

**2019 Zoning Code Amendments**

**Industrial Zones and Miscellaneous Revisions (PZ-19-00087 and PZ-19-00093)**

**Zoning Code Text Amendment**

Case No.s

PZ-19-00087 - Amusement/Entertainment and Sales, Indoor Zoning Code Text Amendment; and

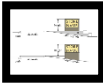
PZ-19-00093 - Industrial Zones and Resolution of Conflicts and Corrections

**HOW TO READ THIS DOCUMENT**


Unless otherwise stated, provisions that are being deleted are shown in red bold strikethroughs, like this: ~~Provisions that are being deleted are shown with red bold strikethroughs.~~

Provisions that are being added are shown in blue bold text, like this: **Provisions that are being added are shown in bold underlined and gray highlighted text.**

Graphics/Figures that are being deleted are indicated with an “X” over the graphic/figure.

Graphics/Figures that are being added are indicated with a border  around the graphic/figure.

Tables that are being deleted are indicated with an “X” over the Tables.

Tables that are being added are indicated with a thick border  around the Tables.

Section 1. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-20.40.150 Temporary Use Permits, subsection D. Allowed Temporary Uses., paragraph 1. Concerts, Carnivals, Farmers Markets, Flea Markets, Vehicle Sales and Other Special Events., subparagraph e., as follows:

**10-20.40.150 Temporary Use Permits**

D. **Allowed Temporary Uses.** A temporary use permit shall be required for the following temporary activities. Other temporary or short-term activities that do not fall within the categories defined below shall comply with the planning permit requirements and development standards that otherwise apply to the property.

1. **Concerts, Carnivals, Farmers Markets, Flea Markets, Vehicle Sales and Other Special Events.**

- e. All signs associated with these events shall be placed in compliance with the provisions of Section 10-50.100.090, **Temporary Portable** Signs

Section 2.

Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-20.40.150 Temporary Use Permits, subsection D. Allowed Temporary Uses., paragraph 3. Food Vendors., subparagraph e., as follows:

**10-20.40.150 Temporary Use Permits**

- D. **Allowed Temporary Uses.** A temporary use permit shall be required for the following temporary activities. Other temporary or short-term activities that do not fall within the categories defined below shall comply with the planning permit requirements and development standards that otherwise apply to the property.
  - 3. **Food Vendors.**
    - e. All signs associated with these events shall be placed in compliance with the provisions of Section 10-50.100.090, **Temporary Portable** Signs.

Section 3.

Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-20.40.150 Temporary Use Permits, D. Allowed Temporary Uses., 4. Merchandise and Service Vendors., subsection e., as follows:

**10-20.40.150 Temporary Use Permits**

- D. **Allowed Temporary Uses.** A temporary use permit shall be required for the following temporary activities. Other temporary or short-term activities that do not fall within the categories defined below shall comply with the planning permit requirements and development standards that otherwise apply to the property.
  - 4. **Merchandise and Service Vendors.**
    - e. All signs associated with these events shall be placed in compliance with the provisions of Section 10-50.100.090, **Temporary Portable** Signs.

Section 4. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.30.050 Industrial Zones, by deleting subsection B. Industrial Zones – Allowed Uses and the associated table of land uses, as adopted in Ordinance O2011-20 and Resolution R2011-35, in entirety, as follows:

~~**B. Industrial Zones – Allowed Uses**~~

Land Use <sup>1</sup>	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
<b>Ranching, Forestry and Animal Keeping</b>								
Animal Keeping		-----See Section 10-40.30.070----- -----						
Ranching		P	--	--	--	--	--	--
<b>Recreation, Education and Assembly</b>								
Commercial Campgrounds	10-40.60.130	UP	--	--	--	--	--	--
Golf Courses and Facilities		UP	UP	UP	--	--	--	--
Equestrian Recreational Facilities		UP	UP	UP	--	--	--	--
Libraries, Museums		UP	UP	UP	UP	UP	UP	UP
Meeting Facilities, Public and Private	10-40.60.230							
Regional		--	--	--	--	--	--	--
Neighborhood		P/UP <sup>2</sup>	P/UP <sup>2</sup>	P/UP <sup>2</sup>	P/UP <sup>2</sup>	P/UP <sup>2</sup>	P/UP <sup>2</sup>	P/UP <sup>2</sup>
Outdoor Public Uses, General		P	P	P	--	P	P	P
Places of Worship		P/UP <sup>6</sup>	P/UP <sup>6</sup>	P/UP <sup>6</sup>	P/UP <sup>6</sup>	P/UP <sup>6</sup>	P/UP <sup>6</sup>	P/UP <sup>6</sup>
Schools – Public and Charter		p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>	p <sup>3</sup>	p	p	p <sup>3</sup>
Schools – Private		P	P	P	P	P	P	P
Trade Schools		--	--	--	--	--	--	--
<b>Residential</b>								
Accessory Building and Structures	10-40.60.020	P	P	P	P	P	P	P

