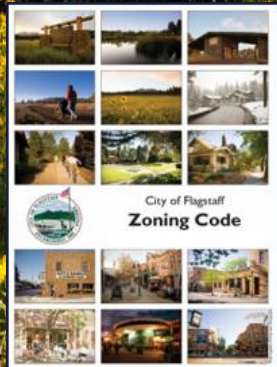


Zoning Code Text Amendments

Tiffany Antol, AICP
Zoning Code Manager





Zoning Code Text Amendments

City's Proposed Zoning Code Text Amendment

Case No. PZ-23-00136: Discuss the City's proposed amendment to the Zoning Code to add single-family, duplex, and multiple-family dwellings as permitted uses in Public Facility (PF) zone.

Case No. PZ-23-00137: Discuss the City's proposed amendment to the Zoning Code to change the minimum parcel size in the Manufactured Home (MH) zone from 5 acres to 4,000 square feet as well as add minimum lot width and depth standards.

Case No PZ-22-00223: Discuss the City's proposed amendment to the Zoning Code to modify the existing Planned Residential Development (PRD) requirements.



Residential Uses in the Public Facility (PF) Zone

City's Proposed Zoning Code Text Amendment

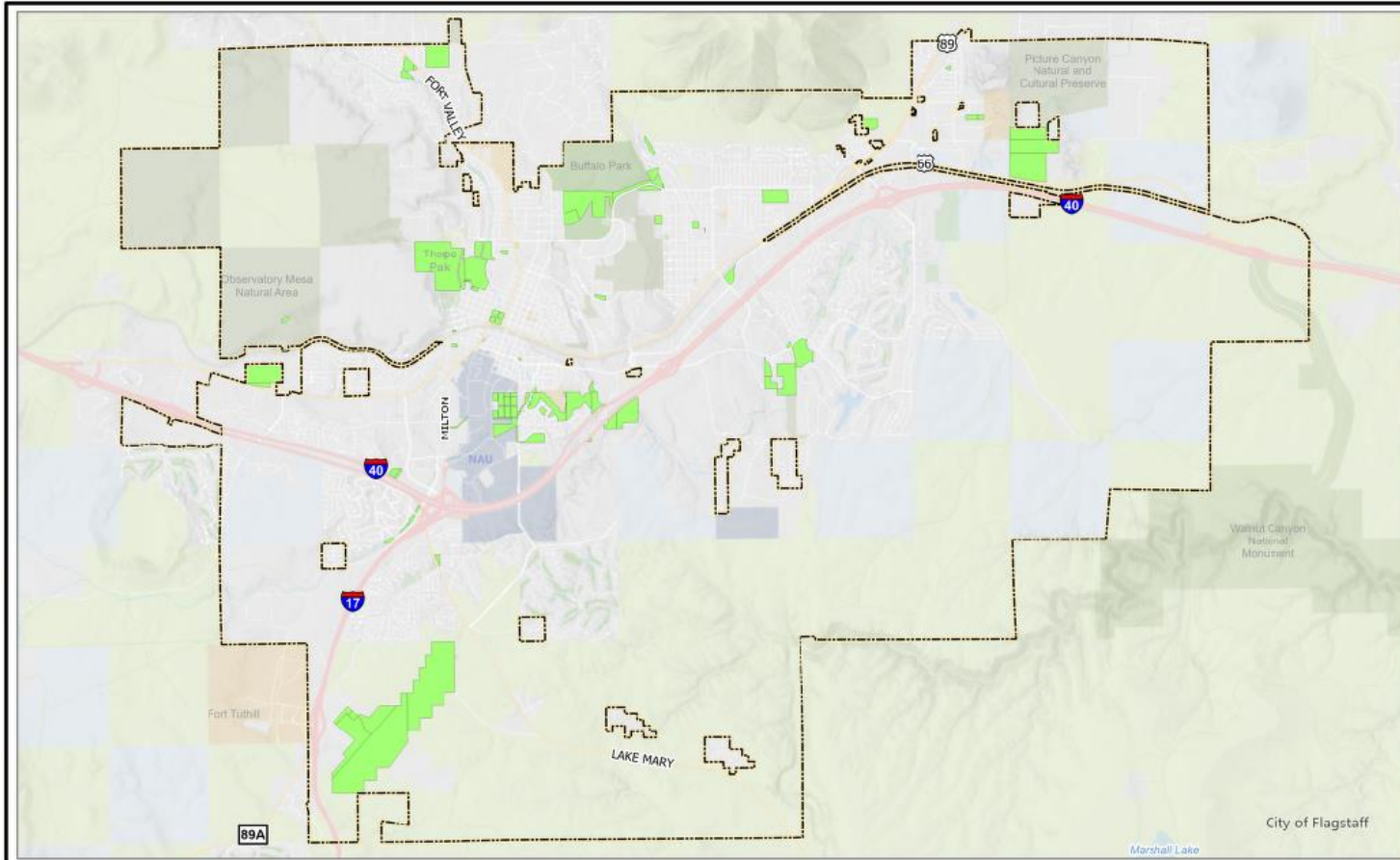
Overview of Proposed Amendment:

