

DRAFT Case No. PZ-22-00223– Planned Residential Development
Amendment for Adoption Flagstaff Zoning Code

Provisions that are being deleted are shown in bold strikethrough.
Provisions that are being added are shown in bold text.

Section 1: Amend Title 10 Flagstaff Zoning Code, Chapter 10-30: General to All, Division 10-30.60: Site Planning Design Standards, Section 10-30.60.090 Open Spaces, Civic Spaces, and Outdoor Public Spaces, to modify 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 Development Site Area as an outdoor pedestrian amenity space that serves as a ~~transition space between a parking area and the~~ **an enhancement to 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 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 two and a half 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 2: Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non Transect Zones, Section 10-40.30.030 Residential Zones, to modify Table 10-40.30.030.B as follows:

Table 10-40.30.030.B. Residential Zones – Allowed Uses								
Primary Land Use ¹	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Ranching, Forestry and Animal Keeping								
Animal Keeping	<u>10-40.60.070</u>	p ⁶⁵	p ⁶⁵	--	--	--	--	--
Recreation, Education and Assembly								
Commercial Campgrounds	<u>10-40.60.130</u>	UP	--	--	--	--	--	--
Equestrian Recreational Facilities		UP	UP	UP	--	--	--	--
Golf Courses and Facilities		UP	UP	UP	--	--	--	
Libraries, Museums		UP	UP	UP	UP	UP	UP	UP
Meeting Facilities, Public and Private Neighborhood	<u>10-40.60.230</u>							
Regional	-	-	-	-	-	-	-	-
Neighborhood		P/UP ²	P/UP ²	P/UP ²	P/UP ²	P/UP ²	P/UP ²	P/UP ²
Outdoor Public Uses, General		P	P	P	--	P	P	P
Places of Worship with 250 seats or less		P/UP ⁵	P/UP ⁵	P/UP ⁵	P/UP ⁵	P/UP ⁵	P/UP ⁵	P/UP ⁵
Places of Worship with more than 250 seats		UP	UP	UP	UP	UP	UP	UP
Schools – Private		P	P	P	P	P	P	P

Table 10-40.30.030.B.
Residential Zones – Allowed Uses

Primary Land Use ¹	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Schools – Public and Charter		p ²³	p ²³	p ²³	p ²³	P	P	p ²³
Trade Schools		--	--	--	--	--	--	--
Residential								
Co-housing	<u>10-40.60.120</u>	P	P	PRD P	--	P	P	--
Congregate Care Facilities		UP	UP	UP	UP	P	P	UP
Day Care, Centers	<u>10-40.60.150.B</u>	UP	UP	UP	UP	UP	UP	UP
Day Care, Home	<u>10-40.60.150.A</u>	P	P	P	P	P	P	P
Development Cluster, Single-Family	<u>10-40.60.170</u>	P	P	PRD	--	--	--	--
Development Dwelling, Duplex		PRD P ³	PRD P ³	PRD P ³	P	P	P	--
Development Dwelling, Multiple-Family		PRD P ^{3,4}	PRD P ^{3,4}	PRD P ^{3,4}	--	P	P	--
Development Dwelling, Attached Single-Family		P	P	P	P	PRD P	PRD P	P
Dwelling, Detached Single-Family		P	P	P	P	P	P	--
Dormitories		--	--	--	--	UP	UP	--
Group Home		P	P	P	P	P	P	P
High Occupancy Housing Development, Single-Family	<u>10-40.60.175</u>	UP	UP	UP	UP	UP/ PRD	UP/ PRD	UP

Table 10-40.30.030.B.
Residential Zones – Allowed Uses

Primary Land Use ¹	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
High Occupancy Housing Development, Two-units	<u>10-40.60.175</u>	UP ^{3,4} / PRD	UP ^{3,4} / PRD	UP ^{3,4} / PRD	UP	UP	UP	--
High Occupancy Housing Development, Three-units	<u>10-40.60.175</u>	UP ^{3,4} / PRD	UP ^{3,4} / PRD	UP ^{3,4} / PRD	--	UP	UP	--
High Occupancy Housing Development, Four-units and Greater	<u>10-40.60.175</u>	UP ^{3,4} / PRD	UP ^{3,4} / PRD	UP ^{3,4} / PRD	--	UP	UP	--
Home Occupation	<u>10-40.60.180</u>	P	P	P	P	P	P	P
Institutional Residential								
Custodial Care Facilities		UP	UP	UP	UP	UP	UP	UP
Homeless Shelters	<u>10-40.60.190</u>							
Emergency Shelters		UP	UP	UP	UP	UP	UP	UP
Short Term Housing		UP	UP	UP	UP	UP	UP	UP
Transitional Housing		UP	UP	UP	UP	UP	UP	UP
Sheltered Care Homes		UP	UP	UP	UP	UP	UP	UP
Nursing Homes		--	UP	UP	UP	UP	UP	UP
Live/Work	<u>10-40.60.200</u>	--	--	--	--	UP/ PRD	UP/ PRD	--
Manufactured Home	<u>10-40.60.210</u>	--	--	--	--	--	--	P
Manufactured Home Park	<u>10-40.60.210.D</u>	--	--	--	--	--	--	P
Manufactured Home Subdivision	<u>10-40.60.210.C</u>	--	--	--	--	--	--	P
Mobile Home		--	--	--	--	--	--	P

Table 10-40.30.030.B.
Residential Zones – Allowed Uses

Primary Land Use ¹	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
Single Room Occupancy, Fraternities and Sororities		--	--	--	--	UP	UP	--
End Notes								

1. A definition of each listed use type is in Chapter 10-80, Definitions.

~~2. A conditional use permit is required if liquor is sold or if facilities exceed 250 seats.~~

23. Charter schools proposed in existing single-family residences shall be located on residential lots one acre or greater. Charter schools shall be subject to the review processes established in A.R.S. §15-189.01, as amended.

