

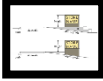
**Case No. PZ-19-00125 Updates to Zoning Code 2020 – Miscellaneous Part 1**  
Amendment for Adoption in Flagstaff Zoning Code

**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.**

Graphics/Figures that are being deleted are indicated with an “X” over the graphic/figure.

Graphics/Figures that are being added are indicated with a border  around the graphic/figure.

Tables that are being deleted are indicated with an “X” over the Tables.

Tables that are being added are indicated with a thick border  around the Tables.

Section 1. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-20.30 Common Procedures, Section 10-20.30.050 Concept Plan Review, to add Subsection B. Applicability, as follows:

**Section 10-20.30.050 Concept Plan Review**

- B. Applicability. Concept plan review is required for the following:
1. All developments requiring site plan review and approval (Section 10-20.40.140);
  2. Any change of use that triggers an increase in required parking;
  3. A proposed duplex;
  4. Nonstructural ~~remodeling~~ and structural modifications to ~~of~~ an exterior façade **that is visible from a public way, including, but not limited to, public and private streets, public trails and paths, and alleys;** and
  5. A proposed single-family residence located on a parcel that is not part of a platted subdivision.

Section 2. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-20.30 Common Procedures, Section 10-20.30.050 Concept Plan Review, to add Subsection E Expiration., as follows:

**Section 10-20.30.050 Concept Plan Review**

- E. Expiration.**
1. **A concept plan application shall expire one year from the date of the application approval unless the Director has issued a written notice of authorization to the applicant allowing the submittal of a site plan review application, or an application for the next stage in the development review.**
  2. **The concept plan application shall expire one year from the date that the Director has issued written authorization to the applicant allowing for the**

submittal of a site plan review application, or an application for the next stage in the development review.

3. The Director may authorize a one-time extension of 90 days of a concept plan application approval. The applicant shall submit a written request for an extension to the Director at least 14 days prior to the date of concept plan expiration.

Section 3. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-20.40 Permits and Approvals, Section 10-20.40.080 Minor Improvement, subsection D. Exemptions., as follows:

**10-20.40.080 Minor Improvement Permits**

- D. Exemptions. Children’s play houses and tree houses less than 200 square feet in floor area **and animal keeping shelters less than 50 square feet** do not require the approval of an application for a Minor Improvement Permit.

Section 4. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-20.40 Permits and Approvals, Section 10-20.40.090 Minor Modifications to Development Standards, Table 10-20.40.090.A, Types of Minor Modifications Allowed, Types of Minor Modifications Allowed number 6, as follows:

**Table 10-20.40.090.A  
Types of Minor Modifications Allowed**

<b>Types of Minor Modifications Allowed</b>	<b>Maximum Modification</b>
6. An increase in the <del>floor area ratio (FAR)</del> <b>Gross Floor Area Ratio (GFAR)</b> for commercial or industrial developments.	10%

Section 5. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-20.40 Permits and Approvals, Section 10-20.40.140 Site Plan Review and Approval, sub-section C. Application for Site Plan Review., paragraph 4. Expiration., as follows:

**10-20.40.140 Site Plan Review and Approval**

- C. ~~Application for~~ Site Plan Review **Application.**
  4. **Expiration.** ~~An approved site plan shall be valid for a period of one year following the date upon which the final approval became effective. If, at the expiration of this period:~~
    - a. **A Site Plan Review application shall expire one year from the date that the application was submitted, unless the application has been approved. The Director may authorize a one-time 90 day extension beyond the original expiration date of an application that has not yet been approved or**

denied. The applicant shall submit a written request for an extension to the Director at least 14 days prior to the date of the Site Plan expiration.

- b. An approved Site Plan shall expire one year from the date the approval was issued if:
  - ~~a. The subject property has not been improved for the development for which it was approved and construction permits have not been issued and construction commenced and diligently pursued toward completion of the site for which the site plan approval was originally granted; or~~
  - ~~b. A certificate of occupancy has not been issued for structure(s) which were the subject of the site plan approval; or~~
  - ~~c. The site has not actually been occupied for a permitted use if no building permit or certificate of occupancy is required;~~
  - i. A building or encroachment permit has not been issued for the improvements related to the site plan;
  - ii. The issued building or encroachment permit(s) has/have expired for site plan related improvement;
  - iii. A building or encroachment permit is not required, and the lot or parcel has not been used for purpose for which the site plan was approved; or
  - iv. The Director has not granted a request to extend the Site Plan approval.

~~Then the site plan approval shall expire, unless a request for an extension of time is made by the applicant to the Director at least 30 days prior to the date of the expiration of the original approval in accordance with established application submittal scheduling requirements. A site plan approval subject to expiration may be extended one time only for an additional one year by the Director; provided, that no revisions to the development are necessary to comply with amendments to the Zoning Code that may have taken effect since the time of the original approval. Upon the expiration of the original site plan approval, if no extension has been granted or no application for the same has been submitted, or a granted time extension has expired, then the original site plan approval shall be considered as expired, and a new site plan shall be submitted for approval in the same manner as an original application for site plan review and approval (Section 10-20.40.140).~~

The Director may authorize a one-time one-year, extension beyond the original expiration date of an approved site plan, provided that no revisions to the proposed development are necessary to comply with any amendments to the Zoning Code that may have taken effect since the time of the original approval. The applicant shall submit a written

request for an extension to the Director at least 14 days prior to the date of the expiration.

Section 6. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-20.50 Amendments to the Zoning Code Text and the Zoning Map, Section 10-20.50.030 Initiation of Amendments, as follows:

**10-20.50.030 Initiation of Amendments**

**A. Owner Initiation.**

1. A property owner , or an agent authorized by the property owner in writing , may ~~apply for a Zoning Map or text amendment~~ submit:
  - a. a Zoning Map Amendment application for the owner’s property which is subject to the application; or
  - b. a Zoning Code Text Amendment to amend the zone and related provisions that directly regulate owner’s property.
2. In the event that a real property owner files an application for a Zoning Map amendment that includes property other than that owned by the applicant, the applicant shall file, on a form provided by the Director, a petition in favor of the request signed by the real property owners representing at least 75 percent of the land area to be included in the application. The petition shall bear the property owners’ signatures and addresses, the legal description and land area of each property represented on the petition, the total land area represented by the petition, and the total land area of individual properties included in the application.

B. **City Council.** The Director on behalf of the **City Council** may initiate ~~an amendment to the text of this~~ a Zoning Code **Text Amendment application or the a Zoning Map Amendment application.** ~~Applications for amendments~~ An application initiated by the **City Council** shall be signed by the Director.

C. **Withdrawal.** An applicant may withdraw **a Zoning Code Text Amendment application or a Zoning Map Amendment** ~~an~~ application ~~for an amendment to this Zoning Code or the Zoning Map~~ at any time. **On behalf of the City Council, the Director may withdraw an application initiated by the City Council.**

Section 7. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-20.50 Amendments to the Zoning Code Text and the Zoning Map, Section 10-20.50.040 Procedures, to add Subsection N. Conditions of Approval. Paragraph 2, subparagraph c. as follows:

**10-20.50.040 Procedures**

**N. Conditions of Approval.**

2. Such conditions of approval may include, but are not limited to:
  - c. Limitations on the height, setbacks, **FAR GFAR**, or other standards specific to the approved zone which are more restrictive than the applicable

requirements of Division 10-40.30, Non-Transect Zones, or 10-40.40, Transect Zones;

Section 8. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-20.50 Amendments to the Zoning Code Text and the Zoning Map, Section 10-20.50.040 Procedures, to add Subsection N. Conditions of Approval. Paragraph 4, as follows:

**10-20.50.040 Procedures**

**N. Conditions of Approval.**

4. The concept zoning plan upon which the Zoning Map amendment may be approved establishes the development entitlement for the subject property. As the approval is based on a concept zoning plan, some flexibility in the layout of the property may therefore be approved by the Director; provided, that no additional external impacts to surrounding uses and infrastructure will result and there is no increase or decrease in **FAR GFAR**, lot coverage, number of dwelling units, or building height in excess of that permitted in Table 10-20.40.090.A (Types of Minor Modifications Allowed). As an example, if the concept zoning plan shows a building placed in close proximity to a street so that it has a strong relationship to the street and with parking behind it, the location and shape of the building may be adjusted; provided, that the same relationship to the street with the parking area in the rear is maintained. Similarly, internal circulation or parking areas may be adjusted; provided, that there is no impact to the location or design of access driveways or streets, and no additional impacts on adjoining City streets.

Section 9. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-30.50: Public Improvements, Section 10-30.50.030 Public Improvements Defined, as follows:

**10-30.50.030 Public Improvements Defined**

- A.** Public improvements mean any right-of-way, easement, access right or physical improvement that is required to mitigate the impacts of new development, as determined by an appropriate impact study, and which, upon formal acceptance by the City, becomes the responsibility of the City for ownership, maintenance and repair, unless provided by others, including the maintenance of sidewalks and certain landscaping. (See City Code Chapter 8-01.) Such public improvements may include, but are not limited to, roadways and alley sections including pavement, base course, street lights, curbs and gutters, **parkway**, sidewalks or urban trails and FUTS trails, traffic control improvements, right-of-way landscaping and irrigation systems, drainage facilities, fire hydrants and utilities, including water, sewer, gas, electric power, telephone, and cable television, and all other improvements which, upon completion, are intended to be for the use and enjoyment of the public.

Section 10. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-30.60: Site Planning Design Standards, Section 10-30.60.090 Open Spaces, Civic Spaces, and Outdoor Public Spaces, subsection B. Applicable to Non-Transect Zones., as follows:

**10-30.60.090 Open Spaces, Civic Spaces, and Outdoor Public Spaces**

**B. Applicable to Non-Transect Zones.** The following standards are additional standards that apply in non-transect zones.

