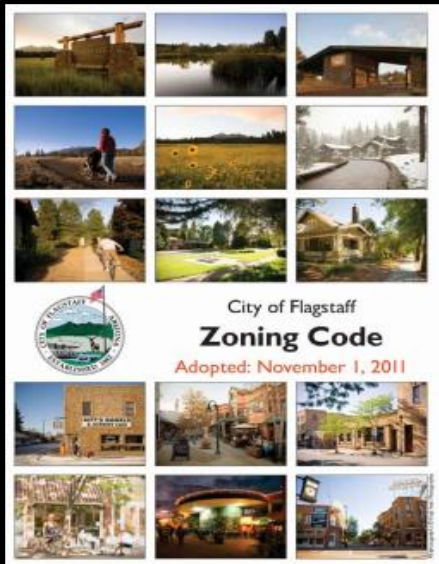


Updates to Zoning Code 2020 - High Occupancy Housing Specific Plan

City's Request to
Amend the Zoning Code
Case PZ-19-00125



Dan Symer, AICP
Zoning Code Manager



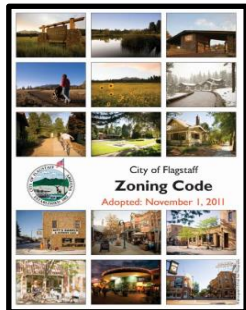


High Occupancy Housing Zoning Code Text Amendment



Work Session Objectives

- **To inform the public and allow for their suggestions and concerns to be heard**
- **To inform the City Council and allow for their suggestions, questions and discussion**
- **No action will be taken by the City Council at this work session**

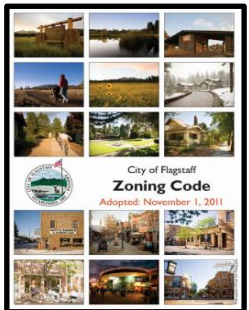




High Occupancy Housing Zoning Code Text Amendment

Why did the City adopt the HOH Plan?

- **Fulfills the Regional Plan Policy NH.1.7. “Develop appropriate programs and tools to ensure the appropriate placement, design, and operation of new student housing developments consistent with neighborhood character and scale.”**
- **Refines the goal and policies pertaining to the location of HOH mixed-use building in activity centers**
- **Preserve the of character of existing and historic neighborhoods**





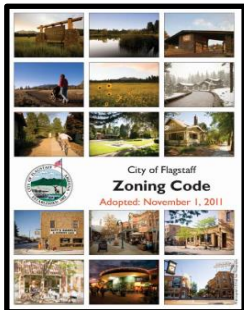
High Occupancy Housing Zoning Code Text Amendment



City's Proposed Zoning Code Text Amendment

Purpose:

- **Amend the Zoning Code to begin implementing the High Occupancy Housing (HOH) Plan**
 - **Address smaller HOH development types**
- **Remove the Rooming and Boarding provisions**



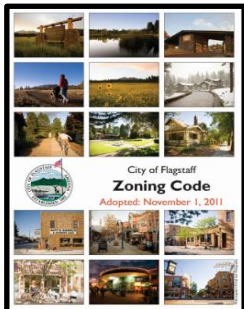


High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment

HOH land uses provisions:

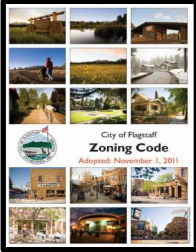
- a. **Definitions**
- b. **Zones that allow High Occupancy Housing Development (HOHD) and Mixed-Use High Occupancy Housing Development (MHOHD)**
- c. **Maximum dwelling unit and bedroom per acre provisions**
- d. **Specific to use property development criteria**
- e. **Conditional Use Permit HOH specific criteria**
- f. **Vehicle and bike parking requirements**
- g. **Transit Pass Parking Reduction Pilot Program**





High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment



Definitions

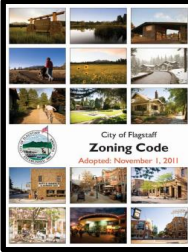
- **High Occupancy Housing Development, Single-Family.** A single-family attached or detached dwelling unit with **five bedrooms or more**:
 - a. **On a lot or parcel containing 10,000 square feet or less; and**
 - b. **Has a Bedroom-to-Sanitation Facility Ratio less than 1.2**
 - a. **Seven or more bedrooms; or**
 - b. **Five or more sanitation facilities**

Note: **Red text indicates deletions**
Blue text indicates additions



High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment



Definitions

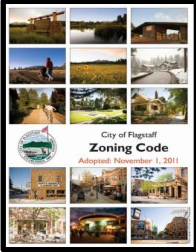
- **High Occupancy Housing Development, Two-units.** A lot or parcel containing two dwelling units, excluding an Accessory Dwelling Unit, with:
 - a. **More than a total of six bedrooms; or**
 - b. **One or more dwelling unit(s) containing four or more bedrooms with a Bedroom-to-Sanitation Facility Ratio less than 1.3**
 - a. **More than a total of seven bedrooms; or**
 - b. **One or more dwelling unit(s) containing four or more sanitation facilities**

