





**Amendment to  
Zoning Code Division  
10-80.20.040  
Duplex Definition  
PZ-22-00180**

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# PZ-22-00180: Updates to Zoning Code - Duplex

## Background

- A 2020 Zoning Text Amendment modified the definition of duplex to include two single-family homes on one lot as a “detached duplex”
- The 2020 amendment created inconsistencies within the Zoning Code
- This amendment restores the definition of duplex to only refer to attached dwelling units, bringing internal consistency throughout the Zoning Code



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## Proposed Amendment

Provisions that are being deleted are shown in bold strikethrough

Provisions that are being added are shown in bold red text.

Section 1. Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions, and Building Functions, Section 10-80.20.040 Definitions "D", to modify the term "Duplex", as follows:

**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. **If attached, t**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.



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## Staff Recommendation

### Findings for Zoning Code Text Amendments:

- (1) The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;**
- (2) The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and**
- (3) The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.**



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***The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan.***

The proposal supports the following goals of the General Plan by facilitating infill development:

- LU.1.6
- LU.5.2
- LU.5.3



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***The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City.***

The proposed amendment is not anticipated to be detrimental to the public interest, health, safety, convenience, or welfare of the City.



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***The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.***

The proposed amendment revises the definition of duplex to re-establish internal consistency of the Zoning Code.



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## Recommendation

Planning and Zoning Commission meets on January 25<sup>th</sup>, their recommendation will be presented to Council on the February 7<sup>th</sup> meeting.