1. Civic or Public Space Requirement.
  - a. Nonresidential developments larger than 20,000 square feet in gross floor area shall provide a minimum of five percent of the **site Development Site Area** as an outdoor pedestrian amenity space that serves as a transition space between a parking area and the entrance(s) to a building. This outdoor pedestrian amenity space may include a landscape oasis area as defined in Section 10-50.60.050(C), Oasis Allowance, structures providing protection from the weather, benches, tables, or other pedestrian friendly features.
  - b. Residential developments with 50 or more dwelling units shall provide a minimum of five percent of the **site Development Site Area** in civic spaces that are either privately held and open to the public or publicly owned and set aside as a civic space. Appropriate civic types are established in Chapter 10-70, Specific to Civic Spaces.
  - c. Development sites that provide civic spaces are allowed the following:
    - (1) A five percent reduction of on-site forest and/or slope resource protection standards as required by Division 10-50.90, Resource Protection Standards, is permitted when on-site design conforms to the Flagstaff Area Open Spaces and Greenways Plan and public non-motorized pedestrian and bicycle access is included when applicable.
    - (2) A 2.5 percent reduction of on-site forest or slope resource protection standards as required by Division 10-50.90, Resource Protection Standards, is permitted when resources are consolidated with adjacent properties and it can reasonably be determined that the resources on the adjacent property will be protected.
    - (3) A five percent reduction in required on-site landscaping as required by Division 10-50.60, Landscaping Standards, is permitted when public space is provided on-site.

Section 11. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, Section 10-40.30.030 Residential Zones, Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards., Residential development subdivided by a plat that was recorded before December 5, 2011 , as follows:

Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards							
	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
Residential development subdivided by a plat <del>that was recorded before December 5, 2011</del>							
Lot sizes	(1) Lot sizes and setbacks shall be provided in accordance with the requirements delineated <del>on the recorded plat.</del> <b>on the final plat approved by the City Council and recorded.</b> When a recorded plat does not have setbacks delineated, the Building Placement Requirements of this table shall govern.						
Setbacks	(2) Any lot(s) created or reconfigured in accordance with the subdivision code <del>on or after December 5, 2011, from a lot(s) platted before December 5, 2011,</del> shall conform with the current requirements of the property's <del>zone</del> <b>zone, unless alternate lot sizes and setbacks are approved by the City Council on a final plat that is recorded.</b>						

Section 12. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, Section 10-40.30.030 Residential Zones, Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards., Building Form Requirements, Building Height (max.), to add note reference 7, to add an End Note 7, and to modify Other Requirements, Open Space (% of Gross Lot Area)<sup>11</sup>, as follows:

Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards.							
	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
<b>Building Form Requirements</b>							
<del>Building Height (max.)</del> <b>Building Height (max.)<sup>7</sup></b>	35'	35'	35'	35'	35'	60' <sup>4</sup>	30'

Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards.							
	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
<b>Other Requirements</b>							
Open Space (% of <b>Gross Lot-Area Development Site Area</b> ) <sup>11</sup>	--	--	--	--	See Table 10-40.30.030.A		
<b>End Notes</b>							
<b>7. Primary structures, excluding accessory structures, with a roof pitch greater than 6:12 shall be allowed an additional five feet above the maximum building height.</b>							

Section 13. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, 10-40.30.040 Commercial Zones, Table 10-40.30.040.B. Commercial Zones – Allowed Uses, Services, to add Kennel, Animal Boarding in alphabetical order, and add note 9, as follows:

Table 10-40.30.040.B. Commercial Zones – Allowed Uses					
	Commercial Zones				
	SC	CC	HC	CS	CB
<b>Services</b>					
<b>Kennel, Animal Boarding</b>	--	--	<b>UP<sup>9</sup></b>	--	--
<b>End Notes</b>					
<b>9. Outdoor kenneling of animals is prohibited.</b>					

Section 14. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, 10-40.30.040 Commercial Zones, Table 10-40.30.040.C. Commercial Zones – Building Form and Property Development Standards., Building Form Requirements, Building Height (max.), amended reference note 6, and to add reference note 8, and to add an End Note 8, as follows:

Table 10-40.30.040.C. Commercial Zones – Building Form and Property Development Standards.					
	Commercial Zones				
	SC	CC	HC	CS	CB
<b>Building Form Requirements</b>					

Table 10-40.30.040.C. Commercial Zones – Building Form and Property Development Standards.					
	Commercial Zones				
	SC	CC	HC	CS	CB
<del>Building Height (max.)</del> Building Height (max.) <sup>8</sup>	35'	60 <sup>14, 7</sup>	60 <sup>14</sup>	60 <sup>14</sup>	60 <sup>14</sup>
Density Requirements					
Gross Density (units/acre) (max.) (Not Applicable to Mixed Use)	<del>29</del> (a)Maximum: <b>29 units/acre; except a maximum of 22 units/acre if inside of the RPO and outside side of pedestrian shed of an activity center delineated on the General Plan.</b>				
End Notes					
6. Residential uses with more than two units are allowed as part of a mixed-use development located above or behind the commercial <del>uses and uses</del> , or as a planned residential development (Section 10-40.60.280).					
<b>8. Primary structures, excluding accessory structures, with a roof pitch greater than 6:12 shall be allowed an additional five feet above the maximum building height.</b>					

Section 15. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, 10-40.30.050 Industrial Zones, Table 10-40.30.050.B. Industrial Zones – Allowed Uses, End Note 7, as follows:

Table 10-40.30.050.B. Industrial Zones – Allowed Uses	
End Notes	
7. Allowed use with applied <del>FAR</del> <b>GFAR</b> standards (see Table 10-40.30.050.C).	

Section 16. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, 10-40.30.050 Industrial Zones, Table 10-40.30.050.C. Industrial Zones – Building Form and Property Development Standards, Building Form Requirements, to add note reference 7 to Building Height (max), delete FAR and add GFAR in the standards, to delete FAR and add GFAR in End Notes 3, 4, 5, and 6, and to add an End Note 7, as follows:

<b>Table 10-40.30.050.C. Industrial Zones – Building Form and Property Development Standards</b>			
	<b>Industrial Zones</b>		
	<b>RD</b>	<b>LI/LI-O</b>	<b>HI/HI-O</b>
<b>Building Form Requirements</b>			
<b>Building Height (max.) Building Height (max.)<sup>7</sup></b>	60' <sup>2</sup>	60' <sup>2</sup>	60' <sup>2</sup>
Gross FAR (max. area of all uses on a property)	0.50	1.50 <sup>3</sup>	2.50 <sup>3</sup>
Indoor Commercial Recreation (max. <b>FAR GFAR</b> area) <sup>4, 5</sup>	--	0.30	--
Heavy Retail/Service (max. <b>FAR GFAR</b> area) <sup>4, 5</sup>	--	0.30	0.30
Office/Lodging (max. <b>FAR GFAR</b> area) <sup>4, 5</sup>	----- 0.38 -----		
All other commercial uses that are allowed in a corresponding industrial zone with a <b>FAR GFAR</b> limitation. (max. <b>FAR GFAR</b> area) <sup>4, 5</sup>	--	0.25	--
Live/Work (max. <b>FAR GFAR</b> area) <sup>4, 5</sup>	End Note 6	End Note 6	--
<b>End Notes</b>			
3. Retail use allowed in these industrial zones are subject to the additional <b>FAR GFAR</b> standards. See Section 10-40.30.050(F), Miscellaneous Requirements – LI-O and HI-O Zones.			
4. Where a development includes more than one commercial use, the total commercial floor area shall not exceed the greater of the maximum <b>FAR GFAR</b> areas allowed. The maximum <b>FAR GFAR</b> of the commercial uses allowed is not cumulative. An individual use that has a maximum FAR restriction shall not exceed the <b>FAR GFAR</b> allowed for the use.  Example: A development is proposed with two commercial uses, the first use (Services) has a maximum <b>FAR GFAR</b> restriction of 0.30 and the second use (Office) has maximum <b>FAR GFAR</b> restriction of 0.38. The total maximum <b>FAR GFAR</b> for all commercial use in the development is 0.38 since it is the greater of the two commercial uses. If Service uses of the development are to have a <b>FAR GFAR</b> of 0.30, then the remaining 0.08 <b>FAR GFAR</b> may be used for the Office use. The total maximum <b>FAR GFAR</b> of both uses shall not exceed 0.38, and the Service use shall not exceed 0.30 since it is restricted to an <b>FAR GFAR</b> of 0.30.			
5. The allowed commercial uses in the industrial zone that have a limitation on the max. <b>FAR GFAR</b> are specified in Table 10-40.30.050.B.			
6. The total commercial floor area of a Live/Work development shall be limited to the corresponding commercial use and related max. <b>FAR GFAR</b> specified for the property's corresponding zone.			
<b>7. Primary structures, excluding accessory structures, with a roof pitch greater than 6:12 shall be allowed an additional five feet above the maximum building height.</b>			

Section 17. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.30 Non-Transect Zones, Section 10-40.30.060 Public and Open Space Zones, subsection C. Public and Open

Space Zones – Building Form Standards, Building Form Requirements, Building Height (max.), to add note reference 3, and to add an End Note 3, as follows:

**C. Public and Open Space Zones – Building Form Standards**

Building Form Requirements			
<del>Building Height (max.)</del>	60' <sup>2</sup>	--	--
Building Height (max.) <sup>3</sup>			

End Notes
<b>3. Primary structures, excluding accessory structures, with a roof pitch greater than 6:12 shall be allowed an additional five feet above the maximum building height.</b>

Section 18. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.40 Transect Zones, Section 10-40.40.020 Applicability, subsection D. Exemptions., as follows:

**10-40.40.020 Applicability**

- A. The requirements of this division shall apply to all proposed development within transect zones, and shall be considered in combination with any applicable standards in Division 10-40.50, Overlay Zones, and the standards for the applicable zone in Chapter 10-50, Supplemental to Zones.
- B. In transect zones where a ~~historic~~ overlay ~~district zone~~ applies (See Section 10-40.50.030, Overlay Zones), the ~~historic-district overlay~~ standards shall apply in addition to those applied through the transect zones. **If there is a conflict between transect standards and the overlay standards, the more restrictive standard shall govern, unless:**
  - 1. **The overlay zone requirements state that the overlay zone standards shall govern; or**
  - 2. **The Historic Preservation Officer may recommend, and the Heritage Preservation Commission has determined that the less restrictive standard is necessary to maintain the historic nature or context of the property, structure, or area within the Historic Overlay Zone.**
- C. Based on the Zoning Map or an approved regulating plan, a parcel may be designated with both a non-transect and a transect zone designation. In this case, a property owner may apply either the standards of the non-transect zone or the transect zone, but in no case may the standards from both zones be applied at the same time. If a property owner decides to select a transect zone they must sign before a notary public a contractual agreement that runs with the land on a form

prepared by the City and approved by the City Attorney’s Office, stating that transect zone standards hold precedence over the non-transect zone standards when in conflict. The City shall record the contractual agreement.

