Section/Town/Range	23/19N/16E
Census Tract	960600
Census Block	3013
Latitude	35.0359118999574
Longitude	-110.725740588371
Tax Area	0130
Tax Municipality	Winslow
School Districts	Winslow Unified District#01

Legal Description

Abbr. Legal Description

LOT 13;TH WLY ALG HWY R/W 80 FT ; TH S300 FT ;TH E TO E LOT LINE;TH N TO POB KACHINA VISTA

Full Legal Description

KACHINA VISTA SUBD;BEG NE COR LOT 13;TH WLY ALG HWY R/W 80' ; TH S 300';TH E TO E LOT LINE;TH N TO POB

Land Areas

Lot
Size: 0.509 acres / 22,180 sqft



Structure:

MOTEL

Class:

MASONRY OR REINFORCED CONCRETE TILT-UP FRAME

Structure Information

Living Area: 5,315 sqft
Year Built: 1977
Stories: 5

Construction

Construction:
MASONRY OR REINFORCED CONCRETE TILT-UP FRAME
Added Attached: None

Additional Features

Added Detached: None

Components

Concrete Reinforced Wall: 100 sqft
Package Heating & Cooling: 5,315 sqft

No Loan History: \$**Subdivision - KACHINA VISTA****Subdivision Details**

Improved Lots: 14
Year Built Range: 1940 - 2007
With Pool: 0 (0%)

