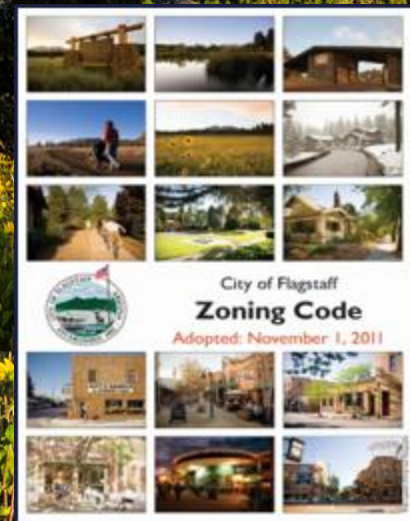


Flagstaff Zoning Code

Housing Commission

Dan Symer, AICP

Zoning Code Manager



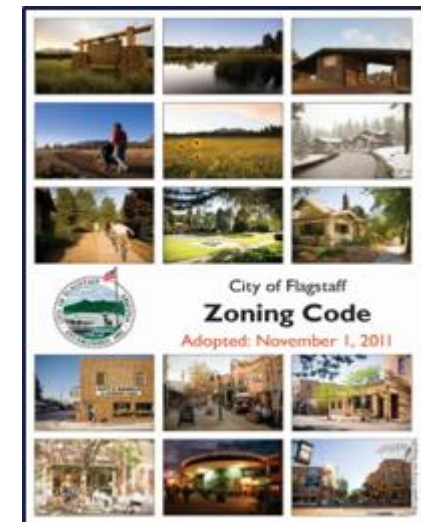


Flagstaff Zoning Code



Zoning Code History

- **1949 - First Zoning Code adopted**
- **1991 - Comprehensive rewrite adopted (Land Development Code)**
- **2002 - Design review guidelines adopted**
- **2011 - Comprehensive rewrite adopted**





Flagstaff Zoning Code



Regional Plan and Specific Plans Relationship

- Roadmap to implement the community's vision
- Does not provide specific development criteria
- Establishes Goals and Policies
- Future Growth Illustration (Land Use Plan)



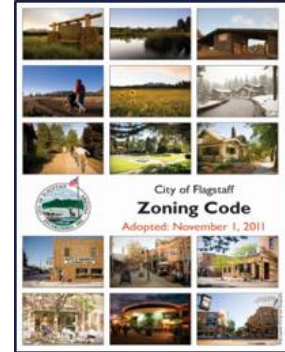


Flagstaff Zoning Code



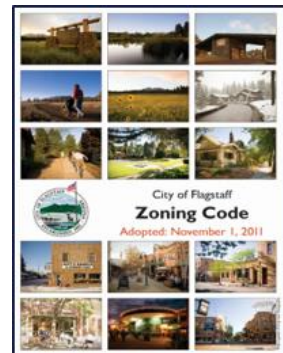
Regional Plan and Specific Plans Relationship

- Zoning Code implements the goals and policies of Regional Plan and Specific Plans
- Provide land uses
- Providing standards, regulations and Incentives for land development