Land Use <sup>1</sup>	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Accessory Dwelling Units	10-40.60.030	P	P	P	P	P	P	P
Cohousing	10-40.60.120	P	P	P	--	P	P	--
Congregate Care Facilities		UP	UP	UP	UP	P	P	UP
Day Care, Centers	10-40.60.150.B	UP	UP	UP	UP	UP	UP	UP
Day Care, Home	10-40.60.150.A	P	P	P	P	P	P	P
Dwelling: Cluster	10-40.60.170	P	P	--	--	--	--	--
Dwelling: Multiple-Family		p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	--	P	P	--
Dwelling: Secondary Single-family		--	--	--	P	P	P	--
Dwelling: Single-family		P	P	P	P	p <sup>4,5</sup>	p <sup>4,5</sup>	P
Dwelling: Two-family		P	p <sup>4</sup>	p <sup>4</sup>	P	P	P	P
Group Home		P	P	P	P	P	P	P
Home Occupation	10-40.60.180	P	P	P	P	P	P	P
Institutional Residential								
Convents or Monasteries		P	P	P	--	P	P	P
Custodial Care Facilities		UP	UP	UP	UP	UP	UP	UP
Homeless Shelters	10-40.60.190							
Emergency Shelters		UP	UP	UP	UP	UP	UP	UP
Short Term Housing		UP	UP	UP	UP	UP	UP	UP
Transitional Housing		UP	UP	UP	UP	UP	UP	UP
Sheltered Care Homes		UP	UP	UP	UP	UP	UP	UP
Nursing Homes		--	UP	UP	UP	UP	UP	UP
Live/Work	10-40.60.200	--	--	--	--	UP <sup>4</sup>	UP <sup>4</sup>	--
Manufactured Home	10-40.60.210	--	--	--	--	--	--	P

Land Use <sup>1</sup>	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Manufactured Home Park	10-40.60.210.D	--	--	--	--	--	--	P
Manufactured Home Subdivision	10-40.60.210.C	--	--	--	--	--	--	P
Mobile Home		--	--	--	--	--	--	P
Planned Residential Development	10-40.60.280	P	P	P	P	P	P	--
Rooming and Boarding Facilities		--	UP	--	--	UP	UP	UP
<b>Retail Trade</b>								
Neighborhood Market								
≤ 1,500 sf		--	--	UP	--	--	--	UP
≤ 2,500 sf		--	--	--	--	UP	--	--
≤ 5,000 sf		--	--	--	--	--	UP	--
Offices		--	--	--	--	--	UP	--
<b>Services</b>								
Bed and Breakfast Establishments	10-40.60.110	P	P	P	P	P	P	P
Cemeteries		UP	UP	UP	--	UP	UP	UP
Hospitals		UP	UP	UP	UP	UP	UP	UP
<b>Public Services</b>								
Public Services Minor		P	P	P	P	P	P	P
Emergency Services		UP	UP	UP	UP	UP	UP	UP
<b>Telecommunications Facilities</b>								
AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Antenna-supporting Structure	10-40.60.310	UP	UP	UP	UP	UP	UP	UP
Attached Telecommunication Facilities	10-40.60.310	P	P	P	P	P	P	P
Colocation Facility	10-40.60.310	P	P	P	UP	P	P	P

Land Use <sup>1</sup>	Specific Use Regulations	Residential Zones							
		RR	ER	R1	R1N	MR	HR	MH	
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP	UP	UP	
Stealth Telecommunication Facilities	10-40.60.310	P	P	P	P	P	P	P	
<b>Transportation and Infrastructure</b>									
Accessory Wind Energy Systems	10-40.60.040	P	P	P	--	P	P	P	
<b>Urban Agriculture</b>									
Community Garden	10-40.60.140	P	P	P	P	P	P	P	
Nurseries		UP	--	--	--	--	--	--	
<b>End Notes</b>									
<sup>1</sup> A definition of each listed use type is in Chapter 10-80, Definitions.									
<sup>2</sup> A conditional use permit is required if liquor is sold or if facilities exceed 250 seats.									
<sup>3</sup> Charter schools proposed in existing single-family residences shall be located on residential lots one acre or greater.									
<sup>4</sup> Permitted as Planned Residential Development (see Section 10-40.50.270, Planned Residential Development).									
<sup>5</sup> Existing single-family uses and lots recorded in MR and HR, prior to the effective date of this Zoning Code, are considered legal, conforming uses.									
<b>Key</b>									
P		Permitted Use							
UP		Conditional Use Permit Required							
--		Use Not Allowed							

Section 5.

Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.30.050 Industrial Zones, by adopting subsection B. Industrial Zones – Allowed Uses, and Table 10-40.30.050.B.1. Industrial Zones – Allowed Uses, as follows – including the addition of grid lines and shading:

**10-40.30.050 Industrial Zones – Allowed Uses**

**B. Industrial Zones – Allowed Uses.** The allowed land uses of each of the Industrial zones are shown in Table 10-40.30.050.B

<b>Table 10-40.30.050.B. Industrial Zones – Allowed Uses</b>						
<b>Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>Industrial Zones</b>				
		<b>RD</b>	<b>LI</b>	<b>LI-O</b>	<b>HI</b>	<b>HI-O</b>
<b>Industrial, Manufacturing, Processing and Wholesaling</b>						
<b>Business Parks</b>		<b>P</b>	<b>P</b>	<b>P</b>	<b>--</b>	<b>--</b>
<b>Composting Facility</b>		<b>--</b>	<b>p<sup>3</sup></b>	<b>p<sup>3</sup></b>	<b>p<sup>3</sup></b>	<b>p<sup>3</sup></b>
<b>Construction Storage/Supply Yards</b>		<b>--</b>	<b>p<sup>2</sup></b>	<b>p<sup>2</sup></b>	<b>P</b>	<b>P</b>
<b>Equipment Rental Yard – Heavy</b>		<b>--</b>	<b>P</b>	<b>P</b>	<b>--</b>	<b>--</b>
<b>Flammable Liquid, Gas, and Bulk Fuel – Storage and Sales</b>		<b>--</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Freight or Trucking Facility</b>		<b>p<sup>3</sup></b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Industrial, Heavy – General</b>		<b>--</b>	<b>UP</b>	<b>--</b>	<b>P</b>	<b>P</b>
<b>Industrial, Light – General</b>		<b>--</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Junk Yard</b>		<b>--</b>	<b>--</b>	<b>--</b>	<b>P</b>	<b>P</b>
<b>Manufacturing/Processing – Heavy</b>		<b>--</b>	<b>--</b>	<b>--</b>	<b>P</b>	<b>P</b>
<b>Manufacturing/Processing – Light</b>		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Manufacturing/Processing – Previously Prepared Materials</b>		<b>UP</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Micro-brewery or Micro-distillery</b>	<b>10-40.60.240</b>	<b>--</b>	<b>P/UP<sup>8</sup></b>	<b>P</b>	<b>--</b>	<b>--</b>
<b>Mini-Storage Warehousing</b>	<b>10-40.60.250</b>	<b>--</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Quarrying Operations</b>	<b>10-40.60.290</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>UP</b>	<b>UP</b>