**D. The Historic Preservation Officer may recommend, and the Historic Preservation Commission may approve an exemption from the transect frontage provisions if the commission finds that the:**

- 1. Exemption is necessary to maintain the historic nature of the structure or property; and**
- 2. Property is eligible to be listed on the National Register of Historic Places.**

**If the Historic Preservation Commission approves an exemption, the Commission may require reasonable Conditionals of Approval to maintain the historic nature of the structure or property.**

Section 19. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.50: Overlay Zones, Section 10-40.50.030 Overlay Zones, subsection C. Building Form Standards., Density and Lot Size Requirements, to delete Net FAR, as follows:

**10-40.50.030 Overlay Zones**  
**C. Building Form Standards.**

Building Form Standards	AO	DO	LO	RPO <sup>1</sup>	TO
<b>Density and Lot Size Requirements</b>					
<b>Net FAR</b>	<del>-----Refer to underlying zoning-----</del>				

Section 20. Amend Title 10 FLAGSTAFF ZONING CODE, Chapter 10-50: Supplemental to Zones, Division 10-40.60: Specific to Uses, to add section 10-40.60.195 Kennel, Animal Boarding, to the list of sections of the Division, in numerical order, as follows:

**Division 10-40.60: Specific to Uses**

**10-40.60.195 Kennel, Animal Boarding**

Section 21. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-40.60: Specific to Uses, to add section 10-40.60.195 Kennel, Animal Boarding, as follows:

**10-40.60.195 Kennel, Animal Boarding**

- A. **In Highway Commercial (HC) zone the gross floor area of the Animal Boarding Kennel shall be less than or equal to 10,000 square feet, and within a soundproof building. No outdoor activities shall be allowed.**

Section 22. Amend Title 10 FLAGSTAFF ZONING CODE, Chapter 10-40: Specific to Zones, to add Division 10-40.60 Specific to Uses, to add to the list of division of the Chapter, in numerical order, as follows:

**Chapter 10-50:  
Supplemental to Zones**

**Divisions:**

- 10-50.10 Purpose**
- 10-50.20 Architectural Design Standards**
- 10-50.25 Basements, Basement Garages, Building Stem Walls, Crawl Spaces, and Podium Parking Structure Walls**
- 10-50.30 Building Height**
- 10-50.40 Encroachments**
- 10-50.50 Fences and Screening**
- 10-50.60 Landscaping Standards**
- 10-50.70 Outdoor Lighting Standards**
- 10-50.80 Parking Standards**
- 10-50.90 Resource Protection Standards**
- 10-50.100 Sign Standards**
- 10-50.110 Specific to Building Types**
- 10-50.120 Specific to Private Frontages**

Section 23. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.20: Architectural Design Standards, Section 10-50.20.020 Applicability, subsection A., as follows

**10-50.20.020 Applicability**

- A. The standards found within this division shall apply to all development within the City in accordance with the requirements and procedures established in Section 10-20.40.140, Site Plan Review and Approval, and as follows:
  - 1. Applications for site plan review or expansions involving commercial, **duplex**, multifamily (~~duplex and greater~~), business park, and institutional uses that:
    - a. Contain greater than 1,000 square feet of gross floor area; or

- b. Include expansions greater than 25 percent of gross floor area. Building additions, either with a single addition or cumulative additions subsequent to February 1, 2002 (the effective date of the Design Review Guidelines adopted into the 1991 Land Development Code), will count towards the 25 percent expansion of gross floor area;
- 2. Applications for conditional use permits;
- 3. Applications involving facade changes to **street frontage** building **and structure** elevations **that are visible from a public way, including, but not limited to, public and private streets, public trails and paths, and alleys;** and
- 4. Applications for new development in historic districts which shall comply with these standards as well as any design standards established for the district.

Section 24. Amend Title 10 FLAGSTAFF ZONING CODE, Chapter 10-50: Supplemental to Zones, Divisions:, to add Division 10-50.25 Crawl Spaces and Building Stem Walls, and subsection therein, in numerical order, as follows:

**Chapter 10-50: Supplemental to Zones**

**10-50.25 Basements, Basement Garages, Building Stem Walls, Crawl Spaces, and Podium Parking Structure Walls**

**10-50.25.010 Applicability.**

**A. The standards found within this division shall apply to all development in the City of Flagstaff.**

**10-50.25.020 Development Standards.**

- A. Basements, Basement Garages. The exterior walls of basements and basement garages that are visible from a public or private street, or a driveway, shall not exceed nine feet in height, measured from the abutting finished grade to the finished floor of the first floor of the structure above the finished grade. The exterior of the walls shall be finished with architectural materials and colors consistent the with existing design of the building.**
- B. Building stem walls and crawl spaces:**
  - 1. Shall not exceed five feet in height, measured from the abutting finished grade to the first finished floor of the structure above the abutting finished grade; and**
  - 2. The exterior of the walls shall be finished with architectural materials and colors consistent the with the existing design of the building.;** and
  - 3. Shall be screened from a public or private street, or driveway, with landscaping when taller than three feet.**
- C. Podium parking structure exterior walls shall be designed as a building element that is cohesively integrated into the remainder of building’s architectural design, including the consistent use of detailing, fenestrations, architectural materials and colors.**

Section 25.

Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.30 Building Height, Section 10-50.30.030 How Building Height Is Measured, as follows:

**10-50.30.030 How Building and Structure Height Is Measured**

~~This section provides the methodology used to measure the height of a building in terms of number of feet above grade and the number of floors. The methodology applies to primary and accessory buildings and structures. The maximum height of a building or structure is established in Chapter 10-40, Specific to Zones, and Section 10-40.60.020, Accessory Buildings and Structures.~~

~~A. Applicable to All Zones.~~

~~1. Building Height Plane.~~

~~a. The building height plane defines the maximum height that a building may be built. The building height plane follows the natural grade of the site and shall be measured as follows:~~

~~(1) Shall be an imaginary plane parallel to the natural grade;~~

~~(2) Shall be measured vertically at the maximum height allowed in the a zone as established in Chapter 10-40, Specific to Zones, and Section 10-40.60.020, Accessory Buildings and Structures; and~~

~~(3) The Applicants shall be responsible for compliance with the height requirements of this division and verification of the field accuracy of contour data.~~

~~b. Primary buildings with a roof pitch greater than 6:12 shall be allowed an additional five feet above the maximum building height in the zone. Accessory buildings and structures regardless of roof pitch shall not be allowed any additional building height.~~

~~2. Overall Building Height.~~

~~a. Overall building height shall be measured vertically from the natural grade or finished grade adjacent to the building exterior to the highest point of any roof element, including the top of a parapet, the top of a mansard roof, or the highest point of the highest pitched roof, whichever yields the greatest height.~~

~~b. Overall building height shall not exceed the building height plane, described in subsection (A)(1) of this section, except as follows:~~

~~(1) The following elements attached to a building shall be excluded from the height measurement with the limitation that the total area covered by such elements shall not exceed 20 percent of the roof area of the building:~~

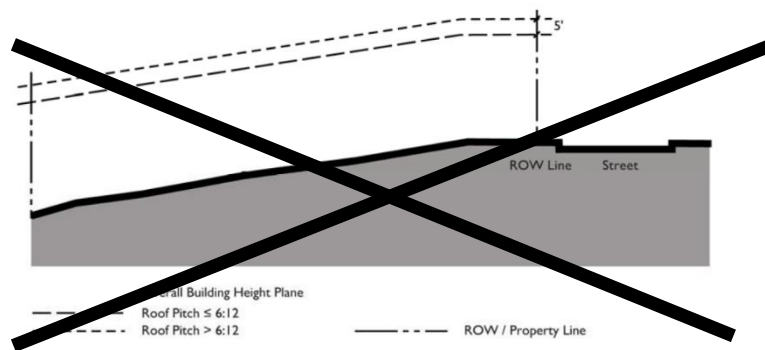
~~(a) Chimneys;~~

~~(b) Stair and elevator towers;~~

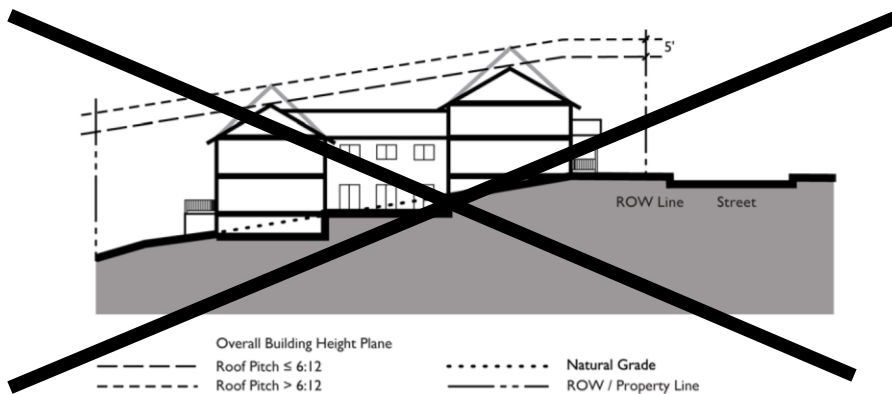
~~(c) Mechanical equipment; and~~

- ~~(d) Steeples, towers and other unoccupied architectural features; provided, that such features may extend a maximum of 20 percent above the building height plane allowed for the zone.~~
- ~~(2) The following elements attached to a building shall be excluded from the height measurement with no limitations on the roof area covered by such elements:
 
