

**ORDINANCE NO. 2017-31**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FLAGSTAFF,  
AMENDING THE FLAGSTAFF CITY CODE, TITLE 10, *THE CITY OF  
FLAGSTAFF ZONING CODE*, PROVIDING FOR REPEAL OF CONFLICTING  
ORDINANCES, SEVERABILITY, AND ESTABLISHING AN EFFECTIVE DATE**

**RECITALS:**

WHEREAS, the City Council has determined that amendments to the Zoning Code, Title 10 of the Flagstaff City Code, are necessary in order to ensure, among other things, correction of known errors, ease of use through simplified standards, consistency in interpretation and application of standards and procedures, and greater predictability in the application of the Zoning Code; and

WHEREAS, the Planning and Zoning Commission at their public meeting on October 25, 2017 provided recommendations to City Council on the Proposed Amendments; and

WHEREAS, the City Council finds that the City has complied with the statutory notice and meeting requirements.

**ENACTMENTS:**

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLAGSTAFF  
AS FOLLOWS:**

SECTION 1. In General.

That Title 10, Flagstaff Zoning Code, is hereby amended as follows:

**Division 10-40.40, TRANSECT ZONES**

**Section 10-40.40.040.B, Allowed Building Types (T2)**

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**B. Allowed Building Types**<sup>1,2</sup>

Carriage House

**SINGLE-FAMILY HOUSE**

Single-Family Estate

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<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

<sup>2</sup> See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

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**Section 10-40.40.040.E, Encroachments and Frontage Types (T2)**

<b>E. Encroachments and Frontage Types</b>	
<b>Allowed Private Frontage Types <sup>3</sup></b>	
Common Yard	<del>Steep</del> <b>PORCH, ENGAGED</b>
Porch, <b>PROJECTING</b>	<b>PORCH, INTEGRAL</b>

<sup>3</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

**Section 10-40.40.050.B, Allowed Building Types (T3N.1)**

<b>B. Allowed Building Types <sup>1,3</sup></b>	
Bungalow Court <sup>2</sup>	Duplex, Side-by-Side <sup>2</sup>
Carriage House	Single-Family Cottage
Duplex, Stacked <sup>2</sup>	<del>Single-Family Estate</del>
Duplex, Front-and-Back <sup>2</sup>	Single-Family House

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.  
<sup>2</sup> Permitted only if the building types exists at the effective date of the Zoning Code.  
<sup>3</sup> See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

**Section 10-40.40.050.E, Encroachments and Frontage Types (T3N.1)**

<b>E. Encroachments and Frontage Types</b>	
<b>Allowed Private Frontage Types <sup>5</sup></b>	
Common Yard	<b>PORCH, INTEGRAL</b>
Porch, <b>PROJECTING</b>	<b>STOOP</b>
<b>PORCH, ENGAGED</b>	

<sup>5</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

**Section 10-40.40.060.B, Allowed Building Types (T3N.2)**

<b>B. Allowed Building Types <sup>1,2</sup></b>	
Bungalow Court	<del>Live/Work</del>
Carriage House	Single-Family Cottage
Duplex, Front-and-Back	<del>Single-Family Estate</del> <b>TRIPLEX, STACKED</b>
Duplex, Side-by-Side	Single-Family House
Duplex, Stacked	

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.  
<sup>2</sup> See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

**Section 10-40.40.060.E, Encroachments and Frontage Types (T3N.2)**

<b>E. Encroachments and Frontage Types</b>	
<b>Allowed Private Frontage Types <sup>5</sup></b>	
Common Yard	Stoop
Porch, PROJECTING PORCH, ENGAGED	PORCH, INTEGRAL

<sup>5</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

**Section 10-40.40.070.C, Allowed Building Types (T4N.1)**

<b>B. Allowed Building Types <sup>1,3</sup></b>	
Apartment Building	Duplex, Stacked
Apartment House	Live/Work <sup>2</sup>
Bungalow Court	Single-Family Cottage
Carriage House	Single-Family House
Courtyard Apartment	<del>Stacked Triplex</del> TRIPLEX, STACKED
Duplex, Front-and-Back	Townhouse
Duplex, Side-by-Side	

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.  
<sup>2</sup> Allowed only in open sub-zone(s).  
<sup>3</sup> See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

**Section 10-40.40.070.F, Frontage Types and Encroachments (T4N.1)**

<b>F. Frontage Types and Encroachments</b>	
<b>Allowed Private Frontage Types <sup>5</sup></b>	
Stoop	Forecourt
Porch, PROJECTING PORCH, ENGAGED PORCH, INTEGRAL SHOPFRONT <sup>6</sup>	COMMON YARD TERRACE/LIGHTWELL <sup>6</sup> TERRACE SHOPFRONT <sup>6</sup> GALLERY <sup>6</sup>

<sup>5</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.  
<sup>6</sup> Allowed only in open sub-zone(s).