34. ~~Only permitted on lots or parcels with significant natural resources as determined by the Director, on parcels within the Resource Protection Overlay, or as part of an Affordable Housing Development as defined in Division 10-30.20. Existing single-family uses and lots recorded in MR and HR, prior to the effective date of this Zoning Code, are considered legal, conforming uses.~~

45. Multi-Family Dwellings in the RR, ER, or R1 Zones shall be limited to either a duplex (two unit) building(s) and/or individual (single unit) detached building(s).

~~5. A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.~~

56. Use is allowed only on a lot or parcel with a net lot area of five acres or greater.

Key

P = Permitted Use

UP = Conditional Use – Requires the Approval of a Conditional Use Permit

~~PRD = Allowed Use only when part of a Planned Residential Development (see Section 10-40.60.280)~~

~~UP/PRD = Conditional Use – Requires the Approval of a Conditional Use Permit, and the use shall be part of a Planned Residential Development (see Section 10-40.60.280)~~

Table 10-40.30.030.B.
Residential Zones – Allowed Uses

Primary Land Use ¹	Specific Use Regulations	Residential Zones						
		RR	ER	R1	R1N	MR	HR	MH
--	=	Use Not Allowed						

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Section 3: Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non Transect Zones, Section 10-40.30.030 Residential Zones, to modify Table 10-40.30.030.C, 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								
<p>(1) Lot sizes and setbacks Setbacks shall be provided in accordance with the requirements Building Placement Requirements of the property's zone unless alternative setbacks are delineated on the recorded 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.</p> <p>(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 area, lot width, lot depth, lot coverage, and setbacks are approved as part of a Planned Residential Development (see Section 10-40.60.280) by the City Council on a recorded final plat. that is recorded.</p>								
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.)								
	Interior 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								

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
Building Height (max.) ^{11, 12, 13, 14}	35'	35'	35'	35'	35'	60' ¹⁴	30'
Coverage (max.)	20%	17%	35%	35%	40%	50%	43%

Density Requirements See Division 10-30.20, Affordable Housing Incentives

Density: Gross (units/acre)

Min.	--	--	2	2	6	10	--
Maximum without the Resource Protection Overlay (RPO)	1	1	6	14	14	29 ⁵	11
Maximum with the RPO, inside of a pedestrian shed of an activity center ¹⁸¹⁷	1	1	6	14	14	29 ⁵	11
Maximum with the RPO, outside of a pedestrian shed of an activity center ¹⁸¹⁷	1	1	5	--	9	22	4

Multiple-Family **Dwelling Developments** with four dwelling units or more, Bedrooms per Acre

Maximum without the RPO	---End note 14 15 ---	15	--	35	72.5	--
Maximum without the RPO with a Conditional Use Permit for a High Occupancy Housing	---End note 15 16 ---	21	--	49 ¹⁷¹⁶	101.5 ¹⁷¹⁶	--

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
Development inside of a pedestrian shed of an activity center ¹⁸¹⁷							
Maximum with the RPO	---End note 14 15 ---		12.5	--	22.5	55	--
Maximum with the RPO and a Conditional Use Permit for a High Occupancy Housing Development inside of a pedestrian shed of an activity center ¹⁸¹⁷	---End note 15 16 ---		17.5	--	31.5 ¹⁷¹⁶	77 ¹⁷¹⁶	--
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 ¹⁷	149 ¹⁸	60 ^{18, 9}	50'	50 ^{18, 9}	50 ^{18, 109}	--
Corner Lots (min.)	100 ¹⁷	149 ¹⁸	65 ^{18, 9}	50'	50 ^{18, 9}	50 ^{18, 109}	--
Depth (min.)	200 ¹⁷	--	100 ¹⁸	100'	100 ¹⁸	75 ^{18, 109}	--
Other Requirements							

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

	Residential Zones														
	RR	ER	R1	R1N	MR	HR	MH								
Open Space (% of Development Site Area) ⁴⁴¹⁰	--	--	--	--	See Table <u>10-40.30.030.F.A</u>										
Fences and Screening	See Division <u>10-50.50</u>														
Landscaping	See Division <u>10-50.60</u>														
Lighting	See Division <u>10-50.70</u>														
Parking	See Division <u>10-50.80</u>														
Signs	See Division <u>10-50.100</u>														
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 <u>10-40.30.030.H</u> .														
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"> <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>							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														

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
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 <u>10-40.60.280</u>, Planned Residential Development).						
89.	Lot width measured at the setback line.						
910.	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.						
1011.	Common open space as required in Division <u>10-50.110</u> , Specific to Building Types, and areas set aside for resource preservation such as floodplains, slopes and forests (Division <u>10-50.90</u> , 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.						
1112.	Primary structures, excluding accessory structures, with a roof pitch greater than, or equal to, 6:12 shall be allowed an additional five feet above the maximum building height.						
1213.	The elevator and stairwell bulkheads shall be architecturally integrated with the building. Elevator and stairwells bulkheads are allowed an additional 15 feet above the maximum building height. The Director may approve a height greater than 15 feet when the additional height is necessary to accommodate an elevator or stairwell bulkhead, related equipment, or the requirements of the Building or Fire Code.						
1314.	Steeple, solar collectors, towers and other unoccupied architectural features are allowed an additional height above the maximum building height equal to 20 percent multiplied by the maximum building height allowed for property’s zone. The total area of the referenced allowances above the building height shall not exceed 20 percent of the total roof area.						