Table 10-40.30.050.B. Industrial Zones – Allowed Uses						
Land Use <sup>1</sup>	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Railroad Shops and Similar Heavy Service Facilities		--	UP	UP	P	P
Research and Development	10-40.60.300	P	P	P	--	--
Transportation Yards		--	P	P	P	P
Warehousing	10-40.60.330	--	P	P	P	P
Wholesaling and Distribution		--	P	P	P	P
<b>Ranching, Forestry and Animal Keeping</b>						
Livestock Auction, Feed Yards, and Sales		--	--	--	P	P
<b>Recreation, Education and Assembly</b>						
Indoor Commercial Recreation		--	--	UP <sup>7</sup>	--	--
Outdoor Public Uses, General		UP	--	UP	--	UP
Places of Worship		P/UP <sup>9</sup>	P/UP <sup>9</sup>	P/UP <sup>9</sup>	P/UP <sup>9</sup>	P/UP <sup>9</sup>
Schools – Public and Charter		P	P	P	P	P
Schools – Private		UP	--	--	--	--
Seasonal Amusement/Entertainment and Sales, Indoor	10-40.60.305	--	UP	--	--	--
Trade Schools		UP	P	P	P	P
<b>Residential</b>						
Accessory Building and Structures	10-40.60.020	P	P	P	P	P
Day Care, Centers	10-40.60.150.A	P	p <sup>4,5</sup>	p <sup>4,5</sup>	p <sup>4,5</sup>	p <sup>4,5</sup>
<b>Institutional Residential</b>						
Custodial Care Facilities	--	UP	UP	UP	UP	
<b>Homeless Shelters 10-40.60.190</b>						
Emergency Shelters		--	p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>	p <sup>6</sup>
Short Term Housing		--	p <sup>6</sup>	p <sup>6</sup>	UP <sup>6</sup>	UP <sup>6</sup>
Transitional Housing		P	P	P	UP	UP
Sheltered Care Homes		--	UP	UP	UP	UP

Table 10-40.30.050.B. Industrial Zones – Allowed Uses						
Land Use <sup>1</sup>	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Nursing Homes		--	UP	--	UP	--
Live/Work	10-40.60.200	P	P	P <sup>7</sup>	--	--
Residence for Owner, Caretaker, or Manager		P	P	P	P	P
Residential Uses Above First Floor		UP	--	--	--	--
<b>Retail Trade</b>						
Drive-through Retail	10-40.60.160	P <sup>4</sup>	--	P <sup>7</sup>	--	--
General Retail Business		P <sup>4</sup>	UP	P <sup>7</sup>	UP	UP <sup>7</sup>
Heavy Retail/Service		--	--	P <sup>7</sup>	--	UP <sup>7</sup>
Restaurant or Cafe		P <sup>4</sup>	UP	P <sup>7</sup>	--	UP <sup>7</sup>
<b>Services</b>						
Adult Entertainment	10-40.60.050	P	P	P <sup>7</sup>	P	P <sup>7</sup>
Crematorium		--	P	P <sup>7</sup>	P	P <sup>7</sup>
General Services		P <sup>4</sup>	UP	UP <sup>7</sup>	--	--
Hospital		UP	UP	UP <sup>7</sup>	UP	UP
Kennel, Animal Boarding		UP	UP	UP <sup>7</sup>	UP	UP <sup>7</sup>
Travel Accommodations		P <sup>4</sup>	--	UP <sup>7</sup>	--	--
Medical Marijuana Off-Site Cultivation Location		--	P	P <sup>7</sup>	P	P <sup>7</sup>
Office		P	UP	UP <sup>7</sup>	--	UP <sup>7</sup>
<b>Public Services</b>						
	Public Services Major	UP	P	P	P	P
	Public Services Minor	P	P	P	P	P
Emergency Services		UP	UP	UP	UP	UP
Veterinary Hospitals		--	P	P	P	P
Veterinary Clinics		UP	P	P	P	P
<b>Telecommunication Facilities</b>						
AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP

<b>Table 10-40.30.050.B. Industrial Zones – Allowed Uses</b>						
<b>Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>Industrial Zones</b>				
		<b>RD</b>	<b>LI</b>	<b>LI-O</b>	<b>HI</b>	<b>HI-O</b>
<b>Antenna-Supporting Structure</b>	<b>10-40.60.310</b>	<b>UP</b>	<b>UP</b>	<b>UP</b>	<b>UP</b>	<b>UP</b>
<b>Attached Telecommunication Facilities</b>	<b>10-40.60.310</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Collocation Facility</b>	<b>10-40.60.310</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>FM/DTV/Low Wattage AM Broadcasting Facilities</b>	<b>10-40.60.310</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Stealth Telecommunication Facilities</b>	<b>10-40.60.310</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Transportation and Infrastructure</b>						
<b>Accessory Wind Energy Systems</b>	<b>10-40.60.040</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Passenger Transportation Facilities</b>		<b>P</b>	<b>P</b>	<b>P</b>	<b>--</b>	<b>--</b>
<b>Urban Agriculture</b>						
<b>Food Production</b>		<b>--</b>	<b>P</b>	<b>P</b>	<b>--</b>	<b>--</b>
<b>Nurseries</b>		<b>--</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Vehicle Sales and Services</b>						
<b>Automobile/Vehicle Repair Garages – Major</b>	<b>10-40.60.100</b>	<b>--</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>End Notes</b>						
1. A definition of each listed use type is in Chapter 10-80, Definitions.						
2. Outdoor storage shall be screened. See Division 10-50.50, Fences and Screening, for fencing and screening requirements.						
3. Not allowed within one-quarter mile of an existing residential use.						
4. Limited to 10 percent of a primary use.						
5. Solely for use by employees of the permitted use.						
6. Conditional use permit is required if distance between shelter facilities is less than 1/4 mile.						
7. Allowed use with applied FAR standards (see Table 10-40.30.050.C.).						
8. Conditional use permit is required if a taproom is associated with the micro-brewery or micro-distillery.						

