

Conceptual Property Development Standards

- Notes. 1. Additions to the property development standards to address the High Occupancy Housing Development (HOHD) and Mixed-uses High Occupancy Housing Development (HOHD) land uses are highlighted in bold **blue text**.
2. Zone standards are conceptual and are subject to additional modification before staff provided the final proposed standards. Also, these standards have not been reviewed by the City Attorney's Office.

Residential Zones – Building Form and Property Development Standards.								
	Residential Zones							
	RR	ER	R1	R1N	MR	HR	MH	
Residential development subdivided by a plat that was recorded before December 5, 2011								
Lot sizes	(1) Lot sizes and setbacks shall be provided in accordance with the requirements delineated on the final plat approved by the City Council and recorded. When a recorded plat does not have setbacks delineated, the Building Placement Requirements of this table shall govern. (2) Any lot(s) created or reconfigured in accordance with the subdivision code shall conform with the current requirements of the property's zone, unless alternate lot sizes and setbacks are approved by the City Council on a final plat that is recorded.							
Setbacks								
Building Placement Requirements								
Setbacks								
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' ¹	--	--	--	--
Side (min.)								
	Side Yard	10'	20' min./45' total	8'	6'	5'	5'	8'
	Street Side Yard	25'	20'	15'	6'	5'	5'	12'
Rear (min.)								
		10'	60'	25' ²	15'	15' ³	15' ³	10'
Building Form Requirements								
Building Height (max.)								
		35'	35'	35'	35'	35'	60' ⁴	30'
Coverage (max.)								
		20%	17%	35%	35%	40%	50%	43%

Density Requirements (See Division 10-30.20, Affordable Housing Incentives)								
Gross Density (units/acre)								
Min.	--	--	2	2	6	10	--	
Maximum Without the Resource Protection Overlay (RPO)	1	1	6	14	14	29 ⁵	11	
Maximum inside of a pedestrian shed of an activity center ⁽¹⁴⁾ , with the RPO	1	1	6	14	14	29 ⁵	11	
Maximum within the RPO, and outside of a pedestrian shed of an activity center ⁽¹⁴⁾	1	1	5	--	9	22	4	
Multiple-Family Developments, Bedrooms per Acre								
Maximum Without the Resource Protection Overlay (RPO)	---	End note 12---	15	35	35	72.5	--	
Maximum allowed within the RPO	---	End note 12---	12.5	35	22.5	55	--	
Maximum allowed within the RPO with a Conditional Use Permit for a High Occupancy Housing Development	---	End note 13---	17.5	49	31.5	77	--	
Maximum inside of a pedestrian shed of an activity center ⁽¹⁴⁾ , with or without the RPO with a Conditional Use Permit for a High Occupancy Housing Development	---	End note 13---	21	49	49	101.5	--	
Lot Requirements								
Area								
Gross (min.)	1 ac ⁶	1 ac	6,000 sf	6,000 sf	6,000 sf	6,000 sf	5 ac	
Per Unit (min.)	1 ac ⁶	1 ac	6,000 sf	3,000 sf	End note 5	End note 5	4,000 sf	
Width								
Interior Lots (min.)	100' ⁷	149' ⁸	60' ^{8,9}	50'	50' ^{8,9}	50' ^{8,10}	--	
Corner Lots (min.)	100' ⁷	149' ⁸	60' ^{8,9}	50'	50' ^{8,9}	50' ^{8,10}	--	
Depth (min.)	200' ⁷	--	100' ⁸	100'	100' ⁸	75' ^{8,10}	--	
Other Requirements								
Open Space (% of Development Site Area) ¹¹	--	--	--	--	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								
End Notes									
1.	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).								
2.	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.								
3.	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).								
4.	Building height can be exceeded with approval of a Conditional Use Permit.								
5.	The maximum number of units for each lot is based on the following: <table border="1" data-bbox="219 863 1373 1140" style="margin-left: 40px;"> <thead> <tr> <th>Area of Lot</th> <th>Required Lot Area Per Dwelling Units</th> </tr> </thead> <tbody> <tr> <td>5,000 to 14,000 square feet</td> <td>2,500 square feet</td> </tr> <tr> <td>14,001 to 24,000 square feet</td> <td>2,000 square feet</td> </tr> <tr> <td>24,001 square feet and over</td> <td>1,500 square feet</td> </tr> </tbody> </table> <p>(Sub-note: The provisions of note 5 do not allow a development to exceed the maximum dwelling units per acre that is allowed in its zone designation).</p>	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
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								
6.	Five-acre minimum where public water supply and public streets are not available to serve the property.								
7.	Where public water supply and public streets are not available to serve the property a minimum lot width of 200' and lot depth of 250' are required.								
8.	Within a Planned Residential Development, the minimum width and depth of a lot may vary based on the minimum lot standards applicable to the building types selected for application within a Planned Residential Development (See Section 10-40.60.280, Planned Residential Development).								
9.	Lot width measured at the setback line.								
10.	On lots greater than 9,000 sf: 70' minimum width on interior lots, 75' minimum width on corner lots and 100' minimum depth on all lots.								
11.	Common open space as required in Division 10-50.110, Specific to Building Types, and areas set aside for resource preservation such as floodplains, slopes and forests (Division 10-50.90, Resource Protection Standards) may be used to satisfy this standard. In this context, "open space" includes active and passive recreation uses, landscape areas, and community gardens.								