Table 10-40.30.030.C.

Residential Zones – Building Form and Property Development Standards

	Residential Zones						
	RR	ER	R1	R1N	MR	HR	MH
1415. Multiple-Family Dwellings 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.							
1516. Multiple-Family Dwellings 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.							
1617. Additional bedrooms per acre may be approved on a lot or parcel inside of a pedestrian shed of a Regional Activity Center delineated on the General Plan or applicable Specific Plan with an HOHD Conditional Use Permit.							
1718. Activity centers are delineated on the General Plan or applicable Specific Plan.							
Key							
--	Not Applicable						

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Section 4: Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non Transect Zones, Section 10-40.30.030 Residential Zones, to delete provision 10-40.30.030.F.: Miscellaneous Requirements – RR, ER and R1 zones and relettering the remaining provisions; and Section 10-40.30.030.G.: MR and HR zones clarifying common open space requirements as follows:

F. ~~Miscellaneous Requirements – RR, ER and R1 Zones.~~

~~1. Unless otherwise allowed as part of a planned residential development (PRD), only one single family dwelling unit, or a single family dwelling unit with an accessory dwelling unit (ADU), is allowed per lot or parcel.~~

FG. Miscellaneous Requirements – MR and HR Zones.

1. Common open space for ~~Multiple-Family Dwellings~~ **other building types not specifically listed in Division 10-50.110, Specific to Building Types, such as an apartment complex,** shall be provided based on the following standards:

Table <u>10-40.30.030.FG.</u> : Common Open Space Requirements	
Area ¹	15% of gross lot or parcel area; at least one open space area shall be no less than 400 sq. ft.
Width	15' min.
Depth	15' min.
No private open space is required	
End Notes	
1. Roof decks and courtyards are included in the open space area calculation, but not driveways or vehicle parking areas.	

~~2. In addition to the 15 percent open space requirement established in Table 10-40.30.030.C, residential projects over 50 units or more shall provide a minimum of five percent civic space. (See Section 10-30.60.090, Open Spaces, Civic Spaces, and Outdoor Public Spaces.)~~

GH. Open Yard Requirements – MR and HR Zones. As an alternative to the minimum rear setback area provided in subsection C. of this section, at least 350 square feet of open yard area per dwelling unit may be provided. An open yard area may be approved in compliance with the following conditions:

Section 5: Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non Transect Zones, Section 10-40.30.040 Commercial Zones, to modify Table 10-40.30.040.B: Recreation, Education and Assembly Primary Land Use, Residential Primary Land Use, Retail Trade Primary Land Use, and End Notes, as follows:

Table 10-40.30.040.B. Commercial Zones – Allowed Uses							
Primary Land Use ¹	Specific Use Regulations	Commercial Zones					
		SC	CC	NCC	HC	CS	CB
Industrial, Manufacturing, Processing and Wholesaling							
Carpenter or Cabinet Shops		--	--	--	--	P	-
Flammable Liquid, Gas, and Bulk Fuel – Storage and Sale		--	--	--	UP	--	
Machine or Metal Working Shops		--	--	--	--	P	--
Manufacturing and Processing – Incidental		--	P	P	P	P	P
Micro-brewery or Micro-distillery	10-40.60.240	--	P	P	P	P	P
Mini-storage Warehousing	10-40.60.250	--	--	--	UP ²	P	--
Research and Development Uses	10-40.60.300	--	--	--	UP	--	--
Transportation or Trucking Yards		--	--	--	--	P	--
Vehicle Towing/Impound Yard		--	--	--	P ⁴	--	--
Warehousing		--	P ³	P ³	P ³	--	P ³
Wholesaling and Distribution		--	--	--	--	P	P ³
Recreation, Education and Assembly							
Automobile, Go-kart, Miniature Automobile Racing	10-40.60.080	--	UP	UP	UP	--	--
Commercial Campgrounds	10-40.60.130	--	--	--	P	--	--
Commercial Recreation Facilities, Indoor		P	P	P	P	--	P
Commercial Recreation Facilities, Outdoor	10-40.60.270	--	UP	UP	UP	--	--

Table 10-40.30.040.B.
Commercial Zones – Allowed Uses

Primary Land Use ¹	Specific Use Regulations	Commercial Zones					
		SC	CC	NCC	HC	CS	CB
Libraries, Museums		P	P	P	P	P	P
Meeting Facilities, Public or Private Neighborhood and Regional	10-40.60.230						
Regional		--	P/ UP ⁵	P/ UP ⁵	P/ UP ⁵	P/ UP ⁵	P/ UP ⁵
Neighborhood		P ⁵	P/ UP ⁵	P/ UP ⁵	P-	P-	P-
Outdoor Public Uses, General		P	P	P	P	--	--
Places of Worship with 250 seats or less		P/ UP ¹⁰	P/ UP ¹⁰	P/ UP ¹⁰	P/ UP ¹⁰	P/ UP ¹⁰	P/ UP ¹⁰
Places of Worship with more than 250 seats		UP	UP	UP	UP	UP	UP
Schools – Public and Charter		P	P	P	P	P	P
Schools – Private		P	P	P	P	P	P
Theaters		P	P	P	P	--	P
Trade Schools		--	UP	UP	UP	UP	UP
Residential ⁵⁷							
Co-housing	10-40.60.120	UP/P ⁶	UP/P ⁶	UP/P ⁶	UP/P ⁶	UP/P ⁶	UP/P ⁶
Co-housing as part of a Mixed-Use Development	<u>10-40.60.120</u>	P	P	P	P	P	P
Congregate Care Facilities		UP	P	P	P	P	UP
Day Care, Centers	<u>10-40.60.150.B</u>	P	P	P	P	UP	UP
Day Care, Home	<u>10-40.60.150.A</u>	P	P	P	P	P	P
Development , Dwelling, Duplex		UP/P ⁶	UP/P ^{6,79}	UP/P ^{6,79}	UP/P ⁶	UP/P ⁶	UP/P ⁶
Dwelling, Duplex as part of Mixed-Use Development		P	P	P	P	P	P