Table 10-40.30.050.B. Industrial Zones – Allowed Uses						
Land Use <sup>1</sup>	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
9. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.						
<b>Key</b>						
P = Permitted Use						
UP = Conditional Use – Requires the Approval of a Conditional Use Permit						
-- = Use Not Allowed						

Section 6. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.30.050 Industrial Zones, by deleting subsection 10-40.30.050 C. Residential Zones – Building Form Standards and the associated table, as adopted in Ordinance O2011-20 and Resolution R2011-35, in its entirety, as follows:

**C. Residential Zones – Building Form Standards**

	RR	ER	R1	R1N	MR	HR	MH
<b>Building Placement Requirements</b>							
Setback							
Front (min.)							
2nd Floor and Below	75'	50'	15'	15'	10'	10'	15'
Above 2nd Floor	75'	50'	15'	15'	15'	15'	15'
For Parking	--	--	25' <sup>11</sup>	--	--	--	--
Side (min.)							
Interior Lots	10'	20'min./45'total	8'	6'	5'	5'	8'
Corner Lots (interior)	10'	20'min./45'total	8'	6'	5'	5'	12'
Corner Lots (exterior)	25'	20'	20' <sup>12</sup>	6'	5'	5'	12'
Rear (min.)	10'	60'	25' <sup>13</sup>	15'	15' <sup>14</sup>	15' <sup>14</sup>	10'
<b>Building Form Requirements</b>							

	RR	ER	R1	R1N	MR	HR	MH
Building Height (max.)	35'	35'	35'	35'	35'	60' <sup>5</sup>	30'
Coverage (max.)	20%	17%	35%	35%	40%	50%	43%
<b>Density Requirements See Division 10-30.20, Affordable Housing Incentives</b>							
Density: Gross (units/acre)							
Min.	--	--	2	2	6	10	--
Max. Outside the RPO	1	1	6	14	14	29 <sup>6</sup>	11
Max. Within the RPO	1	1	5	--	9	22	4
<b>Lot Requirements</b>							
Area							
Gross (min.)	1 ac <sup>7</sup>	1 ac	6,000 sf	6,000 sf	6,000 sf	6,000 sf	5 ac
Per Unit (min.)	1 ac <sup>7</sup>	1 ac	6,000 sf	3,000 sf	Endnote <sup>6</sup>	Endnote <sup>6</sup>	4,000 sf
Width							
Interior Lots (min.)	100' <sup>8</sup>	140' <sup>9</sup>	60' <sup>9,10</sup>	50'	50' <sup>9,10</sup>	50' <sup>9,11</sup>	--
Corner Lots (min.)	100' <sup>8</sup>	100' <sup>9</sup>	60' <sup>9,10</sup>	50'	50' <sup>9,10</sup>	50' <sup>9,11</sup>	--
Depth (min.)	200' <sup>8</sup>	--	100' <sup>8</sup>	100'	100' <sup>9</sup>	75' <sup>9,11</sup>	--
<b>Other Requirements</b>							
Open Space (% of Gross Lot Area)	--	--	--	See Table 10-40.30.030.A			
Fences and Screening	See Division 10-50.50						
Landscaping	See Division 10-50.60						
Lighting	See Division 10-50.70						
Parking	See Division 10-50.80						
Signs	See Division 10-50.100						
<b>End Notes</b>							
<sup>1</sup> 15' for side entrance garages, where the garage is designed as an integral element of the primary dwelling (i.e., doors and windows are consistent with the overall architectural character).							
<sup>2</sup> 15' on existing lots with less than 8,000 sf or less than 65' in width.							

RR	ER	R1	R1N	MR	HR	MH
<sup>3</sup> One or two story residential buildings and decks attached to those buildings may be built to 15' from the rear property line; provided, that any portion of the structure located closer than 25' to the rear property line does not exceed 50% of the lot width.						
<sup>4</sup> May be reduced for zones not subject to the Resource Protection Overlay when a minimum of 350 sf of open yard area per unit is provided, see Section 10-40.30.030(H).						
<sup>5</sup> Building height can be exceeded with approval of a Conditional Use Permit.						
<sup>6</sup> The maximum number of units for each lot is based on the following:						
Area of Lot			Required Lot Area Per Dwelling Units			
5,000 to 14,000 square feet			2,500 square feet			
14,001 to 24,000 square feet			2,000 square feet			
24,001 square feet and over			1,500 square feet			
Key						
-- Not Applicable						

Section 7. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.30.050 Industrial Zones, by adopting subsection C. Industrial Zones – Building Form and Property Development Standards., and Table 10-40.30.050.C. Industrial Zones – Building Form and Property Development Standards., as follows:

**C. Industrial Zones – Building Form and Property Development Standards. The building form and property development standards shown in Table 10-40.30.050.C. shall apply to all property with the corresponding industrial zones.**