Stories

Single Story: 13
Multiple Story: 1

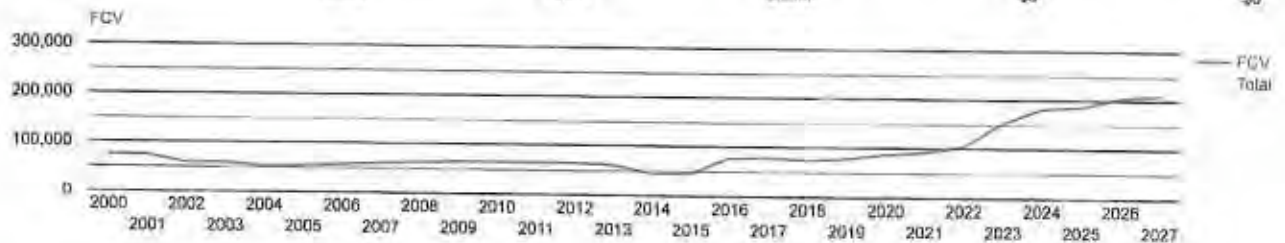
Average House

Sqft: 4,372
Lot Sqft: 82,922
Fixtures: 0

Tax Assessment History

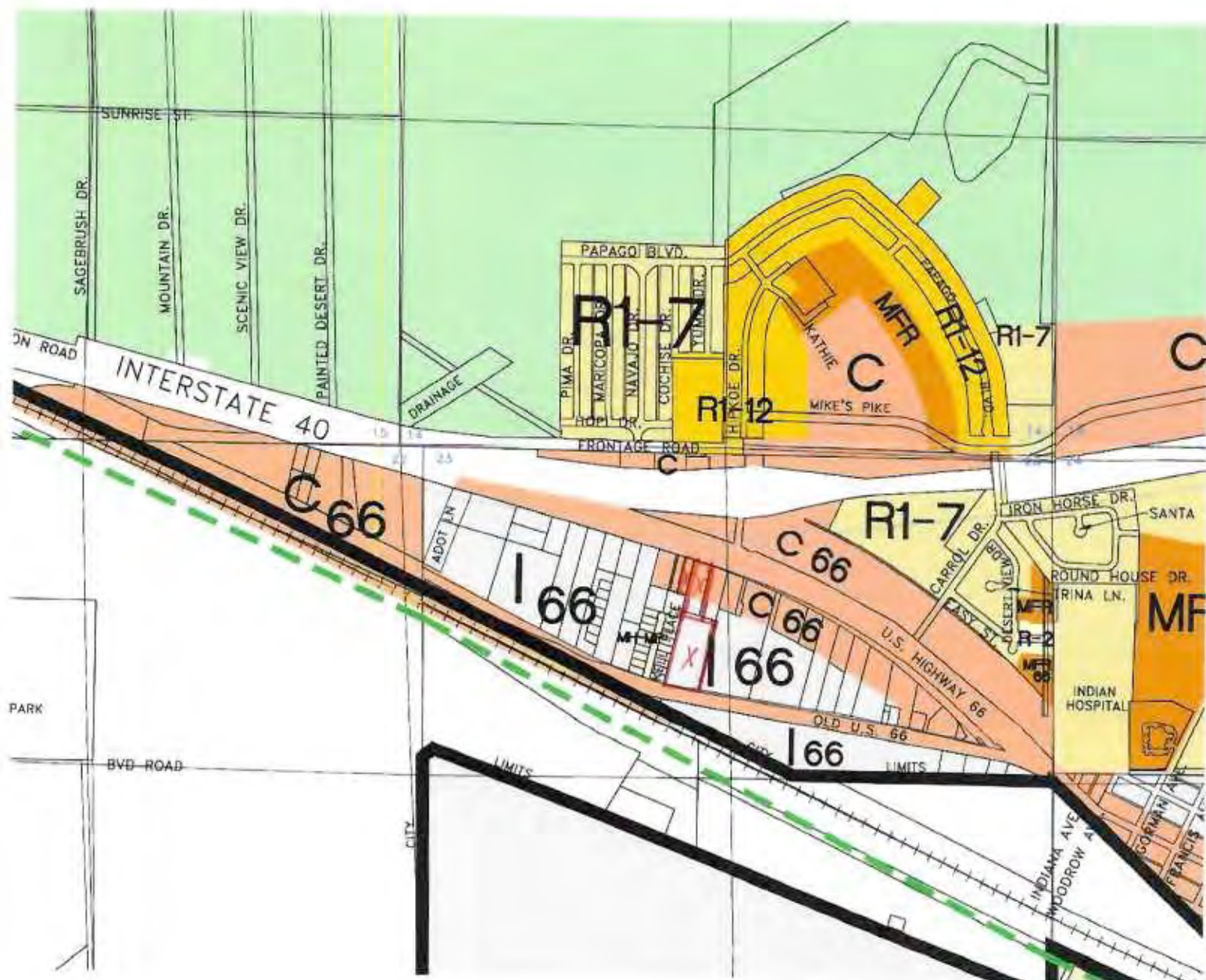
Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)
County Treasurer

	2023 Final	2024 Final	2025 Final	2026 Prelim	2027 Prelim
FCV Improvement	\$143,579	\$172,022	\$177,238	\$194,998	\$198,243
FCV Land	\$9,900	\$9,900	\$9,900	\$9,900	\$12,190
FCV Total	\$153,479	\$181,922	\$187,138	\$204,898	\$210,433
FCV YoY Change	47%	19%	3%	9%	3%
Assessed FCV	\$25,247	\$29,089	\$29,063	\$30,878	\$30,765
LPV Total	\$131,074	\$157,627	\$154,506	\$151,733	\$159,320
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$2,302	\$2,326	\$2,378	\$0	\$0

**Flood Information**

Map Number: 04017C3015F
Map Date: 2016-03-02
Panel: 3015F
FEMA Zone: X

(Zone SubType: AREA OF MINIMAL FLOOD HAZARD): Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.



Navajo County Assessor's Parcels

103-11-013	3.924 Acres	170,922 Square Feet
103-11-014	1.413 Acres	61,545 Square Feet
103-11-015	.509 Acres	22,180 Square Feet

Total	5.826 Acres	254,647 Square Feet
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Navajo County Zoning Ordinance



ARTICLE 8 - INDUSTRIAL ZONING DISTRICTS (IND)

Section 801 - Purpose

The principal purpose of these Zoning Districts are to provide for light and heavy industrial uses in locations which are suitable and appropriate, taking into consideration the land uses on adjacent or nearby properties, access to major streets or highways, rail service or other means of transportation, and the availability of public utilities. Principal uses permitting in these Zoning Districts including manufacturing, compounding, processing, packaging, or treatment of materials.