**Section 10-40.40.080.C, Allowed Building Types (T4N.2)**

<b>B. Allowed Building Types <sup>1,3</sup></b>	
Apartment Building	Duplex, Side-by-Side
Apartment House	Duplex, Stacked
Bungalow Court	Live/Work <sup>2</sup>
Commercial Block <sup>2</sup>	Single-Family Cottage
Carriage House	Single-Family House
Courtyard Apartment	Townhouse
Duplex, Front-and-Back	<del>Stacked Triplex</del> <b>TRIPLEX, STACKED</b>

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

<sup>2</sup> Allowed only in open sub-zone(s).

<sup>3</sup> See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

**Section 10-40.40.080.F, Encroachments and Frontage Types (T4N.2)**

<b>F. Encroachments and Frontage Types</b>	
<b>Allowed Private Frontage Types <sup>6</sup></b>	
Stoop	Forecourt
Gallery <sup>7</sup>	Terrace/Lightwell <sup>7</sup>
Shopfront <sup>7</sup>	Porch, <b>ENGAGED</b>
<b>PORCH, PROJECTING</b>	<b>PORCH, INTEGRAL</b>
<b>TERRACE SHOPFRONT <sup>7</sup></b>	<b>COMMON YARD</b>

<sup>6</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

<sup>7</sup> Allowed only in open sub-zone(s).

**Section 10-40.40.090.C, Allowed Building Types (T5)**

<b>B. Allowed Building Types <sup>1,3</sup></b>	
Apartment Building <sup>2</sup>	<del>Duplex, Front and Back</del> <sup>2</sup>
Apartment House <sup>2</sup>	<del>Duplex, Side-by-Side</del> <sup>2</sup>
<del>Carriage House</del>	<del>Duplex, Stacked</del> <sup>2</sup> <b>TOWNHOUSE <sup>2</sup></b>
Commercial Block	Live/Work
Courtyard Apartment <sup>2</sup>	<del>Stacked Triplex</del>

<sup>1</sup> See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

<sup>2</sup> Allowed only in open sub-zone(s).

<sup>3</sup> See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

**Section 10-40.40.090.F, Encroachments and Frontage Types (T5)**

<b>F. Encroachments and Frontage Types</b>	
<b>Allowed Private Frontage Types <sup>6</sup></b>	
Forecourt	Stoop <sup>7</sup>
Gallery	Terrace/Lightwell
Shopfront	Terrace Shopfront
<b>PORCH, PROJECTING <sup>7</sup></b>	<b>PORCH, INTEGRAL <sup>7</sup></b>
<b>PORCH, ENGAGED <sup>7</sup></b>	

<sup>6</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.  
<sup>7</sup> Allowed only in open sub-zone(s).

**Section 10-40.40.100.E, Encroachments and Frontage Types (T6)**

<b>E. Encroachments and Frontage Types</b>	
<b>Allowed Private Frontage Types <sup>5</sup></b>	
Terrace/Lightwell	Gallery
Shopfront	Terrace Shopfront
<del>Forecourt</del>	

<sup>5</sup> See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

**Division 10-50.110, SPECIFIC TO BUILDING TYPES**

**Table 10-50.110.030.A, Building Types General**

**DELETE** Table 10-50.110.030.A in its entirety.

Table 10-50.110.030.A, Allowed Building Types

ADD the following table:

A. ALLOWED BUILDING TYPES													
BUILDING TYPE <sup>1</sup>	SECTION	TRANSECT ZONE											
		T1	T2	T3N.1	T3N.2	T4N.1	T4N.1-O	T4N.2	T4N.2-O	T5	T5-O	T6	
CARRIAGE HOUSE	10-50.110.040	--	A	A	A	A	A	A	A	A	--	--	--
SINGLE-FAMILY ESTATE	10-50.110.050	--	A	--	--	--	--	--	--	--	--	--	--
SINGLE-FAMILY HOUSE	10-50.110.060	--	A	A	A	A	A	A	A	A	--	--	--
SINGLE-FAMILY COTTAGE	10-50.110.070	--	--	A	A	A	A	A	A	A	--	--	--
BUNGALOW COURT	10-50.110.080	--	--	A	A	A	A	A	A	A	--	--	--
DUPLEX, SIDE-BY-SIDE	10-50.110.090	--	--	A	A	A	A	A	A	A	--	--	--
DUPLEX, STACKED	10-50.110.100	--	--	A	A	A	A	A	A	A	--	--	--
DUPLEX, FRONT-AND-BACK	10-50.110.110	--	--	A	A	A	A	A	A	A	--	--	--
TRIPLEX, STACKED	10-50.110.120	--	--	--	A	A	A	A	A	A	--	--	--
TOWNHOUSE	10-50.110.130	--	--	--	--	A	A	A	A	A	--	A	--
APARTMENT HOUSE	10-50.110.140	--	--	--	--	A	A	A	A	A	--	A	--
COURTYARD APARTMENT	10-50.110.150	--	--	--	--	A	A	A	A	A	--	A	--
LIVE/WORK	10-50.110.160	--	--	--	--	--	A	--	A	A	A	A	A
APARTMENT BUILDING	10-50.110.170	--	--	--	--	A	A	A	A	A	--	A	--
COMMERCIAL BLOCK	10-50.110.180	--	--	--	--	--	--	--	A	A	A	A	A