Table 10-40.30.040.B.

Commercial Zones – Allowed Uses

Primary Land Use ¹	Specific Use Regulations	Commercial Zones					
		SC	CC	NCC	HC	CS	CB
Development , Dwelling, Multiple-Family		UP/P ⁶	UP/P ⁶	UP/P ⁶	UP/P ⁶	UP/P ⁶	UP/P ⁶
Dwelling, Multiple-Family as part of Mixed-Use Development		P	P	P	P	P	P
Dwelling, Single-Family Attached			P ⁷	P ⁷			
Development , Dwelling, Single-Family Detached		--	p ^{7a}	p ^{7a}	--	--	--
Dwelling, Single-Family as part of Mixed-Use Development		P	P	P	P	P	P
Dormitories		UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
Fraternities and Sororities		UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
Group Homes		--P ⁶	p ^{68a}	p ^{68a}	--P ⁶	--P ⁶	--P ⁶
High Occupancy Housing Development, Single-Family	<u>10-40.60.170175</u>	--	UP	UP	--	--	--
High Occupancy Housing Development, Two-units	<u>10-40.60.170175</u>	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
High Occupancy Housing Development, Three-units	<u>10-40.60.170175</u>	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
High Occupancy Housing Development, Four-units and Greater	<u>10-40.60.170175</u>	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶
Home Occupation	<u>10-40.60.180</u>	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶
Institutional Residential							
	Custodial Care Facilities		p ⁶⁸	p ⁶⁸	p ⁶⁸	p ⁶⁸	p ⁶⁸
	Homeless Shelters						
	Emergency Shelters		p ⁶⁸	p ⁶⁸	p ⁶⁸	p ⁶⁸	p ⁶⁸
	Short Term Housing	<u>10-40.60.190</u>	p ⁶⁸	p ⁶⁸	p ⁶⁸	p ⁶⁸	p ⁶⁸

Table 10-40.30.040.B.
Commercial Zones – Allowed Uses

Primary Land Use ¹	Specific Use Regulations	Commercial Zones					
		SC	CC	NCC	HC	CS	CB
Transitional Housing		P	P	P	P	P	P
Sheltered Care Homes		P	P	P	P	P	P
Nursing Homes		UP	UP	UP	UP	UP	UP
Live/Work	<u>10-40.60.200</u>	P	P	P	P	P	P
Planned Residential Development	<u>10-40.60.280</u>	P/UP	P/UP⁹	P/UP⁹	UP	UP	UP
Residence for Owner, Caretaker or Manager		p ⁶	p ⁶	p ⁶	p ⁶	p ⁶	p ⁶
Single Room Occupancy		UP	--	--	P	--	P
Retail Trade							
Bars/Taverns		P	P	P	P	P	P
Crematorium		P	P	P	P	P	--
Drive-through Retail	<u>10-40.60.160</u>	P	P	P	P	--	--
Drive-through Service		P	P	P	P	--	--
Farmers Markets and Flea Markets		--	P	P	P	P	P
General Retail Business		P	P	P	P	P	P
Mixed Use	<u>10-40.60.260</u>	P	P	P	P	P	P
Mixed-Use High Occupancy Housing Development	<u>10-40.60.170</u> 175 and <u>10-40.60.260</u>	UP	UP	UP	UP	UP	UP
Restaurant or Cafe		P	P	P	P	P	P
End Notes							
1. A definition of each listed use type is in Chapter <u>10-80</u> , Definitions.							
2. Only allowed on lots that do not have highway frontage or behind existing/new commercial uses.							

Table 10-40.30.040.B.

Commercial Zones – Allowed Uses

Primary Land Use ¹	Specific Use Regulations	Commercial Zones					
		SC	CC	NCC	HC	CS	CB
3.	Only permitted when incidental to permitted use.						
4.	This use shall be screened. See Division 10-50.50, Fences and Screening, for fencing and screening requirements.						
5.	A conditional use permit is required if liquor is sold or if facilities exceed 250 seats.						
6.	Residential uses, with more than two units are allowed as part of a within a mixed use development (located above or behind the commercial uses), or as a planned residential development.						
57.	Residential uses in the SC, CC, HC, CS and CB zones, and residential uses and properties listed on the National Historic Registry or within the Landmarks overlay zone existing prior to the effective date of this Zoning Code are considered legal, non conforming uses. Residential uses in the CC , HC, CS and CB zones shall be subject to the development standards established in the HR zone. Residential uses in the SC, CC and NCC zones shall be subject to the development standards established in the MR zone.						
68.	Conditional use permit is required if proximity between shelter facilities is less than one-quarter mile.						
79.	Single-family and Duplex Dwellings land uses are permitted by right on existing lots \leq 9,000 sf or less and existing prior to November 1, 2011 , subject to the building placement and building form requirements of the MR zone.						
10.	A conditional use permit is required if the facility exceeds 250 seats and/or if the facility is located adjacent to a toxic use.						
11.	Outdoor kenneling of animals is prohibited.						
Key							
P	=	Permitted Use					
UP	=	Conditional Use Permit Required					
--	=	Use Not Allowed					