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High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment



Definitions

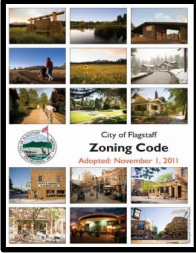
- High Occupancy Housing Development, Three-units. A lot or parcel containing three dwelling units with:
 - a. More than a total of nine bedrooms; or
 - b. **One or more dwelling unit(s) containing four or more bedrooms with a Bedroom-to-Sanitation Facility Ratio less than 1.3**
 - b. **One or more dwelling unit(s) containing four or more sanitation facilities**

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High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment



Definitions

- High Occupancy Housing Development, Four-units and Greater. A Development Site containing four or more dwelling units where:
 - a. More than 20 percent of the total dwelling units have four bedrooms or more;
 - b. One or more of the dwelling unit(s) containing four or more **sanitation facilities bedrooms has a Bedroom-to-Sanitation Facility Ratio that is less than 1.3**; or
 - c. The total number of dwelling units per acre, or bedrooms per acre, requires a Conditional Use Permit for an HOHD in accordance with the building form and property development standards of the property's designated Non-Transect Zone; or, if the property owner has elected a Transect Zone, the density is greater than 29 dwelling units per acre or 72.5 bedrooms per acre

Note: **Red text indicates deletions** and **Blue text indicates additions**



High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment

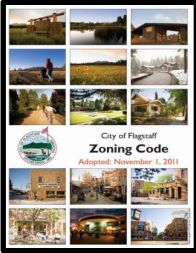
Definitions

- **Mixed-Use High Occupancy Housing Development (MHOHD).**

A mixed-use development with:

- **More than 20 percent of the total dwelling units have four bedrooms or more;**
- **One or more dwelling unit(s) containing four or more **bedrooms sanitation facilities with a Bedroom-to-Sanitation Facility Ratio that is less than 1.3**; or**
- **The total number of dwelling units per acre, or bedrooms per acre, requires a Conditional Use Permit for an MHOHD in accordance with the building form and property development standards of the property's designated Non-Transect Zone; or, if the property owner has elected a Transect Zone, the density is greater than 29 dwelling units per acre or 72.5 bedrooms per acre**

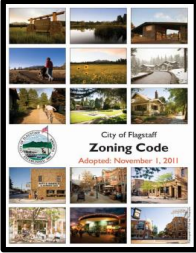
Note: Red text indicates deletions and Blue text indicates additions





High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment



Additional Modifications

- An HOHD or MHOHD **with four dwelling units or more, and that** has more than 29 dwelling units per acre or more than 72.5 bedrooms per acre, **excluding a Single-family HOHD**, shall have:
 - a. A minimum of 20% of the bedrooms contained in studio and/or one-bedroom dwelling units; and
 - b. A maximum of 30% of bedrooms contained in dwelling units with four bedrooms or more
- An HOHD or MHOHD **with four dwelling units or more, and that** has 29 dwelling units per acre or less or 72.5 bedrooms per acre or less, **excluding a Single-family HOHD**, shall not exceed a Bedroom-to-Dwelling Unit Ratio greater than 3.5

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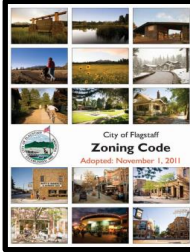
High Occupancy Housing Zoning Code Text Amendment



City's Proposed Zoning Code Text Amendment

Additional Modifications

- A Two-unit HOHD and MHOHD maximum number of bedrooms: 10
- A Three-unit HOHD and MHOHD maximum number of bedrooms: 12

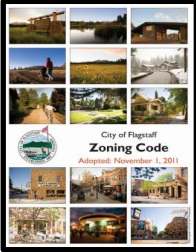


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High Occupancy Housing Zoning Code Text Amendment