Section 802 - Use Regulations

The following are permitted uses within the IND-1 Zoning District:

1. Any use permitted in the Commercial-Residential Zoning District, subject to all regulations for such C-R Zoning District, unless the use is otherwise regulated in this Article.
 - a. Dwellings, manufactured home parks, recreational vehicle parks, manufactured home subdivisions, hotels, resort hotels, and motels shall not be permitted in any Industrial Zoning District.
2. Manufacturing, assembling, or packaging of the following:
 - a. Art needle work, weaving, and tapestries.
 - b. Books.
 - c. Candy, cosmetics, drugs, perfumes, pharmaceutical, perfumed toilet soap and toiletries. This shall not include refining and rendering of fats and oils.
 - d. Clay, leather, metal, and glass products.
 - e. Electrical appliances, instruments, and devices.
 - f. Electrical or electronic apparatus.
 - g. Jewelry.
 - h. Medical, dental, and drafting instruments.
 - i. Merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, glass, hair, leather, paper, plastics, precious, or semi-precious metals or stone, light sheet metal, shell, textiles, tobacco, wire, yarns, wood not involving planing mills, and paint not employing a boiling process.
 - j. Musical instruments, games and toys.

- k. Optical goods and equipment.
- l. Pottery and figurines, or other similar ceramic products.
- m. Watches, clocks, and other similar precision instruments.
3. Compounding of the following:
 - a. Candy, cosmetics, drugs, perfumes, pharmaceuticals, perfumed toilet soap and toiletries. This shall not include refining and rendering of fats and oils.
 - b. Merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, glass, hair, leather, paper, plastics, precious, or semi-precious metals or stone, light sheet metal, shell, textiles, tobacco, wire, yarns, wood not involving planing mills, and paint not employing a boiling process.
4. Sales, service, and rental of construction equipment.
5. Accessory buildings and uses customarily incidental to the above usages.
6. A use similar to any of the above listed uses may be allowed upon a written determination of the Director if the proposed use is similar in nature and impact to the permitted use and is consistent with the overall purposes of the Zoning District. The burden shall be on the property owner to prove by clear and convincing evidence that the proposed use is similar to the permitted use.

The following are permitted uses within the IND-2 Zoning District, subject to approval by the Board of Supervisors after report from the Commission which may secure reports from Health Department, Public Works, and Planning and Development Services:

1. Manufacturing of the following:
 - a. Acid.
 - b. Ammonia.
 - c. Celluloid.
 - d. Chemicals.
 - e. Cement, lime, gypsum, or plaster of paris.
 - f. Explosives.
 - g. Fertilizer.
 - h. Gas.

- i. Glue, soap, candle, or tallow.
 - j. Iron and steel.
 - k. Lighters and matches.
 - l. Synthetic rubber or its constituents.
 - m. Stock foods made of kelp, fish, or fish meal.
- 2. Storage of the following:
 - a. Chemicals.
 - b. Explosives.
 - c. Glue, soap, candle, or tallow.
 - d. Stock foods made of kelp, fish, or fish meal.
 - e. Raw hides.
 - f. Wholesale fertilizer.
- 3. General Uses:
 - a. Blast furnaces and coke ovens.
 - b. Commercial feed lots.
 - c. Crematories.
 - d. Distillation of bones.
 - e. Drop forge industries.
 - f. Junkyards.
 - g. Refining of petroleum or its products.
 - h. Rendering of fat, grease, lard, or tallow.
 - i. Rock crushers.
 - j. Smelting of tin, copper, zinc, or iron ores.
 - k. Stockyards or slaughter of animals.
 - l. Tanneries. Wholesale storage of gasoline.