Section 6: Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.30: Non Transect Zones, Section 10-40.30.040 Commercial Zones, to modify Table 10-40.30.040.C: End Notes, as follows:

Table <u>10-40.30.040.C.</u> Commercial Zones – Building Form and Property Development Standards	
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 <u>10-50.60.040(B)</u> , 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 <u>10-40.60.280</u>, Planned Residential Development).
56.	Except that the setback from a proposed residential use in a commercial zone to other residential uses shall be 5' min.
67.	Single-family dwellings and duplexes in the CC and NCC zones shall be limited to a maximum height of 35 feet consistent with the height standard for the MR zone.
78.	Primary structures, excluding accessory structures, with a roof pitch greater than, or equal to, 6:12 shall be allowed an additional five feet above the maximum building height.
89.	The elevator and stairwell bulkheads shall be architecturally integrated with the building. Elevator and stairwells bulkheads are allowed an additional 15 feet above the maximum building height. The Director may approve a height greater than 15 feet when the additional height is necessary to accommodate an elevator or stairwell bulkhead, related equipment, or the requirements of the Building or Fire Code.
910.	Steeple, solar collectors, towers and other unoccupied architectural features are allowed an additional height above the maximum building height equal to 20 percent multiplied by the maximum building height allowed for property's zone. The total area of the referenced allowances above the building height shall not exceed 20 percent of the total roof area.
1011.	Additional density may be approved with an HOHD or MHOHD Conditional Use Permit.

Table 10-40.30.040.C.

Commercial Zones – Building Form and Property Development Standards

1112. Additional bedrooms per acre may be approved with an HOHD or MHOHD Conditional Use Permit.

1213. Activity centers are delineated on the General Plan or applicable Specific Plan.

1314. Conditional Use Permit required for structures over 45' in height.

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Section 7: Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, to delete Section 10-40.60.170 Dwelling, Cluster, and renumber the following provision, as follows:

Division 10-40.60:
Specific to Uses

Sections:

- 10-40.60.010 Purpose and Applicability
- 10-40.60.020 Accessory Structures
- 10-40.60.025 Accessory Uses
- 10-40.60.030 Accessory Dwelling Units (ADUs)
- 10-40.60.040 Accessory Wind Energy Systems
- 10-40.60.050 Adult Entertainment
- 10-40.60.060 Airport/Landing Strips, Heliport, or Helistops
- 10-40.60.070 Animal Keeping
- 10-40.60.080 Automobile, Go-Kart, and Miniature Automobile Racing
- 10-40.60.090 Automobile Service Station and Convenience Store
- 10-40.60.100 Automobile/Vehicle Repair Garage – Major/Minor
- 10-40.60.110 Bed and Breakfasts
- 10-40.60.120 Co-housing
- 10-40.60.130 Commercial Campground
- 10-40.60.140 Community Garden
- 10-40.60.150 Day Care Home and Center
- 10-40.60.160 Drive-through Retail or Service Facility
- ~~10-40.60.170 Dwelling, Cluster~~
- 10-40.60.170~~175~~ High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments
- 10-40.60.180 Home Occupations
- 10-40.60.190 Homeless Shelter
- 10-40.60.195 Kennel, Animal Boarding
- 10-40.60.200 Live/Work
- 10-40.60.210 Manufactured Homes
- 10-40.60.220 Marijuana Establishments
- 10-40.60.230 Meeting Facilities, Public and Private
- 10-40.60.240 Micro-Brewery or Micro-Distillery
- 10-40.60.250 Mini-Storage Warehousing

- 10-40.60.260 Mixed Use
- 10-40.60.270 Outdoor Commercial Recreation Structures
- 10-40.60.275 Outdoor Storage
- 10-40.60.280 Planned Residential Development
- 10-40.60.290 Quarrying Operations
- 10-40.60.300 Research and Development Uses
- 10-40.60.305 Seasonal Amusement, Entertainment and Sales, Indoor
- 10-40.60.310 Telecommunication Facilities

10-40.60.170 Dwelling, Cluster

~~A. Cluster dwellings shall allow for single family and co-housing residential uses that include, as part of the design, common open space providing for one unit per lot. A cluster dwelling can be affordable housing (Division 10-30.20, Affordable Housing Incentives), if the requirements of this section are met.~~

~~B. Building form standards for cluster dwelling may be modified from those provided in Section 10-40.30.030, Residential Zones. If there is a conflict between any standards, the provisions of this section control over Section 10-40.30.030, Residential Zones, for cluster dwellings.~~

~~C. Table 10-40.60.170.A, Cluster Dwelling, identifies the different lot standards that apply to cluster dwelling depending upon the zone in which the cluster lot is located. Figure 10-40.60.170A illustrates the cluster dwelling standards.~~

Table 10-40.60.170.A: Cluster Dwelling

Type of Decision	RR	ER
Setback	-	-
Front	50'	30'
Side	15/40^{1±}	15/35^{1±}
Rear	50'	30'
Building Height (max)	35'	35'
Building Coverage (max)	0.10	0.22

Table 10-40.60.170.A: Cluster Dwelling

Type of Decision	RR	ER
Lot Size (min) ²	136,680 sf	21,000 sf
Lot Width (min)	130'	100'
Common Open Space	40%	40%

End Notes

¹The first (lower) number applies to a single setback and the second to the combined side setback.