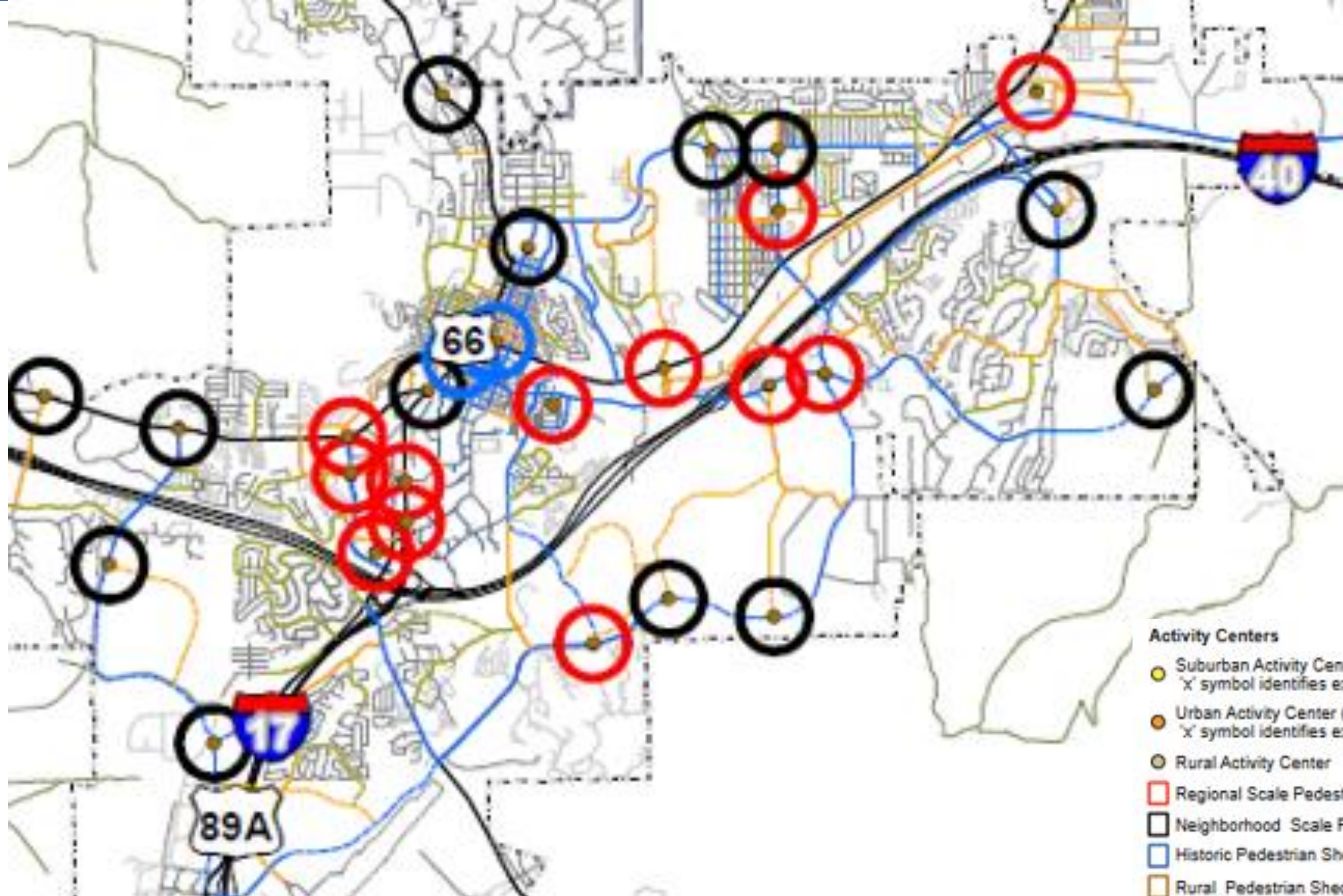
City's Proposed Zoning Code Text Amendment



Additional Modifications

- Where the area of a pedestrian shed of an activity center intersects with the area of a pedestrian shed of another activity center, the pedestrian shed with the more restrictive maximum building footprint requirement shall govern the intersecting area. The locations of the pedestrian sheds of the activity centers are identified in the General Plan, including any applicable Specific Plans

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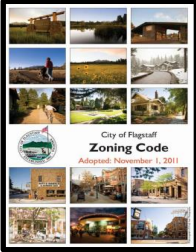


- Activity Centers**
- Suburban Activity Center (S1)
'x' symbol identifies existing center
 - Urban Activity Center (U1)
'x' symbol identifies existing center
 - Rural Activity Center
- Pedestrian Sheds**
- Regional Scale Pedestrian Shed
 - Neighborhood Scale Pedestrian Shed
 - Historic Pedestrian Shed
 - Rural Pedestrian Shed



High Occupancy Housing Zoning Code Text Amendment

City's Proposed Zoning Code Text Amendment



Additional Modifications

- The property owner of an HOHD or MHOHD shall maintain compliance with the Flagstaff Police Department's Crime Free Multi-Housing Program, **unless exempted by the Police Department's Crime Free Multi-Housing Program representative**

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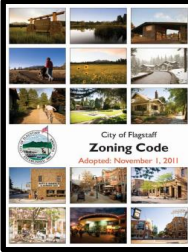
High Occupancy Housing Zoning Code Text Amendment



City's Proposed Zoning Code Text Amendment

Additional Modifications

- **HOHD or MHOHD with four dwelling units or more:**
 - **Waste management plan**
 - **Typical floor plans or a typical residential unit floor plan study**
 - **Adequate transit service is available to the Development Site**





High Occupancy Housing Zoning Code Text Amendment



Comments, Questions and Discussion