KEY		END NOTES
A	ALLOWED	<sup>1</sup> BUILDING TYPE DESCRIPTIONS CAN BE FOUND IN SUBSECTION A OF EACH BUILDING TYPE SECTION.
--	NOT ALLOWED	

Section 10-50.110.160, Live/Work

**10-50.110.160 Live/Work**

**A. Description**

The Live/Work Building Type is a small to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a flexible **CAN BE USED TO PROVIDE A MIX OF USES WITH** ground floor space that can be used for residential, ~~service, or commercial,~~ **SERVICE, OR RETAIL** uses **AND UPPER FLOOR COMMERCIAL, SERVICE, OR RESIDENTIAL USES. GROUND FLOOR RESIDENTIAL USES ARE NOT PERMITTED UNLESS PERMITTED IN THE UNDERLYING TRANSECT ZONE. ~~Both the ground floor flex space and the unit above are owned by one entity.~~ This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a neighborhood main street. It is especially appropriate for incubating neighborhood-serving commercial uses and allowing neighborhood main streets to expand as the market demands.**

**B. Lot**

**Lot Size <sup>1</sup>**

Width	18' min.; 150' MAX.
Depth	80' min.; 150; MAX.

<sup>1</sup> APPLIES TO NEWLY CREATED LOTS.

**C. Number of Units**

Units ~~NO MINIMUMS~~ 2 max. used by same occupant

**D. Pedestrian Access**

Main Entrance Primary Street  
Location  
Ground-floor space and upper unit must have separate entries.

**E. Allowed Frontages**

Forecourt	Terrace/LIGHTWELL Shopfront <sup>+</sup>
Shopfront <sup>1</sup> STOOP <sup>2</sup>	Gallery

<sup>1</sup> TERRACE SHOPFRONT PERMITTED ONLY TO ADDRESS EXISTING CROSS-SLOPE AND FLOODPLAIN. ~~Only allowed on cross-slope lots~~

<sup>2</sup> SHALL ONLY BE USED FOR GROUND FLOOR RESIDENTIAL.

**End Notes**

<sup>+</sup>Applies to newly created lots.

**F. Vehicle Access and Parking**

Parking spaces may be enclosed, covered, or open.  
Garages may be attached, detached, or tuck-under.  
**PARKING SHALL BE ACCESSED FROM A FRONT OR SIDE STREET, OR ALLEY. ACCESS FROM A SIDE STREET OR ALLEY IS PREFERRED.**  
**DRIVEWAYS AND VEHICLE ACCESS MAY BE SHARED ON ADJACENT LOTS.**

**G. Private Open Space**

Area	15% of lot area min. and no less than 400 sf.
Width	15' min.
Depth	15' min.

**H. Building Size and Massing**

**Main Body**

Width 18' min.; 36'~~50'~~ max.

**Miscellaneous**

Height See transect zone in which the building is proposed.

**I. BUILDING SEPARATION**

WITHIN ALL TRANSECT ZONES, LIVE/WORK BUILDINGS SHALL MAINTAIN THE FOLLOWING SEPARATIONS:  
10' MIN. FROM ANOTHER BUILDING LOCATED ON THE SAME PARCEL; AND 5' MIN. FROM A SIDE YARD PROPERTY LINE.

