



Yuma County, Arizona
DEPARTMENT OF DEVELOPMENT SERVICES
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TO: Interpretation File
Monty Stansbury, Development Services Director
Division Heads
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FROM: Paul Melcher *Paul Melcher*

DATE: May 9, 2013

RE: Truck Driving School

Question: Would a *truck driving school* be considered a permitted use pursuant to Section 614.02 of the Yuma County Zoning Ordinance (Heavy Industrial zoning district)?

Determination: It is my determination that a truck driving school is a permitted use in the Heavy Industrial zoning district based on the following rationale, citing specific examples from the Ordinance:

- 1) Of the 33 items listed under Section 614.02 *Permitted Uses*, one can determine that at least 23 of the uses utilize trucks or semi trucks as part of their operations. This list includes such truck-specific activities as truck terminals, plazas, parking areas, fueling stations, and repair and maintenance areas, in addition to truck-dependent uses such as manufacturing, warehousing, and similar activities. To that end, it would seem logical to expect to encounter trucks or semi trucks in the Heavy Industrial zoning district; thus, a school training persons in the certified operation of a truck would support the district's intent to provide areas where uses might generate noise, smoke, odors, or other objectionable influences separate from residential and commercial uses.
- 2) Section 614.02.BB. *Truck terminal, truck plaza, truck washing and fueling facility, including major repair.*

Since truck parking, fueling, and maintenance facilities are permitted uses pursuant to this item, it would stand to reason that a facility to teach a person to drive a truck could be a primary use or a subordinate use to one of these primary industrial uses. In speaking directly to the school as a subordinate use, a produce cooling facility could teach interested persons how to drive a truck in order to pass the required Commercial Driver's License to fill an employment need, or the school may be part of a truck terminal or plaza use.

- 3) Section 614.02.Q. *Professional, administrative and general business offices related to the primary industrial use.*

Under this item, a property associated with or dedicated to teaching truck driving would be allowed a business office and classroom subordinate to the school.

In short, while *truck driving school* is not specifically listed as a permitted use in Section 614.02, such a school's anticipated core components, i.e., truck parking areas and administrative and general business offices, **are** listed, and when considered as a whole, a *truck driving school* use is consistent with those uses specified in the section.