- m. Wool processing.
- 4. A use similar to any of the above listed uses may be allowed upon a written determination of the Director if the proposed use is similar in nature and impact to the permitted use and is consistent with the overall purposes of the Zoning District. The burden shall be on the property owner to prove by clear and convincing evidence that the proposed use is similar to the permitted use.

Section 803 - Development Standards:

	IND-1	IND-2
Maximum Lot Coverage (Percentage)	50	50
Distance Between Buildings (Feet)	5	5
Front Yard Setback (Feet)	25	25
Rear Yard Setback (Feet)	25	25
Side Yard Setback (Feet)	5	5
Maximum Building Height (Feet)	40	40
Maximum Fence/Wall Height (Feet)	7	7

Section 804 - Additional Regulations

1. Any use not within a completely enclosed building shall be screened from lots in adjoining Rural or Residential zoning districts by a solid fence at least six (6) feet in height.
2. Any lighting shall be placed as to reflect away from adjoining Rural or Residential zoning districts.

ARTICLE 7 - COMMERCIAL/RESIDENTIAL ZONING DISTRICT (C-R)

Section 701 - Purpose

The principal purpose of this zoning district is to provide for shops and services in convenient locations to meet the daily needs of families in the immediate residential neighborhoods and wholesaling or distribution activities in locations where there is adequate access to major streets or highways. Principal uses permitted in this zoning district include retail and wholesale commerce, commercial entertainment, and some light manufacturing usages.

Section 702 - Use Regulations

The following are permitted uses within the Commercial-Residential Zoning Districts:

1. Single-family dwellings. Allowed dwelling types include:
 - a. Site-built homes.
 - b. Manufactured homes.
 - c. Rehabilitated mobile homes.
 - d. Factory-built homes provided they are approved models with the Arizona Department of Housing.
2. Churches.
3. Schools.
4. Utility facilities, to include:
 - a. Facilities for the delivery to the public, by a regulated public utility or a public entity, water, gas, electricity, steam, hot or cold air, telecommunications and cable television service, or sewer service.
 - i. This shall include pipes, lines, and cables required for the actual delivery of the foregoing, as well as facilities and appurtenances directly related thereto (such as pumping or booster stations along pipelines and substations along transmission lines).
 - ii. This shall **not** include generating plants, treatment plants, storage yards, or other major utility facilities which may be allowed with a Special Use Permit. It likewise shall not include television, radio, or telecommunications towers and stations, which may be allowed with a Special Use Permit.
5. Publicly owned or operated properties such as fire stations, police stations, and post offices.
6. Multiple-family dwellings.
7. Boarding and lodging houses.
8. Accessory buildings and uses customarily incidental to the permitted uses.
9. Antique Stores.

10. Art and dance instruction, art galleries.
11. Art metal, and ornamental iron shops.
12. Automobile laundry, provided, steam cleaning is confined within a completely enclosed building.
13. Automobile part and supply stores.
14. Automobile repair shops and garages provided all operations are conducted within a completely enclosed building.
15. Automobile sales and rentals.
16. Automobile service stations with underground storage of fuels.
17. Awning and canvas stores.
18. Banks.
19. Bakeries and candy stores, including the manufacturing of bakery and candy products for on-site retail sales only.
20. Barber and beauty shops.
21. Bars and liquor stores.
22. Bathhouses and massage therapy.
23. Blueprinting and photocopying/printing establishments.
24. Boat sales.
25. Book, stationary, and gift stores.
26. Bowling alleys.
27. Catering establishments.
28. Cabinet and carpentry shops.
29. Clothing and costume stores, including rentals.
30. Community buildings.
31. Contractor's yard.