<b>Table 10-40.30.050.C.</b>			
<b>Industrial Zones – Building Form and Property Development Standards.</b>			
	<b>Industrial Zones</b>		
	<b>RD</b>	<b>LI/LI-O</b>	<b>HI/HI-O</b>
<b>Building Placement Requirements</b>			
<b>Setback</b>			
<b>Front (min.)</b>	<b>25'<sup>1</sup></b>	<b>25'<sup>1</sup></b>	<b>25'</b>
<b>Side</b>			
<b>Adjacent to Residential (min.)</b>	<b>15'</b>	<b>15'</b>	<b>15'</b>
<b>Street Side Lot Line (min.)</b>	<b>15'</b>	<b>15'</b>	<b>15'</b>
<b>All Other (min.)</b>	<b>0'</b>	<b>0'</b>	<b>0'</b>
<b>Rear</b>			
<b>Adjacent to Residential (min.)</b>	<b>15'</b>	<b>15'</b>	<b>15'</b>
<b>All Other (min.)</b>	<b>10'</b>	<b>0'</b>	<b>0'</b>
<b>Building Form Requirements</b>			
<b>Building Height (max.)</b>	<b>60'<sup>2</sup></b>	<b>60'<sup>2</sup></b>	<b>60'<sup>2</sup></b>
<b>Coverage (max.)</b>	<b>25%</b>	<b>--</b>	<b>--</b>
<b>Gross FAR (max. area of all uses on a property)</b>	<b>0.50</b>	<b>1.50<sup>3</sup></b>	<b>2.50<sup>3</sup></b>
<b>Indoor Commercial Recreation (max. FAR area)<sup>4, 5</sup></b>	<b>--</b>	<b>0.30</b>	<b>--</b>
<b>Heavy Retail/Service (max. FAR area)<sup>4, 5</sup></b>	<b>--</b>	<b>0.30</b>	<b>0.30</b>
<b>Office/Lodging (max. FAR area)<sup>4, 5</sup></b>	<b>----- 0.38 -----</b>		
<b>All other commercial uses that are allowed in a corresponding industrial zone with a FAR limitation. (max. FAR area)<sup>4, 5</sup></b>	<b>--</b>	<b>0.25</b>	<b>--</b>
<b>Live/Work (max. FAR area)<sup>4, 5</sup></b>	<b>End Note 6</b>	<b>End Note 6</b>	<b>--</b>
<b>Lot Requirements</b>			
<b>Area (min.)</b>	<b>20,000 sf</b>	<b>20,000 sf</b>	<b>20,000 sf</b>
<b>Width (min.)</b>	<b>75'</b>	<b>100'</b>	<b>100'</b>
<b>Depth (min.)</b>	<b>--</b>	<b>150'</b>	<b>150'</b>
<b>Other Requirements</b>			
<b>Fences and Screening</b>	<b>See Division 10-50.50</b>		
<b>Landscaping</b>	<b>See Division 10-50.60</b>		
<b>Lighting</b>	<b>See Division 10-50.70</b>		

<b>Table 10-40.30.050.C. Industrial Zones – Building Form and Property Development Standards.</b>			
	<b>Industrial Zones</b>		
	<b>RD</b>	<b>LI/LI-O</b>	<b>HI/HI-O</b>
<b>Parking</b>	See Division 10-50.80		
<b>Signs</b>	See Division 10-50.100		
<b>End Notes</b>			
1. Front setbacks along streets other than public arterial or collector streets shall use street side lot line setback standard. This includes buildings fronting private streets and shared driveways between parcels.			
2. A conditional use permit shall be required for structures over 60 feet in height.			
3. Retail use allowed in these industrial zones are subject to the additional FAR standards. See Section 10-40.30.050(F), Miscellaneous Requirements – LI-O and HI-O Zones).			
4. Where a development includes more than one commercial use, the total commercial floor area shall not exceed the greater of the maximum FAR areas allowed. The maximum FAR of the commercial uses allowed are not cumulative. An individual use that has a maximum FAR restriction shall not exceed the FAR allowed for the use. Example. A development is proposed with two commercial uses, the first use (Services) has a maximum FAR restriction of 0.30 and the second use (Office) has maximum FAR restriction of 0.38. The total maximum FAR for all commercial use in the development is 0.38 since it is the greater of the two commercial use. If Service uses of the development is to have a FAR of 0.30, then the remainder 0.08 FAR may be used for the Office use. The total maximum FAR of both uses shall not exceed 0.38, and the Service use shall not exceed 0.30 since it is restricted to an FAR of 0.30.			
5. The allowed commercial uses in the industrial zone that have a limitation on the max. FAR are specified in Table 10-40.30.050.B.			
6. The total commercial floor area of a Live/Work development shall be limited to the corresponding commercial use and related Max. FAR specified for the property's corresponding zone.			
<b>Key</b>			
-- Not Applicable			

Section 8. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.30.050 Industrial Zones, by deleting subsection F. Miscellaneous Requirements – LI-O and HI-O Zones., and the association tables, as follows:

**10-40.30.050 Industrial Zones**

**F. ~~Miscellaneous Requirements – LI-O and HI-O Zones. Allowed uses found in Table 10-40.30.050.B are required to meet the following FAR standards:~~**

Area of Lot	Max. Gross FAR
Retail	0.25
Office/Lodging	0.38
Heavy Retail/Service	0.30
General Services	0.25

Section 9. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.30.070 Sustainability Features of All Non–Transect Zones, subsection A. Intent., and the association tables, including adding grid lines, as follows:

**10-40.30.070 Sustainability Features of All Non–Transect Zones**

A. **Intent.** The following sustainability features shown on Table 10-40.30.070.A.1. and Table 10-40.30.070.A.2. are allowed in the specified zone(s), and are intended to be applied where feasible for the purpose of encouraging and directing development in the City in a sustainable manner.