  - ~~(a) Flagpoles; and~~
  - ~~(b) Solar collectors.~~~~
- ~~(3) The height of flagpoles shall be limited to the allowable building height of the zone in which it is located. (Refer to the Building Form Standards tables in Chapter 10-40, Specific to Zones.)~~

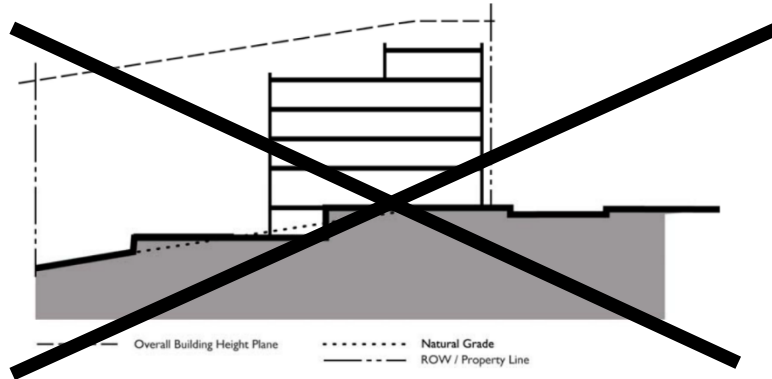
~~Figure 10-50.30.030A. Building height plane for an undeveloped site (not drawn to scale).~~



~~Figure 10-50.30.030B. Pitched roof building height measurements (not drawn to scale).~~



~~Figure 10-50.30.030C. Flat roof building height measurements (not drawn to scale).~~



~~3. Crawl Spaces.~~

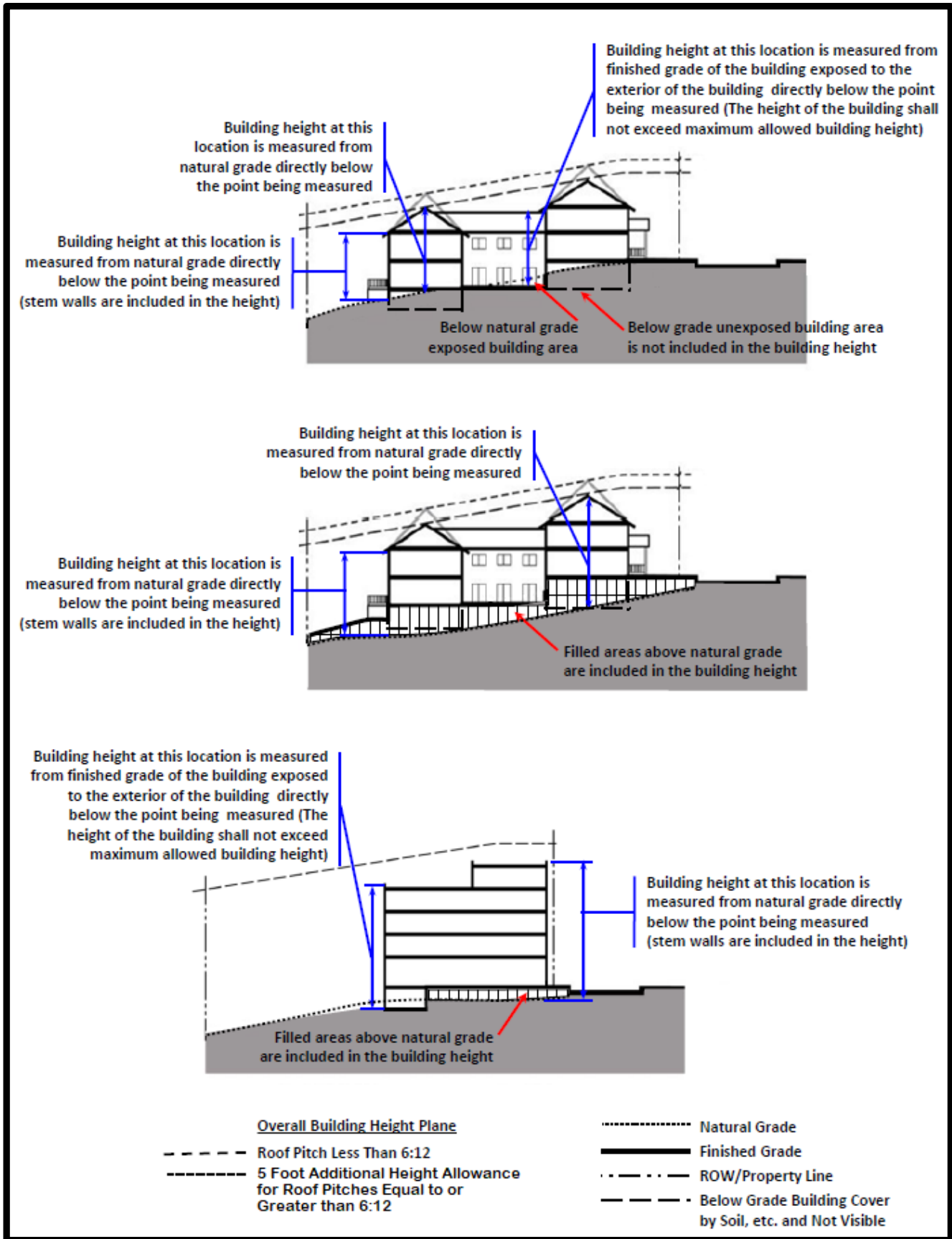
- ~~a. Unfinished crawl spaces shall be included in the height calculation.~~
- ~~b. Unfinished crawl spaces taller than three feet shall be screened with landscaping from view of public streets or thoroughfares.~~
- ~~c. Unfinished crawl spaces shall not exceed five feet in height measured from the exterior finished grade to the finished floor of the floor above.~~

~~4. Basements/Basement Garages. Exterior walls of basements or basement garages visible from a street shall not exceed nine feet in height measured from the exterior finished grade to the finished floor of the floor above.~~

- A. Purpose. This section provides the methodology used to measure the height of all structures.
- B. Building and Structure Height.
  - 1. The height of any building or structure shall be measure from the natural grade or finished grade in accordance with the following:
    - a. Natural Grade. The height shall be measured vertically from the top of any point of a structure or building element, including the top of a parapet, the top of a mansard roof, screen wall or pitched roof, to the natural grade directly beneath the point measured, unless the finished grade abutting the building or structure is below the natural grade.
    - b. Finished Grade. When the finished grade abutting a building or structure is below the natural grade, the finished grade shall be used to measure the height.
      - (1) When the finished grade is used, the height shall be measured vertically from the top of any point of a structure or building element, including the top of a parapet, the top of a mansard roof, screen wall or pitched roof, , to the lowest finished grade abutting the building or structure that is nearest to a point directly below the point measured. The finished grade outside of doors, landings, light wells, patios, stairways, windows, and similar below grade improvements that provide access or fenestrations to a below grade level are excluded from the building height, provide that the finished grade for these

improvements does not extend more than eight feet horizontally from the building.

- c. The height of all points a structure or building measured in accordance with applicable provisions of subsection B.1.a. or B.1.b. of this section, shall comply with the maximum allowed height of the property's zone.
2. Exposed crawl spaces, building stem walls (including stem walls of a basement) podium parking structure and building walls, shall be included in the height calculation.
3. Flagpoles and spires, or including similar structures, shall not exceed the maximum allowed building height of the property's zone.



**Figure 10-50.30.030.B.**  
**Method of Measuring Building Height**

**C. Exceptions to the Building Height.**

- 1. Elevator bulkheads, stairwells, steeples, solar collectors, towers and other unoccupied architectural features are allowed to extend above the allowed building height up to a height equal to 20 percent multiplied by the building height allowed for property's zone.**

Section 26. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.50 Fences and Screening, 10-50.50.030 Siting and Building Standards, subsection C. Fences and Walls Between Different Land Uses., paragraph 2, as follows:

**Section 10-50.50.030 Siting and Building Standards**

**C. Fences and Walls Between Different Land Uses.**

2. Solid fences and walls between residential, recreation, education, public assembly, and retail uses may replace a portion of the required buffer requirements, as identified in Table 10-50.60.040.B, Buffer and Screening Requirements, with ~~vegetated fencing~~ **evergreen plant material** upon Director approval.

Section 27. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.50 Fences and Screening, Section 10-50.50.040 General Fencing and Screening Standards, subsection D. Equipment Screening., as follows:

**D. Equipment Screening.**

1. In all zones, ~~rooftop mounted mechanical and electrical service equipment must be screened from public view to the height of the tallest equipment with materials architecturally compatible with the finishes and character of principal structures as shown in Figure 10-50.50.040B, Rooftop Equipment Screening.~~ **roof-mounted equipment, include communication dishes, and storage containers shall be:**
  - a. Centrally located on the roof to the maximum extent feasible; and**
  - b. Screened by a parapet or roof feature on all sides that is no shorter than the tallest object being screened as shown in Figure 10-50.50.040.D., Rooftop.**