Section 10-50.110.180, Commercial Block

<b>10-50.110.180 Commercial Block</b>							
<b>A. Description</b>							
<p>The Commercial Block Building Type is a small to large-sized structure, typically attached, that <b>CAN BE USED TO</b> provides a <del>vertical</del> mix of uses with ground floor commercial, service, or retail uses and upper floor commercial service, or residential uses. Smaller versions of this Type make up the primary components of a neighborhood main street while larger versions make up the primary component of downtown, therefore being a key component to providing walkability.</p>							
<b>B. Lot</b>							
<b>Lot Size <sup>1</sup></b>							
WIDTH	25' MIN.; 150' MAX.						
Depth	100' min.; 150' MAX.						
<sup>1</sup> APPLIES TO NEWLY CREATED LOTS.							
<b>C. Number of Units</b>							
No minimums							
<b>D. Pedestrian Access</b>							
Main Entrance Location							
Ground Floor	Primary Street						
Upper Floor	Primary <del>or</del> Side Street <b>OR</b> COURTYARD						
<b>E. Allowed Frontages</b>							
Forecourt	Terrace/LIGHTWELL Shopfront <sup>+</sup>						
Shopfront <sup>1</sup> STOOP <sup>2</sup>	Gallery						
<sup>1</sup> TERRACE SHOPFRONT PERMITTED ONLY TO ADDRESS EXISTING CROSS-SLOPE AND FLOODPLAIN. <del>Only allowed on cross-slope lots</del>							
<sup>2</sup> SHALL ONLY BE USED FOR GROUND FLOOR RESIDENTIAL.							
<b>F. Vehicle Access and Parking</b>							
<p>Parking spaces may be enclosed, covered, or open.                  Garages may be <b>ATTACHED</b>, detached, or tuck-under.  <b>PARKING SHALL BE ACCESSED FROM A FRONT OR SIDE STREET, OR ALLEY. ACCESS FROM A SIDE STREET OR ALLEY IS PREFERRED.</b>  <b>DRIVEWAYS AND VEHICLE ACCESS MAY BE SHARED ON ADJACENT LOTS.</b></p>							
<b>G. Private Open Space</b>							
No private open space is required.							
<b>H. Building Size and Massing</b>							
Height	See transect zone in which the building is proposed.						
<b>I. FAÇADE PLANE</b>							
<p>FAÇADE PLANES SHALL BE DIVIDED INTO SMALLER ELEMENTS BASED ON THE TRANSECT ZONE AS FOLLOWS:</p> <table border="0"> <tr> <td>T4N.2-O</td> <td>50' MAX.</td> </tr> <tr> <td>T5/T5-O</td> <td>75' MAX.</td> </tr> <tr> <td>T6</td> <td>150' MAX.</td> </tr> </table> <p>EACH FAÇADE PLANE SHALL BE DESIGNED TO READ AS SEPARATE ELEVATIONS USING VARYING ROOF FORMS, CHANGES IN BUILDING MATERIAL, AND VARYING FENESTRATION PATTERNS.</p>		T4N.2-O	50' MAX.	T5/T5-O	75' MAX.	T6	150' MAX.
T4N.2-O	50' MAX.						
T5/T5-O	75' MAX.						
T6	150' MAX.						
<b>End Notes</b>							
<sup>+</sup> Applies to newly created lots.							

Division 10-50.120, SPECIFIC TO PRIVATE FRONTAGES

Table 10-50.120.020.A, Private Frontages General

DELETE Table 10-50.120.020.A in its entirety.

Table 10-50.120.020.A, Allowed Private Frontage Types

ADD the following table:

A. ALLOWED PRIVATE FRONTAGE TYPES													
FRONTAGE TYPE <sup>1</sup>	SECTION	TRANSECT ZONE											
		T1	T2	T3N.1	T3N.2	T4N.1	T4N.1-O	T4N.2	T4N.2-O	T5	T5-O	T6	
COMMON YARD	10-50.120.030	--	A	A	A	A	A	A	A	A	--	--	--
PORCH, PROJECTING	10-50.120.040	--	A	A	A	A	A	A	A	A	--	A	--
PORCH, ENGAGED	10-50.120.050	--	A	A	A	A	A	A	A	A	--	A	--
PORCH, INTEGRAL	10-50.120.060	--	A	A	A	A	A	A	A	A	--	A	--
TERRACE OR LIGHTWELL	10-50.120.070	--	--	--	--	--	A	--	A	A	A	A	A
FORECOURT	10-50.120.080	--	--	--	--	A	A	A	A	A	A	A	--
STOOP	10-50.120.090	--	--	A	A	A	A	A	A	A	--	A	--
SHOPFRONT	10-50.120.100	--	--	--	--	--	A	--	A	A	A	A	A
TERRACE SHOPFRONT	10-50.120.110	--	--	--	--	--	A	--	A	A	A	A	A
GALLERY	10-50.120.120	--	--	--	--	--	A	--	A	A	A	A	A
KEY		END NOTES											
A	ALLOWED	<sup>1</sup> PRIVATE FRONTAGE TYPE DESCRIPTIONS CAN BE FOUND IN SUBSECTION A OF EACH FRONTAGE TYPE SECTION.											
--	NOT ALLOWED												

SECTION 2. Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed.

SECTION 3. Severability.

That, if any section, subsection, sentence, clause, phrase or portion of this ordinance or any of the amendments adopted in this ordinance is for any reason held to be invalid, unconstitutional, or unenforceable by a decision of any court of competent jurisdiction, such decision shall not affect any of the remaining portions thereof.


SECTION 4. Effective Date.

This ordinance shall be effective thirty (30) days after adoption.


**PASSED AND ADOPTED** by the City Council of the City of Flagstaff this 19th day of December, 2017.

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
CITY ATTORNEY