32. Craft shops, including ceramic, mosaic, fabric, jewelry, leather goods, silk screening, dress designing, sculpting and wood carving.
33. Dance halls and nightclubs.
34. Day-care establishments.
35. Delicatessen stores.
36. Drug stores and soda fountains.
37. Dry goods stores.
38. Electrical shops.
39. Equipment sales and rentals.
40. Feed stores.
41. Florist shops.
42. Funeral homes.
43. Furniture stores and rentals.
44. Frozen food lockers.
45. Golf Courses, to include:
 - a. Clubhouses
 - b. Miniature courses
 - c. Practice driving ranges
46. Grocery stores and meat markets provided there are no slaughtering of animals or poultry on the premises.
47. Hardware and appliance stores.
48. Horology stores.
49. Hotels, motels and resorts.
50. Ice cream stores.
51. Ice distribution stations.
52. Jewelry stores.

53. Kennels.
54. Key and gun stores, including incidental repair work.
55. Laboratories.
56. Laundry establishments, including self-service.
57. Libraries.
58. Lumber yards.
59. Manufactured home and Recreational Vehicle sales.
60. Museums.
61. Music conservatory and music instruction establishments.
62. Offices.
63. Paint and wallpaper stores.
64. Parking lots.
65. Parks.
66. Pet shops, not including veterinary or kenneling services.
67. Photography/artist studios.
68. Playgrounds.
69. Plumbing shops.
70. Pool halls.
71. Printing and publishing establishments.
72. Private and public swimming pools.
73. Private schools operated as a commercial enterprise.
74. Precision, optical, and musical instrument repair shops.
75. Public garages.
76. Radio and television broadcasting stations.

77. Rest and nursing stations.
78. Restaurants and cafes.
79. Retail stores.
80. Shoe repair shops.
81. Stone and monument shops.
82. Tailor shops.
83. Taxidermists.
84. Tennis courts.
85. Tinsmith shops.
86. Trade schools.
87. Upholstery shops.
88. Variety stores.
89. Wholesale stores.

The following uses require an Administrative Permit within the Commercial-Residential Zoning District:

1. Guest houses.
2. Home occupation.

The following uses require a Special Use Permit within the Commercial-Residential Zoning Districts:

3. Automobile services stations with above-ground fuel storage of over five hundred (500) gallons.
4. Institutional residential and other group homes.
5. Manufactured home parks.
6. Recreational vehicle parks.
7. Recycling facilities.
8. Sport arenas.
9. Television, wireless, and radio transmitter towers and stations.

Article 7 – Commercial/Residential Zoning District (C-R) Section 703 – Development Standards

10. Warehousing and self-storage facilities.

11. Zoos.

Section 703 – Development Standards

	C-R
Minimum Parcel Size (Square Feet)	6,000
Minimum Parcel Width (Feet)	60
Lot Area Per Dwelling Unit (Square Feet)	1,000
Maximum Lot Coverage (Percentage)	50
Distance Between Buildings (Feet)	5
Front Yard Setback (Feet)	20
Rear Yard Setback (Feet)	15
Side Yard Setback (Feet)	5
Maximum Building Height (Feet)	30
Fence/Wall Height (Feet)	
Front Yard	3.5
Side/Rear Yard	7

Section 704 - Manufactured Home Park (MHP) and Recreational Vehicle Park (RVP) Development Standards

	MHP	RVP
Maximum Number of Homes/Vehicles Per Space	1	1
Minimum Space Size (Square Feet)	3,000	1,000
Minimum Space Width (Feet)	36	25
Maximum Space Coverage (Percent)	40	50
Structure/RV Distance from Interior Driveway/Road (Feet)	8	4
Structure/RV Distance from Side of Space (Feet)	5	3
Structure/RV Distance from Interior Driveway/Road on Corner (Feet)		
Entry Side	20	20
Non-Entry Side	8	3
Structure Setback from Exterior Lot Line (Feet)	8	8
Maximum Number of Spaces for RVs (Percentage)	20	*
Minimum Required Solid Fence/Wall Height (Feet)	3.5	3.5
Maximum Required Solid Fence/Wall Height (Feet)	7	7

Section 705 - Additional Regulations

1. Any use not within a completely enclosed building shall be screened from lots in adjoining Rural or Residential zoning districts by a solid fence at least six (6) feet in height.
2. Any lighting shall be placed as to reflect away from adjoining Rural or Residential zoning districts.