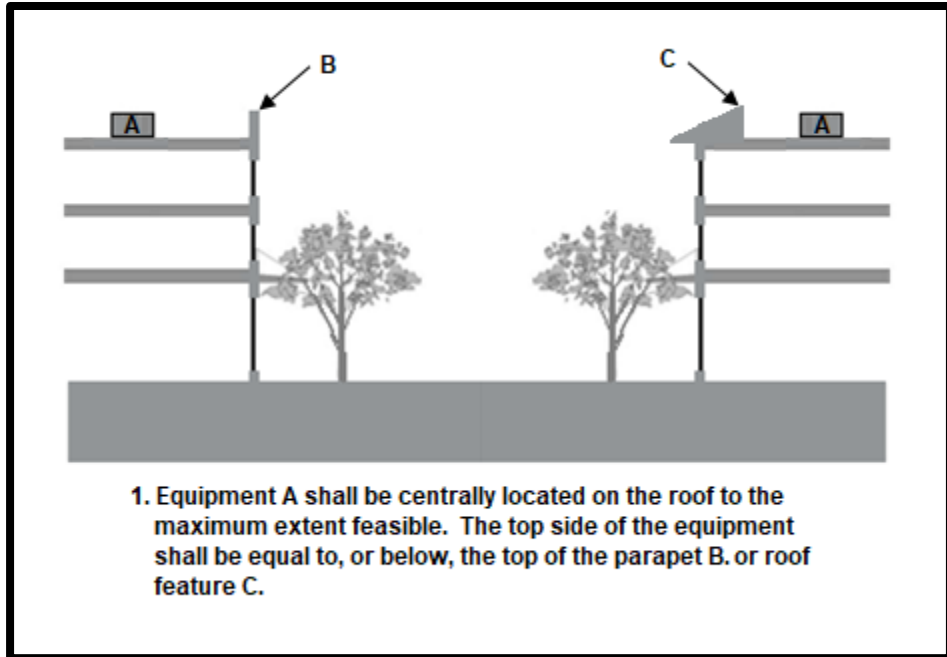
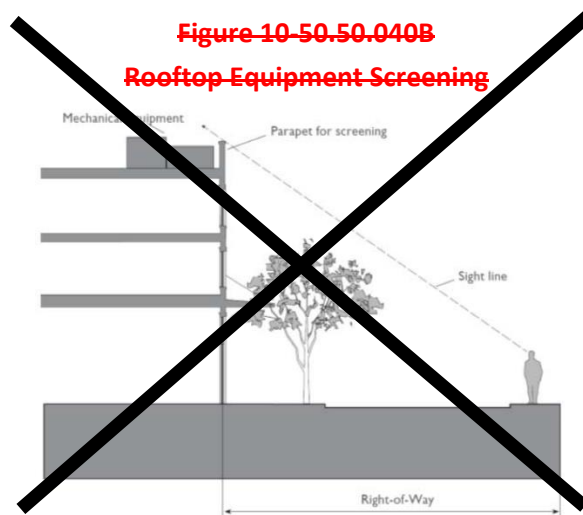


Figure 10-50.50.040.D.  
Rooftop Equipment Screening

- In all zones, **ground-mounted-mechanical** ground-mounted, or elevated, **mechanical, electrical service** equipment, **satellite dishes, and utilities** must be screened from surrounding properties, **and alleys** and streets, or enclosed within a building.



- Wall-mounted mechanical and electrical service equipment, satellite dishes, and utilities shall be screened from surrounding properties, alleys and streets, or integrated into the architecture of the building to the satisfaction of the Director.**

Section 28. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.60: Landscaping Standards, Section 10-50.60.010. Purpose and Benefits, Table 10-50.60.010.A: Benefits of Sustainable Landscaping, Screening, as follows:

**10-50.60.010 Purpose and Benefits**

**Table 10-50.60.010.A: Benefits of Sustainable Landscaping**

Screening	<del>Plants can</del> Evergreen plants may be used to screen incompatible adjacent uses or above ground and on-site utilities.
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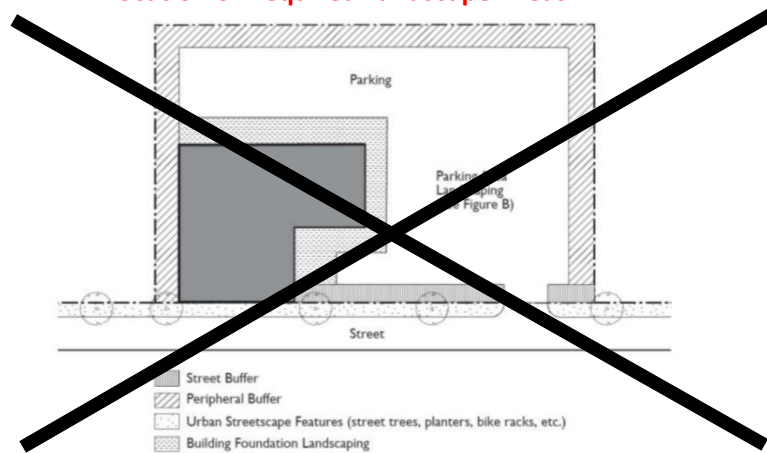
Section 29. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.60: Landscaping Standards, Section 10-50.60.040 Landscape Location Requirements, subsection B. Nonresidential Zone Buffers, as follows:

**10-50.60.040 Landscape Location Requirements**

~~**B. Nonresidential Zone Buffers. Landscaping shall be applied through landscaping buffers in nonresidential zones. There are two types of nonresidential landscaping buffers: street buffers and peripheral buffers. Foundation landscaping (see subsection (C) of this section) is also required (see Figure 10-50.60.040A). These buffers shall be landscaped in compliance with Section 10-50.60.050, Landscaping Standards.**~~

**Figure 10-50.60.040A**

**Location of Required Landscape Areas**



~~**1. Street Buffers. A landscaped street buffer with a minimum width of 10 feet is required along the street frontage of a site as measured from the street property line (see Figure 10-50.60.040B), except:**~~

~~**a. Street buffers fronting streets with two traffic lanes may be reduced to five feet. If the street buffer is reduced to five feet adjacent to industrial uses or**~~

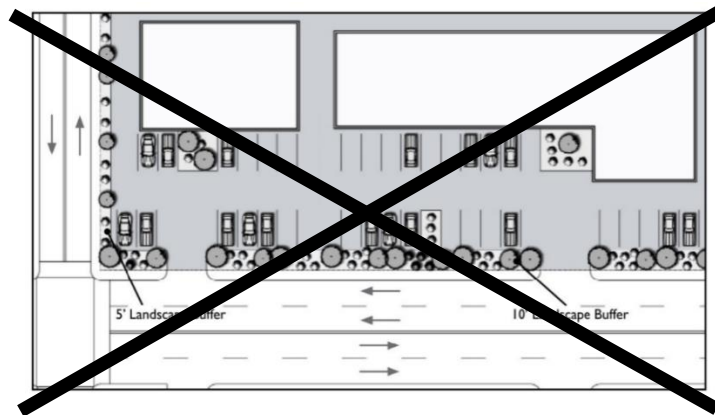
~~heavy retail/services uses, a six foot fence shall be located behind the buffer in compliance with Division 10-50.50, Fences and Screening.~~

~~b. The City Engineer may approve the placement of up to five feet of the required 10-foot width of required landscaping within the adjacent right-of-way.~~

~~c. In non-transect zones and transect zones T5 and T6, required street buffer landscaping along a frontage is not required where an urban form is proposed and buildings are located close to or at the back of the sidewalk or on a property line. However, consistent with the standards established for streets (thoroughfares) in Chapter 10-60, Specific to Thoroughfares, a wider sidewalk to accommodate active pedestrian uses and activities, sidewalk cafes, tree wells, planters, and the placement of such amenities as bike racks, potted plants, or benches is required.~~

**Figure 10-50.60.040B**

**Street Buffer**



**B. Nonresidential Zone Landscape Buffers.** There are two types of landscaping buffers requirements. The landscape buffers are: street landscape buffers and peripheral landscape buffers. The landscape buffers shall be planted in accordance with Section 10-50.60.050, Landscaping Standards.

**1. Street Landscape Buffers.** The buffers shall be provided on the lot or parcel, and abutting the street property/easement line (see Figure 10-50.60.040.B.1.), unless the provisions of subsections B.2. or B.3. of this section, apply. The buffers shall conform with the following:

**a. Transect and Non-Transect Zoned Properties Located Within the Area Delineated by the Downtown Regulating Plan.**

**(1) Minimum buffer width abutting a street with a total of four travel lanes, or greater: 10 feet, unless a smaller width is allowed in B.1.a.(3), below.**

**(2) Minimum buffer width abutting a street with a total of two travel lanes: 5 feet, unless a smaller width is allowed in B.1.a.(3), below.**

**(3) Properties that are zoned Main Street (T5) and T6 Downtown (T6) do not require street landscape buffer abutting a street, although**

additional width is required for pedestrian improvements in accordance with Chapter 10-60, Specific to Thoroughfares.

**b. Properties with an Industrial Zone Designation.**

(1) Minimum buffer width abutting a street with a total of four travel lanes: 10 feet.

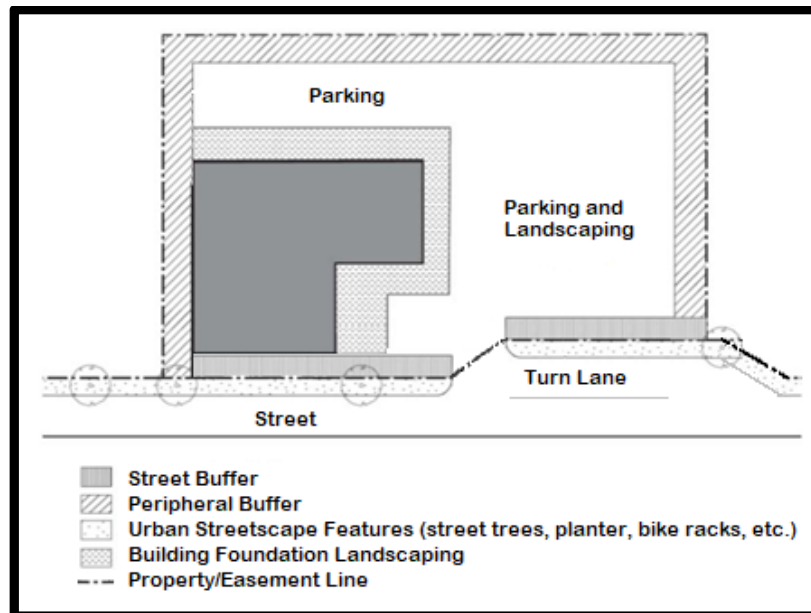
(2) Minimum buffer width abutting a street with a total of two travel lanes: 10 feet, unless:

(a) The director may approve a buffer width equal to, or great than, five feet, and less than ten feet, when the following criteria have been met:

- i. The lot or parcel is a corner lot or parcel that does not abut a Key Lot or an alley that abuts a Key Lot;
- ii. The reduced buffer would abut a street adjacent to the street side yard of a corner lot or parcel; and
- iii. A six-foot fence or wall shall be provide abutting the buffer in compliance with Division 10-50.50, Fences and Screening.

**c. Street Landscape Buffers on All Other Properties.**

(1) Minimum buffer width abutting a street: 10 feet.