Table 10-40.30.070.A.1. Sustainability Features					
Sustainability Features <sup>1,2</sup>	Zones that the Sustainability Features are Allowed				
	RR/ER/RI/RIN	MR/HR	MH	SC/CC/HC	CS/CB
<b>Storm Water Features</b>					
Bioretention Facility	--	A	--	A	A
Disconnected Downspouts	A	A	A	A	A
Flow Through and Infiltration Planters	A	A	A	A	A

**Table 10-40.30.070.A.1.  
Sustainability Features**

Sustainability Features <sup>1,2</sup>	Zones that the Sustainability Features are Allowed				
	RR/ER/RI/RIN	MR/HR	MH	SC/CC/HC	CS/CB
Infiltration Trench	A	A	A	A	--
Level Spreader	A	A	A	A	A
Porous Paving	A	A	A	A	A
Rain Garden	A	A	A	A	--
Riffle Pools	A	A	A	A	--
Swale	A	A	A	A	A
Biofiltration	A	--	A	A	--
Vegetated/Rock	A	A	A	A	--
Urban Channel	--	--	--	A	A
Vegetated Roof	A	A	A	A	A
<b>Water Conservation</b>					
Cisterns	A	A	A	A	A
Greywater – Simple	A	A	A	A	A
Rain Barrels	A	A	A	A	A
<b>Energy Features</b>					
Accessory Wind Energy System	A	A	A	A	A
Wind Energy Production Facility	--	--	--	--	--
Alternative Paving	--	A	--	A	A
Biomass	A	--	A	--	--
Geothermal Energy	A	A	A	A	A
<b>Solar</b>					
Farm	--	--	--	--	--
Parking Lot Lighting	A	A	A	A	A
Roof Paneling	A	A	A	A	A
Water Heaters	A	A	A	A	A
<b>End Notes</b>					
<sup>1</sup> Additional standards for each sustainability feature apply. See <i>City Stormwater Regulations and LID Manual</i> .					

Table 10-40.30.070.A.1. Sustainability Features					
Sustainability Features <sup>1, 2</sup>	Zones that the Sustainability Features are Allowed				
	RR/ER/RI/RIN	MR/HR	MH	SC/CC/HC	CS/CB
<sup>2</sup> Sustainable features marked as “Not Allowed” may be approved by the Director and Stormwater Manager if it can be demonstrated that the proposed sustainable feature can be installed with the intent and character of the non-transect zone.					
<b>Key</b>					
A	Allowed	--			Not Allowed

Table 10-40.30.070.A.2. Sustainability Features					
Sustainability Features <sup>1, 2</sup>	Zones that the Sustainability Features are Allowed				
	RD	LI/LI-O	HI/HI-O	PF	PLF/POS
<b>Storm Water Features</b>					
Bioretention Facility	A	A	A	A	--
Disconnected Downspouts	A	A	A	A	--
Flow Through and Infiltration Planters	A	A	A	A	--
Infiltration Trench	A	A	A	A	A
Level Spreader	A	A	A	A	A
Porous Paving	A	A	A	A	--
Rain Garden	A	A	A	A	A
Riffle Pools	A	A	A	A	A
<b>Swale</b>					
Biofiltration	A	A	A	A	A
Vegetated/Rock	A	A	A	A	A
Urban Channel	A	A	A	A	--
Vegetated Roof	A	A	A	A	A
<b>Water Conservation</b>					
Cisterns	A	A	A	A	--
Greywater – Simple	--	--	--	A	--
Rain Barrels	A	A	A	A	A
<b>Energy Features</b>					

<b>Table 10-40.30.070.A.2. Sustainability Features</b>					
<b>Sustainability Features<sup>1, 2</sup></b>	<b>Zones that the Sustainability Features are Allowed</b>				
	<b>RD</b>	<b>LI/LI-O</b>	<b>HI/HI-O</b>	<b>PF</b>	<b>PLF/POS</b>
Accessory Wind Energy System	A	A	A	A	A/--
Wind Energy Production Facility	--	--	--	--	A/--
Alternative Paving	A	A	A	A	--
Biomass	--	A	A	A	--
Geothermal Energy	A	A	A	A	--
<b>Solar</b>					
Farm	--	A	A	A	--
Parking Lot Lighting	A	A	A	A	--
Roof Paneling	A	A	A	A	A
Water Heaters	A	A	A	A	A
<b>End Notes</b>					
<sup>1</sup> Additional standards for each sustainability feature apply. See <i>City Stormwater Regulations and LID Manual</i> .					
<sup>2</sup> Sustainable features marked as “Not Allowed” may be approved by the Director and Stormwater Manager if it can be demonstrated that the proposed sustainable feature can be installed with the intent and character of the non-transect zone.					
<b>Key</b>					
A	Allowed	--	Not Allowed		

Section 10. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.40.030 T1 Natural (T1) Standards, subsection C. Sustainable Features, Energy Features, to add Wind Energy Production Facility as an allowed use, as follows:

**10-40.40.030 T1 Natural (T1) Standards.**

<b>C. Sustainable Features</b>	
<b>Energy Features</b>	
<b>Wind Energy Production Facility</b>	<b>A</b>

Section 11. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.40.050 T3 Neighborhood I (T3N.1) Standards, subsection H. Allowed Uses, Residential, pertaining to Dormitories and Fraternities/Sororities as a Conditional Use (UP), as follows:

**10-40.40.050 T3 Neighborhood I (T3N.1) Standards**

<b>H. Allowed Uses</b>		
<b>Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>T3N.1</b>
<b>Residential</b>		
Dormitories and Fraternities/Sororities		<b>UP</b>

Section 12. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.40.060 T3 Neighborhood 2 (T3N.2) Standards, subsection H. Allowed Uses, Residential, pertaining to Dormitories and Fraternities/Sororities as a Conditional Use (UP), as follows:

**10-40.40.060 T3 Neighborhood 2 (T3N.2) Standards**

<b>H. Allowed Uses</b>		
<b>Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>T3N.2</b>
<b>Residential</b>		
Dormitories and Fraternities/Sororities		<b>UP</b>