Flagstaff Zoning Code

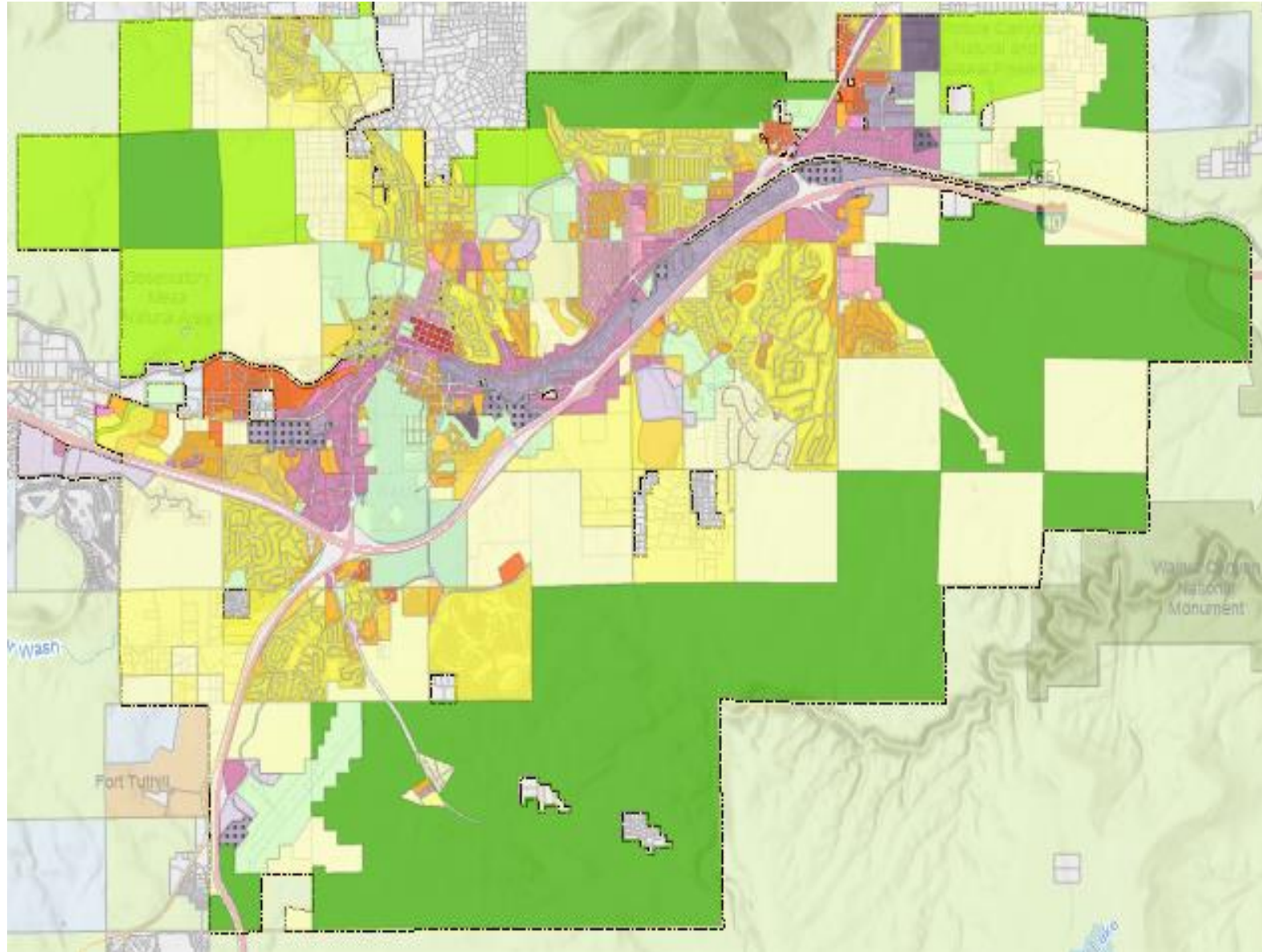




Flagstaff Zoning Code

Zoning Code Zones

- **Zones Types (Non-Transect):**
 - Residential
 - Commercial and Mixed-use
 - Industrial
 - Public and Open Space
- **Overlay Zones:**
 - Historic/Landmark
 - Resource Protection
 - Airport