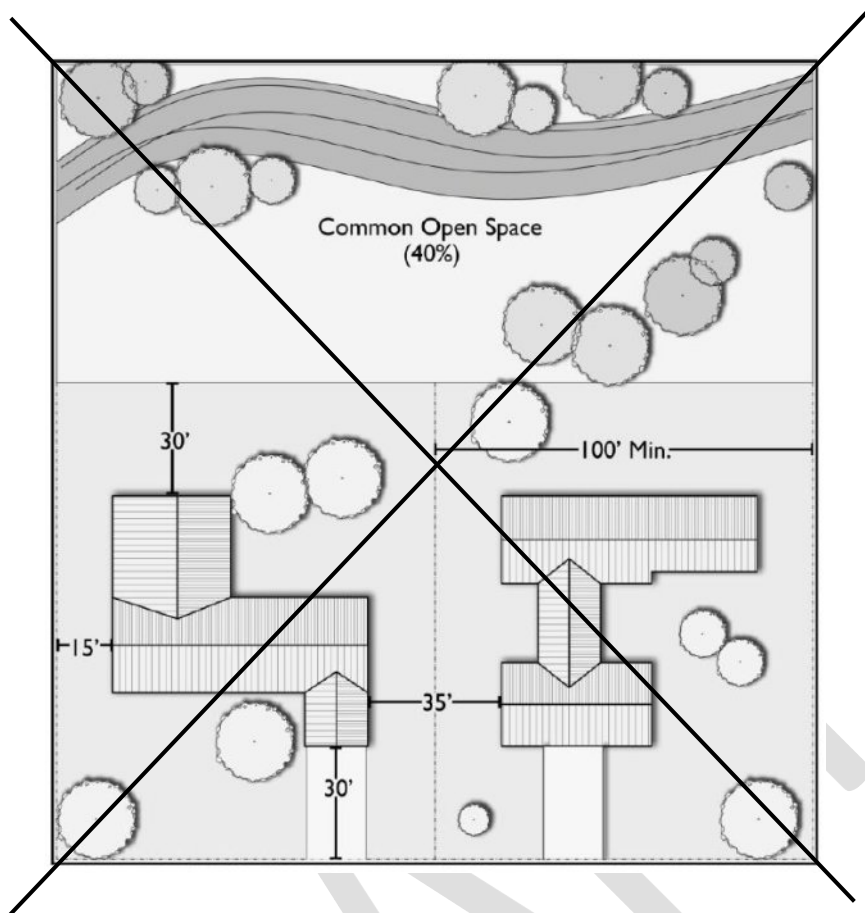
²Excluding required open space areas in compliance with subsection (D) of this section.

D. Common Open Space for Cluster Dwellings.

- ~~1. Common open space areas shall not include any required setback.~~
- ~~2. The open space shall include a restricted covenant with a natural conservation easement to prohibit any future development beyond the permit activities allowed in resource areas in compliance with Division 10-50.90, Resource Protection Standards.~~
- ~~3. Rights-of-way shall be excluded from the gross open space calculation.~~

Figure 10-40.60.170A

Cluster Dwelling in the ER Zone



10-40.60.170 175 High Occupancy Housing Developments and Mixed-Use High Occupancy Housing Developments

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Section 8: Amend Title 10 Flagstaff Zoning Code, Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses, to modify Section 10-40.60.280 Planned Residential Development, as follows:

10-40.60.280 Planned Residential Development

A. Purpose and Applicability.

1. This section provides a mechanism to allow **alternative lot area, lot width, lot depth, lot coverage requirements, and setbacks** ~~the building types listed in Table 10-40.60.280.A. (see Division 10-50.110, Specific to Building Types, for additional standards)~~ in the non-transect zones with a subdivision plat approved by City Council for the following situations when additional design elements are provided. ~~and for achieving gross densities on undeveloped lands where substantial natural resources are present on the site. (See Division 10-50.90, Resource Protection Standards.)~~

a. To achieve minimum gross densities on lands where substantial natural resources are present through clustered development.

~~2. Affordable housing developments (refer to Division 10-30.20) may utilize planned residential development standards in any zone where residential uses are allowed.~~

b. To permit flexibility in the development of residential units that will result in more efficient, aesthetic, and desirable design.

c. To enable comprehensively planned development in accordance with adopted plans and policies.

~~3. Site plan review and approval (refer to Section 10-20.40.140) is required for all building types that include three or more units, including the bungalow court, townhouse, apartment house, courtyard apartment and commercial block building types.~~

B. ~~Building Types for Planned Residential Development.~~

~~1. Planned residential developments may integrate different building types as identified in Table 10-40.60.280.A., Planned Residential Development Building Type Options. Planned residential developments shall be planned with an integrated site plan as one comprehensive development or as a traditional neighborhood community plan in compliance with Division 10-30.80, Traditional Neighborhood Community Plans.~~

~~2. Building Types Not Specifically Listed.~~

~~a. The Director may approve the integration of building types not specifically listed in Table 10-40.60.280.A.; provided, that the building type:~~

~~(1) Meets the intent of the zone;~~

~~(2) Is compatible with the form, scale and character of other on-site buildings; and~~

~~(3) Is compatible with the context of existing and proposed development in the vicinity of the site.~~