Section 13. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.40.100 T6 Downtown (T6) Standards, subsection H. Allowed Uses, Residential, to add Specific Use Regulations cross reference section number for Homeless Shelter, as follows:

**10-40.40.100 T6 Downtown (T6) Standards**

<b>H. Allowed Uses</b>		
<b>Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>T6</b>
<b>Residential</b>		
Homeless Shelter	<b>10-40.60.190</b>	UP

Section 14. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.40.100 T6 Downtown (T6) Standards, subsection H. Allowed Uses, Services, to add the land use, Bed and Breakfast as an Allowed Use, Cemeteries as a Conditional Use (UP), and Crematorium as a Conditional Use (UP), to the list of land uses in alphabetical order, as follows:

**10-40.40.100 T6 Downtown (T6) Standards**

<b>H. Allowed Uses</b>		
<b>Land Use<sup>1</sup></b>	<b>Specific Use Regulations</b>	<b>T6</b>
<b>Services</b>		
<b>Bed and Breakfast</b>	<b>10-40.60.110</b>	<b>P</b>

Section 15. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.60.280 Planned Residential Development, subsection B. Building Types for Planned Residential Development., paragraph 3. Determination of Building Types., subparagraph a., as follows:

**10-40.60.280 Planned Residential Development**

**B. Building Types for Planned Residential Development.**

**3. Determination of Building Types.**

- a. The building types that may be utilized in the non-transect zones as a planned residential development are **identified in Table 10-40.60.280.A, and described established** in Division 10-50.110, Specific to Building Types.

Section 16. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.60.310 Telecommunication Facilities, subsection C. General Requirements for Telecommunications Facilities., Paragraph 1. Building Code and Safety Standards., as follows:

**10-40.60.310 Telecommunication Facilities**

**C. General Requirements for Telecommunications Facilities.** The requirements set forth in this subsection shall govern the location, construction, and operation of all telecommunications facilities governed by this section.

- 1. **Building Code and Safety Standards.** Telecommunications facilities shall be maintained in compliance with applicable building and technical codes, including the **most recent revision to the ANSI/TIA-222 EIA/TIA-222-F** Standards, ~~as~~ published by the **Electronic Telecommunications** Industries Association, ~~as and~~

amended ~~from time to time~~. Structural integrity shall be ensured through the approval of the applicable building permit.

Section 17. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.60: Specific to Uses, to add section 10-40.60.305: Seasonal Amusement, Entertainment and Sales, Indoor., as follows:

**10-40.60.305: Seasonal Amusement, Entertainment and Sales, Indoor.**

- A. Applicability.** The following apply to all Seasonal Amusement, Entertainment and Sales, Indoor, in the Light Industrial (LI) Zone.
- B. Access.** To avoid conflict between passenger vehicles, large trucks and pedestrians, (public) access to the building area of the use, or any portion thereof, by employees, licensees and invitees of the use shall not be located on the same façade or side of the building that has loading bays, service areas or truck yard facilities.
- C. Parking.**
  - 1. Minimum Number.** The minimum of number of parking spaces required is 1 space per 4 persons based on maximum person capacity of the tenant area, or the number specified in a parking demand study approved by the Planning Director.
  - 2. Minimum Customer Parking.** A minimum of 60 percent of the required parking, or the number specified in the parking demand study approved by the Planning Director, shall be provided as customer parking.
    - a. Customer parking for the use shall be:**
      - (1) clustered together, and located nearest to the uses primary public entry/exit;**
      - (2) shall not be located on side of the building that has loading bays, service areas or truck yard facilities; and**
      - (3) signed and exclusively reserved for uses customers during use’s event hours of operation.**
    - b. The property owner shall submit and obtain approval from the Planning Director of a pedestrian circulation, signage and traffic control plan. The plan shall identify the pedestrian route from the customer parking to the primary public entry and exit. Also, the plan shall include signage and marking in accordance with the following:**
      - (1) When a pedestrian route from the customer parking to the primary public entry and exit crossing primary drive aisle that serve the remainder of the development, the pedestrian route shall include signage and markings to notify the pedestrian of potential vehicle traffic and hazards. In addition, a pedestrian route across a drive aisle, at a**

minimum shall be signed and marked in accordance with the Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD) for crosswalks. Additional signage and markings shall be provided to visually communicate to vehicle traffic that pedestrians may be present.

- D. **Temporary Nature.** A Seasonal Amusement/Entertainment and Sales, Indoor use event, including public or private event functions, shall limited a total of 98 days in any one calendar year, and no more than 98 consecutive days. The said timeframes do not include setup, training, breakdown and closing activities before and after the event.
- E. **Compatibility with Existing Uses:** In addition to the criteria of Section 10-20.40.050.E. in order to approve a Conditional Use Permit for the Seasonal Amusement, Entertainment and Sales, Indoor use, the Planning and Zoning Commission shall find:
  - 1. There are no anticipated health, safety, or welfare conflicts between the propose use and the functions of the existing uses on the property, or the existing use on the adjacent properties; and
  - 2. There are no anticipated health, safety, welfare or undue risk to the use's customers arising from the proximity to the existing use on the property and on adjacent properties.

Section 18. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-40.60.310 Telecommunication Facilities, subsection G. Removal of Telecommunications Facilities., Paragraph 1., as follows:

**10-40.60.310 Telecommunication Facilities**

**G. Removal of Telecommunications Facilities.**

- 1. All telecommunications facilities shall be maintained in compliance with the standards contained in applicable building and technical codes, including the **most recent revision to the ANSI/TIA-222 EIA/TIA-222-F** Standards, ~~as~~ published by the **Electronic Telecommunications** Industries Association, ~~as and~~ amended ~~from time to time~~, so as to ensure the structural integrity of such facilities.