**Location of Required Landscape Areas**

**Figure 10-50.60.040.B.1.**

2. When a public sidewalk or other public improvements are located within the property boundaries, the landscape buffer shall be measured from the interior edge of the sidewalk or improvements, whichever is nearer to the interior of the property.

3. Upon review of an applicant’s separate written request to the Planning Director, the Planning Director in consultation with the City Engineer may approve the reduction of a required 10-foot wide landscape street buffer to no less than five feet adjacent to the street property line(s), after any required dedications. To approve a request, the Planning Director in consultation with the City Engineer, shall find that:
  - a. The existing site constraints of the property substantially limit the ability to provided the buffer on the property;
  - b. The right-of-way adjacent to the property is at least 10 feet wider than minimum right-of-way width of the corresponding street cross section specified Title 13 of the City Code and is not needed for future public sidewalk, street, trail, or other city transportation or infrastructure improvements; and
  - c. At no time shall the building be closer than 10 feet from the interior side of a sidewalk or similar right-of-way improvements, as measured from the point nearest to the interior of the property.

Section 30. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.60: Landscaping Standards, Section 10-50.60.040 Landscape Location Requirements, to modify the title of subsection D. Parking Area Landscape Standards, and modify paragraph 3. Screening Parking Areas., as follows:

**10-50.60.040 Landscape Location Requirements**

D. **Parking Area Landscape Standards – Residential Multiple-Family Residential and Nonresidential. Nonresidential Development.**

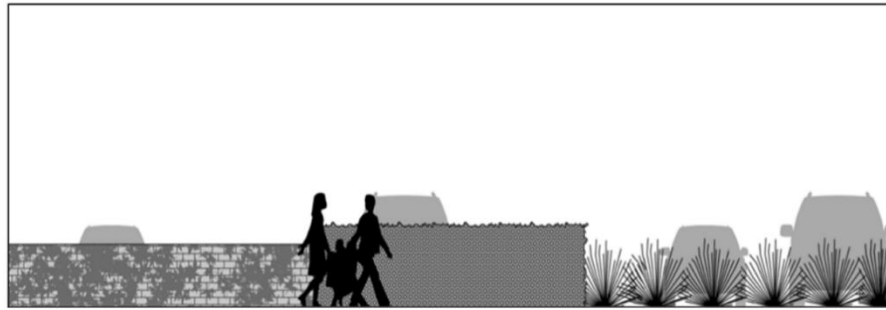
**3. Screening Parking Areas.**

- a. In addition to subsection (D)(1) of this section, planting and screening along the boundaries of parking areas that are adjacent to a street shall be used to break up continuous parking areas by providing color and interest through the use of appropriate landscape materials and through the preservation of existing vegetation.
- b. Landscape screening along the perimeter of parking areas shall be a minimum of three and one-half feet in height. One of the following methods of forming a screen along the full length of the parking area located adjacent to a street shall be used, except where breaks are needed to provide access for pedestrians, bicycles, vehicles, or a required clear view zone (Refer to Engineering Standards, Section 13-10-06-0002, Intersection Sight Triangles, Clear View Zones). Figure 10-50.60.040F illustrates the methods for screening parking.
  - (1) Solid fencing or wall meeting the requirements of Division 10-50.50, Fences and Screening.
  - (2) ~~Shrubs~~ Evergreen shrubs planted at sufficient density to form a significant screen within three years of initial planting. Refer to Table

10-50.60.050.B, Required Plant Quantities, and Table 10-50.60.050.C, Plant Sizes, for required plant size and quantities for parking lot screening.

- (3) Any combination of the above.

**Figure 10-50.60.040F**  
**Screening of Parking Areas**



**Figure 10-50.60.040F**  
**Screening of Parking Areas**

- (4) Landscaping Materials. Landscaping shall be a combination of ground cover, shrubs, and trees. (See Section 10-50.60.050, Landscaping Standards.)
- (5) Plant Protection. Landscape areas susceptible to damage by vehicular or pedestrian traffic must be protected by appropriate means, such as curbs, bollards or low walls provided they are not in conflict with applicable standards for intersection sight triangles as established in the Engineering Standards.

Section 31.

Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.80 Parking Standards, Section 10-50.80.040 Number of Motor Vehicle Parking Spaces Required, Table 10-50.80.040.A: Number of Motor Vehicle Parking Spaces Required, Retail Trade, to add: Tap Room, in alphabetical order, as follows:

**10-50.80.040 Number of Motor Vehicle Parking Spaces Required**

**Table 10-50.80.040.A: Number of Motor Vehicle Parking Spaces Required**

Use	Number of Required Spaces
Retail Trade	
<b>Tap Room</b>	<b>1 per 300 gsf</b>

Section 32.

Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.100 Sign Standards, Section 10-50.100.050 General Requirements for All Signs, Figure 10-50.100.050E, as follows:

10-50.100.050 General Requirements for All Signs

~~Figure 10-50.100.050E~~

~~Freestanding Sign Height – Signs Higher than the Grade of an Adjacent Road~~

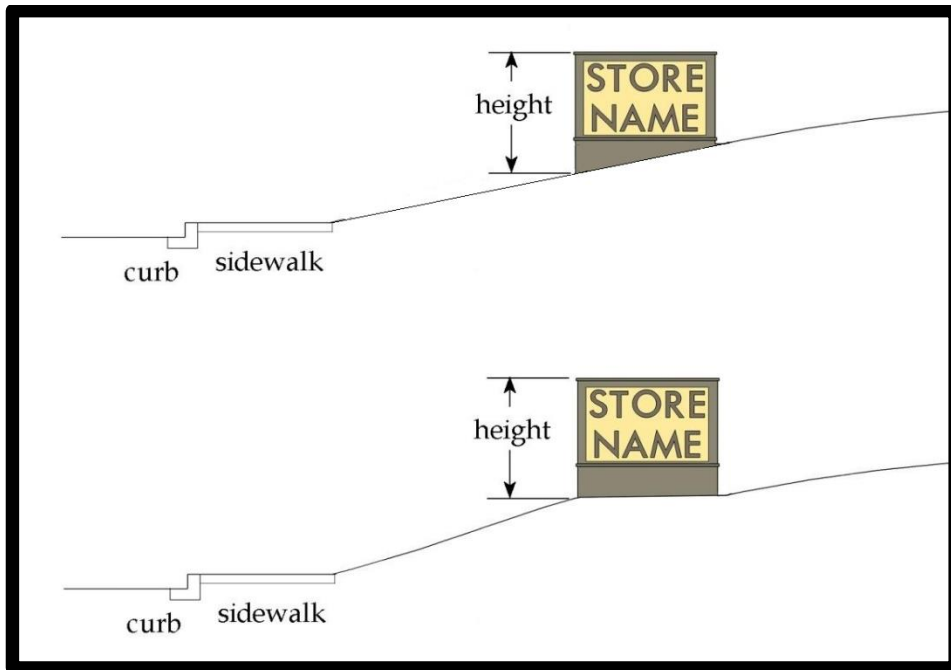
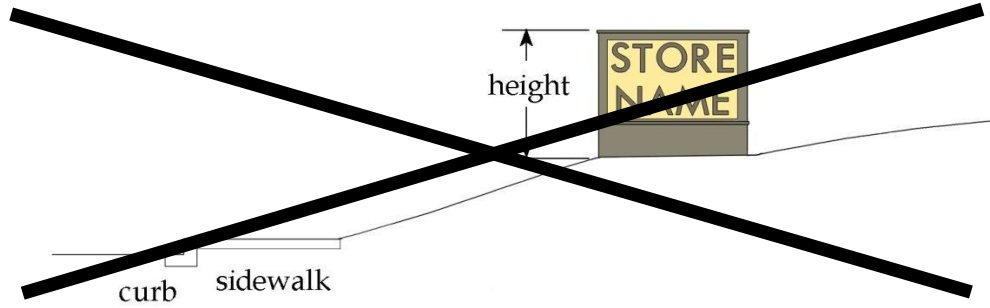


Figure 10-50.100.050E

Freestanding Sign Height – Signs Higher than the Grade of an Adjacent Road

Section 33. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.100 Sign Standards, Section 10-50.100.100 Sign Districts of Special Designation, Table 10-50.100.100.A: Local Examples of Signs Appropriately Designed for the Flagstaff Central District, as follows:

**Section 10-50.100.100 Sign Districts of Special Designation**

**Figure 10-50.100.100A**

**Local Examples of Signs Appropriately Designed for the Flagstaff Central District**





Figure 10-50.100.100A

Local Examples of Signs Appropriately Designed for the Flagstaff Central District

Section 34. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.100 Sign Standards, Section 10-50.100.100 Sign Districts of Special Designation, Figure 10-50.100.100A Standards for Building Mounted Signs in Flagstaff Central District, Individual Sign Area for Each Business, as follows – including adding gridlines and shading to the table:

<b>Standard</b>	<b>Standard Allowance</b>
Total Sign Area for <del>a the</del> <b>Multi- and Single-Tenant</b> Building	The greater of: (1) The number of building entries <sup>1</sup> + 1 sign X 30 sq. ft. (e.g. if a building has 6 entries the Total Sign Area = 6 + 1 X 30 = 210 sq. ft.); or (2) 100 sq. ft. max.
Individual Sign Area for Each Business <b>in a Multi-Tenant Building</b>	The lesser of: (1) 1 sq. ft. to 1 linear ft. of the width of the business space served by an entrance <sup>2</sup> ; or (2) 100 sq. ft. max.; <del>or</del> <del>(3) The total sign area for the building.</del>
Number of Signs	Number of building <del>entries</del> <b>entries</b> <sup>1</sup> + 1.
Sign Placement	<del>(1)</del> <b>(1)</b> No higher than the lesser of either: <del>(1) (a)</del> <b>(a)</b> The second story sill level; <del>or</del> <del>(2) (b)</del> <b>(b)</b> On or above the expression line of any building; <del>or</del> <del>(3) (c)</del> <b>(c)</b> Not above any visible roofing material on the building element; or <del>(4) (d)</del> <b>(d)</b> Max. 25 feet. <b>(2)</b> At least 1 sign shall be associated with the building entry zone <sup>1</sup> (may be wall mounted, projecting, awning, etc.). <b>(3)</b> Sign copy on awnings is only permitted on first story windows. <b>(4)</b> Where multiple businesses use a common entrance, a common sign shall be placed adjacent to the sidewalk level building entry <sup>3</sup> .