~~b. An example of a building type that is appropriate in a non-transect zone such as the MR or HR zone or any of the commercial zones is an apartment building more typically associated with suburban environments described in Section 10-00.040.C., Drivable Suburban.~~

3. Determination of Building Types.

~~a. The building types that may be utilized in the non-transect zones as a planned residential development are identified in Table 10-40.60.280.A., and described in Division 10-50.110, Specific to Building Types.~~

~~b. Each section of Division 10-50.110 establishes unique standards for each building type, including lot size, number of units, pedestrian and vehicle access, allowed frontages, etc.~~

~~c. Building placement and form standards (i.e., building height, setbacks, etc.) for the building types selected for development as a planned residential development are determined by the transect zone in which the building type is permitted from Table 10-50.110.030.A., Building Types General. When a building type is allowed in more than one transect zone, the Director shall determine which transect zone's building placement and form standards should apply based on the form, character and scale of existing and proposed development, and the compatibility of the proposed building type within the context of existing and proposed development in the vicinity of the site.~~

BC. Open Space Common Space Requirement.

- Planned residential developments must designate a minimum of 15 percent of the gross site area as **common open-space Common Space**. Such **open-space Common Space** can be included within any areas of the site with natural resources such as floodplains, slopes or forests that may be required to be protected as stipulated in Division 10-50.90, Resource Protection Standards. **Adequate guarantee must be provided to ensure permanent retention of "Common Space" land area resulting from the application of these regulations, either by private reservation for the use of the residents within the development or by dedication to the public or a combination thereof.**

Table 10-40.60.280.A.: Planned Residential Development Building Type Options											
Building Type	Residential Zones See Section 10-40.30.030.C. for Building Form Standards						Commercial Zones See Section 10-40.30.040.C. for Building Form Standards				
	RR	ER	RI	R1N	MR	HR	SC	CC	HC	CS	CB
Carriage House	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	—
Single family											
Estate	✓	✓	✓	—	—	—	—	—	—	—	—
House	✓	✓	✓	✓	✓	✓	—	✓	—	—	—
Cottage	✓	✓	✓	✓	✓	✓	—	✓	—	—	—
Bungalow Court	✓	✓	✓	✓	✓	✓	—	✓	—	—	—
Duplex											

Table 10-40.60.280.A.: Planned Residential Development Building Type Options

Building Type	Residential Zones See Section 10-40.30.030.C. for Building Form Standards						Commercial Zones See Section 10-40.30.040.C. for Building Form Standards				
	RR	ER	R1	R1N	MR	HR	SC	CC	HC	CS	CB
	Side-by-Side	✓	✓	✓	✓	✓	✓	✓	✓	--	--
Stacked	✓	✓	✓	✓	✓	✓	✓	✓	--	--	--
Front and Back	✓	✓	✓	✓	✓	✓	✓	✓	--	--	--
Stacked Triplex	--	--	--	--	✓	✓	✓	✓	--	--	--
Townhouse	--	--	✓	✓	✓	✓	✓	✓	✓	✓	--
Apartment House	--	--	--	--	✓	✓	✓	✓	✓	✓	--
Courtyard Apartment	--	--	--	--	✓	✓	✓	✓	✓	✓	--
Apartment Building	--	--	--	--	✓	✓	--	--	✓	--	--
Live/Work	--	--	--	--	✓	✓	✓	✓	✓	✓	✓
Commercial Block	--	--	--	--	--	--	--	✓	✓	✓	✓

C. Minimum Development Standards Permitted.

1. A Planned Residential Development may utilize the development standards provided in Table 10-40.60.280.A below subject to the property’s zoning category.

Table 10-40.60.280.A.: Planned Residential Development - Building Form and Property Development Standards

Development Standard	Residential Zones					
	RR	ER	R1	R1N	MR ²	HR
Minimum Lot Area	2,500 sf	2,500 sf	2,000 sf	2,000 sf	2,000 sf	2,000 sf
Maximum Lot Coverage	50%	50%	70%	60%	80%	80%
Minimum Lot Width	30'	30'	20'	30'	20'	20'

Table 10-40.60.280.A.: Planned Residential Development - Building Form and Property Development Standards

Development Standard	Residential Zones					
	RR	ER	R1	R1N	MR ²	HR
Minimum Lot Depth	50'	50'	50'	50'	50'	50'
Minimum Setbacks						
Front	12'	12'	5'	5'	5'	5'
Front – For Parking	20'	20'	20'	20'	20'	20'
Side	5'	5'	3' ¹	3' ¹	3' ¹	3' ¹
Street Side	10'	10'	10'	10'	10'	10'
Rear	12'	12'	3'	3'	3'	3'
End Notes						
1. Side setback may be reduced to zero for attached single-family dwellings.						
2. Planned Residential Developments in the Community Commercial (CC) and Neighborhood Community Commercial (NCC) zones shall utilize the Medium Density Residential (MR) zone development standards.						