12. Multiple-Family Developments are allowed 3 bedrooms for the first acre of a Development Site, and 2.5 bedrooms per acre for each additional acre of a Development Site.
13. Multiple-Family Developments are allowed 4 bedrooms for the first acre of a Development Site, and 3.5 bedrooms per acre for each additional acre of a Development Site.
14. Activity centers are delineated on the General Plan or applicable Specific Plan(s).
Key
-- Not Applicable

Commercial Zones – Building Form and Property Development Standards					
	Commercial Zones				
	SC	CC	HC	CS	CB
Building Placement Requirements					
Setback from property line					
Front (Also see Section 10-50.60.040.B)	15' ¹	0'	0' ²	0'	0'
Side	----- 15' min. ⁶ -----				
Adjacent to Residential Use	----- 15' min. ⁶ -----				
Street Side (min.)	10' ³	10' ³	10' ³	10' ³	0'
All Other sides	----- 0' -----				
Rear	----- 15' min. -----				
Adjacent to Residential	----- 15' min. -----				
All Other rears	----- 0' -----				
Building Form Requirements					
Building Height (max.)	35'	60' ^{4,7}	60' ⁴	60' ⁴	60' ⁴
Gross FAR (max.)	0.8	2.5	3.0	2.0	No max.
Density Requirements					
Gross Density (units/acre)					
Maximum Without the Resource Protection Overlay (RPO)	13	----- 29-----			
Maximum inside of a pedestrian shed of an activity center ⁽¹⁰⁾ , with or without the RPO	13	----- 29 ⁸ -----			
Maximum within the RPO, and outside of a pedestrian shed of an activity center ⁽¹⁰⁾	13	----- 22-----			
Maximum Bedroom Requirements					
Bedrooms per Acre					
Maximum Without the Resource Protection Overlay (RPO)	35	----- 72.5-----			

Maximum inside of a pedestrian shed of an activity center ⁽¹⁰⁾ , with or without the RPO	35 ⁹	----- 72.5 ⁹ -----			
Maximum within the RPO, and outside of a pedestrian shed of an activity center ⁽¹⁰⁾	35	----- 55-----			
Lot Requirements					
Area (Gross sf) (min.) ⁵	6,000	9,000	9,000	9,000	7,000
Width (min.) ⁵	50'	60'	60'	60'	50'
Depth (min.) ⁵	100'	100'	100'	100'	--
Open Space					
Developments with Two or More Dwelling Units ----- 15 percent of the net lot area -----					
Other Requirements					
Fences and Screening	See Division 10-50.50				
Landscaping	See Division 10-50.60				
Outdoor Lighting	See Division 10-50.70				
Parking	See Division 10-50.80				
Signs	See Division 10-50.100				
End Notes					
1. Front setbacks shall be equal to 15' or match adjacent residential development, whichever is less.					
2. No front setback required, except when required by the adoption of building setback lines along specified streets.					
3. Setback may be reduced to 5' min., if the landscape street buffer is reduced in accordance with Section 10-50.60.040(B), Nonresidential Zone Buffers.					
4. Conditional use permit required for structures over 60' in height.					
5. Within a planned residential development, the minimum area, width, and depth of a lot may vary based on the minimum lot standards applicable to the building types selected for application within a planned residential development (see Section 10-40.60.280, Planned Residential Development).					
6. Except that the setback from a proposed residential use in a commercial zone to other residential uses shall be 5' min.					
7. Single-family dwellings and duplexes in the CC zone shall be limited to a maximum height of 35 feet consistent with the height standard for the MR zone.					
8. Additional density may be approved with a HOHD or MHOHD Conditional Use Permit.					
9. Additional bedrooms per acre may be approved with a HOHD or MHOHD Conditional Use Permit.					
10. Activity centers are delineated on the General Plan or applicable Specific Plan(s).					