Modify Table 10-40.30.060.B: Public and Open Space Zones – Allowed Uses to permit Duplex Dwellings, Multi-Family Dwellings, Attached Single-family Dwellings, and Detached Single-family Dwellings within the PF zone utilizing the HR zone development standards including density, lot coverage, building height, and setbacks.

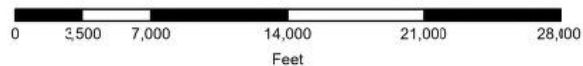
The Flagstaff City Council adopted Resolution No. 2022-52 on November 1, 2022. This resolution states that the Mayor and City Council require if a City-owned building or property is being vacated by the City, that the Housing Section first have the opportunity to evaluate the property.



Residential Uses in the Public Facility (PF) Zone



City Owned Public Facility Zoned Parcels



City of Flagstaff maps and data are updated on a regular basis from data obtained from various sources. The City of Flagstaff endeavors to provide accurate information, but accuracy is not guaranteed. You are strongly encouraged to obtain any information you need for a business or legal transaction from a surveyor, engineer, title company, or other licensed professional as appropriate. Information is provided subject to the express condition that you knowingly waive any and all claims for damages against the City of Flagstaff relating to use of this information.



9/15/2023 8:26 AM

There are currently 181 parcels located within the PF zone.

- The City owns 40% of all the parcels within the PF zone
- Northern Arizona University owns 29% of the properties within the PF zone and is not required to comply with the City's Zoning Ordinance
- Flagstaff Unified School District owns 9% of the parcels within the PF zone
- Other governments or quasi-public agencies (APS, museums, County, Unisource, and Lowell) own 12% of all the parcels.
- Remaining 10% of all the PF zoned parcels fall under private ownership.



Manufactured Home (MH) Zone Lot Standards

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

Modify Table 10-40.30.030.C: Residential Zones – Building Form and Property Development Standards for the purposes of modifying the minimum parcel size for the MH zone.

The Zoning Code currently requires a minimum parcel size of 5 acres and provides no minimum lot width or depth requirements.

This amendment proposes a minimum 4,000 square foot lot size similar to what was permitted under the Land Development Code. Minimum lot width would be 40 feet for interior lots and 45 feet for corner lots with a minimum lot depth of 100 feet.



Manufactured Home (MH) Zone Lot Standards

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

This amendment also proposes modifications to Section 10-40.60.210 Specific to Uses: Manufactured Homes to remove the requirement that a Manufactured Home Park must be on a parcel of at least 5 acres and to clarify that density for a park is based on the underlying density of the MH zone.

This gives greater flexibility for lots or parcels within the MH zone similar to the allowances granted to other residential zones. Multi-family developments are permitted based on the underlying density of the zone and no minimum lot or parcel size is required to have three or more units on the same lot or parcel.



Planned Residential Development

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

The proposed amendment includes a revision to the PRD standards, modifications to civic space and common open space requirements, as well as general housekeeping changes to make both the residential and commercial use tables and definitions more user friendly for staff and the public.



Planned Residential Development

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

The PRD standards currently require that a development project meet the standards of the transect zones by applying the relevant building placement and form standards (i.e., building height, setbacks, etc.), and require the use of specific building types as permitted based on the conventional zoning category.

The proposed amendment detaches the use of the transect zone standards with the PRD and requires that all permitted residential uses utilize the development standards of the conventional zoning district in which they are located.