Section 19. Amend Title 10 FLAGSTAFF ZONING CODE, the title of Section 10-50.50.040 General Fencing and Screening Standards, subsection I. Horse Fencing., as follows:

**10-50.50.040 General Fencing and Screening Standards**

**I. ~~Horse~~ Corral Fencing.**

Section 20. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-50.100.060 Permanent Signs, subsection E. Signs for All Nonresidential Uses in All Zones., Paragraph 4. Standards for Specific Sign Types., subparagraph b., list (7) Freestanding Signs., sub-list (b), as follows:

**10-50.100.060 Permanent Signs**

**E. Signs for All Nonresidential Uses in All Zones.**

**4. Standards for Specific Sign Types.**

b. The following sign types are permitted, subject to the criteria listed under each sign type.

**(7) Freestanding Signs.**

(b) Sign types are classified as “Type A” and “Type B” based on street designations established and mapped in the General Plan ~~(See Appendix 8 (List of Major Arterial Streets))~~. These classifications are used to determine the number of signs allowed on a development site and their permitted size and height. Type A signs are allowed on street frontages longer than 100 feet on major arterials, while Type B signs are allowed on street frontages less than 100 feet on minor arterials or smaller street types.

Section 21. Amend Title 10 FLAGSTAFF ZONING CODE, a cross-reference scrivener’s error in Section 10-50.100.100 Sign Districts of Special Designation, subsection A. Flagstaff Central District., paragraph 2. Applicability., subparagraph (a), as follows:

**10-50.100.100 Sign Districts of Special Designation**

**A. Flagstaff Central District.**

**2. Applicability.**

a. The Flagstaff Central District is bounded by Columbus Avenue/Switzer Canyon Drive to the north, Butler Avenue to the south, Park Street to the west, and Elden Street to the east. The Flagstaff Central District is mapped ~~on Map 10-90.40.040, Flagstaff Central District, in Division 10-90.40, Overlay Maps.~~ in Division 10-90.30: Overlay Maps, Section 10-90.30.040 [Flagstaff Central District Map](#).

Section 22. Amend Title 10 FLAGSTAFF ZONING CODE, in Section 10-50.110.080 Bungalow Court, in subsection H. Building Size and Massing, under the subheading of Miscellaneous, for the Height provision, as follows:

**Section 10-50.110.080 Bungalow Court**

<b>H. Building Size and Massing</b>	
<b>Miscellaneous</b>	
Height	2 stories max.
<b>See transect zone in which the building is proposed.</b>	

Section 23. Adopt Title 10 FLAGSTAFF ZONING CODE, Section 10-60.10.090 Thoroughfare Assemblies, in numerical order, as follows:

**10-60.10.090 Thoroughfare Assemblies.**

**A. This section provides an example of thoroughfare assemblies that have been approved by the City for use in transect zones that are derived from the standards and specifications in Table 10-60.10-090.A, Thoroughfare Assemblies. The Engineering Standards also provide additional detailed specifications for the design and construction of thoroughfares.**

<b>Table 10-60.10.090.A Thoroughfare Assemblies</b>	
<p><b>KEY</b></p> <p>ST-57-20-BL</p> <p>Thoroughfare Type —</p> <p>Right of Way Width —</p> <p>Pavement Width —</p> <p>Transportation —</p>	
<b>KEY</b>	
Highway:	HW
Boulevard:	BV
Avenue:	AV

Commercial Street:	CS	
Drive:	DR	
Street:	ST	
Road:	RD	
Rear Alley:	RA	
Rear Lane:	RL	
Bicycle Trail:	BT	
Bicycle Lane:	BL	
Bicycle Route:	BR	
Path:	PT	
Passage:	PS	
Transit Route:	TR	
Thoroughfare Type	<b>CS-62-36</b>	
Transect Zone Assignment	Commercial Street	Street
Right-of-Way Width	T5, T6	T3, T4
Pavement Width	62'	60'
Movement	36'	36'
Design Speed	Free Movement	Free Movement
Pedestrian Crossing Time	25 MPH	25 MPH
Traffic Lanes	10.2 seconds	10.2 seconds
Parking Lanes	2	2
Curb Radius	Both sides @ 8', marked	Both Sides @ 8', marked
Walkway Type	10'	15'
Planter Type	13' Sidewalk	5' – 7' Sidewalk
Curb Type	4'x4' Tree Well	5' – 7' Continuous Planter
Landscape Type	Curb	Curb
	Trees at 30' o.c. Avg.	Trees at 30' o.c. Avg.

Transportation Provision	--	BR
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Section 24. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-80.20.190 Definitions, “S”, to add the term “Seasonal Amusement, Entertainment and Sales, Indoor”, and “Sign, Fuel Pump” in alphabetical order, as follows:

**10-80.20.190 Definitions, “S”**

**Seasonal Amusement, Entertainment and Sales, Indoor:** is an indoor annual reoccurring seasonal commercial amusement, entertainment or festival event (e.g. art festivals/performances/workshops, Christmas fair, haunted house, or similar activity approved by the Zoning Administrator), including the seasonal sales of merchandise, that occurs only once in a calendar year for a specified timeframe, which is generally less than 4 months.

**Sign, Fuel Pump:** A sign mounted above, and integrated into the structure of, an operable fuel dispensing pump.

Section 25. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-80.20.200 Definitions, “T”, to add the term “Travel Accommodation”, as follows:

**Travel Accommodations:** is one or more structures, with or without related services and facilities, that are provided and offered to transient guests for stays of less than thirty (30) days. A travel accommodation may include accessory commercial uses, such as retail, restaurant, banquet space, event center or other similar use. Travel accommodation does not include bed and breakfast, short-term rental or vacation rental, and includes hostels, hotel, Inns, lodges/lodging, motels/motor or auto courts, resorts, time-shares, and similar uses as determined by the Zoning Administrator.