Conceptual Use High Occupancy Housing Use Specific Development Standards.

A. General Requirements.

- 1. The property owner shall submit plans that demonstrate how the residential units of the development may be converted to a development that is no-longer a HOHD or MHOHD**

without substantial structural or substantial plumbing modifications. The required plans shall be designed and sealed by an Arizona Registrant.

2. A HOHD or MHOHD with four or more dwelling units shall be located within a pedestrian shed of an activity center delineated in the General Plan or applicable Specific Plan(s).
3. A HOHD or MHOHD in a Commercial Zone or a Transect Zone, shall not exceed a Bedroom to Dwelling Unit Ratio greater than 3.5.
4. A HOHD or MHOHD containing more than 50 dwelling units per acre or 125 bedrooms per acre, shall be located on a lot or parcel within a regional scale pedestrian shed of an activity center delineated on the General Plan or applicable Specific Plan(s).
5. A HOHD in a Commercial Zone shall be:
 - a. On a lot or parcel that is setback at least 300 feet from the centerline of a street classified as a Commercial Corridor identified on the General Plan; and
 - b. There shall be an existing primary mixed-use development or commercial use(s), excluding primary transportation and infrastructure uses, on the lot(s) or parcel(s) between the HOHD and the Commercial Corridor street.
6. Maximum distance from the Development Site to a permanent transit stop: 1,320 feet. The distance shall be measured from the Development Site to the transit stop following a continuously improve sidewalk and/or public paved trail.
7. A MHOHD shall comply with the mixed-use development standards of Section 10-40.60.260.
8. A HOHD or MHOHD shall be designed and constructed to have an energy efficiency greater than 10 percent of the amount specified by the Building Codes, adopted as part of Title 4 Building Regulations of the City Code, as amended, for the region containing the City of Flagstaff.
9. Prior to the final approval of a land division that creates one or more lots or parcels with a development that conforms to the definition of a HOHD or MHOHD, the property owner shall obtain approval of a Conditional Use Permit for the Development Site that will contain the HOHD or MHOHD.

B. Building Footprint⁽¹⁾ Sizes and Separation Requirements.

1. Maximum building footprint in a pedestrian shed of a historic activity center delineated in the General Plan or applicable Specific Plan(s), excluding properties zoned Commercial Business (CB): Equal to, or less than, 5,000 square feet.
2. Maximum building footprint⁽¹⁾ in a historic pedestrian shed of an activity center delineated in the General Plan or applicable Specific Plan(s), and on a property zoned Commercial Business (CB): Equal to, or less than, 22,000 square feet.
3. Maximum building footprint⁽¹⁾ in a regional pedestrian shed of an activity center delineated in the General Plan or applicable Specific Plan(s): No Maximum.
4. Maximum building footprint⁽¹⁾ in a pedestrian shed of an activity center in all other areas not described in subsection B.1., B.2., and B.3. of this section: Equal to, or less than, 22,000 square feet.

5. Excluding the Commercial Business (CB) zone, the minimum separation between the building footprints of structures on the same lot or parcel, and structures on an abutting lot or parcel, shall be separated by a distance that is the greater of 10 feet, or 1/3 the height of the taller structure.

Note:

- (1) For the purpose of the requirements of subsection B of this section, the maximum allowable building footprint is equal to the largest floor plate of a structure, including interior courtyards, abutting and interior, or partial interior, podium and above ground parking structures, and structures connected with a continuous roof.

C. Heritage Preservation Commission's (HPC) and the City Historic Preservation Officer's (HPO) Review of Historic Cultural Resources Related to a HOHD or MHOHD.