The PRD would be utilized only for the development of new subdivisions to allow alternative lot area, lot width, lot depth, lot coverage requirements, and setbacks when additional design elements and common space areas are provided. The proposed design elements are elected by the property owner and are meant to represent the features of traditional neighborhood design.



Planned Residential Development

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

- Modify Section 10-30.60.090: Open Spaces, Civic Spaces, and Outdoor Public Spaces to clarify that civic space is only required for commercial development and common (open) space is only required for residential development.

The current requirement for Civic Spaces found in 10-30.60.090 states that residential developments with 50 or more dwelling units shall provide a minimum of five (5) percent of the gross Development Site Area in civic spaces that are either privately held and open to the public or publicly owned and set aside as civic spaces. Residential subdivisions using the PRD and Multi-family residential developments in the MR, HR and Commercial zoning districts are also required to provide 15% of the gross Development Site Area as Common (Open) Space.

These developments are often tasked with providing both 15% open space and 5% civic space while meeting minimum density requirements and preserving the highest levels of resources. Many of these civic spaces are intended as amenity spaces for the property owners and residents of the development, who also pay to maintain these areas, but the code requires them to be accessible to the public.



Planned Residential Development

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

- Modify Table 10-40.30.030.B. Residential Zones – Allowed Uses to clarify when a PRD is required. General clean up items include eliminating combinations of allowances for the same use. For example, Places of Worship shows it is both permitted and requires a conditional use permit with a footnote to distinguish the difference. The table has been modified to add Places of Worship with 250 seats or less which is permitted and then Places of Worship with more than 250 seats which requires a conditional use permit.

The code currently requires that cohousing units in the R1 zone, duplex, and multi-family developments in the RR, ER, and R1 zones, and single-family dwellings and live/work units in the MR and HR zones require the use of the PRD standards which, in turn, requires the use of the transect zone standards when developing one of these projects.



Planned Residential Development

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

Example:

- 7,200 square foot lot in the Sunnyside neighborhood located in the MR zone.
- Owner would like to build a single-family dwelling.
- Instead of using the MR development standards (building height, setbacks, etc.) the owner would need to use the T4N.2 development standards.

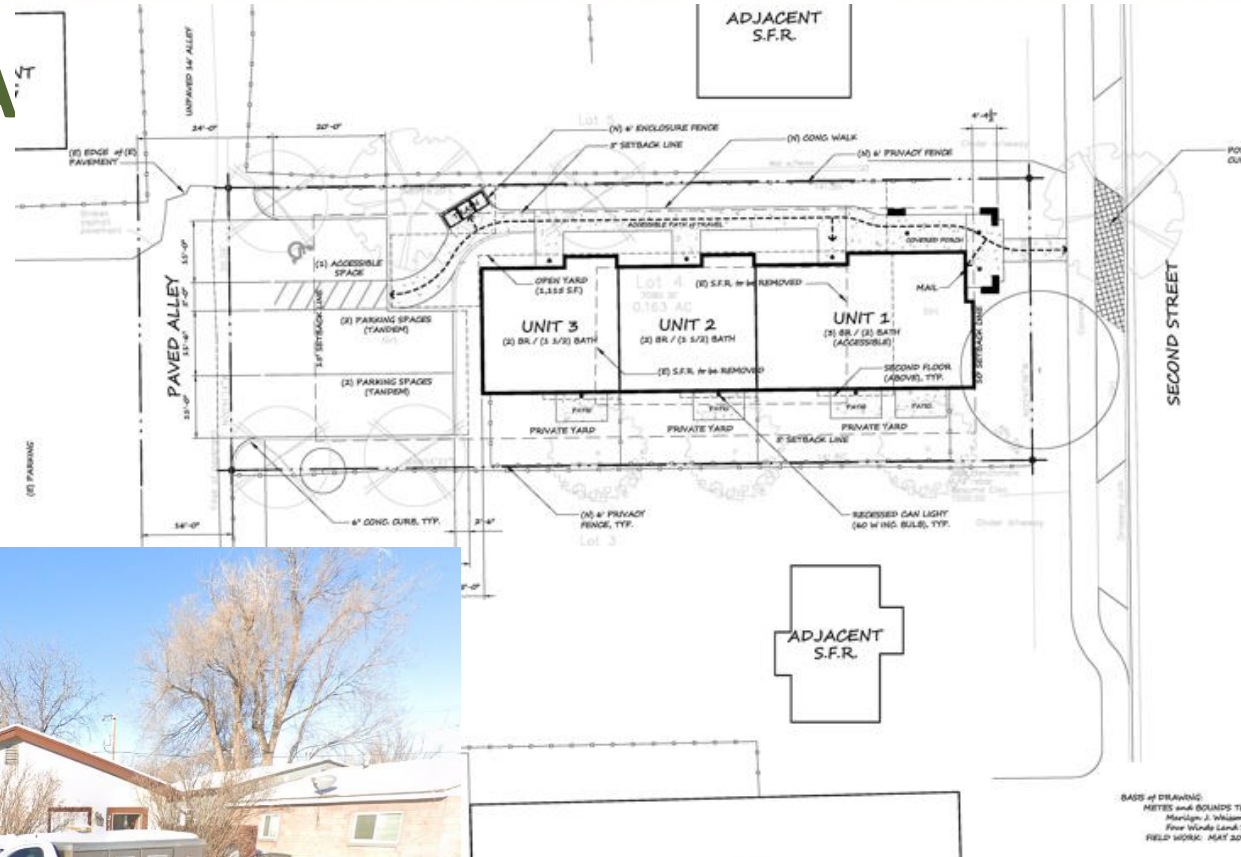
MR Development Standards		T4N.2 Development Standards	
Front Setback	10 Feet	Front Setback	5 Foot min; 12 Foot max
Side Setback	5 Feet	Side Setback	3 Foot min
Rear Setback	15 Feet	Rear	3 Foot min
Building Height	35 Feet	Building Height	4 stories; 52' max
Lot Coverage	40% max	Lot Coverage	80% max