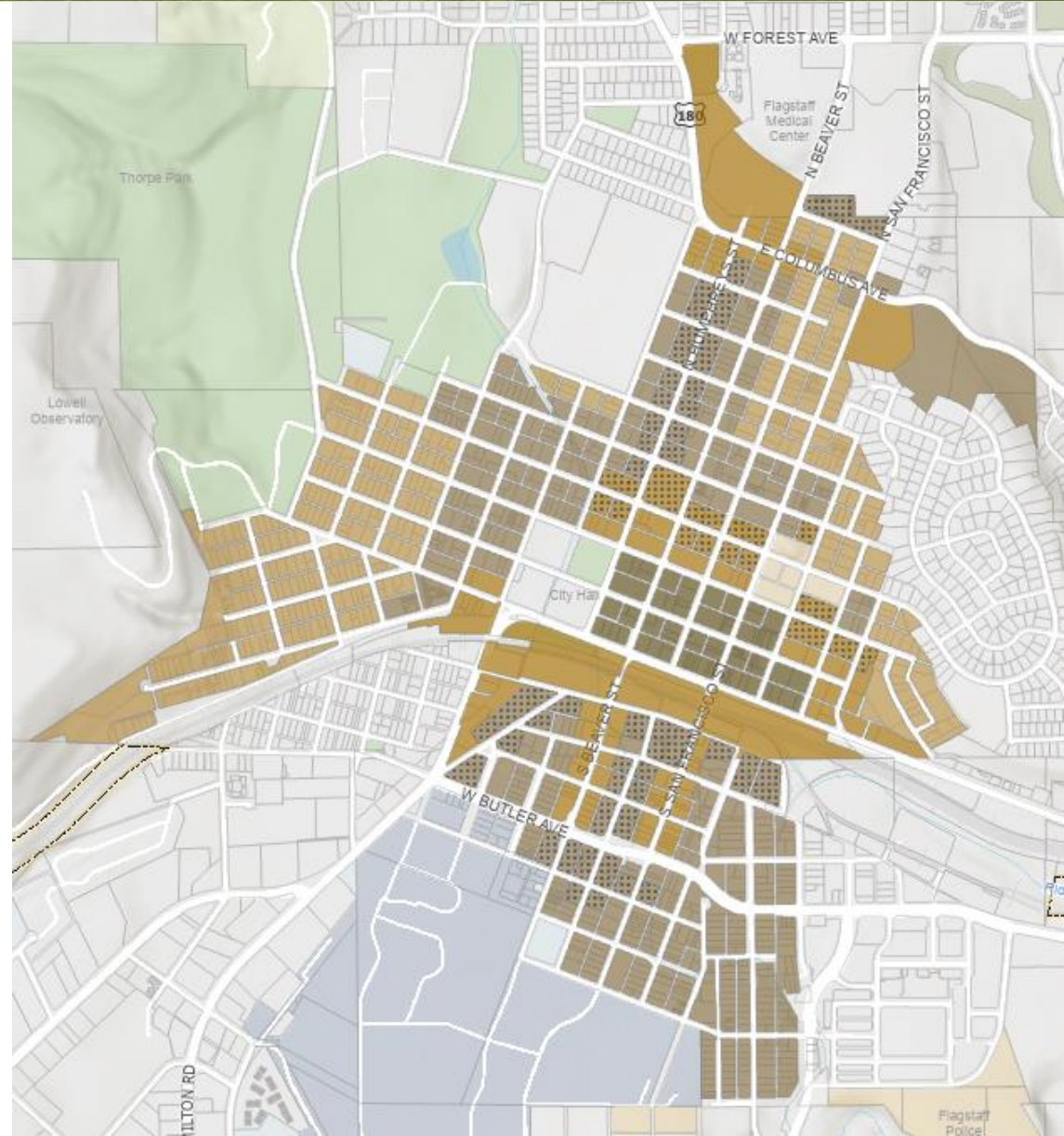




Flagstaff Zoning Code

Zoning Code Zone

- **Zones Types:**
 - **Transect Zones**
 - **Open Space**
 - **Residential**
 - **Mixed Use**



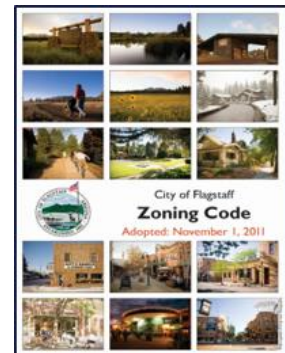


Flagstaff Zoning Code



Types of Zone Uses

- Permitted Uses
- Conditional Uses
- Accessory Uses
- Temporary Uses



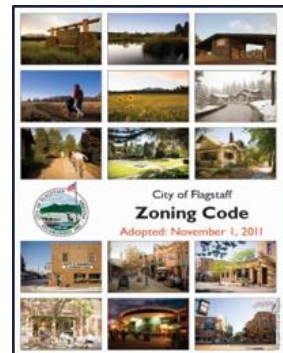


Flagstaff Zoning Code



Types of Zone Standards

- Building height
- Size and shape of buildings
- Number of stories
- Setbacks
- Density (number of dwelling units)
- Floor Area Ratio (FAR) (intensity)
- Parking (vehicle and bicycle)
- Landscaping
- Open space
- Design standards
- Minimum lot sizes
- Use specific standards
- Historic Preservation
- Environmental requirements
- Screening
- Lighting
- Signage



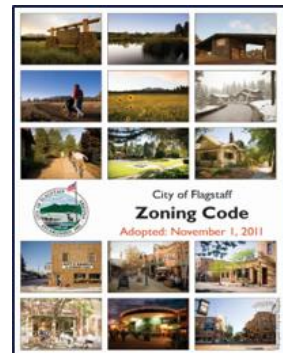


Flagstaff Zoning Code



Types of Zoning Incentives

- **Affordable housing**
- **Environmental consideration**
- **Parking reductions**
- **Resources protections (trees and slopes)**



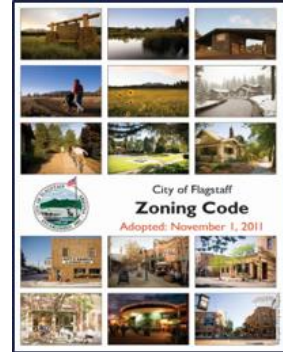


Flagstaff Zoning Code



Additional Zoning Code Provisions

- **Annexation into the City**
- **Non-conformance standards**
- **Providing standards, regulations and Incentives for land development**
- **Administrative procedures for requirements for applications, approvals and appeals.**



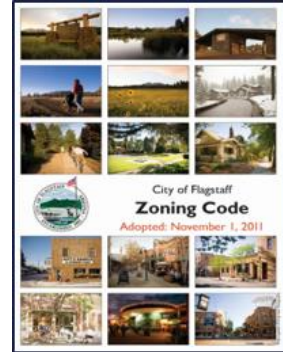


Flagstaff Zoning Code



Additional Zoning Code Relationship Information

- Must comply with the Arizona Revised Statutes
- Does not address:
 - Property maintenance or nuisances
 - Building Code requirements
 - Subdivision standards





Flagstaff Zoning Code



Zoning History

Housing Commission

Comments, Questions and Discussion