<b>Table 10-50.100.100.A: Standards for Building Mounted Signs in Flagstaff Central District</b>	
<b>Standard</b>	<b>Standard Allowance</b>
Painted Building Mounted Signs	(1) Shall comply with Table 10-50.100.060.C. (2) The requirement for three dimensional form required in the Findings for Signs Proposed in the Central District shall not apply.
Illumination	See Section 10-50.100.050(C).
Permitting	Sign permit is required.
<b>End Notes</b>	
<sup>1</sup> 1. Building entries in this context do not include service entries or separate doors for lodging rooms. <b>A series of doors grouped together shall be considered one building entry.</b> <sup>2</sup> 2. Where a building has multiple frontages (i.e., a corner building), the shortest frontage shall apply. <sup>3</sup> 3. Two or more businesses served by a common entrance are considered one business for sign computation purposes.	

Section 35. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.110: Specific to Building Types, as follows:

**Division 10-50.110:  
Specific to Building Types**

**Sections:**

- 10-50.110.010 Purpose**
- 10-50.110.020 Applicability**
- 10-50.110.030 Building Types Overview**
- 10-50.110.040 Carriage House**
- 10-50.110.050 Single-Family Estate**
- 10-50.110.060 Single-Family House**
- 10-50.110.070 Single-Family Cottage**
- 10-50.110.080 Bungalow Court**
- 10-50.110.090 Duplex, Side-by-Side**
- 10-50.110.100 Duplex, Stacked**
- 10-50.110.110 Duplex, Front-and-Back**
- 10-50.110.120 Stacked Triplex**

- ~~10-50.110.120~~ 10-50.110.130 Townhouse
- ~~10-50.110.130~~ 10-50.110.140 Apartment House
- ~~10-50.110.140~~ 10-50.110.150 Courtyard Apartment
- ~~10-50.110.150~~ 10-50.110.160 Live/Work
- 10-50.110.170 Apartment Building
- ~~10-50.110.160~~ 10-50.110.180 Commercial Block

Section 36. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.110 Specific to Building Types, Section 10-50.110.120 Stacked Triplex, Subsection B. Lot, and delete End Note 1, as follows:

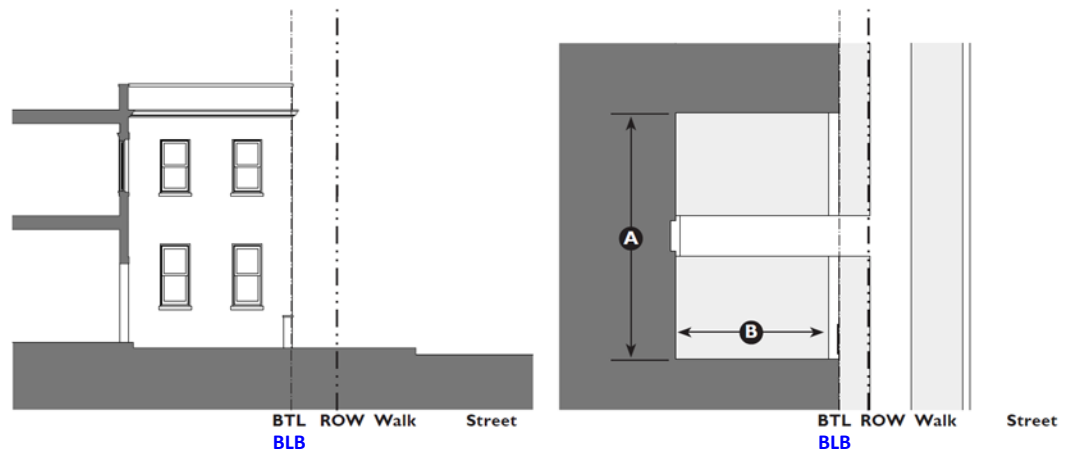
**Section 10-50.110.120 Stacked Triplex**

<b>B. Lot</b>	
<b>Lot <del>Size</del> Size</b>	
Width	<del>50' min.; 75' max.</del> 75' min.; 100' max.
Depth	100' min.; 150' max.
<b>End Note</b>	

<sup>1</sup> ~~Applies to newly created lots.~~

Section 37. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.120 Specific to Private Frontages, Section 10-50.120.080 Forecourt, to amend graphic and the associated key, as follows – including adding gridlines and shading to the table:

**10-50.120.080 Forecourt**

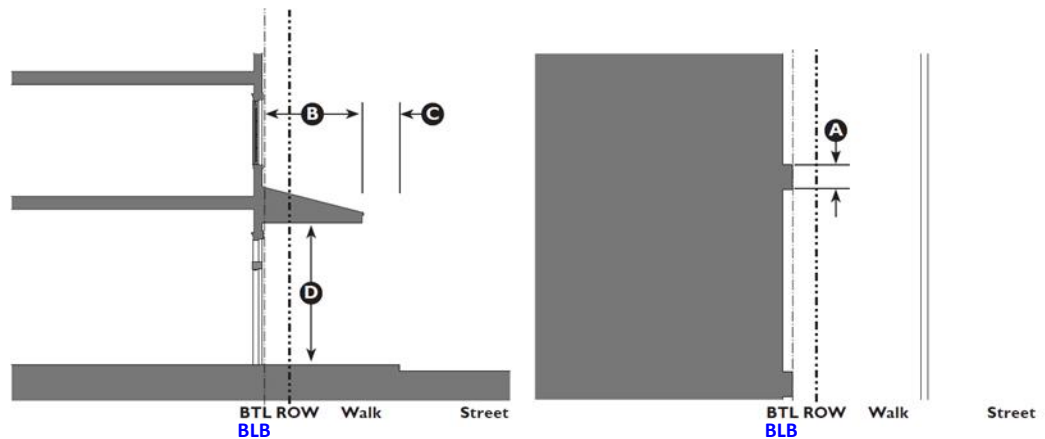


Key	
----	ROW/Property Line
----	<b>Setback Line</b>
----	<b>BLT BTL - Build to Line (Transect Zones)</b>
----	<b>BLB-Back of Landscape Buffer (Non-Transect Zones), which shall be measured from the property line/right-of-way line in all situations, including Planned Residential Developments.</b>

Figure 10-50.120.080 Forecourt

Section 38. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.120 Specific to Private Frontages, 10-50.120.100 Shopfront, to amend the graphic and the associated key, as follows – including adding gridlines and shading to the table:

**10-50.120.100 Shopfront**

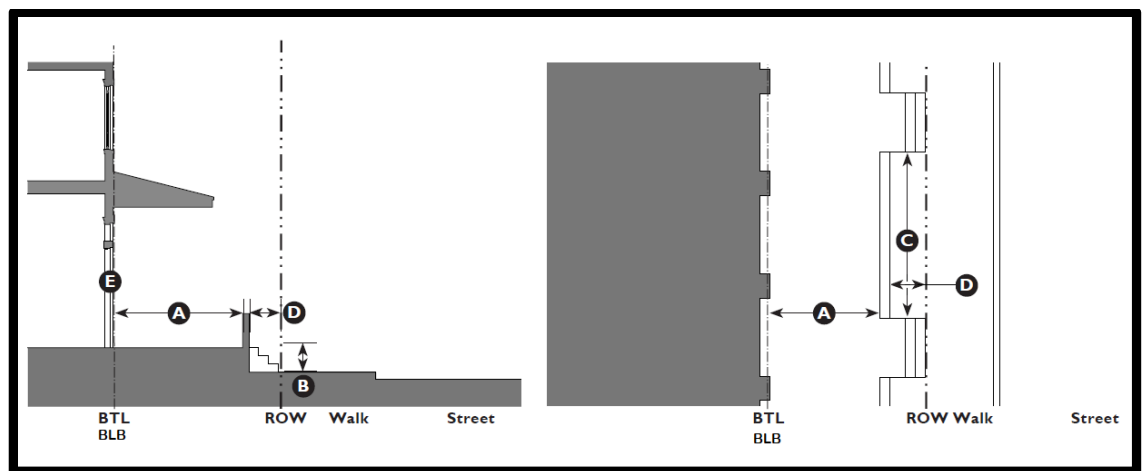
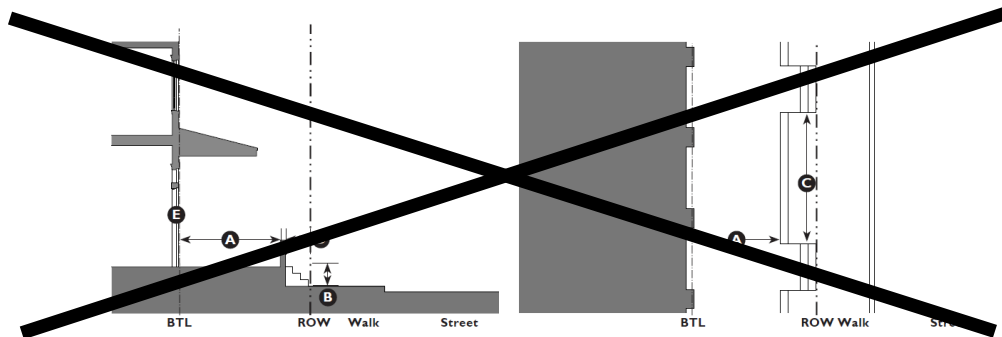


Key	
----	ROW/Property Line
<del>----</del>	<b>Setback Line</b>
----	<b>BLT BTL - Build to Line (Transect Zones)</b>
----	<b>BLB-Back of Landscape Buffer (Non-Transect Zones), which shall be measured from the right-of-way line in all situations, including Planned Residential Developments.</b>

Figure 10-50.120.100 Shopfront

Section 39. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.120 Specific to Private Frontages, Section 10-50.120.110 Terrace Shopfront, to amend the graphic and the associated key, as follows – including adding gridlines and shading to the table:

**10-50.120.110 Terrace Shopfront**



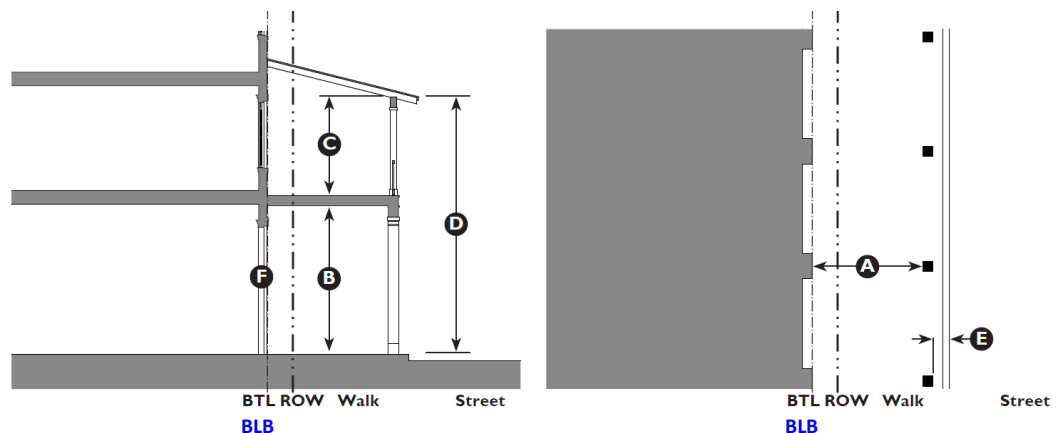
**Key**

----	ROW/Property Line
<del>---</del>	<b>Setback Line</b>
	<b>BLT</b> BTL- Build to Line (Transect Zones), unless a greater setback is required by the sum of the distance of A and D.
-----	<b>BLB</b> -Back of Landscape Buffer (Non-Transect Zones), which shall be measured from the right-of-way line in all situations, including Planned Residential Developments, unless a greater setback is required by the sum of the distance of A and D.

Figure 10-50.120.110 Terrace Shopfront

Section 40. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-50.120 Specific to Private Frontages, 10-50.120.120 Gallery, to amend the graphic and the associated key, as follows – including adding gridlines and shading to the table:

10-50.120.120 Gallery



Key	
----	ROW/Property Line
<del>---</del>	<b>Setback Line</b>
	<b>BLT</b> BTL - Build to Line (Transect Zones)
-----	<b>BLB</b> -Back of Landscape Buffer (Non-Transect Zones), which shall be measured from the right-of-way line in all situations, including Planned Residential Developments.

Figure 10-50.120.120 Gallery

Section 41. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, and Building Functions, 10-80.20.010 Definitions “A”, to delete the terms “Acreage, Gross”, and “Acreage, Net”, as follows:

~~**Acreage, Gross: Ground area, including all proposed and existing streets within a development or subdivision.**~~

~~**Acreage, Net: The remaining ground area after deleting all portions for proposed and existing streets within a development or subdivision**~~

Section 42. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, and Building Functions, 10-80.20.040 Definitions “D”, to delete the terms “Density”, modify “Development Site”, “Development, Multiple-Family”, and “Duplex”, and to add the terms “Density, Gross” and “Development Site Area” in alphabetical order, as follows:

~~**Density: The number of dwelling units within a standard measure of land area, usually given as units per acre.**~~

~~**1.— Density, Gross (GD): The quotient of the total number of dwelling units divided by the base site area of a site.**~~

~~**2.— Density, Net (ND): The quotient of the total number of dwelling units divided by the net buildable site area on a site.**~~

**Density, Gross: is the number of dwelling units allowed on one acre of a development site. The density of a development is calculated by the total number of dwelling units divided by the total acreage of the Development Site Area.**

Development - Multiple-Family: Is a development **(including a residential condominium)** consisting of any number of structures, or portion thereof, that contains a total of three or more dwelling units on a lot or parcel

**Development Site:** ~~Any~~ **is any plot lot** or parcel of land, or combination of contiguous lots or parcels of land, whether under common ownership or multiple ownership, which constitutes a site on which development is proposed, ~~under construction,~~ or exists.

**Development Site Area: Is the total area of a development site, excluding all existing dedications for public rights-of-way or private street tract(s).**

**Duplex:** A residential building designed to be occupied by two families living independently of each other with two attached **or detached** dwelling units on one lot or

parcel. ~~Said~~ If **attached, the** units may be attached front-to-back ~~or~~ side-to-side **with a common or party wall**, or stacked one atop the other **with a common ceiling-floor separating the units**.

~~1.—Front-to-Back: An attached building type with two independent living units with one unit placed behind the other and sharing a common or party wall.~~

~~2.—Side-by-Side: An attached building type with two side-by-side independent living units sharing a common or party wall.~~

~~3.—Stacked: An attached building type with two independent living units stacked one on top of the other~~

Section 43.

Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, and Building Functions, Section 10-80.20.060 Definitions, “F”, pertaining to the terms “Finished Grade”, “Floor Area Ratio, Gross (GFAR)”, and delete “Floor Area Ratio, Net (FAR)”, as follows:

**Finished Grade:** ~~Existing~~ **Is the man-made** topography of a site at the completion of ~~construction~~ **grading**.

**Floor Area Ratio, Gross (GFAR):** An intensity measured as a ratio derived by dividing the total floor area **in square feet** of ~~a building or structure~~ **all buildings or structures** on a **development site** by the ~~base development site area in square feet~~ **(or lot area as modified for established development districts)**.

~~**Floor Area Ratio, Net (FAR): An intensity measured as a ratio derived by dividing the total floor area of a building or structure by the net buildable site area.**~~

Section 44.

Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.090 Definitions, “I”, the term Industrial, Heavy – General, as follows:

**Industrial, Heavy – General:** Construction, manufacturing, transportation, and public utilities, and those uses ~~which that may~~ have severe potential for negative impact on any uses located relatively close to them. Differs from light industrial uses in that it includes uses that require unenclosed structures that are large, tall, and unsightly, such as concrete batching plants. These uses also have ~~enormous the~~ potential for generation of dust, noise, and odor and may involve large amounts of exterior storage. Because of their scale, they are likely to have a regional impact. This term specifically includes, but is not limited to, the following uses:

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Chemicals and allied products      Primary metal industries  
(except drugs)

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Electrical distribution equipment	Processing of animal/fish oils and meat products
Electrical industrial apparatus	Railroad transportation
Heavy construction contractors	Rubber and miscellaneous plastics
Leather tanning	Sawmills, planing mills and storage of logs, paper, pulp, or paperboard mills
Manufacturing of alcoholic beverages	Stone, clay and glass products including concrete plants
Machinery	Transportation equipment
Petroleum and coal products	Utility, production or processing facilities, but not offices or transmission or distribution

Section 45. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.110 Definitions “K”, to add the term “Key Lot” and the Figure 10-80.20.110. Key Lot., as follows:

**Key Lot: is a lot or parcel that abuts a corner lot that has its side lot line in common with the rear lot line of the corner lot, or alley abutting rear lot line of the corner lot, and the lot fronts on to a street that forms the street side of the corner lot.**

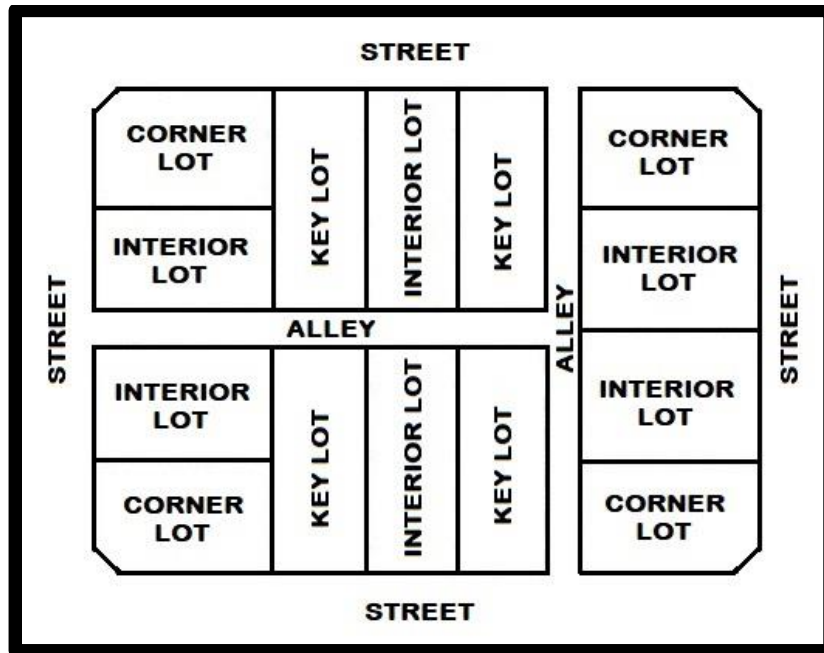


Figure 10-80.20.110. Key Lot.

Section 46. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.130 Definitions, “M”, for the term “Micro-brewery or Micro-distillery”, as follows:

**10-80.20.130 Definitions, “M”**

**Micro-brewery or Micro-distillery:** A facility engaged in the production, bottling, and packaging of beer and other fermented ~~malt~~ beverages or spirituous beverages **that contain ethanol alcohol. on site that may include a taproom in which guests/customers may sample or purchase the product. A taproom may be included in a Micro-brewery or Micro-distillery, subject to the requirements of the Zoning Code.**

Section 47. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.140 Definitions, “N”, to add the term “Natural Grade”, as follows:

**Natural Grade: is the natural terrain elevation of the land prior to any grading that disturbs the land.**

Section 48. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.150 Definitions, “O”, for the terms

**Outdoor ~~Storage or~~ Display:** The ~~storage or~~ display of any personal or business materials, products, or equipment outside of a building.

Section 49. Amend Title 10 FLAGSTAFF ZONING CODE, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.180 Definitions, “R”, to add the term “Railroad Shop”, as follows:

**Railroad Shop: is a facility that builds new and repairs locomotives and railroad cars, including the fabrication of parts.**