- The owner would also need to follow the standards of a listed Building Type from Table 10-40.60.280.A which in this case would allow either a Single-family House or Single-family Cottage. These standards specify the allowed frontages (stoop, porch, etc.), private open space requirements, as well as building size and massing requirements.



Planned Residential Development

City's Proposed Zoning Code Text A *Overview of Proposed Amendment:*





Planned Residential Development

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

- Modify Table 10-40.30.030.C. Residential Zones – Building Form and Property Development Standards to clarify that a PRD can use alternative lot area, lot width, lot depth, lot coverage, and setbacks. The previous footnote did not specify lot coverage.
- Delete Section 10-40.30.030.F which states that only one single-family dwelling unit or one accessory dwelling unit is allowed per lot or parcel unless with an approved PRD.
- Modify Section 10-40.30.030.G that Common Open space is required specifically for Multiple-Family Dwellings and not all uses within the MR and HR zones.
- Modify Table 10-40.30.040.B. Commercial Zones – Allowed Uses to clarify the same information as the residential use table listed above.
 - *All 100% residential (not mixed-use) developments permitted within the commercial zones are required to utilize the PRD standards similar to the residential example provided above.*
- Delete Section 10.40.60.170 Cluster Dwelling which allows for modified building form standards with the provision of open space. These provisions are far more restrictive than the existing PRD requirements and are no longer used.



Planned Residential Development

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

- Modify Section 10-40.60.280: Planned Residential Development to update Common Space requirements, permitted development standards, and provide required design elements.
 - *The new development standards are as follows:*
 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 a 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.*



Planned Residential Development

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

- 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)*



Planned Residential Development

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

- 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%)*



Planned Residential Development

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

- 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)*



Other Text Amendments

PZ-23-00130: Open Space Terminology – modify terminology throughout the Zoning Code to differentiate between amenity space required in private development versus preserved open space areas.

PZ-23-00135: Neighborhood & Regional Meeting Facilities – modify Section 10-40.60.230 Meeting Facilities, Public and Private to clarify the differences between neighborhood and regional scale facilities and create separate definitions for each use.

All proposed text amendments can be viewed on the City of Flagstaff website:

<https://www.flagstaff.az.gov/3000/Amendments>



Zoning Code Text Amendments

Schedule

- Planning & Zoning Commission Work Session 10/25
- Housing Commission Work Session 10/26
- Planning & Zoning Commission Public Hearing 11/8
- City Council Public Hearing 11/21

****Case PZ-23-00136 – Residential uses in the PF Zone will go to Parks and Recreation Commission 11/20 with public hearings to follow.**



Zoning Code Text Amendments

Required 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.**



Zoning Code Text Amendments



Questions, Comments, and Suggestions