D. Required Design Elements.

1. A Planned Residential Development shall include one or more of the following design elements that equal or exceed a sum of 5 points. The elected design elements are at the discretion of the subdivider and shall be identified on the approved final plat.
2. The Planning Director shall determine compliance with the design elements elected.
3. Each subdivision plat shall include Planned Residential Development agreement that details how each elected design element will be implemented to the satisfaction of the Planning Director. The agreement shall be recorded in conjunction with the subdivision plat.
 - a. Subdivision includes the provision of at least 10% of all residential units as Category 1 Affordable Housing. (5 points)
 - b. A street network that includes alleys. At least 50% of all lots within the subdivision shall have alley loaded garages or parking areas. (4 points)
 - c. 100% of residential units are all-electric (appliances are all-electric and a cold climate heat pump is provided) and no natural gas plumbing is constructed to serve the subdivision. (3 points).
 - d. Average dwelling units no larger than 1,800 square feet not including garage. (3 points)
 - e. A street network that connects at right angles to the greatest extent feasible with no cul-de-sacs or similar turn arounds. Blocks may not exceed 600 feet in length between intersections. (2 point)

- f. Significant traffic calming design features selected from the Engineering Design Standards and Specifications for New Infrastructure (Table 13-10-011-02 – New Design and Retrofit of Existing Streets) as approved by the City Engineer. (2 points)
- g. Detached garages located behind the primary structure on at least 50% of the lots within the subdivision. (2 points)
- h. All residential units within the subdivision include a minimum 80 square foot front entry feature associated with the front entry door with a direct pedestrian connection from the front door to the sidewalk. (2 points)
- i. Subdivision incorporates a combination of single-family, duplex, and/or multi-family units. (2 points)
- j. The provision of recreational amenities within a park or Common Space area, including but not limited to dog parks, picnic areas, and sports courts. (2 points)
- k. At least 50% of the required resources per Division 10-50.90 are maintained within Common Space areas outside of individual lots. (2 points)
- l. Front setbacks less than 15 feet for livable portions of the dwelling including the front entry feature. (1 point)
- m. Attached street facing garages less than 50% of the width of the primary structure. (1 point)
- n. Subdivision CC&R's and setback standards do not prohibit the development of Accessory Dwelling Units. (1 point)
- o. A minimum of 15% of all single-family dwelling lots include requirements for an Accessory Dwelling Unit. (1 point for 15%, 2 points for 30%, 3 points for 50%)
- p. Subdivision exceeds the minimum density of the applicable zoning district by at least one whole unit per acre (no fractions). For example, if the minimum density is 2 units per acre the subdivision provides a minimum of at least 3 units per acre. (1 point for each whole unit over the minimum up to 3 points)
- q. Subdivision includes enhanced pedestrian environments including outdoor seating areas or larger landscaping areas. (1 point for each)

Section 9: Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions Section 10-80.20.030 Definitions “C” as follows:

~~Cluster Dwelling: See “Dwelling, Cluster.”~~

Section 10: Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions Section 10-80.20.040 Definitions “D” as follows:

~~Development – Attached, Single-Family: A development consisting of one or more lots or parcels that contains a dwelling unit that is attached to a dwelling unit on another lot or parcel.~~

~~Development, Cluster, Single-Family: A single-family development – detached or co-housing that includes common open space and is developed to the requirements of this code.~~

~~Development – Detached, Single-Family: A development consisting of one or more lots or parcels that contains a single-family dwelling that is detached from a dwelling unit on another lot or parcel. A single-family development – detached includes lots and parcels that contain a primary dwelling unit and an accessory dwelling unit in accordance with the provisions of this code.~~
~~Development, Duplex: A development consisting of one or more lots or parcels that contains a duplex.~~

~~Development – Multiple-Family: 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.~~

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

Dwelling, Multiple-Family: A building, or portion thereof, having 3 or more dwelling units on a single lot used, or designed or intended for use or occupancy as living quarters by 3 or more families living independently of each other.

Dwelling, Single-Family Attached: A dwelling unit designed for occupancy by one family on its own individual lot that shares one or more common or abutting walls with one or more dwelling units. An attached single-family dwelling (or townhouse) does not share common floors/ceilings with other dwelling units.

Dwelling, Single-Family Detached: A detached dwelling unit designed for occupancy by one family. Includes factory-built homes, modular homes, and structures built on lots at one unit per lot unless the zone provides for additional units. See also “Factory Built Building” and “Modular Home.”

~~**Dwelling, Single-Family:** Single-family residential uses, including all single-family detached dwelling units, factory-built homes, and modular homes, built on lots at one unit per lot unless the zone provides for additional units. See also “Factory Built Building” and “Modular Home.”~~

~~**Dwelling, Two-Family:** See “Development – Duplex.”~~

Dwelling Unit: One or more rooms as a single unit used as an independent residential living facility for one family or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. A dwelling unit does not include suites or guest rooms in a travel accommodation or bed and breakfast.

Section 11: Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions Section 10-80.20.160 Definitions “P” as follows:

~~Planned Residential Development: A development consisting of building types as described in Section 10-40.60.280, Planned Residential Development.~~ **Planned Residential Development: A mechanism to allow alternative lot area, lot width, lot coverage requirements, and setbacks in the non-transect zones with a subdivision plat approved by City Council when additional design elements are provided in accordance with Section 10-40.60.280.D.**

Section 12: Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions Section 10-80.20.180 Definitions “R” as follows:

~~Rowhouse: See “Townhouse.”~~

Section 13: Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions Section 10-80.20.190 Definitions “S” as follows:

~~Single-Family Detached Dwelling: A dwelling designed and used for single family use that does not share a wall with another dwelling.~~ **See “Dwelling, Single-Family Detached.”**

Section 14: Amend Title 10 Flagstaff Zoning Code, Chapter 10-80: Definitions, Division 10-80.20: Definitions of Specialized Terms, Phrases, and Building Functions Section 10-80.20.200 Definitions “T” as follows:

~~Townhouse: A single family dwelling that shares a party wall with another of the same type placed side by side.~~

~~Twin House: See “Duplex.”~~

~~Two-Family Dwelling: See “Dwelling, Two-Family.”~~