

Draft of the Applicant’s Proposed Ordinance Revisions  
To the Flagstaff Zoning Code.

**HOW TO READ THIS DOCUMENT**

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

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

Section 1. Amend Title 10 FLAGSTAFF ZONING CODE, Table 10-40.30.050.B. Industrial Zones – Allowed Uses, as follows:

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
<b>Other</b>						
Seasonal Amusement/Entertainment and Sales, indoor	10-40.60.XXX	--	UP	--	--	--

Section 2. 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 conflicts 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 crosses a 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 communication 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 time for 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 operational conflicts between the propose use or 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 3. Amend Title 10 FLAGSTAFF ZONING CODE, Section 10-80.20.190 Definitions, "S", to add the term "Seasonal Amusement, Entertainment and Sales, Indoor" in alphabetical order, as follows:

**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 season sales of merchandise, that occurs only once in a calendar year for a specified timeframe, which is generally less than 4 months.