1. Development Sites with the Landmarks Overlay (LO), or another adopted Historic Overlay Zone. The provisions of Division 10-30.30: Heritage Preservation shall apply.
2. Other Historic Cultural Resources.
 - a. The HPO shall evaluate a proposed HOHD or MHOHD and make a determination as whether the proposed development has no adverse effect, an adverse effect, or has appropriately mitigated its effects on the historic cultural resource on a lot or parcel that:
 - i. Is listed on the National Register of Historic Places, but does not have a Landmarks Overlay (LO), or another adopted Historic Overlay Zone, or
 - ii. The Development Site of the proposed HOHD or MHOHD is on the same block or is on the opposite side of the street of a block face that contains a lot, parcel, or structure listed on the National Register of Historic Places.
 - b. The HPO may defer a determination to the HPC.
 - c. The HPO, and when applicable the HPC, shall evaluate the proposed HOHD or MHOHD utilizing the applicable criteria of the:
 - i. Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings;
 - ii. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings;
 - iii. Protection of Historic Properties provisions of the U.S. Code of Federal Regulations, 36 CFR § 800.3 through 36 CFR § 800.7, as amended; and/or
 - iv. Applicable U.S. Department of the Interior publications and Preservation Briefs.

D. Waste Management Plan.

1. The property owner shall obtain approval of a waste management plan from the City's Public Works Director, or designee, prior to the approval of the site plan.

2. Prior to the issuance of any building permit, the property owner shall incorporate into the construction documents the improvements required to comply with the approved waste management plan.
 3. If a Certificate of Occupancy is not required, the property owner shall provide all necessary apparatus, equipment, and improvements within 182 days from the date of the approval of the CUP, or another date specified in the Conditional of Approvals for the CUP.
 - i. The Director may approve a one-time 91-day extension, for no-more than 273 days from the date of the CUP approval, to allow the property owner to complete the improvements. The property owner shall request an extension at least 14 days prior to the date indicate in subsection D.3. of this section.
 4. The HOHD or MHOHD shall be maintained in compliance with the approved Waste Management Plan.
- E. Additional Conditional Use Permit Criteria in addition to the criteria of Section 10-20.40.050.E. The Planning and Zoning Commission shall not approve a Conditional Use Permit:
1. On a Development Site with the Landmarks Overlay (LO), or another adopted Historic Overlay Zone, unless the Heritage Preservation Commission has approved a Certification of No Effect, or a Certification of Appropriateness, for the proposed HOHD or MHOHD.
 2. On a lot or parcel that:
 - a. Is listed on the National Register of Historic Places, but does not have a Landmarks Overlay (LO), or another adopted Historic Overlay Zone, or
 - b. The Development Site of the HOHD or MHOHD is on the same block, or is on the opposite side of the street of a block face that contains a lot, parcel, or structure listed on the National Register of Historic Places,

unless the City's Historic Preservation Officer (HPO) or the Heritage Preservation Commission has made a determination that the proposed HOHD or MHOHD has no adverse effect, or has appropriately mitigated its effects on the historic cultural resource.
 3. Unless the property owner has agreed to Conditions of Approval to maintain compliance with the Flagstaff Police Department's Crime Free Multi-housing program, at all times.
- F. Crime Free Multi-Housing Program.
1. Prior to the issuance of the Conditional Certificate of Occupancy, or Certificate of Occupancy, whichever is first, or within 63 days of the approval of the Conditional Use Permit for a HOHD or MHOHD if a Certificate of Occupancy is not required, the property owner shall enter in to an agreement with the City to comply with the Flagstaff Police Department's Crime Free Multi-housing program. The agreement shall be in the form approved by the City Attorney, or designee, and approved by the Director, and recorded against the property.
 2. The property owner, or agent, shall:
 - a. Utilize a Crime Free Lease Addendum, or an alternative approved by the Flagstaff Police Department's representative, as part of each tenant lease;
 - b. Obtain written verification as part of a tenant lease that each tenant has received and agreed to the Crime Free Lease Addendum or the approved alternative; and

- c. Have completed the Flagstaff Police Department's Crime Free Multi-housing program required training within the program's required time frames.
- 3. Within 182 days from the date of the agreement, the property owner, or managing agent, shall have completed the first phase requirements of the Flagstaff Police Department's Crime Free Multi-housing program.
- 4. A new Flagstaff Police Department's Crime Free Multi-housing program first phase training and related requirements shall be completed within 182 days from the date of a change of ownership, management company, or a site manager of an existing HOHD or MHOHD.
- 5. Every two years from the date of the agreement, the property owner, or managing agent shall, complete the required training that complies with the Flagstaff Police Department's Crime Free Multi-housing program.